

Design and Access Statement for 9 Downside Crescent, NW3 2AN

Design

Background

9 Downside Crescent is a large 3 storey semi-detached Victorian property with a generous plot size of 365m² and a frontage of 10m situated in Belsize Park. Originally constructed as a house it has at some point in the past been converted into three self-contained flats, one on each floor level. The vast majority of houses in this area have been converted into flats because the area has good transport links into the city with Belsize Park tube station literally around the corner, numerous buses running up and down Haverstock Hill at the end of the road and Hampstead Heath overground station a short walk away. The area has therefore become a very popular place to live, particularly with young professionals working in the City.

The fabric of No 9 is in fairly good condition, the front elevation is constructed from red brick with lots of texture created by projecting brick details and stone cills and key stones. The side and rear elevation are constructed from yellow stock bricks with contrasting red bands at window head and cill levels

Design Proposals

The current proposals are intended to extend, renovate and upgrade the ground floor flat internally to a high standard with a greater provision of sanitary accommodation and internal re-modelling to reflect current living requirements. No works – other than general renovation and maintenance - are proposed to the front elevation but it is proposed to take as much advantage as possible of the open aspect of the rear elevation as there is approximately 40 metres between the rear elevation of this property and the club building sitting in its own grounds behind.

This improved outlook will be created by demolishing the existing shallow rectangular bay window to the rear elevation with its narrow sash windows and central door and building instead a conservatory with a fully glazed rear elevation. The conservatory will be Victorian in appearance with a glazed roof and rear elevation whilst the brickwork to the side elevation will be constructed from yellow stock bricks with red bands to align with the existing walls. This will improve the outlook and allow more natural light into the rear reception room. Velux windows will be inserted into the refurbished slate roof to the existing single storey rear extension and another window to the rear elevation will be converted into a door opening to improve access to the garden further.

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30 OCT 2006

Access

Current Situation

The property was constructed, and then converted into flats long before the requirements of disabled people were taken into consideration. Access into the ground floor flat is however fair with three steps at the front entrance which would satisfy current requirements for ambulant staircases. Wheelchair users would need assistance to enter whilst ambulant disabled people should be able to manage the steps without assistance.

Proposals

The proposed conservatory will be on the same level as the existing rooms and therefore fully accessible to disabled people. Access out to the garden is currently good as there is only about 75mm height difference but the new doors will be a lot wider and will therefore improve access. Alterations to the internal layout will make the whole flat more accessible for both wheelchair users and ambulant disabled people.