



Design, Heritage & Access Statement

29 Gainsborough House, Frognal Rise, London NW3 6PZ



South-westerly View of Gainsborough House

INTRODUCTION

The following Design & Access Statement is submitted to LB Camden as part of the Planning Submission for 29 Gainsborough House, Frognal Rise, London NW3 6PZ. The statement outlines the main issues considered and has been produced using the guidance by CABI in their publication 'Design & Access Statements'.

This Design Statement should be read in conjunction with Richard Maltese Architects existing drawings Drawing No 11206/ 01, 02A, 03A & 04A Existing Location Plan, Floor Plans and Elevations and Drawing No 11206/ 05, 06 & 07 Proposed. Photographs of the existing building have also been appended for reference.

This DAS supports the two proposed Mini-Heat Pump Air-Conditioning Units to the external private terraces of the existing flat at the rear & side of Gainsborough House.

HERITAGE, PLANNING & POLICY

Gainsborough House lies in the Sub-Area 5 'Frognal' in the Hampstead Conservation Area.

The east side at the northern end is dominated by the rear of Gainsborough House (formerly Mount Vernon) and the late 20th century housing development adjacent to it. It was designed in 1880 in the style of a French Chateau for the North London Hospital for Consumption. It was converted into flats in the 1990s, with some bulky additional buildings in the grounds. Gainsborough House is not Listed but is identified in the LB Camden Hampstead CA Appraisal as making a 'positive contribution' to the area.

The proposed development accords with strategic planning guidance and policies as set out in the Mayor's *London Plan Spatial Development Strategy for Greater London* and the London Borough of Camden Adopted Local Plan 2017, Hampstead Conservation Area Statement and Management Strategy, Planning Policy Statement 'Housing'.

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Although the proposed units are not visible from either Frognal Rise, the grounds, or other neighbouring properties, and does not materially alter the appearance of the building, however, LB Camden advise that a Full Planning Application is required to install air conditioning equipment, where 'any part of the equipment will be fixed to the outside of the property'.

It is perhaps worthwhile noting that the units generally comply with Permitted Development Rights, for heat-pump condenser units and we list the PD conditions satisfied in **bold** below;

- I. The volume of the air source heat pump's outdoor compressor unit (including housing) must not exceed 0.6 cubic metres. **The proposed unit is 0.35m³, refer to product literature included in this submission**
- II. Only the first installation of an air source heat pump would be permitted development, and only if there is no existing wind turbine on a building or within the curtilage of that property. Additional wind turbines or air source heat pumps at the same property requires an application for planning permission. **No wind turbines exist.**
- III. All parts of the air source heat pump must be at least one metre from the property boundary. **The unit is over 16m to the boundary.**
- IV. Installations on pitched roofs are not permitted development. If installed on a flat roof all parts of the air source heat pump must be at least one metre from the external edge of that roof. **The units are located on the private terraces at 7th floor level, approx. 20m above external ground level**
- V. Permitted development rights do not apply for installations within the curtilage of a Listed Building or within a site designated as a Scheduled Monument. **Not applicable**
- VI. On land within a Conservation Area or World Heritage Site the air source heat pump must not be installed on a wall or roof which fronts a highway or be nearer to any highway which bounds the property than any part of the building. **Proposal does not front the highway**
- VII. On land that is not within a Conservation Area or World Heritage Site, the air source heat pump must not be installed on any part of a wall above the level of the ground floor storey if that wall fronts a highway. **Units are not located on a wall.**

The following policies in particular have informed the proposal;

- Camden PG 'Amenity' (March 2018)
- Camden Local Plan (July 2017)
- Camden PG 'Design' (January 2021)
- Policies DP24 & DP25 – Conserving Camden's Heritage
- Hampstead Conservation Area Statement
- Development Management & Supplementary policies (as above)
- English Heritage 'Conservation Principles, Policies and Guidance 2008'

In accordance with 6.3 & 6.4 of LB Camden PG 'Amenity' (March 2018), the impact of noise & vibration has been assessed using BS 8233: 2014 '*Guidance on sound insulation and noise reduction for buildings*' by the Acoustic Consultants, Clement, and their NIA is submitted as part of this application for the new air-conditioning units. The report concludes that the mini-units combined with the mitigation measures will achieve the noise levels required by LB Camden.

We suggest that when all material considerations are taken into account, the proposed the two air-conditioning Units to the external private terraces to the side & rear of Gainsborough House at the seventh-floor level will not detrimentally impact on the qualities of the building and protect the character of this property within the Hampstead Conservation Area. The low-impact proposal is such that, it preserves the amenity, character & appearance of the individual property, conservation area, and neighbouring area of special character.

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AC Unit shown hidden behind terrace on North-West Elevation (above). View from Frognal Rise (below).



SIZE & SCALE

Existing Total Internal Floor Area of 29 Gainsborough House is 290.2 sq M/ 3, 036 sq ft (excluding external terraces), this remains unaltered by the proposal.

The external ground floor to seventh floor level is 19.8M

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The proposed AC Units are not visible from the street, the surrounding gardens or the other apartments.

DESIGN

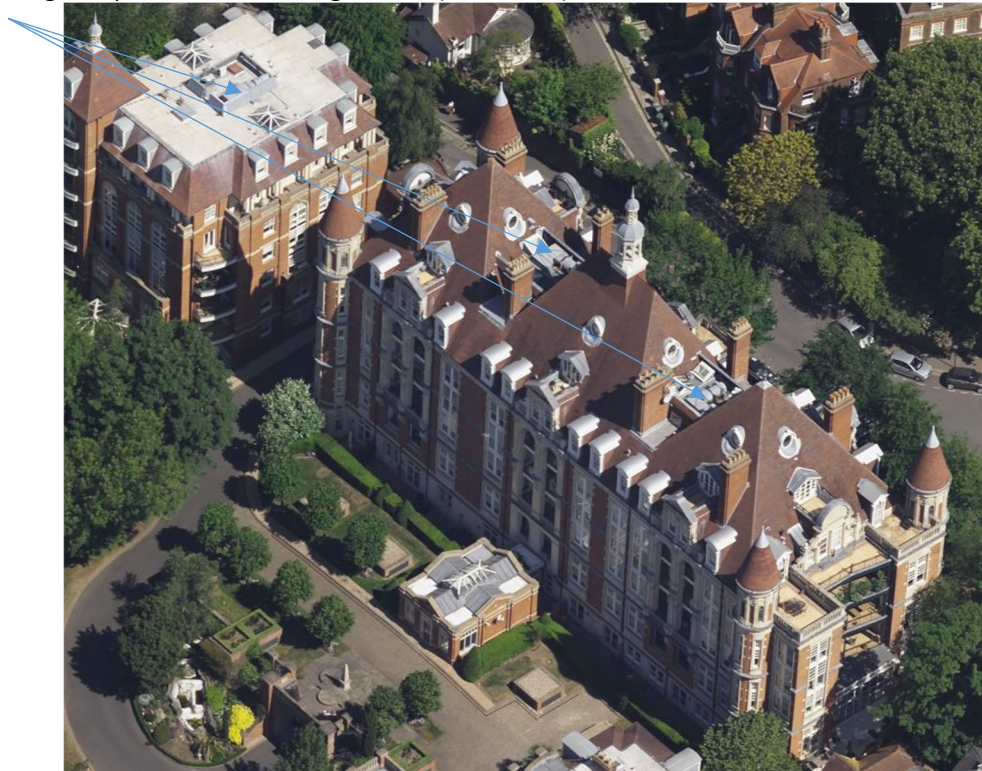
The following elements have been evaluated within this scheme and have informed the design of the proposal:

- Relationship to Frognal Rise
- The character and appearance of the local built environment
- Relationship of building to its site and its surroundings
- *L.B. Camden Development Plan & Development Management Policies*
- Building use and future needs
- Views/ Overlooking of neighbours
- Access, Safety & Security

The proposal will not have a detrimental impact on the visual or residential amenities of the neighbouring occupiers. The scale and design proposed is considered in keeping with the character of the area and would not have a harmful impact upon the landscape. The proposal is also in accordance with the aforementioned planning policies.

The proposal for the installation of 2 No mini air-conditioning units at seventh floor level externally. These units are located behind an existing terrace brick parapet over the dormer (windows to the same apartment) and contained in an *Environ*, or another manufacturer, louvred acoustic enclosure and polyester powder-coated finished in a (lead) grey colour. The visual and acoustic/ noise impact will be negligible. An environmental noise impact assessment (NIA) by Clement Acoustics Consultants has been included within this submission and concludes that the installation will satisfy the requirements of LB Camden and desirable internal levels of BS 8233. It is worth noting that a number items of plant already exist around Gainsborough House (see below image). We suggest the proposed units have been sensitively arranged and their impact considered on the property & its neighbours.

Existing roof plant at Gainsborough House (aerial view)



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ACCESS & SAFETY

Access in and around the building remains unaltered and the units are easily serviceable from the apartment itself. Both the sixth & seventh floor of this apartment may be reached by a communal lift providing disabled access.

The proposal does not lead to a requirement for additional parking and does not give rise to conditions prejudicial to the free flow and safety of traffic on the adjoining highways.

ENERGY USE & MAINTENANCE

The two-floor + mezzanine apartment is located over the uppermost floors, wholly within the Gainsborough House roof-space and the existing main roof is constructed to the lesser standards required at the time of the original building's development & conversion to flats in the 1990's. As a result, the apartment volume suffers from over-heating during the summer months with all floor levels badly affected. The temperatures & humidity is more than uncomfortable, and the applicant/ owner is unable to regulate conditions for themselves and their family.

The construction will use current materials and technologies to satisfy the requirements of the Building Regulations/ *Conservation of Fuel & Power* to current standards.

In line with Camden Guidance (CPG Amenity), it is acknowledged that; as 6.29, Plant, ventilation, air extraction or conditioning equipment and flues can cause disturbance to residential properties. It is in the interests of the applicant owner-occupier that the equipment maintains acceptable noise levels over its lifetime and will use timers & controls to limit any unnecessary operation of the equipment. The applicant will undoubtedly agree a long-term maintenance contract with the specialist installers once they've been appointed.

SUMMARY

In summary we believe the proposed air-conditioning units, due to their siting and design, does not detract from the positive heritage asset, the character and appearance of the existing property or the amenities of the surrounding area having regard to policies; NPPF & PPS5 Planning for the Historic Environment, London Borough of Camden PG 'Amenity' (March 2018), Camden Local Plan (July 2017), Policy CS14 of the Framework Strategy, Policies DP24 & DP25 – Conserving Camden's Heritage, Hampstead Conservation Area Statement.

We ask that the LB Camden assess this proposal and application submission positively.

Richard Maltese Architects Ltd

July 2022

Photographs of the existing property overleaf –

Below; 1. NW-Terrace 3 (from apartment), refer Architects plans 2. SW-Terrace 2 (from apartment), refer Architects plans



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