

7 ST JOHNS WOOD PARK, CAMDEN

DESIGN & ACCESS STATEMENT

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Design and Access Statement

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Design and Access Statement

APRIL 2020

1.0 Process -

Introduction

THIS STATEMENT SUPPORTS AN APPLICATION TO REPLACE AND RELOCATE EXTERNAL PLANT FOR THE PROPERTY TO ROOF LEVEL. IT USES THE COMMISSION FOR ARCHITECTURE AND THE BUILT ENVIRONMENT (CABE) HEADINGS FOR A DESIGN AND ACCESS STATEMENT AND INCORPORATES GUIDANCE PROVIDED BY THE LONDON BOROUGH OF CAMDEN.

THE PROPOSALS SEEK APPROVAL TO RELOCATE AND UPGRADE THE PLANT PREVIOUSLY LOCATED ON THE REAR ELEVATION TO A UNIT LOCATED AT ROOF LEVEL, IN CONJUNCTION WITH THE A/C PROPOSALS WITHIN THE PROPERTY.

THE SUBMITTED DESIGN PROPOSALS WILL HELP RE-GENERATE THE EXISTING PROPERTY, UPDATING THE MECHANICAL SYSTEMS AND CREATING A FAR MORE COMFORTABLE AND USABLE FAMILY HOME.

THE DESIGN PROPOSALS PROVIDE A COHERENT SCHEME THAT EMBRACES THE BUILDINGS SENSE OF PLACE WITHIN THE LOCALITY, IMPROVING THE PRACTICALITY FOR MODERN DAY FAMILY LIVING, WHILST MINIMISING THE POTENTIAL IMPACTS OF NOISE AND VIBRATION.

The Site

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 COMPRISING OF 3,688 SQUARE FEET (343 SQ. MTRS 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).

ONCE PART OF THE GREAT MIDDLESEX FOREST, ST JOHNS WOOD AS WE KNOW IT TODAY WAS A PROPERTY OF ST JOHNS PRIORY, CLERKENWELL, KNOWN AS ST JOHNS WOOD FARM. THE AREA DEVELOPED FROM THE EARLY 19TH CENTURY ONWARDS. TODAY IT IS THE LOCATION OF LORDS CRICKET GROUND AND THE FAMOUS ABBEY ROAD STUDIOS AND THE STREET ABBEY ROAD, WHERE THE BEATLES RECORDED.

FROM HISTORICAL MAPS IT SUGGESTS THAT THE SITE SUFFERED FROM CONSIDERABLE DAMAGE DURING THE WWII BOMBING. AFTER THIS DESTRUCTION IT IS THOUGHT THAT THE PROPERTY WAS REBUILT ON THE SITE AFTER THE 1950S.

Site Location Plan

AS PER APPROVED APPLICATIONS (2019/5373/P) & (2019/5433/P)



Existing Aerial Photography

IMAGE 01



IMAGE 02



Existing Photography

IMAGE 01 - FRONT ELEVATION



IMAGE 02 - FRONT ELEVATION



IMAGE 03 - BOUNDARY ROAD SIDE ELEVATION



IMAGE 04 - REAR ELEVATION



Existing AC Units

REAR ELEVATION



IMAGE 05



Previous Air Conditioning Units

THE TWO EXISTING WALL MOUNTED AC UNITS THAT SERVED THE EXISTING AIR CONDITIONING SYSTEM OF THE PROPERTY WERE PREVIOUSLY LOCATED ON THE REAR ELEVATION.

THIS IS SHOWN ABOVE ON THE REAR ELEVATION DRAWING AND SIDE ON THE PHOTOGRAPH.

2.0 Amount / Scale / Appearance-

THE 2NO. TWIN FAN VERTICAL CONDENSER UNITS ARE SET TO BE LOCATED SUFFICIENTLY FAR AWAY FROM THE PARAPET WALL OF THE FLAT ROOF ABOVE THE GYM, MEANING VISIBILITY IS LIMITED FROM STREET LEVEL.

THE UNIT DETAILS ARE AS FOLLOWS:

2 NO. TWIN FAN VERTICAL CONDENSERS.
MAKE: DAKIN
MODEL: RXYSCQ6TV1
SIZE: 823 (H) X 940 (W) X 460 (D) MM
WEIGHT: 89KG
SOUND PRESSURE: 53DBA

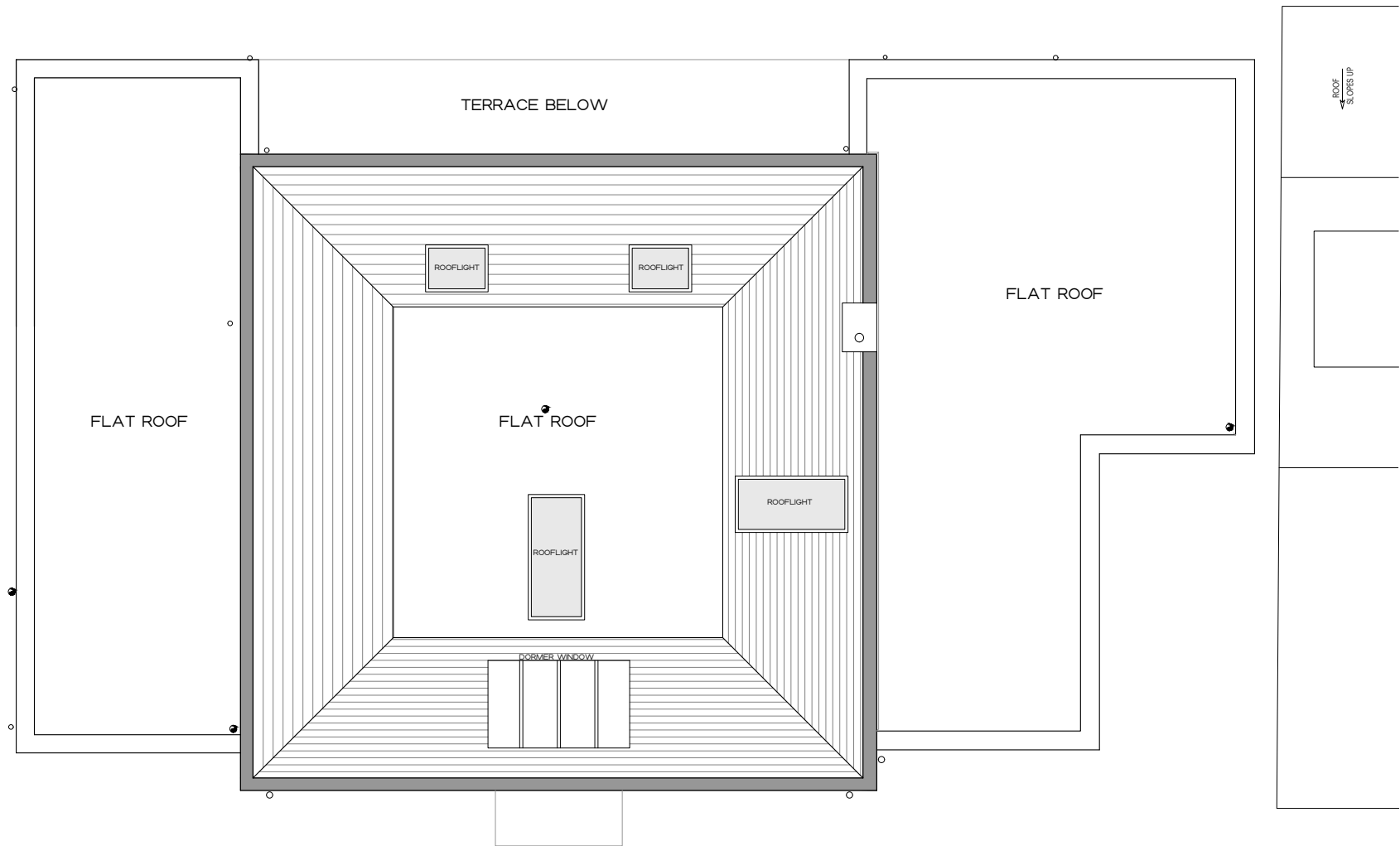
THE LOCATION OF THE PROPOSED UNITS HAS BEEN DESIGNED TO CONSIDER MITIGATING THE IMPACT OF NOISE. THE AC CONDENSERS ARE PROPOSED TO BE SITUATED AWAY FROM THOSE AREAS MOST SENSITIVE TO NOISE AND WHERE THE BUILDING PROVIDES MOST PROTECTION TO THE SURROUNDING AREA.

FURTHERMORE BY SETTING BACK THE PROPOSED UNITS, IT ENABLES THE LEAST AMOUNT OF VISUAL IMPACT TO THE STREETSCENE, ESPECIALLY WITH THE PARAPET DETAIL PROVIDING A FURTHER AESTHETIC CURTAIN.



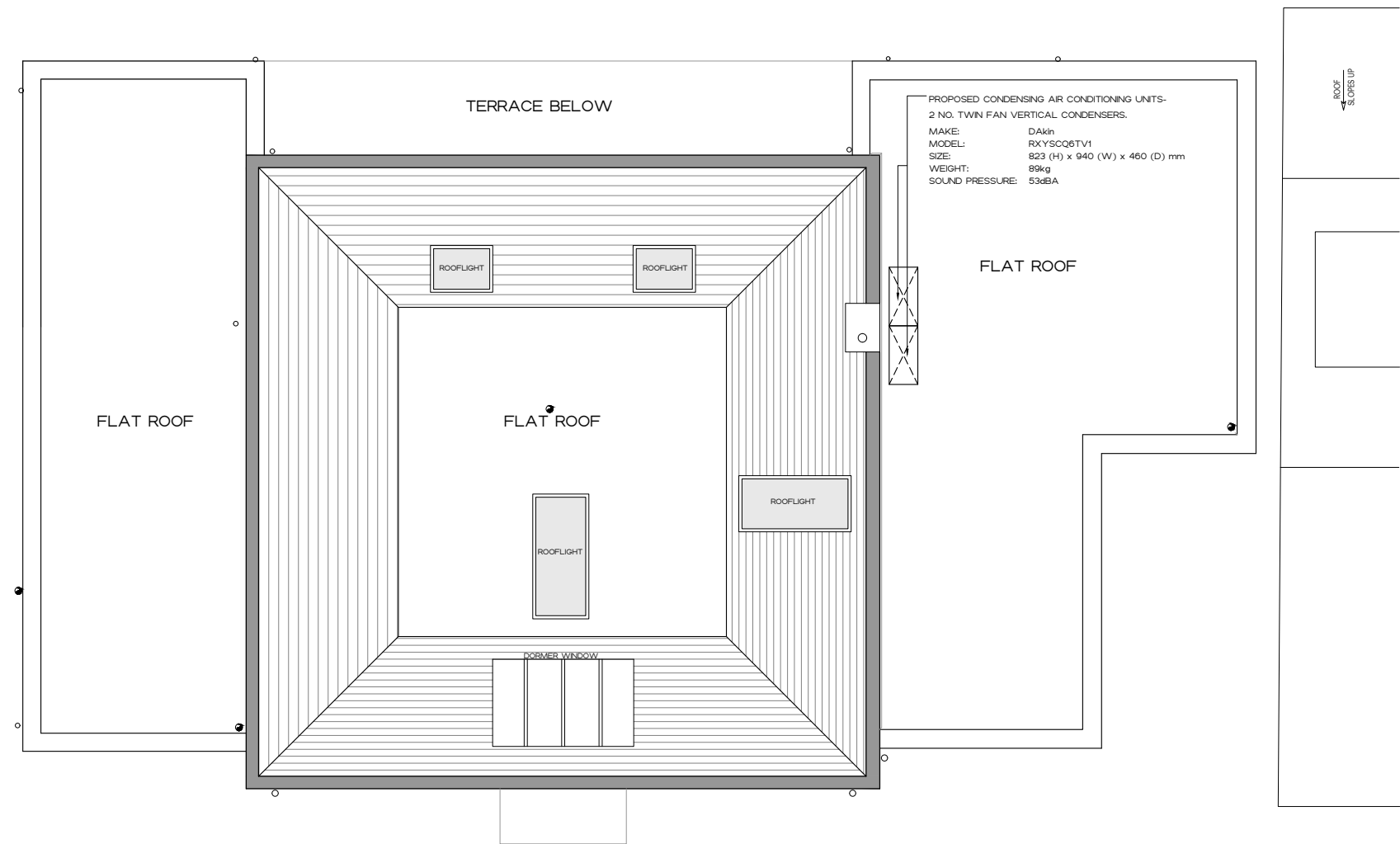
Existing Roof scape

AS PER APPROVED APPLICATIONS (2019/5373/P) & (2019/5433/P)



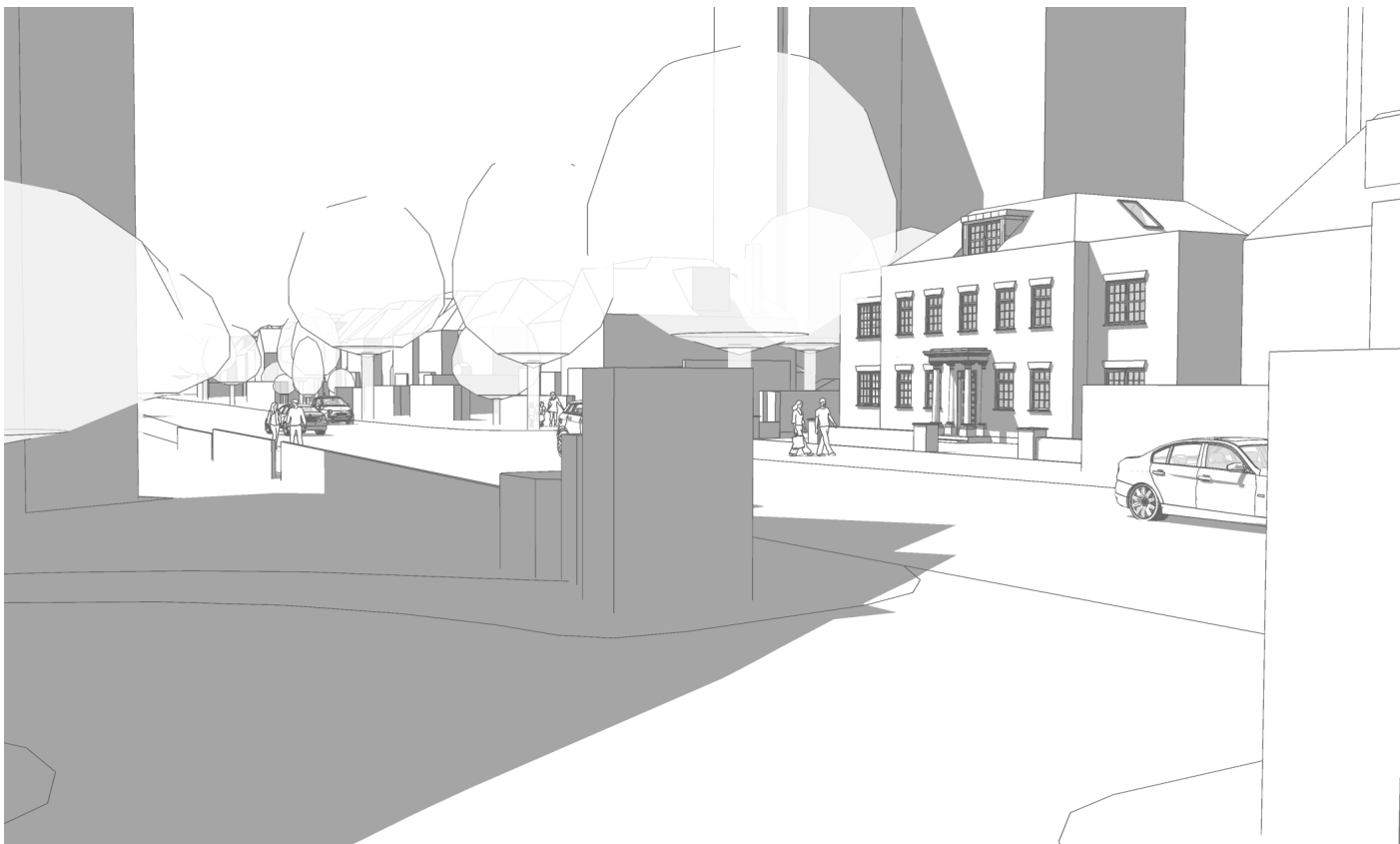
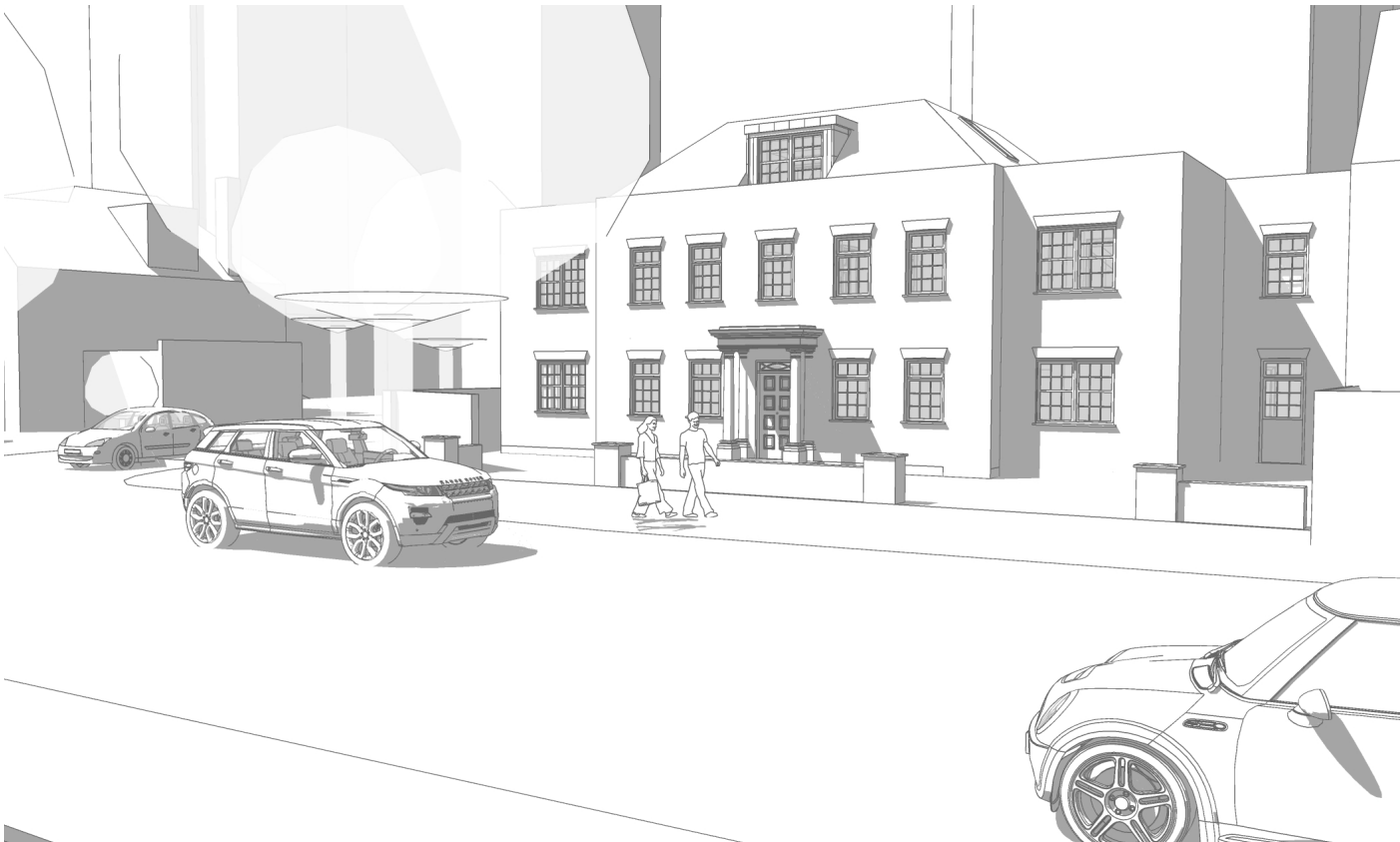
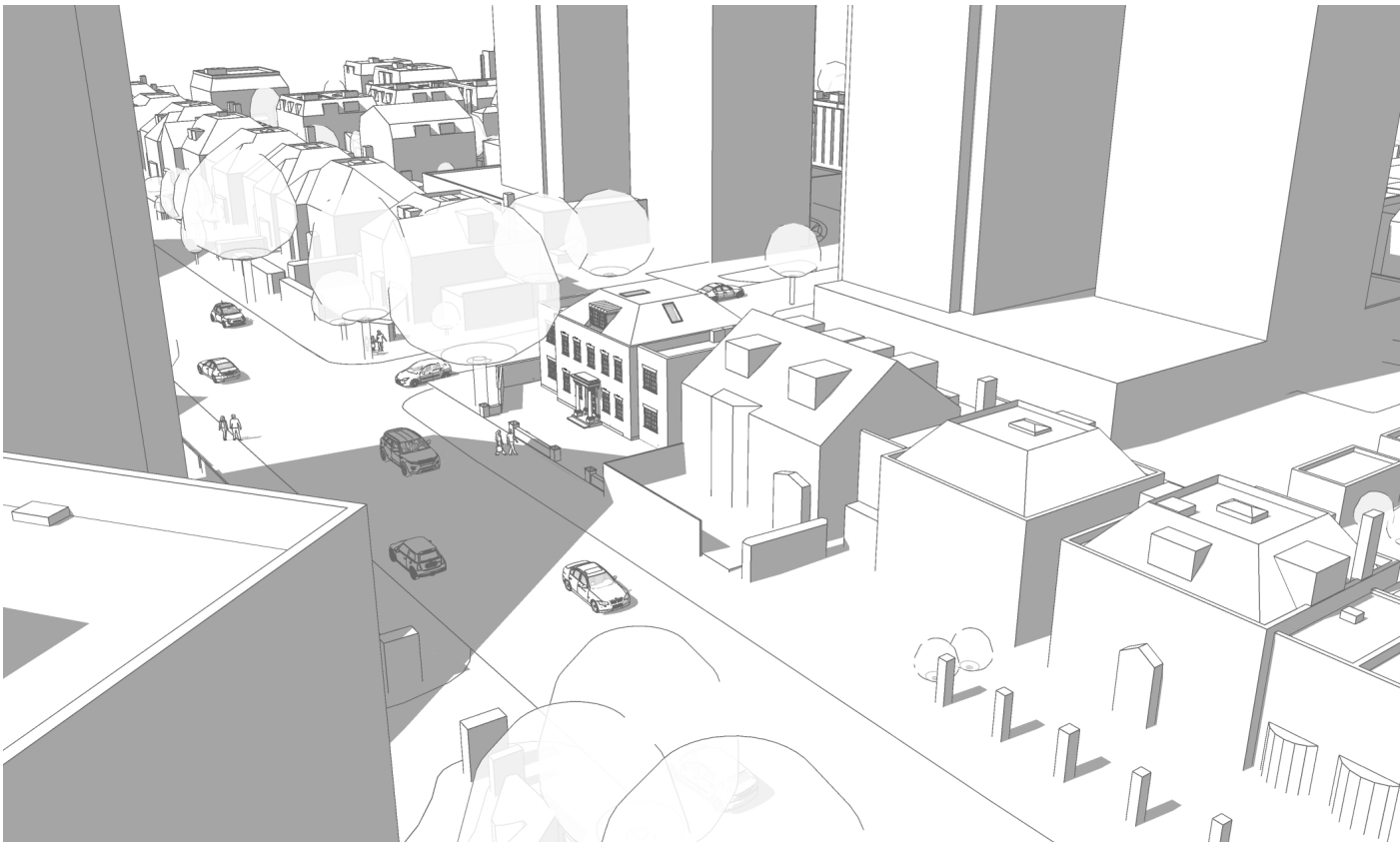
EXISTING ROOFSCAPE

Proposed Roof scape



PROPOSED ROOFSCAPE

Proposed Roof scape 3D visuals



3.0 Environmental and Sustainability -

RIGBY & RIGBY APPRECIATE THE IMPORTANCE OF SUSTAINABILITY AND WILL BE IMPLEMENTING THE FOLLOWING MEASURES THROUGHOUT THE REFURBISHMENT PROCESS AND PASSING THIS ON FOR THE LIFE OF THE BUILDING.

WITHIN THE DESIGN -

- MAXIMISING NATURAL LIGHT
- MAXIMISING NATURAL VENTILATION
- MINIMISING HEAT LOSS

WITHIN THE CONSTRUCTION -

- THE USE OF HIGH QUALITY MATERIALS THAT ARE MAINLY SOURCED / SPECIFIED FROM A LOCAL REPUTABLE SUPPLIER.
- MEASURES TO REDUCE CONSTRUCTION WASTE ON SITE; REFURBISHMENT AND REPAIR OF AS MANY ORIGINAL FEATURES AS POSSIBLE.
- FACILITIES TO IMPROVE THE SORTING AND RECYCLING OF GENERAL DAY TO DAY WASTE.

FURTHER MORE RIGBY & RIGBY ARE MEMBERS OF THE NATIONALLY RECOGNISED CONSIDERATE CONSTRUCTORS SCHEME AND THIS SITE WILL BE REGISTERED AS SUCH.



4.0 Assessment -

Architectural Assessment

THE APPLICATION SITE CONSISTS OF A UNLISTED BUILDING IN A NON-CONSERVATION AREA IN THE LONDON BOROUGH OF CAMDEN.

THE PROPOSED SCHEME WAS DESIGNED IN CONJUNCTION WITH A DETAILED ASSESSMENT OF THE PROPOSALS AGAINST THE RELEVANT PLANNING POLICY FRAMEWORK AND PLANNING POLICY CONSIDERATIONS SUCH AS DESIGN AND APPEARANCE, IMPACT ON THE AREA, IMPACT ON RESIDENTIAL AMENITY AND AN ASSESSMENT OF ACOUSTIC CREDENTIALS.

THIS APPLICATION IS SUPPORTED BY AN ACOUSTIC ASSESSMENT PROVIDED BY NOISE.CO.UK.

5.0 Conclusion -

Aims and Objectives

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.

THE CORRESPONDING ACOUSTIC REPORT SUPPORTS THE APPLICATION TO BE WITHIN THE REQUIRED GUIDELINES AND THEREFORE SHOULD BE DEEMED SATISFACTORY

RIGBY & RIGBY