

Design and Access Statement for Flat 1, 96 Goldhurst Terrace, NW6 3HS

Design

Background

96 Goldhurst Terrace is a 4 storey terraced Victorian property with a plot size of approximately 200m² and a frontage of 6m situated to the West side of the junction with Fairhazel Gardens in South Hampstead. It is in the middle of a short terrace of 4 properties with projecting bay windows at the front that give an imposing presence to the North side of Goldhurst terrace. Constructed as a house it has been converted into five self-contained flats. Flat 1 occupies the lower ground floor level with sole access to the 25metre garden at the rear which is currently under-utilised because it is accessed through the only bathroom and is therefore overgrown.

The adjacent properties have also all been converted into flats. The front elevations are relatively unaltered but numerous extensions and alterations have been made to the rear elevations.

The vast majority of houses in this area have been converted into flats because the area has good transport links into the city with Swiss Cottage and Finchley Road tube stations and South Hampstead overground stations close by and numerous buses running up and down the Finchley Road and Abbey Road. The area has therefore become a very popular place to live, particularly with young professionals working in the City.

Proposals

The current proposals are to construct a single storey extension to the rear to provide additional floor space. An additional bed-sitting room, suitable for low waged or key workers is then created whilst the shared sanitary facilities are relocated to the centre of the floor plate. A small enclosed private patio will be created for this new bed-sit with the remainder of the garden available for the use of the larger bed-sit. The extension will be constructed from stock bricks with white painted timber windows and doors to match the style of the existing building.

Access

Current Situation

The property was constructed, and then converted into flats long before the requirements of disabled people were taken into consideration. Flat 1 is the most accessible of all the flats although there are still 4 steps to negotiate outside the front door.

Proposals

The proposed alterations do not alter the main access into the flat. Once inside the flat, however, a disabled or semi-ambulant person would be able to make full use of any of the bed-sitting rooms and shared facilities.