

7 ROSEMONT ROAD, LONDON NW3 6NG

Design & Access & Sustainability Statement

Context

The property comprises a two storey mid-terrace mews building was used as a mini-cab office on the ground floor and a residential flat above. The properties in Rosemont Road are a mixture of commercial and residential uses including relatively newly built town houses opposite the subject property. It is intended to provide an additional storey and alter and refurbish the building to provide three self-contained flats with a scheme sympathetic to the surrounding properties.

Design

Following withdrawing the previous application a meeting was held at the property with Paul Wood from the planning office at Camden Council to discuss the form of the new development both internally and externally and hence the revised scheme has been adopted. This incorporates retaining the outline of the original garage doors, removing the rear balconies and detailing the fenestration accordingly.

Access

The access to the building will have a level threshold and the doors, turning spaces and bathroom to the ground floor unit has been designed to allow wheelchair access. The upper flats are not considered to be suitable for wheelchair use. The sockets, switches and other controls are designed to comply with Part M of the building regulations ie between 450mm and 1200mm above floor level.

Energy Saving & Insulation

The roof structure will be insulated with a minimum of 250mm rockwool or 120mm Kingspan insulation board. The internal surfaces of the walls will be insulated with 40mm Gyproc Thermalboard Super and the ground floor with 75mm Kingspan or Celotex board with 100mm sound quilt in the upper floors. The windows will be double glazed with units to comply with Part L of the building regulations including low E glass. The heating and hot water systems will be provided by gas fired high efficiency condensing boilers and all pipework fully lagged. All external doors and windows will be draft proofed.

Waste

The storage of waste, including that for recycling is shown by reference to refuse points in each flat.

Materials

No hazardous materials have been identified in the existing building and none are to be used in the upgrading and refurbishment.

Travel & Parking

There is no parking currently available except one existing parking permit. It is not possible to provide off street parking and a car free agreement is intended to be entered into. Secure cycle storage is proposed within the ground floor unit and on the landings to the upper floors as there is no other space available. The property is situated very close to public transport with numerous bus routes along Finchley Road as well as Finchley Road underground station and Finchley Road & Frognal main line station nearby.