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PROPOSED INSTALLATION
OF AIR-CONDITIONING UNIT

34 FLASK WALK, HAMPSTEAD, NW3 1HE

FEBRUARY 2020

DESIGN & ACCESS STATEMENT



Figure 1 - Site photo from Flask Walk

1.0 INTRODUCTION

This application has been prepared by Andreas Christodoulou Architectural Associates on behalf of our client Mrs Atti Schmidt-Luprian, for the proposed installation of an air-conditioning unit to be located on the existing rear flat roof at 34 Flask Walk, NW3 1HE.

In August 2006 new legislation was introduced that requires all planning applications to be accompanied by a Design & Access Statement. The legislation prescribes the information that must be included in the statement. Further guidance is provided in the DCLG Circular 01/2006 and also in "Design and Access Statements: How to write, read and use them" by CABE (2006).

This document has been written in the context of the above legislation and guidance. This statement should be read and considered with the plans and drawings submitted as part of the application.



Figure 2 - OS Map showing site

2.0 CONTEXT

2.1 Site

Flask Walk is located in the heart of Hampstead, between Hampstead tube station and Hampstead Heath to the west and east respectively, and is situated within the Hampstead Conservation Area of the London Borough of Camden.

The property forms part of a row of terraced houses on the south side of Flask Walk. The streetscape contains a variety of different building types and ages, including modern development which contrasts with the historic urban fabric. Whilst there are listed buildings along the street, 34 Flask Walk is not listed.

The applicant owns the property comprising of three floors, a street level entrance lobby, with the top floor designed as a mansard roof finished with slate tiles. It is the prerogative of the property owner to provide a quality 21st-century family home that respects and enhances the contribution of the Property to the Hampstead Conservation Area. This designation is explored in more detail below.



Figure 3 - Street View of Flask Walk - Google Streetview

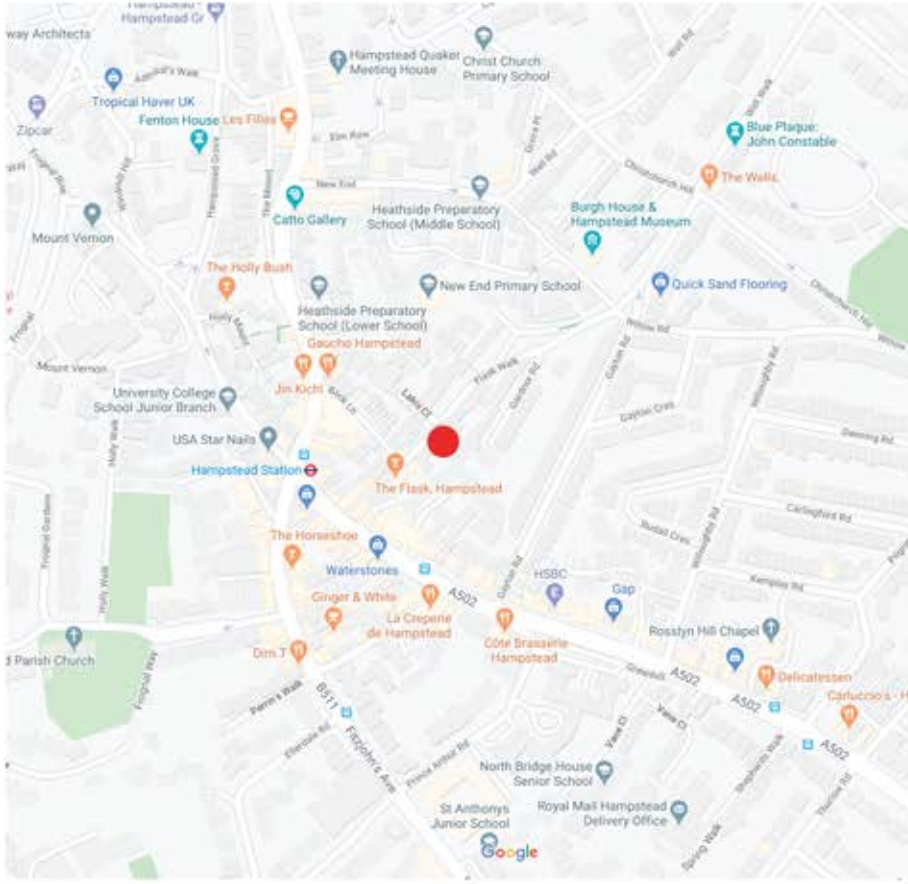


Figure 4 - Google Maps showing the site in context to Hampstead

2.2 Heritage

Hampstead sits on the sand and pebble-capped hills that extend across this part of North London from Finchley Road to Highgate and are visible from parts of central London. The Conservation Area spans the heights of the hillland rises to Whitestone Pond at 135m above sea level. It also falls to 60m at South End Green. The topography is at the heart of the townscape.

The Conservation Area Statement describes Hampstead as: "A Conservation Area of considerable quality and variety. A range of factors and attributes come together to create its special character. These are principally; its topography; the Heath; the range, excellence and mix of buildings; the street pattern and Hampstead's historical association with clean water and fresh air. The Conservation Area stretches beyond the village itself to include South End Green, Frognal and Rosslyn Hill and offers many fine and interesting examples of the architectural development of London."

3.0 PROPOSED DEVELOPMENT

3.1 Proposal

It is proposed to install an air-conditioning unit on the flat roof at the rear of the property - 1 No. Mitsubishi Electric MXZ-2F33VF Air Conditioning Unit.

The product will be fitted with the support of the PCR produced by KP Acoustics Report ref - 20530.PCR.01:

The closest noise sensitive receiver to the proposed installation location has been identified as being a residential window of 32 Flask Walk, located approximately 3 metres from the proposed plant installation location.

It should be noted the proposed plant unit would be out of line of site of the receiving window due to screening from the building envelope.

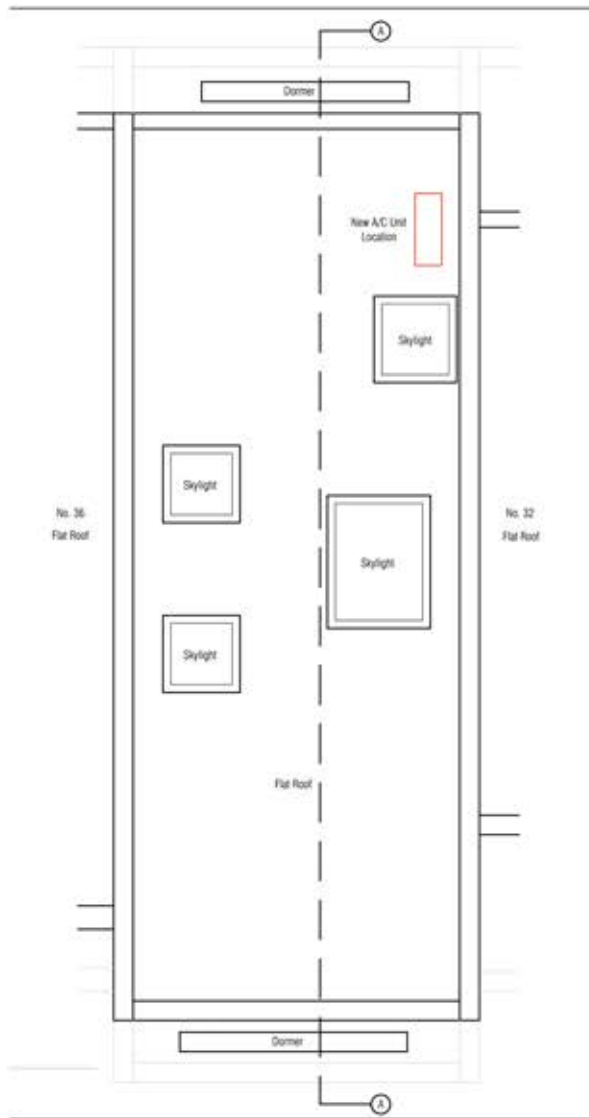


Figure 5 - Roof plan showing proposed location of air conditioning unit



Figure 6 - Photo of MXZ-2F33VF Air Conditioning Unit



3.2 Relevant Planning History

36 Flask Walk, London, NW3 1HE

Application Number: 2017/2790/P

14-07-2017 - Granted Permission

Alterations to roof lights of approved roof extension granted under planning permission reference 2015/0890/P dated 19/05/2015 (Mansard roof extension with associated alterations to front elevation and installation of air conditioning unit at roof level).

32 Flask Walk, London, NW3 1HE

Application Number: 2012/3707/P

10-09-2012 - Granted Permission

Erection of mansard roof extension to existing dwelling house (Class C3), with a green roof and terraces to the front and rear.

Figure 7 - Elevation showing proposed location of air conditioning unit at 36 Flask Walk

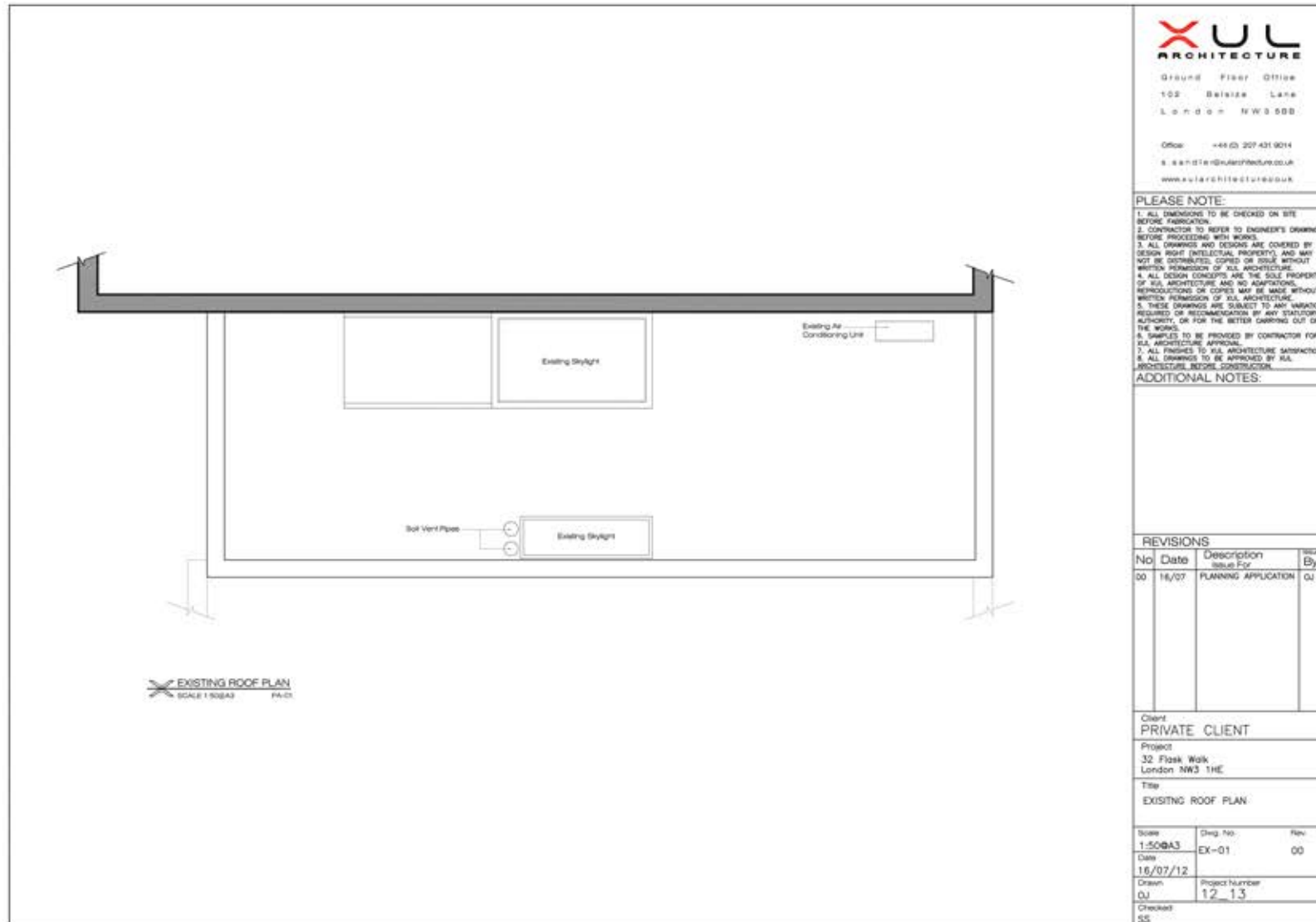


Figure 8 - Plans showing Air conditioning unit at 32 Flask Walk
Application ref - 2012/3707/P



Figure 9 - 34 Flask Walk in context to the streetscape

4.0 CONCLUSION

The proposal has been positioned in a discrete location that will not be visible from the wider Hampstead Conservation Area. The Noise Assessment concludes the proposed installation has been shown to meet with the Camden Council's acoustic criteria (and Local Plan Policy CE6) based on the location and product type.

As referenced by the accousticians - "It has been concluded that noise emissions from the proposed plant units would not have an adverse impact on the nearest residential receivers". Full details can be found in the PCR, submitted with this application.