

DESIGN AND ACCESS STATEMENT

**178 Regents Park Road
London
NW1 8XP**



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INTRODUCTION

We are seeking planning permission on behalf of our client for an air conditioning unit within a recess to the front lightwell of the Lower Ground level.

The acoustically treated air conditioning unit recess is to be sensitively located out of view from the street. The proposal also seeks to tidy up the existing lightwell by improving the finishes and access to the lower ground entrance area.

EXISTING

The existing lightwell is finished in a painted render and is accessed via a stone staircase from the front driveway.

PLANNING HISTORY

Three planning applications are connected with the property.

Application 9160009 was granted on 22nd May 1991 and proposed the demolition of an existing conservatory to the rear.

Application 9100053 was granted on 22nd May 1991 and proposed the erection of glazed structures to the rear and an extension to the existing house.

Application 2019/6009/P was granted on 23rd April 2019 and proposed the erection of replacement lower ground floor rear extension, replacement of first floor rear extension and creation of green roofs at upper ground and first floor levels. Partial rebuild and increase in height of rear closet wing extension. Replacement of uPVC windows and doors with timber windows and doors. Replacement of part roof with hip. Removal of dormer window to front roofslope, insertion of replacement solar panels and new rooflights.

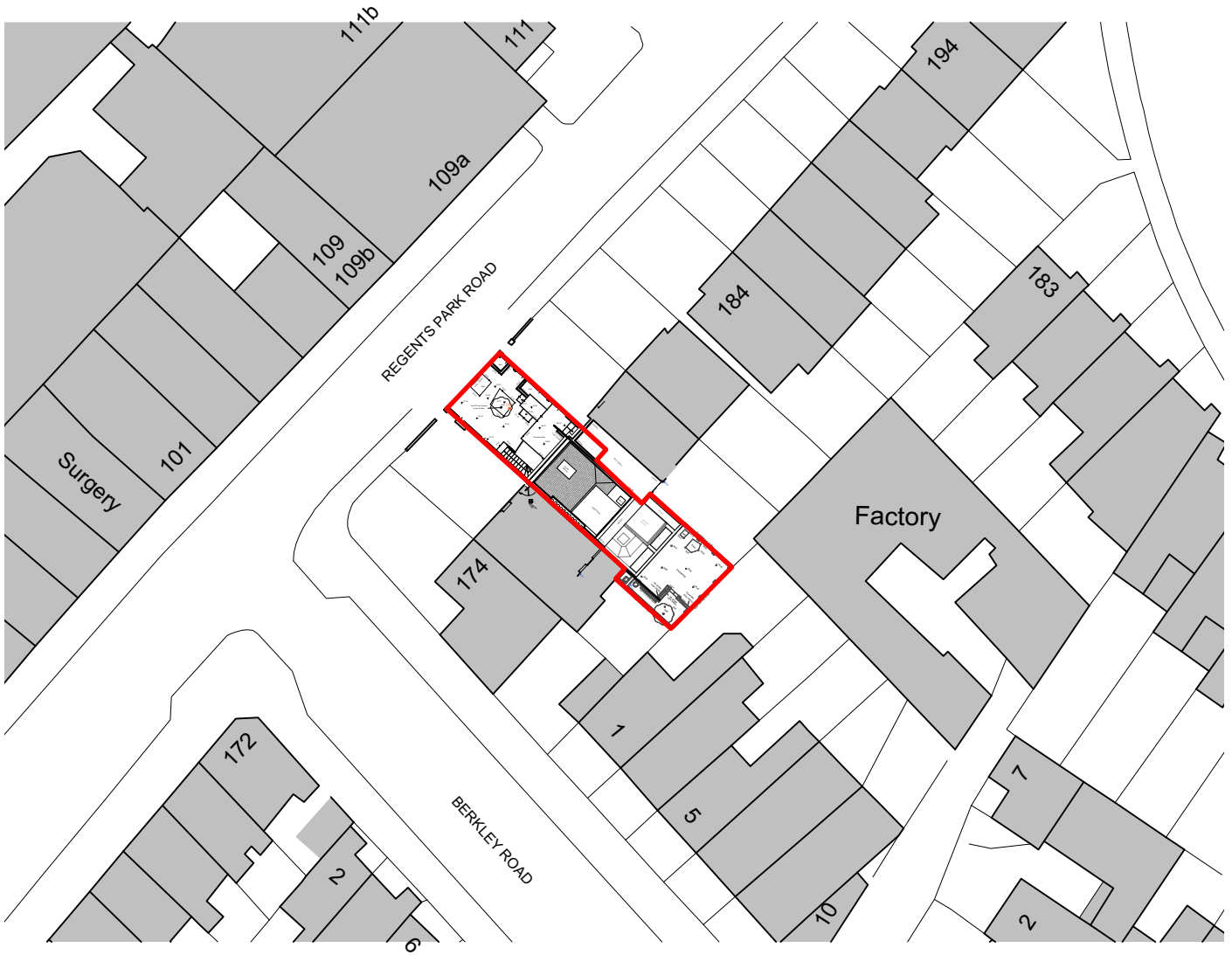


*178 Regents Park Road:
Street View*

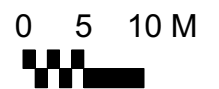


Existing Lightwell

SITE LOCATION



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PROPOSED WORKS

1. Use:

The proposed works create an external recess in the existing lower ground area to house an external air conditioning unit and any associated acoustic treatments.

2. Scale:

The size of the air conditioning recess has been determined to allow air flow to and from the unit so as not to impact the units performance and keep noise to a minimum. The footprint is less than 2sqm, less than 1.6m wide and 2m tall.

3. Layout:

The air conditioning recess is acoustically lined with acoustic baffles to the front, and is proposed to be as far away from adjacent residences as possible.

4. Appearance:

The proposed alterations are not visible from the street, and are proposed to face 178 Regents Park Road. A vertical timber screen is proposed in front of the recess to further reduce any visual impact of the proposal.

5. Landscaping:

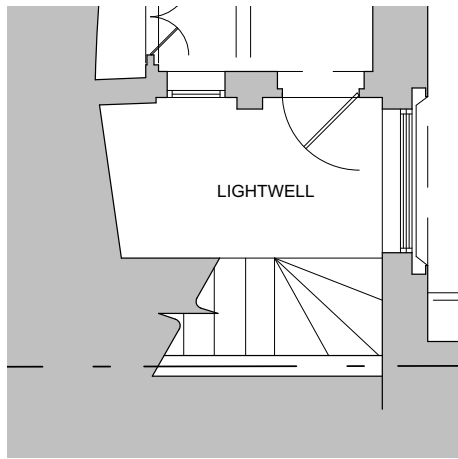
The proposed landscaping is to match existing.

6. Access:

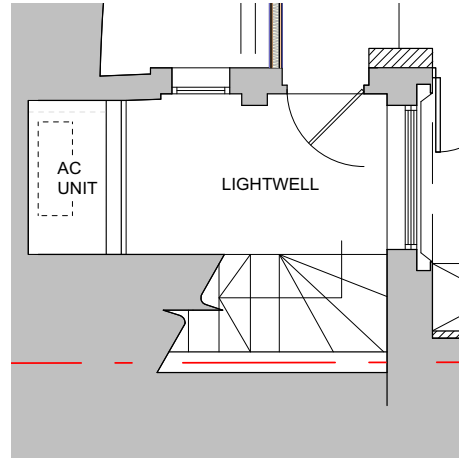
Access to the recess is from within the lightwell via a removeable timber slated screen.



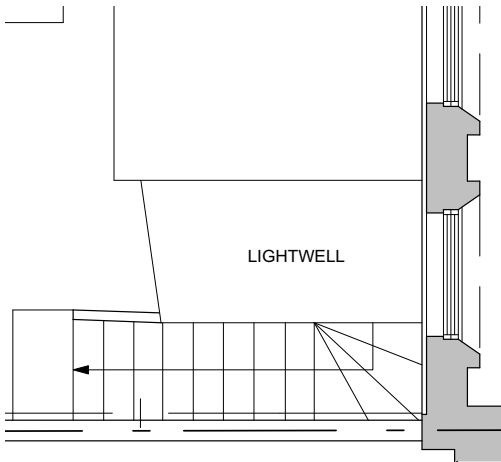
PROPOSED DRAWINGS



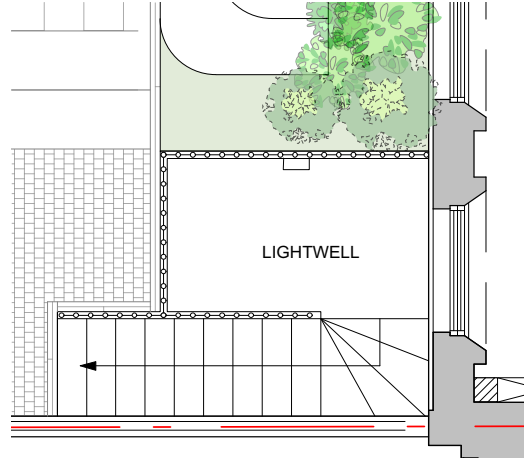
Existing Lower Ground Floor Plan



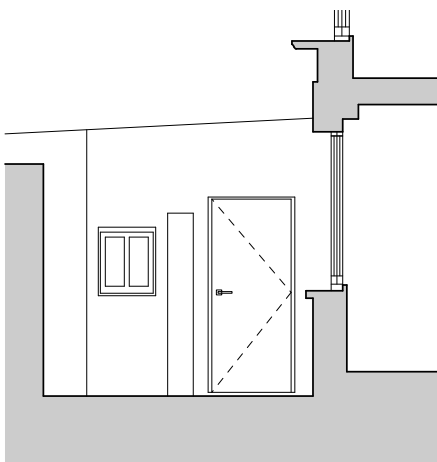
Proposed Lower Ground Floor Plan



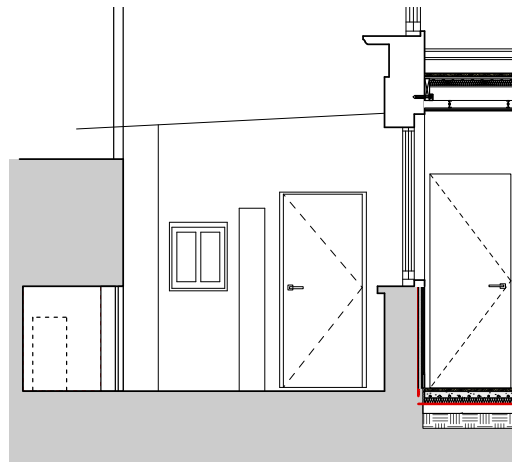
Existing Upper Ground Floor Plan



Proposed Upper Ground Floor Plan

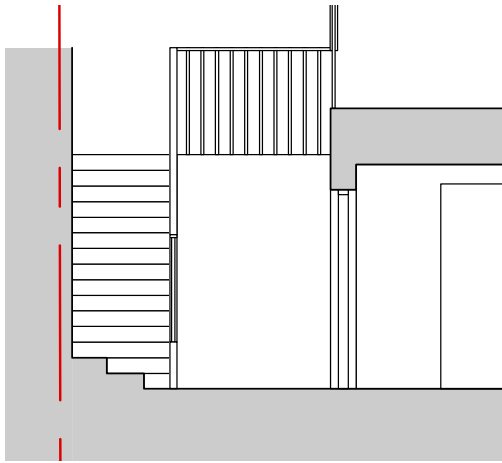


Existing Section

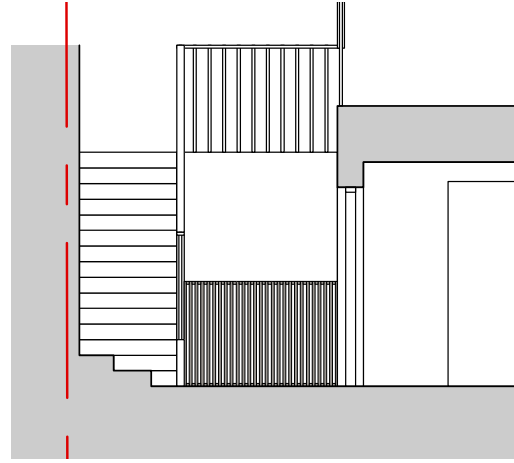


Proposed Section

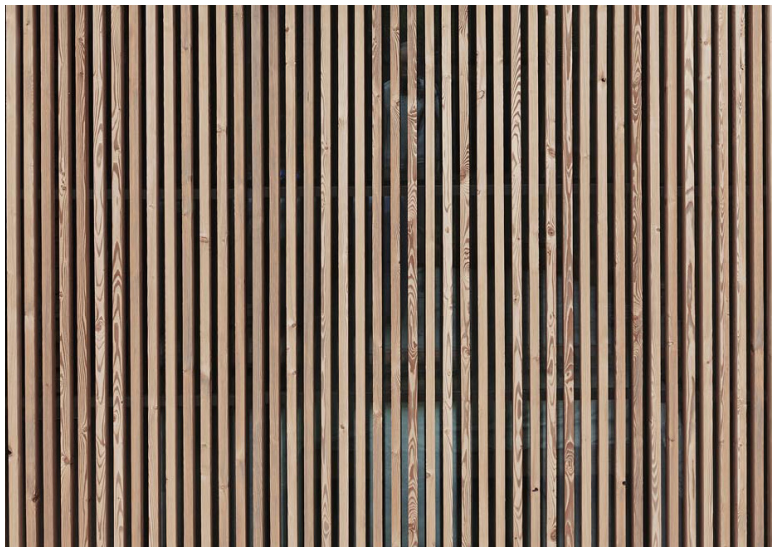
PROPOSED DRAWINGS



Existing Elevation



Proposed Elevation



Timber Slat Precedents

