

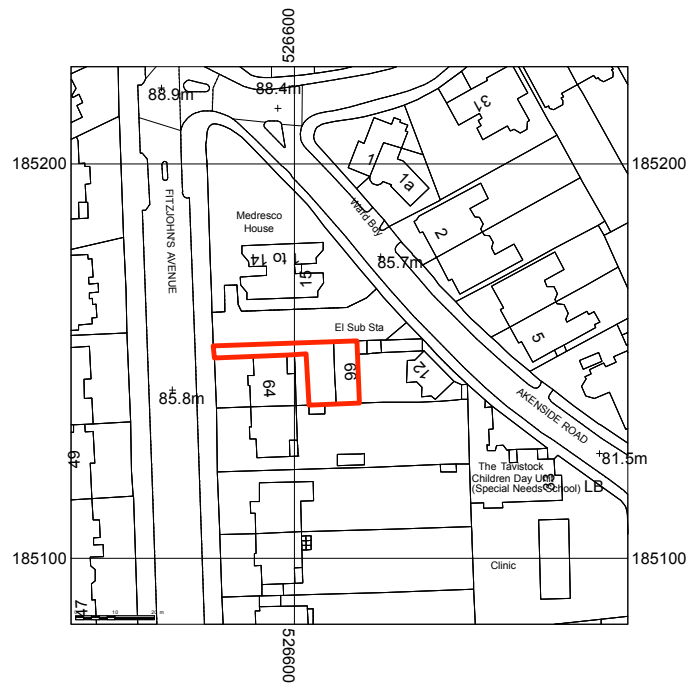
Design Statement

Air Source Heat Pumps

For

House 1 and 2
66 Fitzjohns Avenue
London
NW3 5LT

Location Plan



Photographs of Existing









Existing Property

Fitzjohns Avenue is a main road running from Swiss Cottage to Hampstead. The avenue typically has large villa style properties which have largely been divided into flats. There is a wide range of architectural styles in the avenue.

Units 01 and 02, 66 Fitzjohns Avenue are accessed by a private side road that runs alongside 64 Fitzjohns Avenue.

The planning history of the properties is not completely clear but we believe that the properties were converted from outbuildings to residential in the 1980s and that further alterations were approved through planning approvals in the mid 1990's.

The existing houses had two floors (ground and first).

The existing house have now been demolished and the works under the approved application (2015/5847/P) for two new houses with basement commenced.

The properties sit behind 64 Fitzjohns Avenue, which is a Victorian Villa displaying Gothic and Queen Anne revival style of the 1870s and 1880s. The rear of this property has been subjected to a number of modifications. The property is now divided into flats and includes a basement / lower ground floor level over the entire footprint of the property and with basement lightwells to the rear and front. A tall screen of planting (bamboo and birch tree) exists between 64 Fitzjohns Avenue and 66 Fitzjohns Avenue.

Approved Application

Approved application 2015/5847/P (two new houses with basement at 66 Fitzjohns Avenue) was for demolition of existing houses, construction of two new houses including basement level, tree work to front. The approved houses consist of basement, ground and first floor levels.

Work has now commenced on site and the existing houses have been demolished.

This application is for an amendment to the approved application.

Proposed Development

Air source heat pumps-

It is proposed that air source heat pumps are installed to provide a more sustainable form of heating for both houses. Air source heat pumps have very good efficiencies; energy produced by heat pumps is typically in the region of 2.5 times that which is required to run them, giving efficiencies of 250%.

The air source heat pumps would be used instead of conventional gas fired condenser boilers. It is proposed that the external air source heat pump units are located to the garden at the front of the properties, within an acoustic louvred enclosure.

The application is accompanied by an acoustic survey and report compiled by Philip Acoustics. The report summarises that the air source heat pumps will comply with London Borough of Camden's planning consent noise requirements for mechanical services equipment. Vibration has also been addressed in the report.

The application is also supported by the revised energy report.

The air source heat pumps will be accompanied by the previously approved photovoltaic panels to the roof and green sedum roof.