

## DESIGN & ACCESS STATEMENT

Planning-Application for air conditioning unit on the top flat roof of the commercial unit

Address: 20 Camden High Street (Saint Espresso)



### KM Architecture

73a Hornsey Lane  
Gardens,  
London N6 5PA

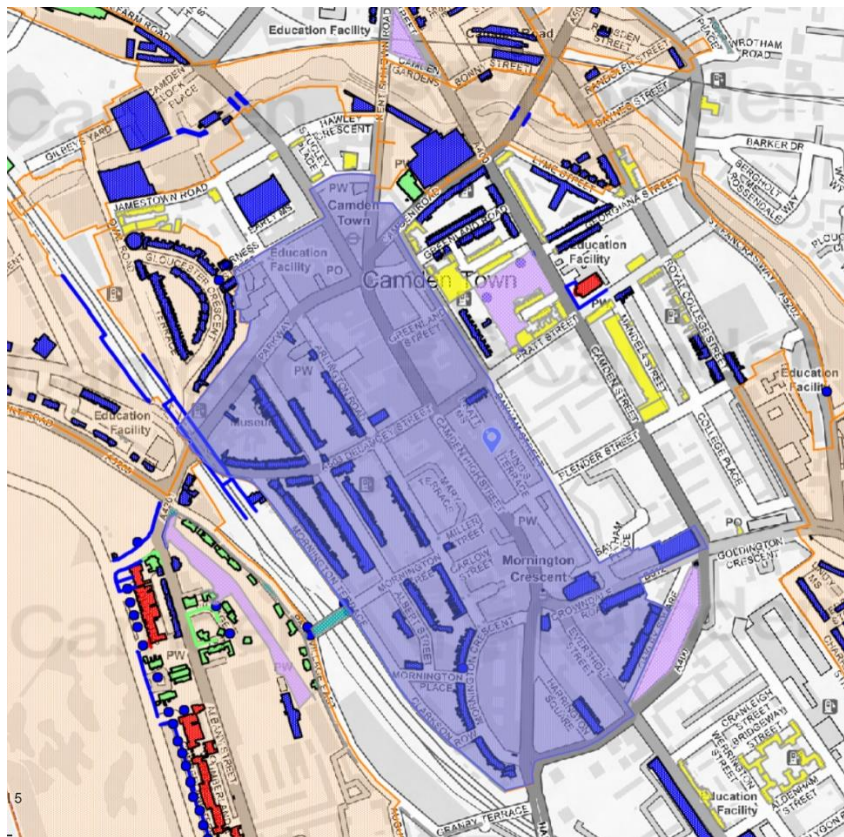
Telephone: 07533993131  
E-mail:  
kristijanmitrovski@gmail.com

Office Ref. : 101  
Date: 14 February 2022  
COPYRIGHT

## **1. Introduction**

It is the intention of this statement to be concise and of proportionate length while covering all relevant issues relating to the proposed development at 20 Camden High Street, NW1 0JH.

The site is situated on the mixed-use residential and commercial Camden High Street, predominantly surrounded and built with georgian style terraced buildings. Even though there are buildings which have and are fully commercial use, on this street most of the properties consist of commercial units at ground and basement level, and residential flats on the upper floors. Also, the site falls within the 'Camden Town Conservation Area', designated in 1997.



Source (Camden Council)

## **2. Scope of Work**

Application for Planning permission of the A.C. Unit and Installation of an acoustic box surrounding the existing already in place A.C. unit which replaced an old unit.

## **3. Use and Access**

This property is to be retained as a commercial unit with direct access from the street.

## **4. Design**

### **Scale**

The new external air condenser unit is of Mitsubishi make with model number 'Outdoor Unit : FDC100VNA-W'.

The external unit dimensions including the acoustic bottom supports are, 0.922m(H) x 0.370m(D) x 0.970m(W) and it is facing north. It is positioned 3.0m away from the closest

neighbouring residential window. The existing windows on the first floor, are residential units single-glazed windows and need upgrading by its landlords as they do not possess any thermal or acoustic ratings that meet the current building regulation standards.

The acoustic report (refer to document: 7107SC - Noise Impact Assessment - NOVA Acoustics Ltd) states that an environmental sound survey has been carried out from the 21/12/2021 to 22/12/2021.

*On this day a work from home policy was imposed by government as part of the PLAN B guidance, to prevent COVID-19 spread, as a measure to before the Christmas period.*

*This made the whole Camden area less busy and noisy as per usual.*

The summary in the report states that the proposed air-conditioning unit would be at most **6db** above the tested background noise as per the latest Camden Council and other planning criteria. As a result an acoustic attenuator (acoustic box) is proposed to dampen the excess sound that might come from the external air-conditioning unit when operating in full capacity, even though the cafeteria is only operating during the daytime between 8 am and 5pm

Note:

The proposed acoustic box is with dimensions 1.0m(H) x 0.700m(D) x 1.1 m(W)

### Appearance (Materials)

Materials used for the new acoustic box covering the existing white painted aluminium external air condenser unit are: waterproof/treated 12mm thick plywood, or medite tricoya extreme MDF 12mm which is an waterproof MDF and it is ideal for external use, to create



**Extreme Durable Mdf**

the Box Enclosure (23 dB Rw).



This will serve as a main structural body (with acoustic competence) of the acoustic box. The acoustic box will be painted in anthracite grey or black to match the flat roof finishes and the facade frontage of the Saint Espresso. If needed, greenery or potted plants surrounding the acoustic box might be introduced to improve the appearance.



## 5. Neighbouring Site Survey

Other properties on Camden high street with outdoor air-conditioning units and no acoustic cover.

### 96 Camden High Street (Halifax bank)



### 48-50 Camden High Street (Belushi's Camden)



## 6. Sustainability Approach

The existing baseline energy use of this property will be significantly improved by following the approach 'be lean, be clean, be green' by reducing the total property carbon footprint.

### Be Clean

The old pre-owned air-conditioning unit was replaced with a high-efficiency air-conditioning unit with the option to change to alternative energy in the future if the local infrastructure allows.

All of the above measures will help in improving the thermal and environmental performance of the property in the present, while it can further adapt and improve in the future.