

PLANNING STATEMENT

7 ST JOHNS WOOD PARK, CAMDEN

APPLICATION FOR PLANNING PERMISSION

On behalf of our client, please find enclosed an application for planning permission for the above property which in brief, comprises the upgrade of the existing wall mounted AC condenser units with 2 new units located at roof level. The details of which are outlined in the proposed section.

In support of this application, in addition to this letter, please find enclosed the following documents to support this application:

- Site Location Plan (1:1250)
- Site Block Plan (1:500)
- Existing Roof Plan (1:100)
- Proposed Roof Plan (1:100)
- Existing Front Elevation (1:100)
- Proposed Front Elevation (1:100)
- Design & Access Statement
- Acoustic Report prepared by other

All scales are as scale @A3

SITE AND THE SURROUNDING AREA

The dwelling is an unlisted building, located in a non conservation area in the London borough of Camden. 7 St Johns Wood Park is a detached, low built house arranged over three floors. Situated on the favoured East-Side of St John's Wood, the property is within walking distance to the shops, amenities and transports links of St John's Wood (Jubilee Line) and Swiss Cottage/Finchley Road (Jubilee and Metropolitan Line).

Historical maps suggest the site and property suffered considerable damage during the WWII bombing. Following on from this destruction it is thought that the property was rebuilt on the site after the 1950s. As a result of this destruction and subsequent rebuilding, the architecture of the surrounding context today has witnessed much change and development with a variety of architectural forms, sizes and aesthetics surrounding the property.

PROPOSAL

The submitted design proposals will help re-generate the existing property updating and improve the mechanical delivery to creating a far more comfortable and usable family home for modern day living.

The design proposals embrace the buildings sense of place within the locality, improving the practicality for modern day family living, whilst minimising the potential impacts of noise, vibration and appearance.

The proposal comprises of:

- Upgrade and relocation of the existing wall mounted units on the rear elevation. Proposed 2 twin fan vertical condensing air conditioning units to be located on the flat roof, behind the parapet.

CONCLUSION

To conclude, this application provides upgrade and relocation of the existing plant onto the flat roof, behind the parapet above the gym area. This will significantly improve mechanical delivery to the property for its users.

The proposals seek approval to introduce 2 twin fan vertical condensing air conditioning units to replace the wall mounted units, currently located on the rear elevation of the property that serve the existing system this scheme is in conjunction with the proposed a/c proposals within the property.

The design proposals have deeply considered the impact of the proposals on amenity, quality of life And wellbeing for the property and surrounding area. Measures have been developed, considered and researched in order to mitigate wherever possible the impact of said noise and vibration as well as the aesthetics of the streetscene.

We trust that we have provided you with all the required information in order to submit this application. However, if you should have any queries, please do not hesitate to contact me.

Yours faithfully,



Frankie Levey
For and behalf of Rigby & Rigby