

O C T I V
A R C H I T E C T U R E
D E S I G N

Design and Access Statement

65 Goldhurst Terrace London NW6 3HB

This Design and Access Statement is intended to aid the understanding of the design intent expressed in the drawings and support material, submitted as part of the planning application for alterations to number 65 Goldhurst Terrace, London, NW6 3HB.

Goldhurst Terrace is a mainly residential road largely comprising of three storey, terraced Victorian houses. The road connects with Finchley Road and can be accessed by Finchley Road as a one way vehicular access and by Fairhazel Gardens. Goldhurst Terrace is well served by public transport with Swiss Cottage and Finchley Road tube station nearby.

Our brief was to re-design the ground floor in order to achieve better circulation through the spaces but mainly to improve the kitchen, dining and living spaces to the rear of the property. We feel that this has been achieved by widening the existing conservatory, introducing completely foldable, glass doors that, once opened, connect the internal and external spaces. The functionality of this space has improved by relocating the kitchen area to the end wall. By doing so, we have included a utility area which is accessed directly from the kitchen area.

It is envisaged that the proposed design meets the energy performance standards as Lifetime Homes or Buildings for Life standards. This means that the glass enclosure for the lean to roof will be of low emission glass in order to meet the latest requirements of the Building Regulations. All internal components such as doors, light switches socket outlets etc. will be ergonomically placed and clear widths of door opening will exceed the required minimum of 750mm to 800mm.

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