

# JOHN NEEDHAM ASSOCIATES

## ARCHITECTS & PLANNERS

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FLAT 7, 7 CLEVELAND GARDENS, BAYSWATER, LONDON W2 6HA

### Design, Access & Heritage Statement

#### Background

This flat has just changed hands and the intension is to carry out works of a non-structural nature to improve the working and appearance of the flat.

#### Proposal

##### Kitchen/Dining

Remove 75 x 50 stud partition below existing steel beam to open up the room to form Kitchen/Dining area. The fact that there is already a steel beam over this stud partition suggests that this partition has been introduced in the flat conversion of the building and this was originally one open space with 2 No. windows.

##### Sitting Area

Form mock chimney breast in studwork and fit Adam style fire surround to form focal point.  
Form opening in existing stud partition to provide recess for vanity top.  
Remove existing door and lining. Block up opening. Plaster both sides & fit matching skirting.

##### Bedroom 1

Remove existing wardrobes & form en-suite & cupboard in studwork with 6 paneled doors & matching architrave.

### Bathroom

The existing bathroom does not have a wash basin.

By removing a partition and closing off a door opening this will form an alcove to include a basin within the existing bathroom.

The bathroom will have new fittings & be retiled.

### Utility

The existing utility will become a spare bedroom by removing the washing machine & drier & removing all surface pipework.

The new utility will be formed off the passage by removing part of a partition and allow space for a washing machine & Belfast sink with connections to existing plumbing and soil pipe.