

DESIGN AND ACCESS STATEMENT

Property Details: 46 Romney Court, 139 Haverstock Hill,

Proposed Development:

Proposed Internal Alterations to 1 Bedroom Flat at Flat 46 Romney Court and replacement of existing timber framed single glazed windows with Aluminium Framed Double Glazed windows.

Use:

The existing property is used as a residential 1 Bedroom Flat.

Development Opportunity:

A newly refurbished apartment situated at the popular purpose built block and located in the heart of Belsize Park within a short walk to all of Belsize's local shops, cafes and transport facilities would offer a fantastic location for a young couple/family or young professionals looking to integrate into London and its business and leisure lifestyle. The apartment offers internal accommodation and the proposal is for a tasteful refurbishment with minor internal alterations (such as new flooring and replenishing the damaged walls etc..) and replacement of the existing rotting timber window frames which are single glazed which face the rear of the apartment. This would create an appealing apartment with wooden varnished flooring, renovated interiors to match a modern look that is in demand on the market and a layout that provides the maximum use of the given space.

The proposal would include accommodation with a comfortable living room along with a new open plan kitchen. The alterations would offer a more comfortable bedroom with fitted wardrobes and a modern bathroom opposite the entry to the flat, with the replacement of the windows to both bedroom and the living area reducing the significant heat loss that is experienced at the flat at the moment.

The timber framed single glazed windows to the rear of the flat are to be replaced with finishes to match the character and style of the original designs and therefore not altering the outlook of the property. These existing windows are in very bad condition, as are some of the walls to the main living area where rising damp has taken affect due to problems in the bathroom (which is also to be refurbished/renewed in the proposal) and all of the resolution of these problems would allow for a flat that offers a much better

living opportunity. It is also noted that there is an increasing demand of housing/residential units in the area and this proposal would only benefit the situation.

Thus, it is suggested, is an opportunity that ought to be welcomed as a means of improving the property design and value.

Appearance:

The proposed flat has been designed very carefully to match with the neighbouring flats in terms of form, materials, texture and character. The proposed new windows are to match with the adjacent building and to follow the same character. The external wall surround will also be made good to match the existing property.

Access:

The property is situated at 139 Haverstock Hill in Belsize Park. Entrance to the flat is from the ground floor reception area with existing lift access to the Flat or existing staircase access adjacent to the lift.

This area is very well connected with the network of public transport. It is located very close to the town centre, and is a busy and connected area.

Parking is also available at Romney Court on a first come first serve basis to the front of the development.