

STEVEN ADAMS ARCHITECTS

Design and access statement in support of application for the consolidation of the two existing studio flats at the raised ground floor of this building into one self contained, one bedroom flat,

46, Goldhurst Terrace, London NW6 3HT
6th March 2015

This document is in accordance with the requirement set down by the DCLG.

The proposal is for the formation of a new self-contained one bedroom flat in place of the two existing non self contained studio flats at the raised ground floor.

This application is for works to a property that lies within the Swiss Cottage Conservation Area but involves no external alterations.

Included within this application, Project number 576

Existing drawings:	Lower Ground floor plan	SV.01
	Upper Ground floor plan	SV.02
	First floor plan	SV.03
	Second floor plan	SV.04
	Roof space plan & section	SV.05
	Front elevation	SV.06
	Rear elevation	SV.07
	Roof plan	SV.08

Proposed drawings:	Upper Ground floor plan	GA.02
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There is no proposed drawing of any of the other floors or elevation of the building as these will remain unaltered.

Site location map @ 1:1250

Design

Not relevant as external appearance will not be affected.

Use

The new self-contained one bedroom flat will provide a far more acceptable level of accommodation. The current arrangement involves use of shared bath and toilet facilities, the w.c. located most of the way up to the 1st floor at the mezzanine level. The proposed flat well exceeds the area in the London Plan set down for a one bedroom, one person flat but falls short of the area for a two person flat. Notwithstanding this, the area of the flat will be far more acceptable than the current small studios.

There is a common rear garden, known as the Green Triangle, that will be available for the use of this property through the Wildlife Trust that manages it. Membership for a household is only £100 per annum.

Layout

The layout of the property will be positively enhanced by this proposal and the extra area of the accommodation will improve the flat in this sought-after area of mainly flats within larger properties. The formation of a proper integrated bathroom will resolve a current difficult arrangement using common facilities.

Scale

Not affected.

Landscaping

Not affected.

Appearance

As stated above, not affected.

Access

No change.

Inclusive access

No change.

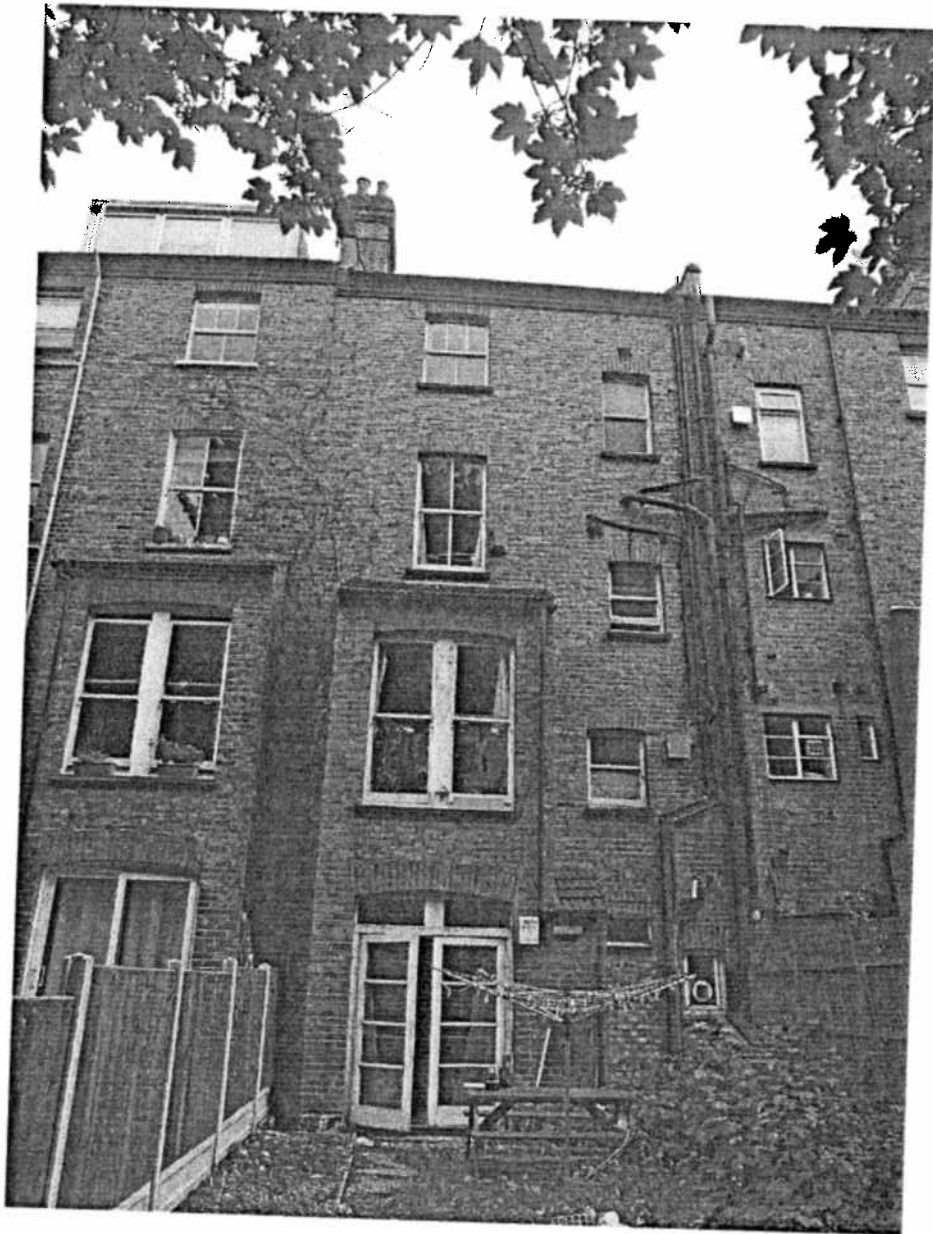
Also included in this application are photographs of the property.

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Appendix 1: Photographs



The front elevation of the application property. This will not be affected.



The existing rear elevation of the application property.

Appendix 2

Lifetime Homes Checklist

1. Parking (width or widening capability)

Not applicable. There is no on-site parking at this address.

2. Approach to dwelling from parking (distance, gradients and width)

Not Applicable. The common parts of the building are approached up a flight of steps.

3. Approach to all entrances

Existing entrance cannot be adapted for level entrance. Since the flats in the internal building arrangement are only accessible by staircase, suitability for lifetime homes is restricted.

4. Entrances

As above

5. Communal stairs and lifts

Communal stairs are as existing and there is no room for the installation of a lift.

6. Internal doorways and hallways

The new doorways will be the same width as those existing.

7. Circulation space

There is no potential for wheelchair access to this flat and none for the other floors.

8. Entrance level living space

The entrance level of the does includes all living accommodation of the apartment and this is therefore compliant.

9. Potential for entrance level bed space

The entrance level of the does includes all living accommodation of the apartment and this is therefore compliant.

10. Entrance level WC and shower drainage

As above

11. WC and bathroom walls

All walls are capable of adaptations. With no wheelchair access and no space for stair hoist, the future need for support rails and bars would seem limited

12. Stairs and potential for through-floor hoists in dwelling

N/A

13. Potential for fitting of hoists and bedroom bathroom

Possible but would seem redundant.

14. Bathrooms

As above

15. Glazing and window handle heights

The new windows will have opening handles at a level below 1.200 above the floor.

16. Location of service controls

The service controls shall be within a zone above .450 and below 1.200 and farther away from any corner than .300.

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