

# DESIGN AND ACCESS STATEMENT

PLANNING APPLICATION

August 2022

**36-38 PARKHILL ROAD LONDON NW3 2YP**

*Associated Approved Planning Application  
Ref: 2022/1806/P*



Belsize Park, NW3

**KSR** ARCHITECTS &  
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21043-X-010 Rev-	SITE PLAN AS EXISTING
21043-P-010A Rev -	SITE PLAN AS PROPOSED
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# 1.0 INTRODUCTION

## 1.1 EXECUTIVE SUMMARY

This Design & Access statement has been prepared in support of a full planning application for the installation of the single condenser. The proposal is to locate new condenser in line with the existing condenser located on the 1st floor roof of the existing single family dwelling at No 36-38 Parkhill Road, London, NW3 2YP.

The clients have appointed a specialist to assist them in finding solution for the existing overheating issue in the house.

The London Plan Overheating Report prepared by CBG Consultants Ltd forms part of this application. The report includes Cooling Hierarchy, consideration of the passive measures and Thermal Modeling.

## 1.2 SUPPORTING DOCUMENTS

This document is to be read in conjunction with all other documents submitted in support of the application:

1. KSR drawings as listed on contents page
2. Plant Noise Impact Assessment 36-38 Parkhill Road Camden, London NW3 2YP by Stroma Built Environment Ltd SBE Ref: OPP-078916-NC 01
3. London Plan Overheating Report prepared by CBG Consultants Ltd



LOCATION PLAN

### KEY

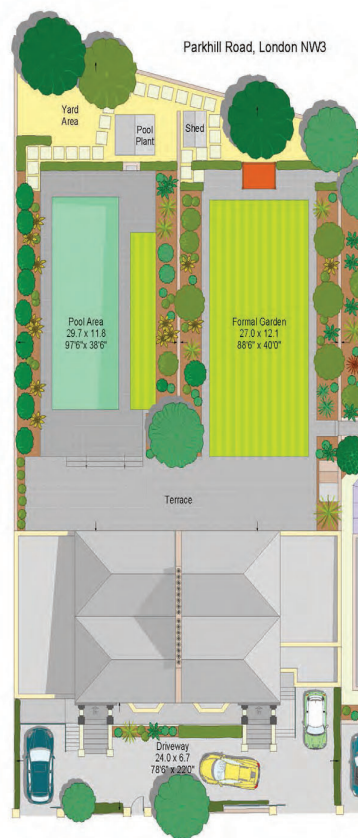
— SITE

## 2.0 SITE CONTEXT

### 2.1 SITE AND SURROUNDINGS

The site is located at the Haverstock Hill end of Parkhill Road, within the administrative boundary of the London Borough of Camden. The property is situated within the Parkhill and Upper Park Conservation Area. The property is not listed but makes positive contribution to the character of the area. The existing house is composed of two adjoining Victorian houses that have been combined to make a single family home. The rear garden is divided into two distinct areas, as per the original layout of the two houses, allowing for a formal garden and a pool area. The surrounding area is made up of similar Victorian houses, interrupted with mid-20th Century developments.

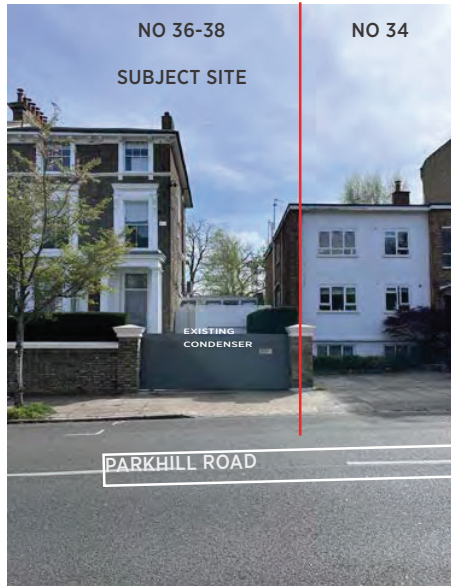
SITE



LOCATION



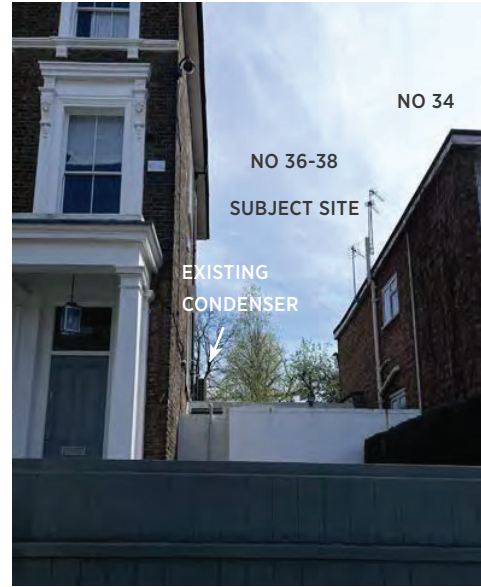
2.2 SITE PHOTOGRAPHS - STREET VIEW



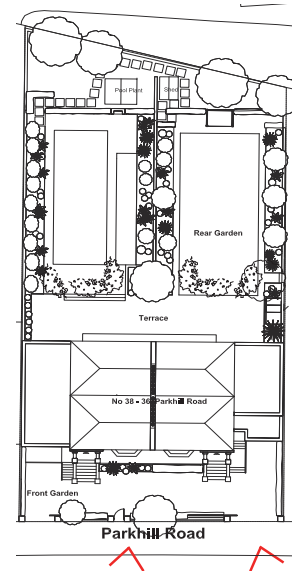
STREET VIEW FRONT- EXISTING CONDENSER LOCATION AS VISIBLE FROM THE PAVING ON OTHER SIDE OF THE STREET ALMOST NOT VISIBLE



STREET VIEW FRONT- EXISTING CONDENSER LOCATION AS VISIBLE FROM THE ROAD

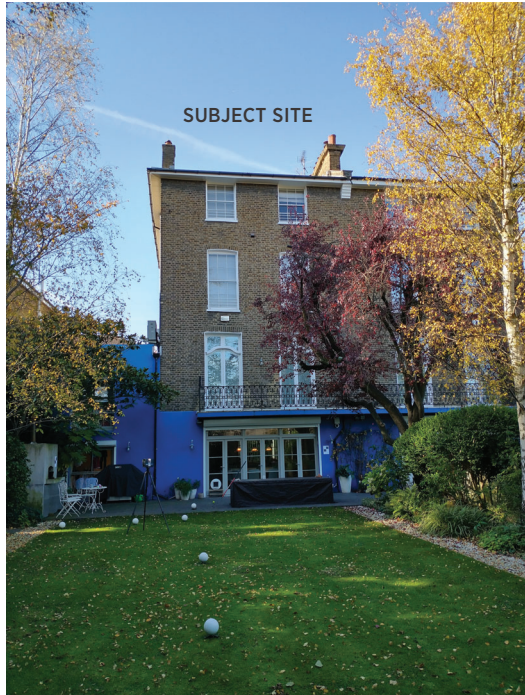


EXISTING CONDENSER LOCATION AS VISIBLE FROM THE STREET PEDESTRIAN EYE-LEVEL



Belsize Park, NW3

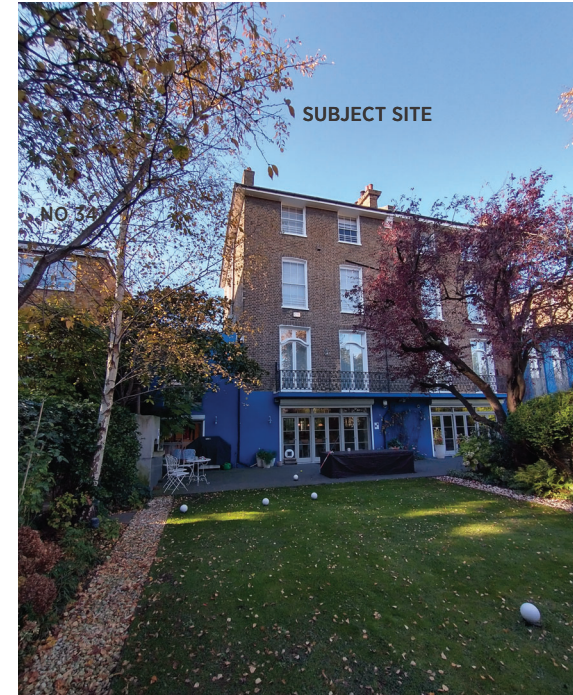
## 2.3 SITE PHOTOGRAPHS - REAR ELEVATION



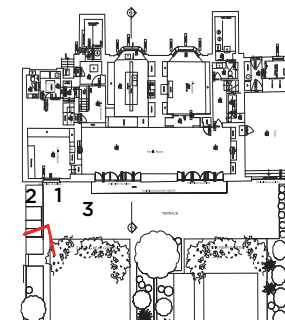
1 REAR ELEVATION showing side extension  
EXISTING CONDENSER - VIEW FROM GARDEN



2 REAR ELEVATION - EXISTING CONDENSER -  
VIEW FROM NEIGHBOURING GARDEN



3 REAR ELEVATION - VIEW FROM GARDEN



### 3.0 DESIGN

#### 3.1 DESIGN PRINCIPLES

The proposed condenser unit is to be aligned with the existing condenser in order to prevent impact on street scape.

FRONT ELEVATION AS EXISTING



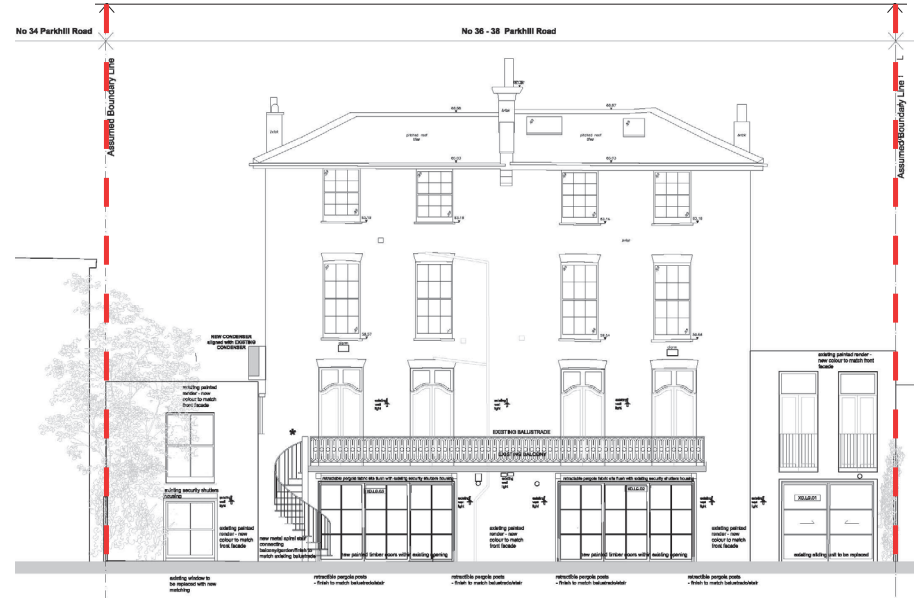
FRONT ELEVATION AS PROPOSED



### REAR ELEVATION AS EXISTING



### REAR ELEVATION AS PROPOSED - shown elements as approved Planning Application 2022/1806/P



### 3.2 SCALE AND ARTICULATION

The proposed new condenser will be aligned with the existing condenser. As shown on the street views photographs the impact on the street scape is minimal.

### 3.3 MATERIALS AND FINISHES

The proposed new condenser unit matches finishes of existing unit ,

### 3.4 ENERGY AND SUSTAINABILITY

The London Plan Overheating Report that forms part of this application, further clarifies need to mitigate overheating issue in the house. The comfort cooling as proposed in this application will provide an adequate way of removing the heat from the habitable rooms taking into account the safety and reasonable enjoyment of the family occupying the house.



## **4.0 ACCESS STATEMENT**

### **4.1 ACCESS**

The access to the dwelling remains the same.

### **4.2 REFUSE AND DELIVERY ACCESS**

The proposal does not change the principles for refuse /delivery access provision for the dwelling.

### **4.3 PEDESTRIAN / VEHICULAR ACCESS**

The proposal does not change pedestrian or vehicular access to the dwelling and does not increase current parking demands.