

12 Rosemont Road
London NW3 6NE

1965/ D &A
19/02/2016

Design and Access Statement

A. Access

- 1.0 The existing access to the upper level flat will be maintained at grade from the footpath, and the new access will also be at grade from the footpath to the ground floor unit.

B Design

- 1.0 A new entrance door will be formed in the existing timber garage door in a style and material to match the existing. The resultant change will be de-minims, and will therefore retain the character of the host building.
- 2.0 The change of use from a single dwelling to create two self contained flats, of generous area for each type, will add both to the number and quality of the existing housing stock in the borough, all in accordance with Council policy.
- 3.0 Each flat will be provided with an internal storage space for a bicycle (a gain of two bikes) which again acknowledges and provides for the environmental gains incorporated in the transportation policies of the Council.
- 4.0 The proposed development will also be designed to be highly sustainable, incorporating a high level of thermal performance.
" A " rated kitchen appliances and low energy light fittings will be used to save energy. Water efficiency will be addressed by the incorporation of measures such as low flush toilets, and reduced flow taps.
- 5.0 The applicable clauses of Lifetime Homes Standards will be applied to the internal layout of each flat.