

Flat 2, April House, 45 Maresfield Gardens, NW3 5TE

Design & Access Statement - Installation of Air Conditioning Unit

This Design & Access Statement is to accompany the Planning Application for the installation of an external air conditioning unit located on the rear second floor balcony

Site

Located on Maresfield Gardens, April House is a modern 1980's property built to the side of and adjoining No. 45 Maresfield Gardens. In recent years the building has undergone external alterations with the complete refurbishment of the internal areas. The building has been split into two flats, Flat 1 comprising the Basement, Ground and First Floors with Flat 2 comprising the Second and Third Floors. This application for AC plant is for the upper Flat 2.

Proposal

It is proposed to install a single external air conditioning unit to the rear second floor balcony of flat 2 which will serve a single room in the flat. The unit will be located to the north side of the balcony and mounted at low level behind the balcony wall thus will not be visible. It is proposed to form a timber slatted boxing around the unit for decorative purposes.

A detailed 72 Hour Environmental Noise Assessment has been carried out at the property where 3 locations were considered for the external unit. This application seeks permission to install the unit in position PL3 where the survey concluded an acoustic enclosure would not be necessary

Conclusion

Consideration has been given to the location of the external AC unit from a noise and visual impact perspective.

It was decided to locate the unit to the second-floor rear balcony where the unit would not be seen from the street nor any surrounding windows. The environmental survey assessed the background noise levels and the impact of the AC unit and confirms that, located in the proposed position (PL3), there would be no noise impact to the surrounding properties and that the unit would not require an acoustic enclosure.

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