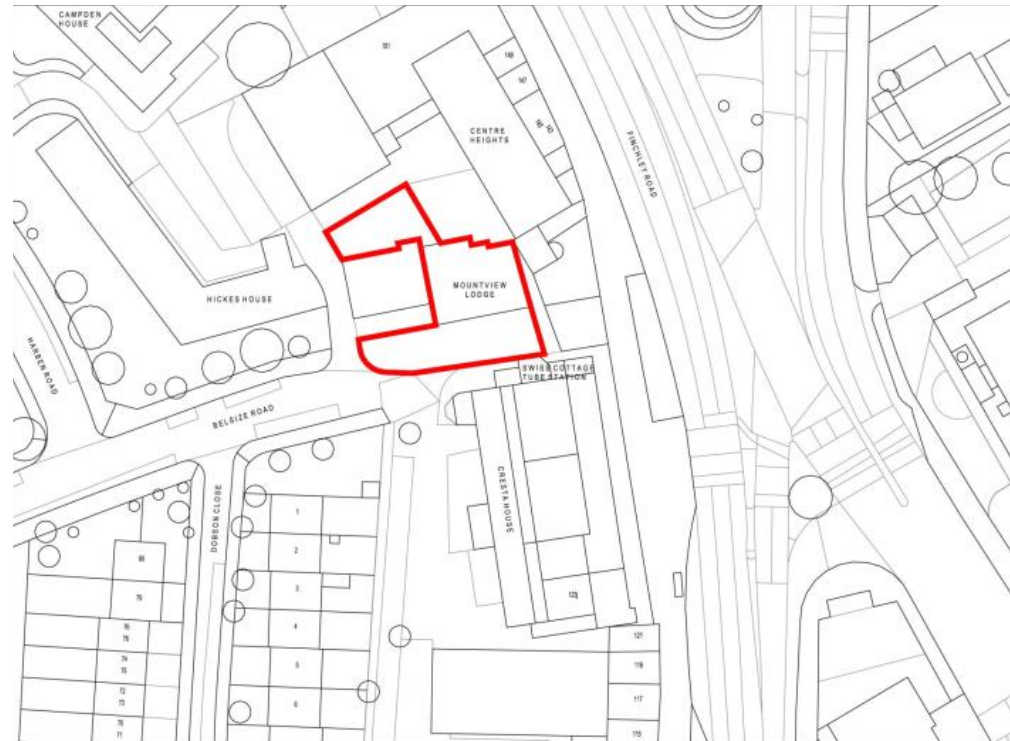


Context

Mountview Lodge is located on Belsize Road in Swiss Cottage and it is set back from Finchley Road. The building at 9 Swiss Terrace forms the base for the proposed extension. Opposite Mounview Lodge is Swiss Cottage underground station.

The existing building of Mountview Lodge is a primarily residential development, with offices located at the lower ground floor. The front elevation is south-facing and the building plot occupies an area of approximately 250m². There is an external loading bay at street level and bin store to the rear of the building.

The building immediately surrounding Mountview Lodge is Centre Heights, an 11-storey mixed use building to the east of the development. Centre Height is currently undergoing extension of two additional floors of accommodation. It has a multi-storey car park located at the rear of Mountview Lodge.



Mountview Lodge location © Woods Hardwick

Water use

As part of the London Plan, there is a requirement for all new dwellings to be designed so that mains water consumption meets a target of 105 litres per person per day.

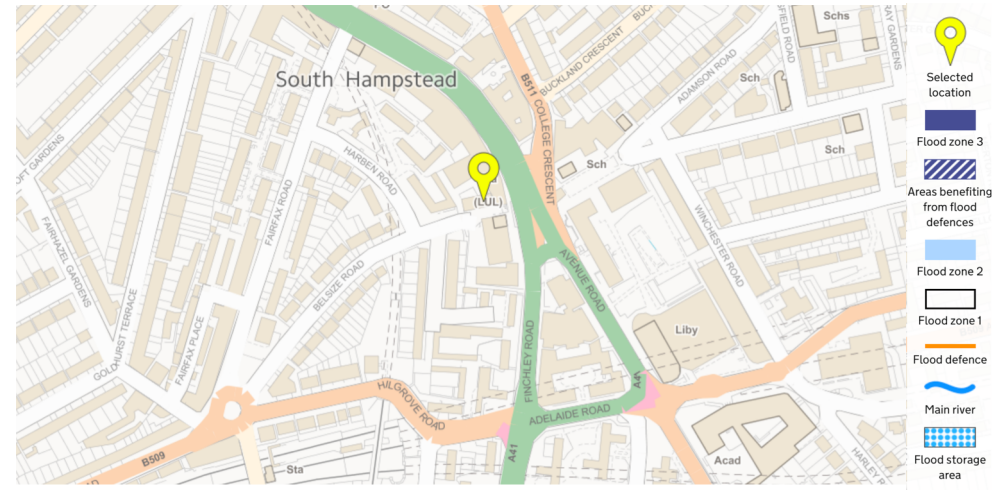
Water consumption can be minimised by introducing a number of measures such as water-efficient taps and showerheads, water-saving appliances and flow control devices in the proposed development.

A breakdown of the targeted fixtures and fittings currently proposed for the residential elements are provided on this page.

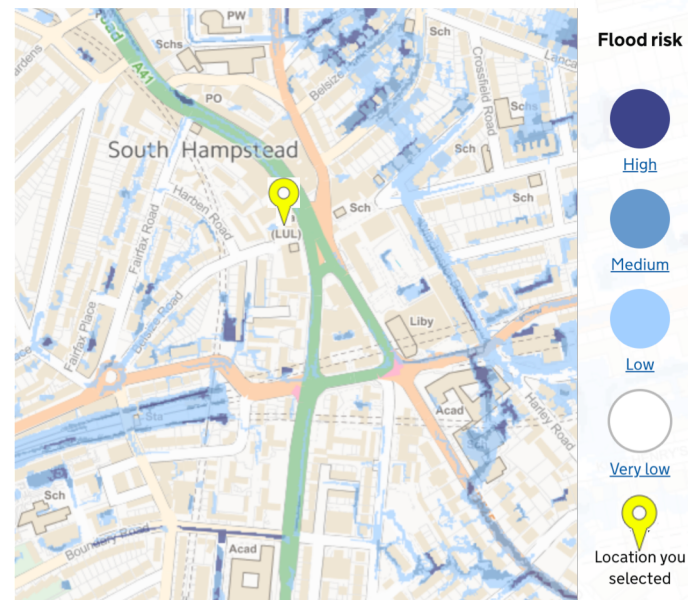
Drainage and Flood risk

The Flood Map for planning of the site suggests that the site is located in an area with a low annual probability of flood risk from rivers and watercourses. (Flood Zone 1).

The site also has low risk of surface water flooding.



Flood Risk Map © Gov.uk



Flood Risk from Surface Water Map © Gov.uk

Transport and Waste

Transport

The Accessibility Index (AI) for the site is 40.51, which is equivalent to a 6b PTAL rating, demonstrating excellent public transport links for site users. The PTAL Transport for London Map of the site is shown on this page.

There is an existing car park at the rear of the building which can be accessed via the rear entrance of the site.

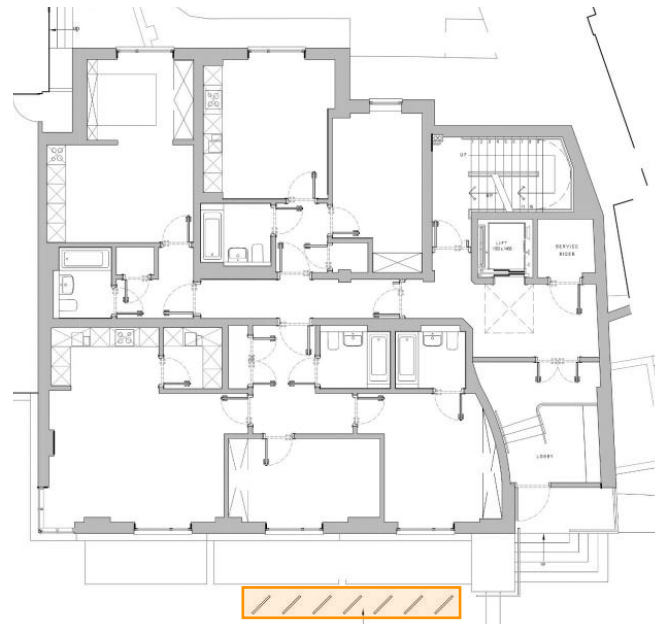
Cycle storage

There is existing bicycle storage space in the lower ground floor level of the building.



To accommodate for the additional residents, the development will provide one external bicycle space per new bed. 14 extra bicycle spaces have therefore been added at the front of the building.

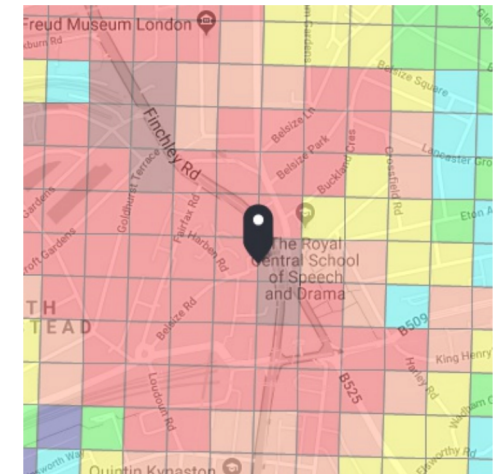
Waste

Two additional 660L capacity wheelie bins (one for generate waste, one for recycling) will be provided to accommodate for the increase in residents. This is assuming a total waste volume of 120L/week generated from each household. The current council's waste collection strategy for Mountview Lodge is twice a week, every Monday and Thursday.

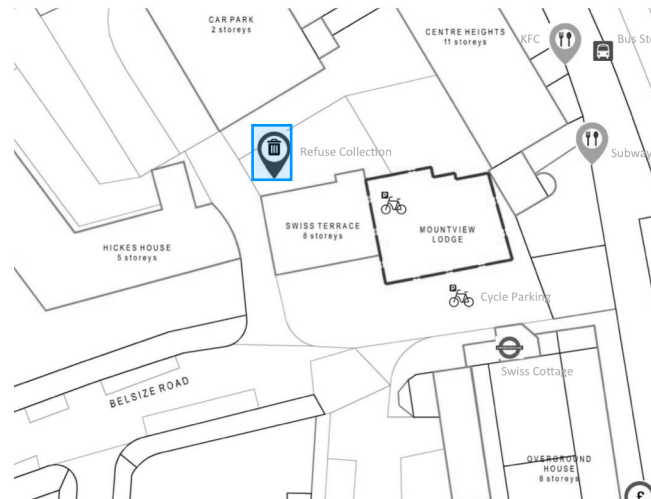


Ground Floor of Mountview Lodge with bicycle hoops © Woods Hardwick

Key	
	Cycle storage
	Waste storage



PTAL map © Transport for London



Refuse collection location © Woods Hardwick

Ecology and Biodiversity

Existing ecology

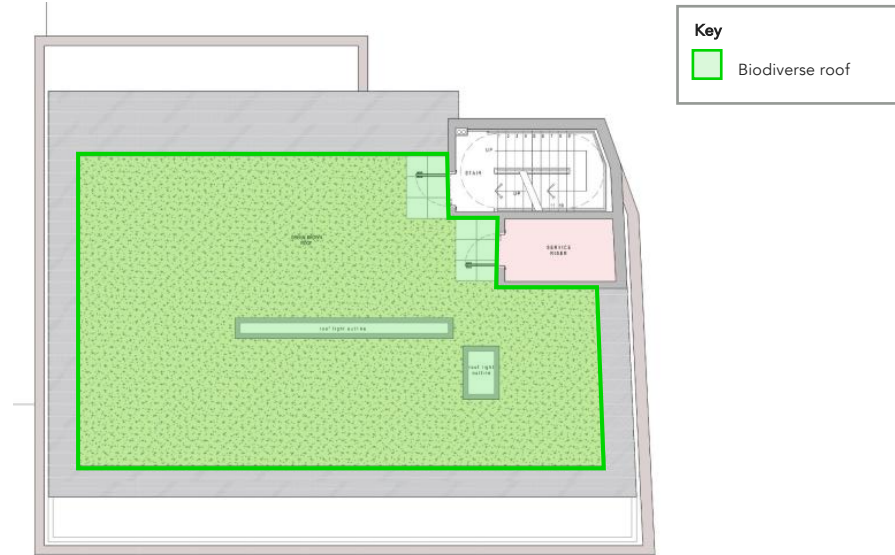
The existing site is currently completely hard landscaped, with the exception of 3 trees at the front of the building. These will be retained and protected throughout the construction works. A tree quality survey has been carried out by Tyler Grange.

Biodiversity

A biodiverse roof has been proposed to encourage biodiversity within the local urban city environment. The vegetation of a biodiverse roof is typically established with British native plugs and seeds. This is an improvement from the existing roof which currently houses a service plant.



Mountview Lodge building with existing trees © Woods Hardwick



Biodiverse roof plan © Woods Hardwick

Environmental impact of materials and construction

Environmental impact of materials

The intention is to use a materials palette which mimics the existing building on the 6th and 7th floor, and zinc cladding on the 8th floor.

Based on the proposed light steel frame structure and cladding, with mineral wool recommended as insulation, the construction build ups lend themselves to scoring very good ratings in line with the BRE's Green Guide to Specification.

A Green Guide Rating score of A or A+ will be targeted for the windows.

Responsible sourcing of materials

The London Borough of Camden expects all developments to aim for at least 10% of the total value of materials used to be derived from recycled and reused sources.

The procurement of materials will seek to favour responsibly sourced materials. Suppliers will be asked to supply, where feasible, evidence of compliance with the following schemes:

- BES6001:2008 (Responsible Sourcing Standard)
- CSA
- Certified EMS

All timber sourced for the project will come from a certified legal source (FSC, PEFC or equivalent).

Additionally, all timber used will be sourced in accordance with the UK public procurement policy on timber.

Considerate construction

The proposed development of Mountview Lodge will be registered under the Considerate Constructor Scheme and a score of more than 35 will be targeted. A minimum score of 7 will be targeted in each of the 5 sections.

A number of on-site procedures will be implemented in order to manage the construction site in a manner that mitigates environmental impact. It is currently assumed that the following procedures will be implemented on site.

- Monitoring of CO₂ production or energy use arising from site activities;
- Monitoring of water consumption from site activities;
- Monitoring of transport of construction materials and waste;
- Best practice policies in respect of air (dust) pollution arising from site activities;
- Best practice policies in respect of water (ground and surface) pollution;
- Sourcing from all site timber in accordance with the UK Government's Timber procurement policy (i.e. legal and responsible sources).

In addition, the Main Contractor will operate a compliant Environmental Management

Resource Management

Following the planning application the design team or nominated contractor will produce a construction management plan. This will include a construction waste management plan for the proposed development.

The construction waste management plan will provide a guide to which best practice strategies will be employed to reduce construction waste generation and maximise reuse and recycling rates.

The London Borough of Camden recommends an approach in line with the waste hierarchy during the construction phase:

- the use of reclaimed materials;
- the use of materials with higher levels of recycled content;
- the use of new materials

Similarly, in demolition, the contractor should:

- prioritise the on site reuse of demolition materials;
- recycle materials on site recycling, then off site recycling;
- the least preferred option - disposal to landfill

Preferred environmental option

Reduce Waste Prevention and Minimisation

Re-use On-site and off site re-use

Recycle On-site and off site recycling

Energy Recovery

Disposal Minimising impacts

Least preferred environmental option

