Design and Access Statement

33 Primrose Hill Rd, NW3 3DG

SCHNEIDER DESIGNERS
architects . planners . interior designers

26 Aug 2020 ¦ 195 _33 Primrose Hill Rd

Introduction

This Design and Access Statement has been compiled as part of the preparation of a proposal for the installation of an air conditioning condenser on the roof of the property at 33 Primrose Hill.

Schneider Designers has been previously appointed to make internal refurbishments (which didn't require the submission of a Planning Application) in order to upgrade and improve the internal space of the house.

The present Planning Application is needed given the client's request of having air conditioning in the property, which would require a condenser to be placed on the existing roof.

Aerial view of No 33 Primrose Hill Rd

Location

33 Primrose Hill Road is located in the London Borough of Camden.

The property benefits from good access to parks and leisure facilities within walking distance as well as public transport connections, also having its own outdoor parking spaces.

Description

No 33 is a 3-storey terraced house with dark brown brick facades and white painted uPCV openings. Its design and construction date back to the 1960s.

The refurbishment of the house has improved its energy performance through the installation of shutters, draught proofing, double glazed windows with trickle vents and by upgrading the insulation in the roof. Other solutions to the facade (like adding greenery) have not been possible as the property is in a Estate that requires compliance to the rules of its conservation principles.

Despite all the improvements and passive measures undertaken, the top floor is still quite warm on the hottest days in summer which is when the A/C unit can provide the comfort of cooling, especially at night.

Site Plan 1:1250

Layout and Scale

The current roof area is 59.9 sqm. The proposed air conditioning condenser would occupy in plan less than 0.5% of the roof footprint.

The proposed equipment is a compact outdoor unit with dimensions of 700 (H) x 900 (W) x 330 (D) mm.

There is a existing old water tank structure in the centre of the flat roof, being its dimensions 1200 (H) x 1370 (W) x 2330 (D).

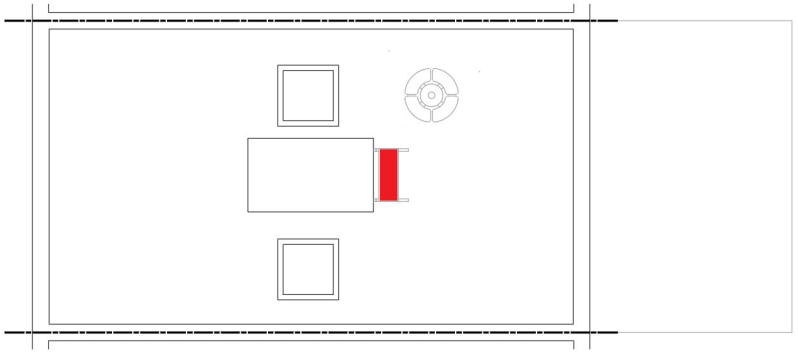
The proposal includes the installation of anti-vibration brackets on the existing water tank structure in order to place the conderser on them.

The proposed condenser central position makes it be furter away than 2 metres from either side of the two adjoining properties.

The majority of the surrounding properties in the row of terraced houses also have a similar arrangement regarding air conditioning condensers placed on their roofs.

The proposed condenser is not visible neither from the street nor from the rear patio of the property.

Front View of No 33 Primrose Hill Road



Roof plan (showing in red the location of the air condenser unit)

Installation

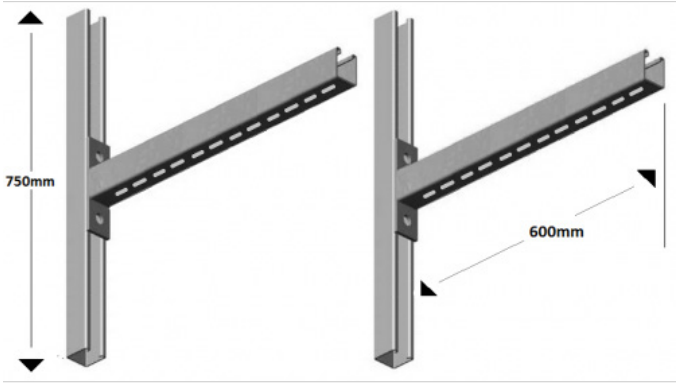
The proposal aims to fix anti-vibration brackets hung onto the existing water tank structure in order to prevent the condenser from being in direct contact with the roof, avoiding both vibrations as well as potential damage to its waterproofing.

Safety

The proposal includes the intallation of a mansafe system for the Engineer to use the area safely and comply with Building Regulations.

Weightanka is a deadweight anchor device for use on roofs up to five degree pitch, where the absence of guardrails or permanent anchor devices would otherwise preclude safe means of access. Weightanka utilises a central attachment point which raises the point at which the arrest force is applied, thus reducing the distance the anchor device moves during a fall arrest event.

In order to access the roof, the existing skylight over the bathroom in the third floor will be substituted by a new glazed roof hatch with its same dimensions (900 x 900 mm) as indicated on the drawings.



Proposed anti-vibration brackets to be fixed onto water tank

Proposed mansafe system (Weightanka)

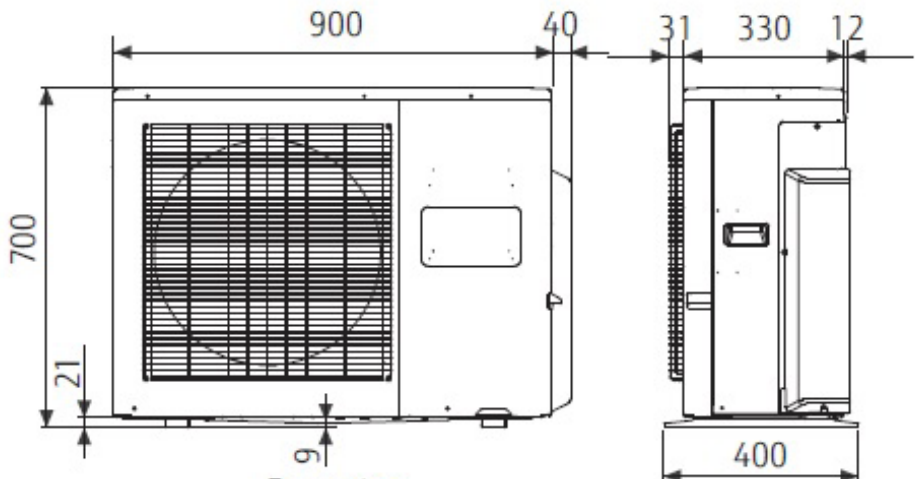
Proposed glazed roof hatch

Specifications

The proposed conderser is a Fujitsu AOYG24LAT3 Multi-Split Outdoor Unit. It is a compact outdoor unit with its dimensions being 700 (H), 900 (W) and 330 (D) mm.

It sound pressure level is between 48-49 dB(A). Furthermore -and as previously noted - the condenser is to be fixed on anti-vibration brackets hung onto the existing old water tank structure so the conderser doesn't touch the roof, avoiding both vibrations as well as potential damage to its waterproofing.

Attached on the right hand side of this page there is more technical information about the equipment.



Front view and side elevation of the proposed air condenser unit (technical sheet on the right)

Model No.	Outdoor unit			AOYG24LAT3
Power Source				Single-phase, ~230V, 50Hz
Nominal Capacity	Cooling		kW	6.8 (1.80-8.50)
	Heating			8.0 (2.00-8.80)
Power Consumption	Cooling/Heating		kW	1.94/2.00
EER	Cooling		W/W	3.51
COP	Heating			4.00
Pdesign	Cooling/Heating(-10°C)		kW	6.80/5.20
SEER	Cooling		W/W	6.40
SCOP	Heating (Average)			4.20
Energy Efficiency Class	Cooling			A++
	Heating (Average)			A+
Annual Energy Consumption	Cooling		kWh/a	372
	Heating			1730
Sound Pressure Level	Cooling	High	dB(A)	48
	Heating			49
Sound Power Level	Cooling/Heating	High		68/70
Airflow Rate	Indoor / Outdoor	High	m^3/h	3300/3300
Net Dimensions	H x W x D Outdoor		mm	700×900×330
Weight	Outdoor		kg	55
Interconnecting Cable (Suggested cable size 1.5mm)				
Suggested MCB Size			Amp	16
Max. Operating Current	Cooling/Heating		Amp	8.50/8.80
Starting Current			Amp	8.80
Power Supply To				
Connection Pipe Diameter	Gas		Inch	3/8 x2 / 1/2 x1
	Liquid			1/4 x3
Max Pipe Length (Factory Gas Charge Pipe Length)			m	50
Max Height Difference				15
Refrigerant	Type			R410A
	Charge		g	2,200
	Additional Charge		g/m	20
Operation Range	Cooling		°CDB	-10 to 46
	Heating			-15 to 24
List Price			£	**1462**