

# 20 South Villas, London NW1 9BS Design & Access Statement to support application for Planning Consent

# February 2019

### 1. Introduction

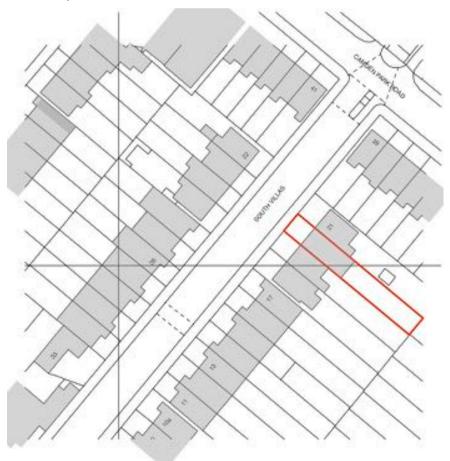
1.1 This Statement has been prepared in support of the application for:

Replacement of roof lights and windows to front and rear elevations with double glazed painted timber sash windows similar to existing, installation of airconditioning plant and chiller unit in rear garden and addition of 2 SV pipes and one RW pipe to the rear.

1.2 It is intended to meet the requirements for a Design & Access Statement as set out in Town and Country Planning (Development Management Procedure) (England) Order 2015, Part 3, paragraph 9.

## 2. Site and surrounding area

2.1 The site is a four storey mid terrace property located on the south east side of South Villas. The property is a single family dwelling (Class C3). The site lies within the Camden Square Conservation Area.



Location plan



# 3. Planning History

- 3.1 There is one planning record on the Camden planning search website for 20 South Villas.
- 3.2 Demolition of existing conservatory. Proposed single storey rear extension.

  Approval Date 30-09-2015 Reference: 2015/3292/P

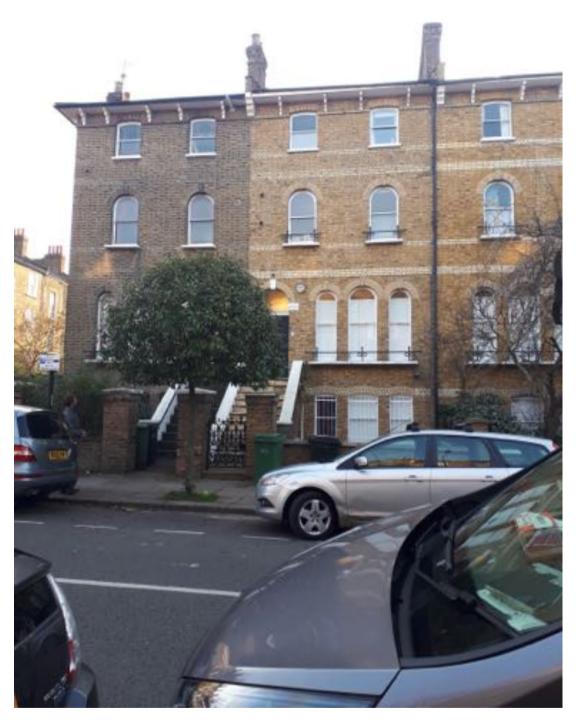
### 4. Design

- 4.1 The proposal includes:
  - Replacement of 3 No. existing rooflights to the front roof slope with rooflights of similar appearance.
  - Replacement of all windows to the front elevation (10 No.) with double glazed painted timber sash windows of similar appearance to the existing.
  - Removal of existing window security bars to front elevation lower ground floor.
  - Replacement of seven windows to the rear elevation with double glazed painted timber sash windows of similar appearance to the existing.
  - Replacement of two side hung casement windows to the rear elevation with double glazed painted timber windows of similar appearance to the existing.
  - Installation of air conditioning plant with ground mounted condenser unit within acoustic louvre to the rear garden
- 4.2 The new windows will be of painted softwood of similar appearance to the existing.
- 4.3 An enclosure with acoustic louvres to air inlet and outlet will be provided to meet the requirements of the Acoustic Consultancy Report ref 4336-ENV-ATN-1 dated 14 February 2019 prepared by Sound Analysis.

#### 5. Summary

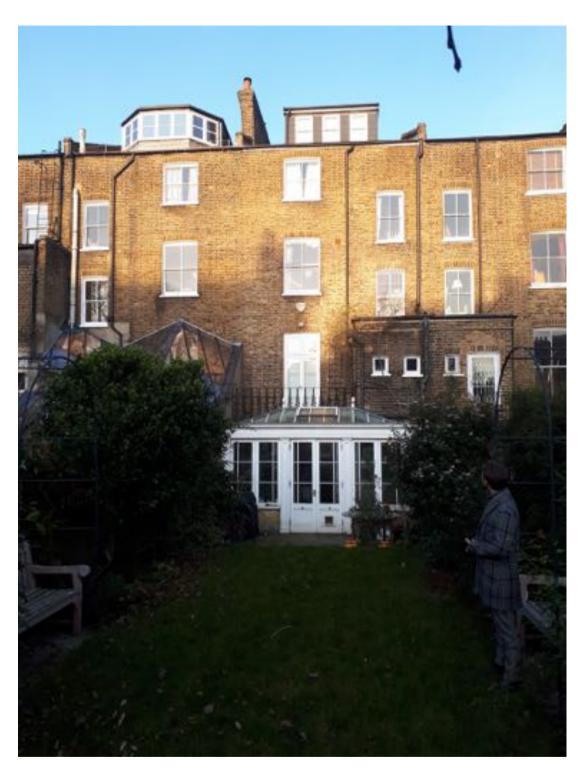
- 5.1 The window replacements will be of similar appearance to the existing and to the original house design.
- 5.2 The removal of security bars to the front elevation will improve the appearance within the conservation area.
- 5.3 The accompanying report demonstrates that the air conditioning plant and chiller will not cause any nuisance or loss of amenity to neighbours and is discretely housed.

# 4orm



Front elevation

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Rear elevation





Rear garden proposed location of acoustic housing for chiller