

# DESIGN AND ACCESS STATEMENT

INTERNAL ALTERATIONS TO  
FLAT 5, BELVEREDE COURT,  
LYTTELTON ROAD  
LONDON N2 0AH

04th AUGUST 2022

## 1. SITE ANALYSIS

Number 5 Belvedere Court is a second floor flat in this Grade II listed building comprising of 56 flats. The building was built in 1937-38 by architect Ernst Freud.

The site is 10 minute walk from East Finchley underground station. There is also a bus service from Lyttelton Road, which goes to the underground station.

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Image 1: Front view of Belvedere Court; Flat 5 is on second floor

## 2. DESIGN APPROACH

The application is for making internal changes to the flat. The proposal follows in the footsteps of other flats in the block and aims at creating more efficient living space for the new owners.

The proposal includes internal changes primarily comprise of refitting kitchen, bathrooms and changing floor finishes. The existing ensuite would be reconfigured to include a showering area and the guest shower room would be reconfigured to allow for a larger shower tray. As part of refurbishment of existing ensuite, a utility room will be created accessed from the Kitchen.

Access arrangements into the flat from the outside will remain same as existing.

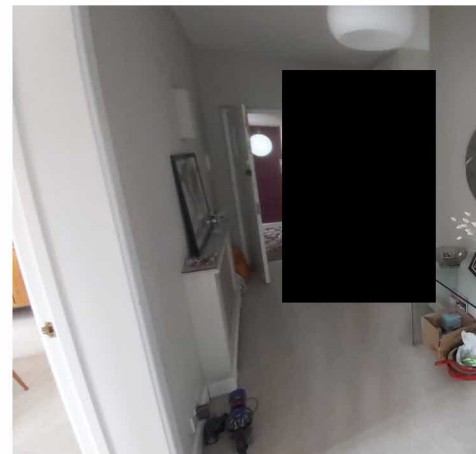


Image 2: View of entrance door from inside



Image 3: View of the Living Room



Image 4: Showing existing dining room and its entrance door



Image 5: Showing existing Guest shower room

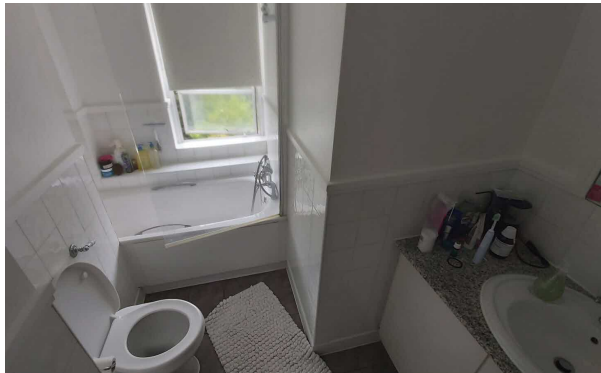


Image 6: Showing Ensuite



Image 7: Showing the existing Kitchen

### 3. DETAILS OF WORKS:

Below is an itemized list of all the works proposed to flat 5. The client is aware that the building is listed. The description of the listing of the block by English heritage only refers to the interiors with respect to original fireplaces which do not exist in the flat.

The changes proposed are in line with works that have already been carried out in a number of other flats in Belvedere Court, after obtaining relevant planning consents. The intention is to modernize the flat to 21<sup>st</sup> century living.

#### Itemised works - room by room:

##### General

- New plumbing and electrical wiring throughout. All new electrical wiring to utilize existing runs, where possible.
- Improve rusting Crittal windows by painting them.
- Timber flooring to replace carpets in hallway.

##### Kitchen

- Refitting new kitchen units with altered layout.
- Relocate boiler within kitchen to suite new layout.
- New timber flooring.
- Creation of new doorway into the utility room.
- Creation on new pocket door.

##### Lounge and Dining room

- Timber flooring to replace carpets.

##### Master-bedroom

- Reverse door swing
- New wardrobes inside bedroom, existing wardrobe area to be converted into ensuite.
- Timber flooring to replace carpets.

##### Bedrooms 2/ study

- New wardrobes
- Timber flooring to replace carpets.

##### Ensuite bathroom

- New layout formed as per 11-22/PD-101
- All new sanitary fittings.
- Create a new showering space adjacent to the existing bathtub location and enclose this with glass doors, as shown on drawing no.PL101.
- Relocate the towel radiator, to be determined on site.
- Tiled flooring.

##### Guest shower room

- New sanitary fittings.
- Shower size to be increased by demolishing and rebuilding one of the partition walls.
- Creation on new pocket door.
- Tiled flooring.