

Design and Access Statement

45 Norfolk Road, Brighton BN1 3AB

Proposal

Installation of AC Unit to Planning Approved Roof Terrace

Prepared by

Shape Architecture Ltd

Introduction

45 Norfolk Road is in an urban setting and adjacent to the busy shopping street of Western Road. This application for the installation of an AC unit to the roof terrace follows the previous planning approval of Application No. BH2021/04029.

Proposal

The proposed AC unit is sited at the rear of the roof terrace, shielded by a flank wall at the party wall line and otherwise by the parapet wall to the rear elevation. The AC unit cannot be seen from the street. It will also be very difficult to see it from any rear garden windows. The unit is sited such that there should be no nuisance caused by the sound of the unit.

The proposed AC Unit is: Samsung Wind free 1 Way Cassette – Dimensions of AC unit are 790mm wide x 598 mm high x 285mm deep

Use

The use of the property is presently as a private family dwelling, and this will remain so

Amount

A rooftop mounted AC unit

Layout

The layout of the property is largely unaffected.

Scale and Appearance

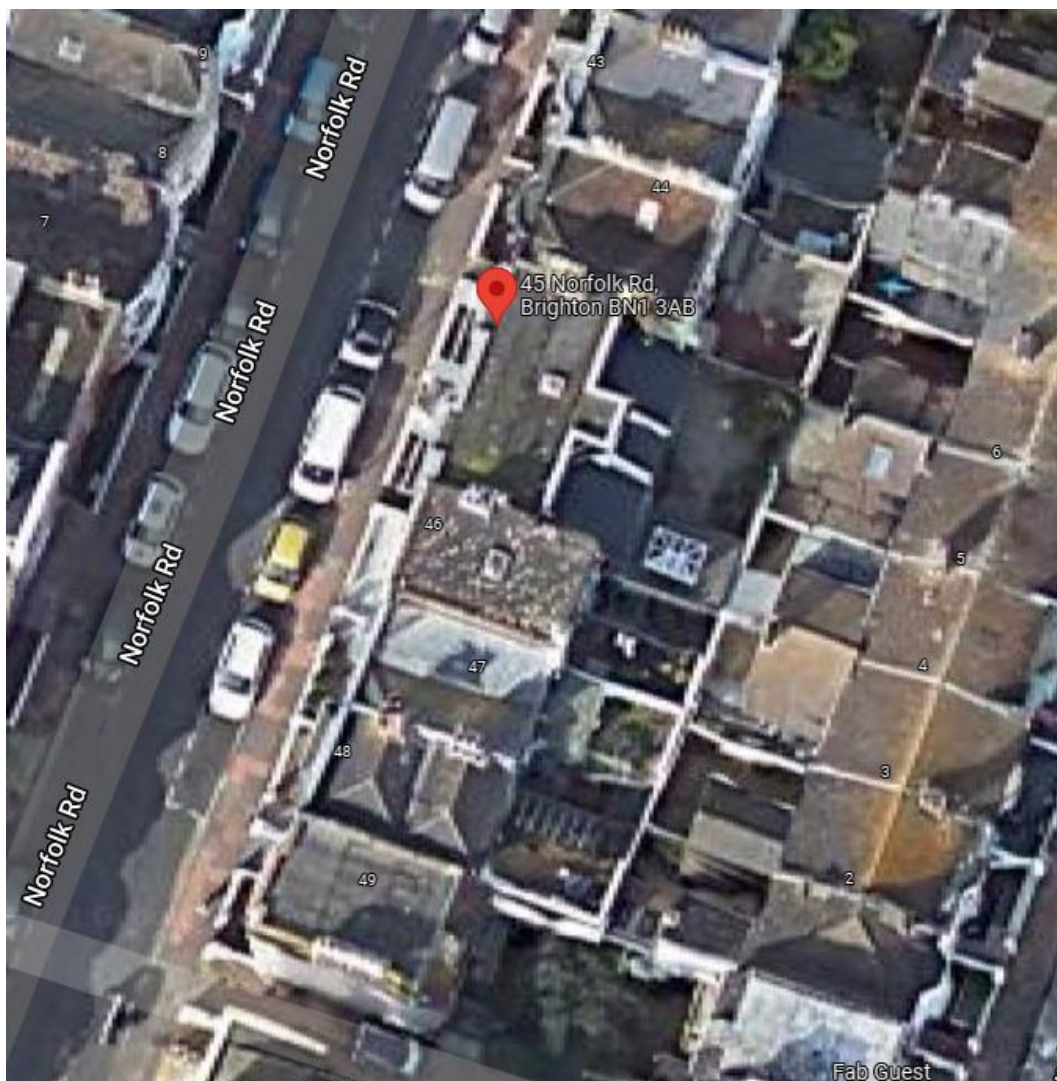
The scale of the proposal is subservient to the main dwelling

Access

Access to and within the property is unaffected

Landscaping

The existing small garden is maintained.



Aerial View Illustrating number 45 stair outcrop and alignment of adjacent facades

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Site Photographs



PHOTO 01 Twds top right of rear elevation. Right side neighbour gable evident



PHOTO 02 Twds top left of rear elevation. Left side neighbour gable evident

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PHOTO 03 Existing flat roof view twds rear illustrating limited overlooking

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PHOTO 04 Existing flat roof view twds rear showing existing access hatch

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PHOTO 05 Existing flat roof view twds front (street)

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PHOTO 06 View from roof illustrating limited overlooking

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PHOTO 07 View from roof illustrating limited overlooking
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PHOTO 08 View from roof illustrating limited overlooking

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