

Second and Attic Floor Flat, 22 Belsize Park Gardens, London NW3 4LH

Design and Access Statement

Installation of an AC condenser unit at the front roof balcony and
installation of an external vent outlet to the rear elevation

Rev A

London, 25.02.2022

Full Planning Application



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1. Introduction

The property at 22 Belsize Park Gardens is a semi-detached residential building part of the Belsize Conservation Area, within the borough of Camden. The building is not listed.

The second and attic flat is a maisonette flat recently purchased by our clients.

The application is seeking the approval for an installation of an AC unit at the front roof terrace and to create an outlet for the vent to the rear of the building to serve the en-suite-1 of the second floor.



Front elevation of 22 Belsize Park Gardens showing the front roof balcony

2. The existing building

The property is the maisonette flat at 22 Belsize Park Gardens, London NW3 4LH.

The building is a traditional Victorian building with white stucco front, white timber sash windows and a slated roof.

The flat this application relates to is situated on the second and attic floor of the building. The apartment consists of a kitchen, living room, two bedrooms with en-suites and a wc on the entrance level, second floor. On the attic level there are two bedrooms with balconies to the front and the rear of the building and a family bathroom.

3. The brief

The brief is:

- To install an AC condenser unit at the balcony to the front
- To install an external outlet for the vent to en-suite-1 on the second floor.

4. The proposal- form, design and materials

Drawings 21005-03-110 onwards show the 'Proposed scheme.

The points below and annotations on the accompanying drawings outline the proposed work:

- To install an AC condenser unit at the front balcony to cool the adjacent bedroom.
The front elevation of the house is south-facing and the bedroom in the attic area becomes very hot in the spring and the summer.
The proposal seeks the approval of installing a small domestic AC unit with the size of approximately 300 x 725 x 800 mm, and 46 dB level of noise.
Please refer to the attached specification sheet from the chosen AC product.
The unit will be covered with a timber enclosure. The enclosure will provide a visually appealing appearance and minimise the noise spread. The enclosure will not be visible from street level.
- To improve the ventilation of en-suite-1 and satisfy the current building regulations, the proposal is seeking approval for the installation of an external vent outlet to the rear of the building at the second floor level.

5. Energy

In carrying out the works, the building fabric will be upgraded to achieve the current Energy standards. The proposed alterations will positively contribute to the building energy performance and sustainability.

6. Access and amenity

Access to the site remains unaltered through the proposal.

The existing on-site parking remains unaltered.

7. Flood risk

The area is in flood zone 1, and so will not require a flood risk assessment.

8. Landscaping

The proposal will not affect the landscaping around the property.

9. Conclusion

The AC condenser unit to the front and the vent outlet to the rear will not have a visual impact on the overall appearance of the property.

The proposed alterations will positively improve the internal climate of the flat and will upgrade some of the areas to satisfy the current building regulations.

Therefore we believe the proposed work can be recommended for planning approval and confirmed.