



SHHARCHITECTS|INTERIORDESIGNERS

Design & Access Statement

In support of Condenser Enclosure Planning application

Property	16 Avenue road, NW8 6BP
Project Reference	932
Prepared for	Ms Zhu
Date	01 Aug 2022
For Proposed	Planning Application for replacement condenser enclosure - 16 Avenue road
Issue Reference	PL01 - draft



1 Introduction

1.1 Purpose

This design and access statement has been developed in support of proposed enclosure for condenser replacing existing structure in same location.

1.2 Pre-application Advice

No pre-application advice has been sought on this submittal.

2 Property Information

2.1 Property Particulars

Authority	London Borough of Camden
Conservation Area	Not applicable

2.2 Current Planning Consents

Reference	Descriptor	Date	Status
2021/2384/P	Variation of Condition 3 (approved drawings) of planning permission ref: 2016/5375/P dated 05/06/2017(for the 'Erection of a 2 storey (plus basement and loft), 7 bed dwellinghouse and associated re-landscaping following the demolition of existing house'), namely to alter fenestration (including dormer windows) and sub-basement floor slab; to add ventilation duct and to reposition car lift, driveway and lightwell.	25/05/2022	Granted
2016/5375/P	Erection of a 2 storey (plus basement and loft), 7 bed dwelling house (C3) and associated re-landscaping following the demolition of existing house.	5/6/2017	Granted
2013/5078/NEW	NOT IN CA. NO TPOs ON THE TREES. PERMISSION NOT REQUIRED.	n/a	Withdrawn Decision
P9601675R1			Granted

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9500957	Retention of air-conditioning unit and chamber in the rear garden. As shown on drawing nos. 95/60/01, 29B, and 32B.	Granted
J8/12/1/3366	erection of a single storey extension at the rear ground floor erection of railings and gates at the front boundary wall and other external alterations in connection with the use of the property as one single family house as shown on drawing nos. 390-1-7 inc 95/60/15A 29 30 31 32 33 revised on 13.10.95 11.11.95 and letter dated 12.12.95.	Granted
	Erection of enclosures on both sides of the frontage of 16, Avenue Road, N.W.8, comprising wrought iron gates and brick walls exceeding seven feet in height.	

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3 Proposal

3.1 General Description

Our proposal seeks to demolish existing masonry shed structure with tiled sloping roof along the boundary wall in NE corner of the site and replace it with similar sized brick enclosure to house external condensers

3.2 Design Proposal

The following SHH drawings have been submitted in support of this proposal and should be reviewed in conjunction with this Design and Access Statement.

The proposal can be broadly summarized as below:

- Existing masonry structure on NE corner of boundary wall is proposed to be demolished. It is poor quality shed/ structure with rendered walls, masonry columns & tiled roof.
- In previous planning consent, existing shed was proposed to be re-used as condenser enclosure. However, following detail design development of M&E scheme, it is deemed inadequate in terms of size & acoustic performance. Due to its poor state, it is also not possible to adapt it to new requirements.
- Hence, it is proposed to be demolished and replaced with similar size (albeit slightly bigger) open to air, brick enclosure.

SHH drawings submitted in support;

(932)0001_PL01 Proposed Location Plan
(932)0409_PL01 Condenser enclosure Proposal

3.3 Design Principles

3.3.1 Location

The proposed enclosure is located in same location as existing along boundary wall in NW corner of the site.

3.3.2 Scale

The proposed new brick enclosure is slightly, but not much larger in size compared to existing structure. This revised size is required to accommodate revised specification of condensers. The height of the proposed enclosure is however less compared to existing structure.

3.3.3 Appearance

The proposed enclosure will be constructed out of bricks to match boundary wall and the pitched roof is partly tiled & partly open to air. The roof finish is tiles to match existing. Acoustic louvres & doors are proposed on brick wall to meet acoustic requirements

3.3.4 Use

The use of the proposed structure is to house external condensers.

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3.4 Access & Transport & Parking

In principle, access remains unaltered from the previously consented scheme. There is no impact on transport or parking as a result of above revised proposals.

3.5 Acoustic compliance

Please review Acoustic report for compliance. However, the roof & the walls have been designed to meet acoustic criterion set as per the report.

3.6 Conclusion

In summary, the changes proposed are reflective of rationalization as a result design development. There is no increase in height of the structure, hence impact on neighbors is minimal

4 Other

4.1 Copyright

Copyright in all documentation and drawings, reports, specifications and calculations produced by SHH contained in this submission is the sole property of SHH and may not be copied or distributed in any way other than for the purpose of the determination of this submission.

4.2 Confidentiality Statement

Save as may be necessary for the determination of this submission, or as SHH may allow in writing, all information is to be treated as confidential.