

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 air-conditioning 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.

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Front elevation

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Rear elevation

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Rear garden proposed location of acoustic housing for chiller