



design and access statement

Caulfield Court
Baynes Street
London
NW1 0TZ

On behalf of

Sapphire Independent Housing Ltd

Prepared by

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1. Background

Caulfield Court, Baynes Street, London, NW1 0TZ

Caulfield Court comprises a four storey building with a small parking and landscaped area to the rear. The building is constructed of cavity brickwork, upvc windows, composite doors and has a pitched and tiled roof.

The building currently has 10 flats which are owned by Sapphire Independent Housing Ltd.

There is a service level agreement with St Mungo's who provide support to the residents, who are occupying the flats as part of London's Rough Sleepers Initiative (RSI). The level of support provided by St Mungo's tenant team is confirmed and agreed through The Clearing House. The Clearing House provides supported housing in London for people with a history of rough sleeping.

Tenants are provided with a fixed term assured shorthold tenancy in the property and are supported to find independent accommodation when they no longer require support.

2. Photographs



Front Elevation, Caulfield Court



Rear Elevation



Caretaker Kitchen



Ground Floor Storage Space

3. Brief

The ground floor contains an under-utilised room which is currently used by the caretaker as a store and rest space. There is an adjacent wash room and WC.

It is proposed to combine these under-used spaces to provide one additional bedsit flat within the block.

The proposed bedsit will include one room of 18.75sq m to include living room and kitchen and bedroom. There will be a separate bathroom of 5.2sq m.

The flat is accessed directly from the ground floor common parts corridor.