

SUSTAINABLE DESIGN STATEMENT

Address: Flat 2 46 Wimpole Street, London, W1G 8SD

Ref 23/05923/FULL

The project at Flat 2 46 Wimpole Street is the proposed refurbishment and reconfiguration of a two-bedroom apartment. The proposed refurbishment would convert the apartment to a two-bedroom, two-bathroom apartment with open plan living, dining and kitchen.

Design Strategy

The proposed new layout of the apartment will create a more efficient plan and a better layout more suitable for modern family living. In the proposed scheme the living area and kitchen will be reconfigured to an open plan layout with a new ensuite bathroom to the master bedroom and separate family shower room accessed off the hallway.

The proposed scheme will include some demolition of non-structural partitions and partial demolition of a load bearing wall between the existing kitchen, bathroom and living area.

The existing floor finishes will be removed, and the floor will be levelled with a new acoustic floor build up. A new engineered timber floor finish is proposed for the main living areas and bedrooms. The bathrooms will have a porcelain tile finish to the floors, and this will sit on an acoustic flooring system.

The existing kitchen is very small and has no access to natural daylight. The existing kitchen, bathroom sanitaryware and tiled finishes are all modern and generally in need of upgrading/replacing. The existing oak flooring in the apartment is not original and has risen in some places creating a very uneven floor surface in every room and would appear to have no acoustic insulation.

Heating and Energy

The hot water and heating to the apartment is currently supplied from a communal system. There will be no change this. The current radiators will be replaced with more efficient modern radiators.

Water Usage

The current bathroom has a large capacity 1800 old style bathtub. The new bath will be a smaller capacity 1700 bathtub. The water usage of the apartment will potentially increase with the addition of an additional shower room. All new sanitary wares will comply with Building Regulations 17.K regarding water usage.

Appliances

The current kitchen appliances, dish washer and washing machines will be replaced with new more efficient models which will reduce water usage and will have better energy efficiency.

Surface Water and Drainage

The new scheme will connect to the existing building drainage system. As the apartment has no external spaces and all proposed works are internal there will be no change to or impact on the current surface water drainage system.

Glazing

The existing windows are single glazed timber sash windows with paint finish externally and internally. All the existing windows are in very bad condition. The timber is rotting in places and due to expansion and movement over time the windows do not form an efficient seal and have gaps. The thermal and acoustic properties of the windows is very poor. The proposed replacement of the windows with like for like timber sash windows with slimline double-glazed units, to improve the overall energy efficiency of the apartment and improve acoustic insulation. The finish on these windows will be white paint finish. Details showing the appearance and manufactures construction details have been provided separately with the planning submission drawings.

Insulation

The apartment is located in the centre of the building with apartment above, below and on each side. The front and rear of the building are solid brick construction and approx. 50% glazed. Subject to SAPS calculation some additional thermal insulation may be required to the front and rear on the apartment.

Additional acoustic insulation will be added under the new floor