

DESIGN AND ACCESS STATEMENT

IN RELATION TO

7B BAYHAM STREET

LONDON

NW1 0EY

PREPARED BY

CARDOE MARTIN LIMITED

CHARTERED BUILDING SURVEYORS

2nd FLOOR

146 NEW CAVENDISH STREET

LONDON

W1W 6YQ

1.0 **DESIGN**

This Design and Access Statement has been prepared and is to be considered with the accompanying Planning Application for the following works:-

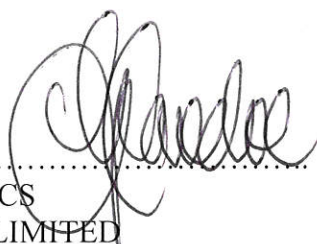
1. Removal of the existing window and door to the front (south facing) elevation of No. 7B Bayham Street – see attached photograph in Appendix I.
2. Making good of the brickwork and infilling and bonding into the existing. Supply and installation of 3 no. precast concrete lintels over each window opening.
3. Supply and installation of 3 no. pre-painted traditional timber framed and painted sliding sash windows type SS1 as per the attached SS1 detail in Appendix II.
4. Renewal of the render and the banding to the front elevation in accordance with the attached Drawing 6953/0003 to ensure a consistent and regular effect to the render and to avoid any evidence of unsightly patching between existing and new render.
5. Application of a minimum of two coats white masonry paint to the completed elevation. The windows are pre-finished with white paint.

We understand that the property is within the Conservation Area but is not Listed.

The finish of the windows and the colour of the windows and front elevation shall match that of the adjacent building at No. 7 – see attached photograph in Appendix III.

The door to be removed is not presently used for access by the existing tenant nor has it been used for this purpose for a considerable length of time.

The existing and proposed floor plans of the store are attached in Appendix IV.

A handwritten signature in black ink, appearing to read 'G Cardoe', written over a dotted line.

Signed
G CARDOE BSc FRICS
CARDOE MARTIN LIMITED
CHARTERED BUILDING SURVEYORS

Dated 27th November 2012

APPENDIX I

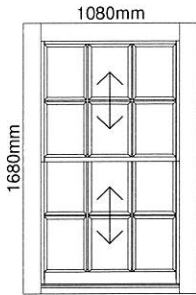
EXISTING FRONT ELEVATION



APPENDIX II

PROPOSED SLIDING SASH WINDOWS

Client
Job **Emma Hart**

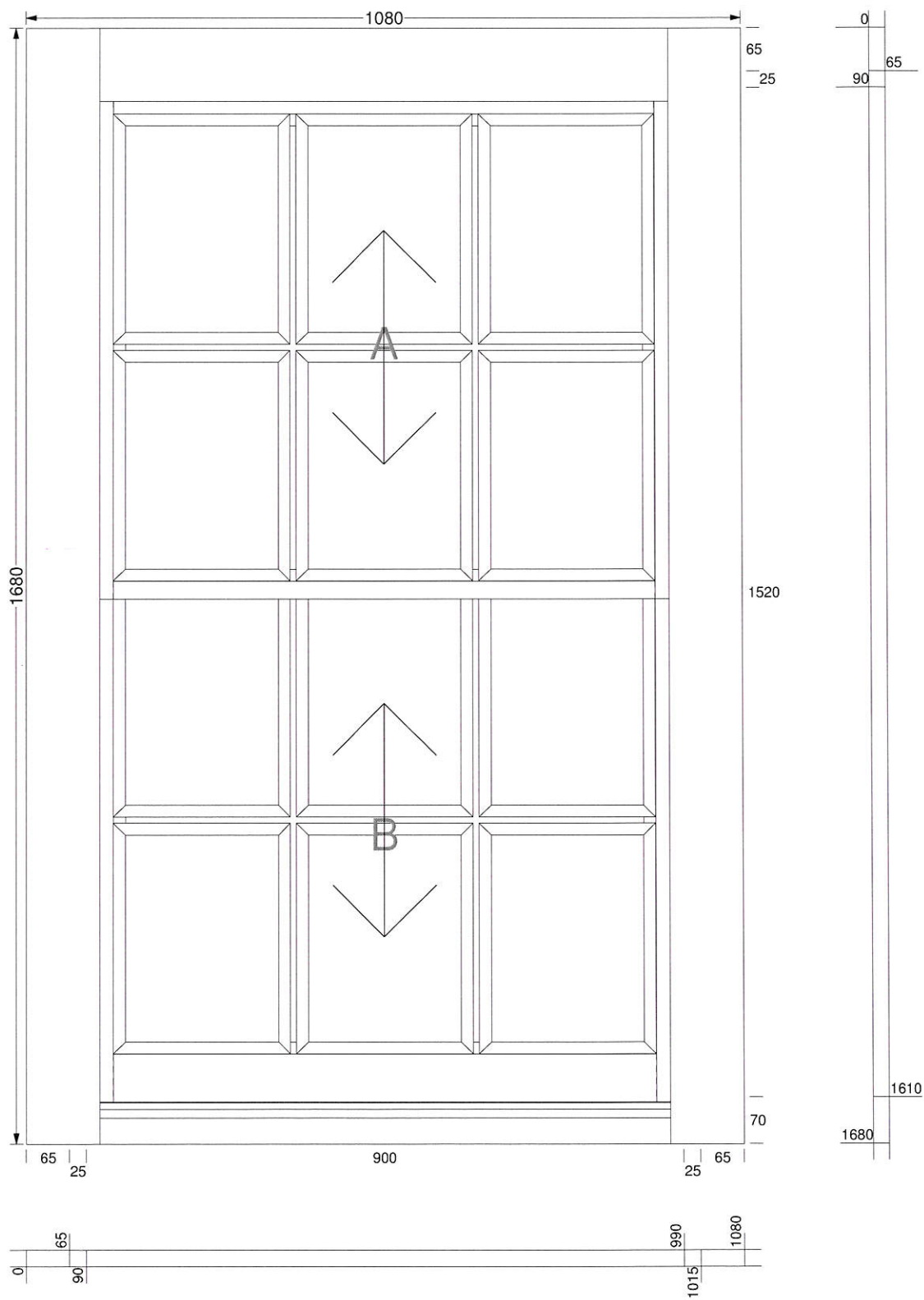


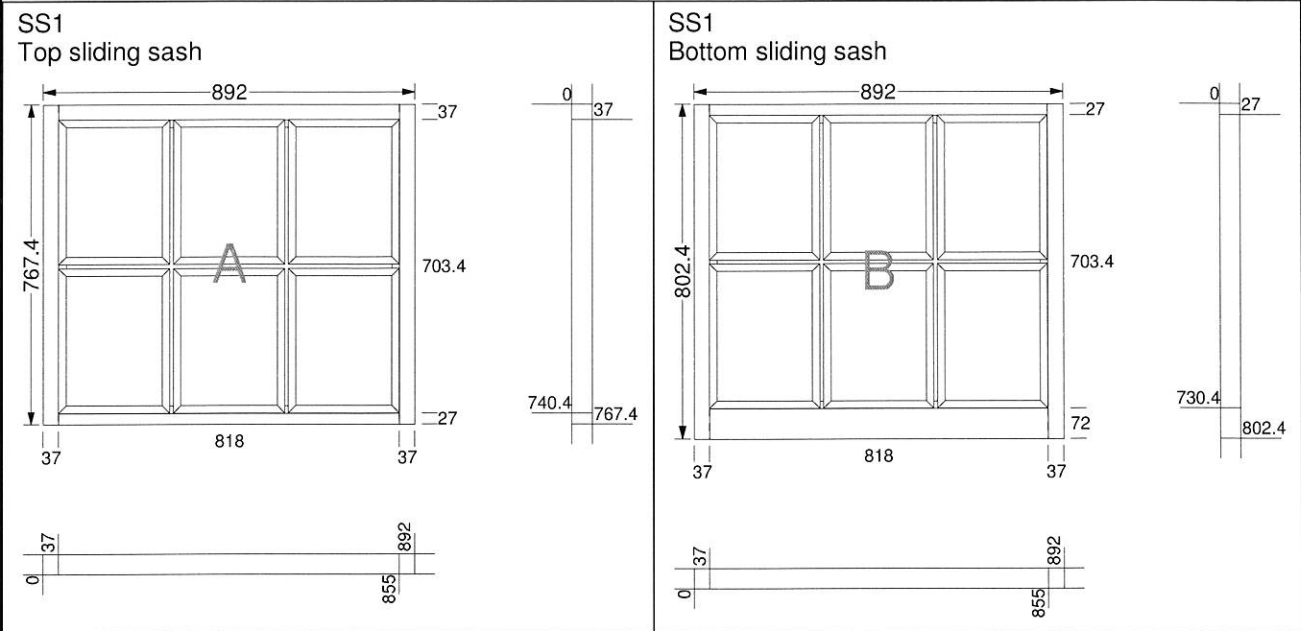
Sliding Sash
WINDOW TYPE: Box sliding sash
TIMBER TYPE: Softwood
GLASS TYPE: Clear Low E

SS1
x1

Client
Job Emma Hart

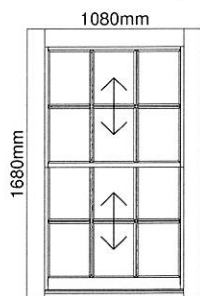
1 X Sliding Sash - SS1





Client

Job **Emma Hart**



Sliding Sash

WINDOW TYPE: Box sliding sash

TIMBER TYPE: Softwood

GLASS TYPE: Clear Low E

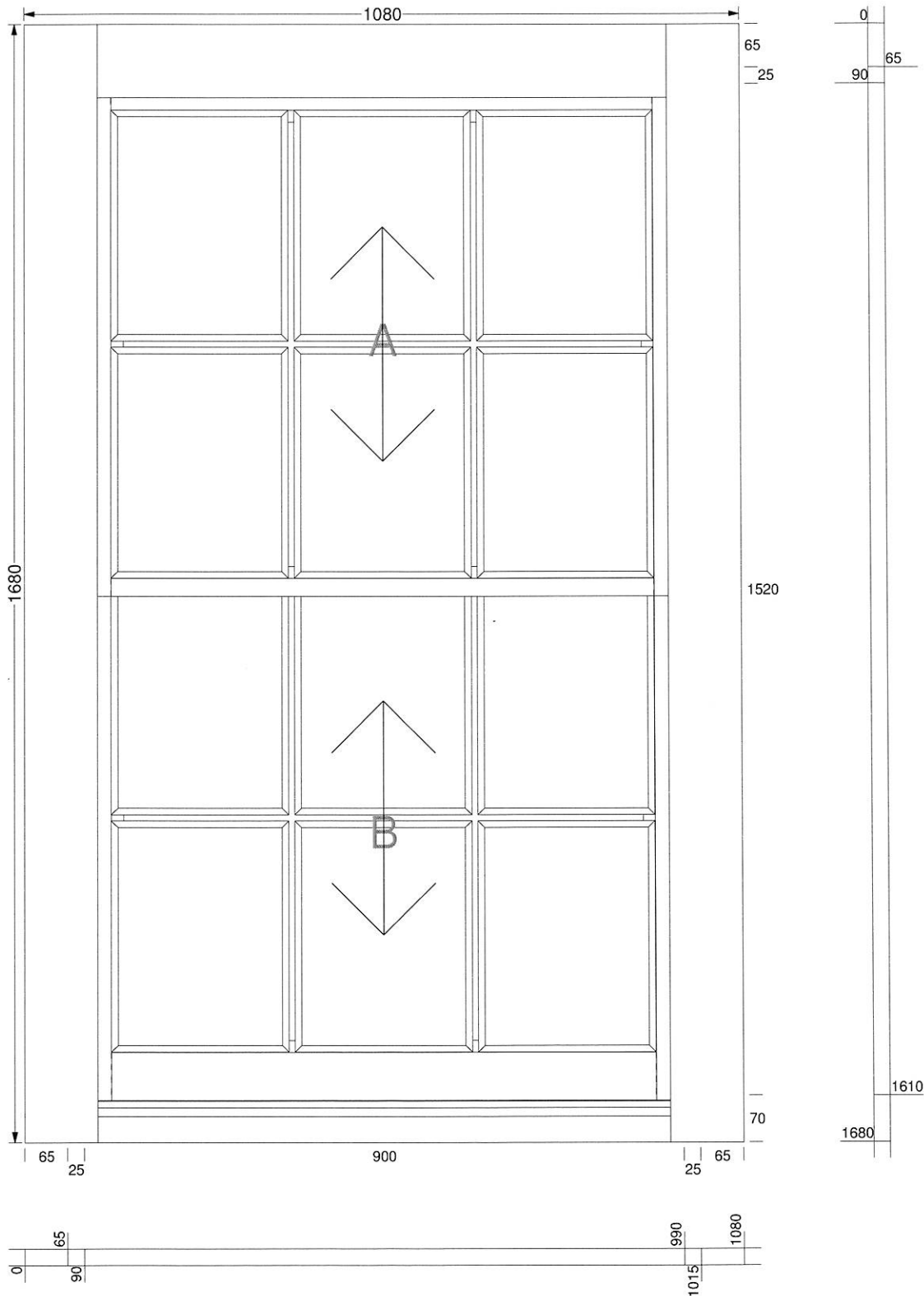
SS1

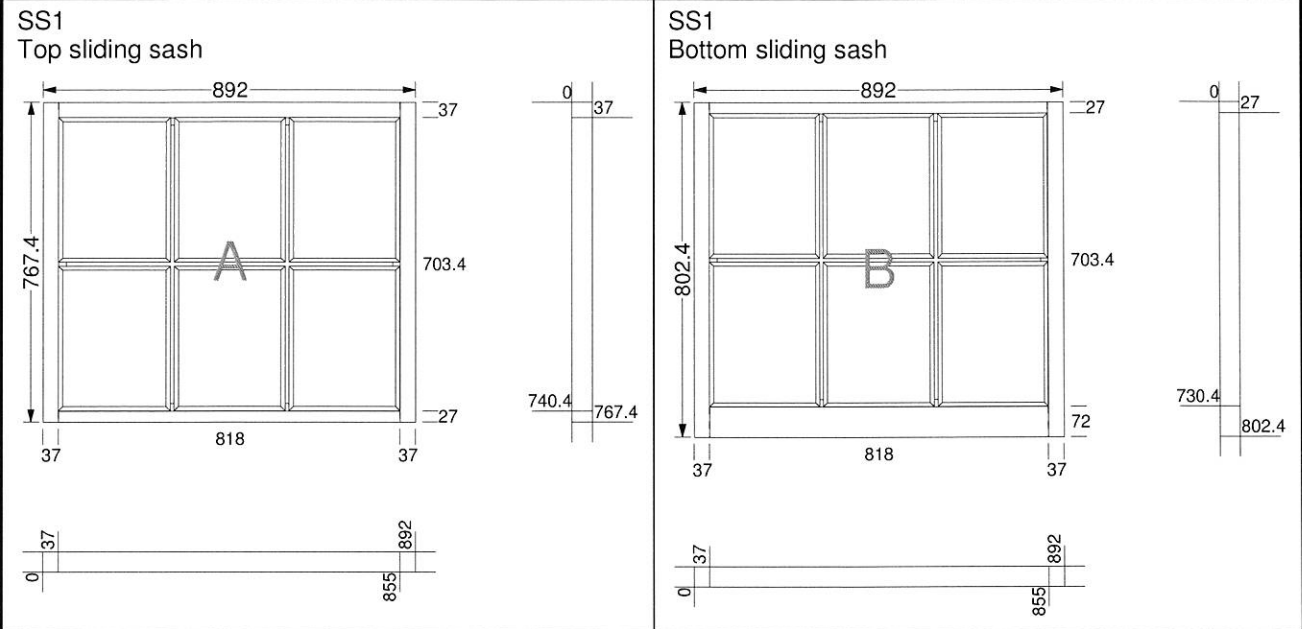
x1

Client

Job Emma Hart

1 X Sliding Sash - SS1



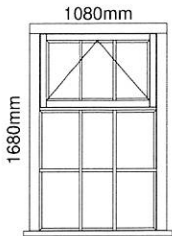


CLEAR WINDOWS & CONSERVATORIES LTD

Cutting List Diagrams

Client

Job **Emma Hart**



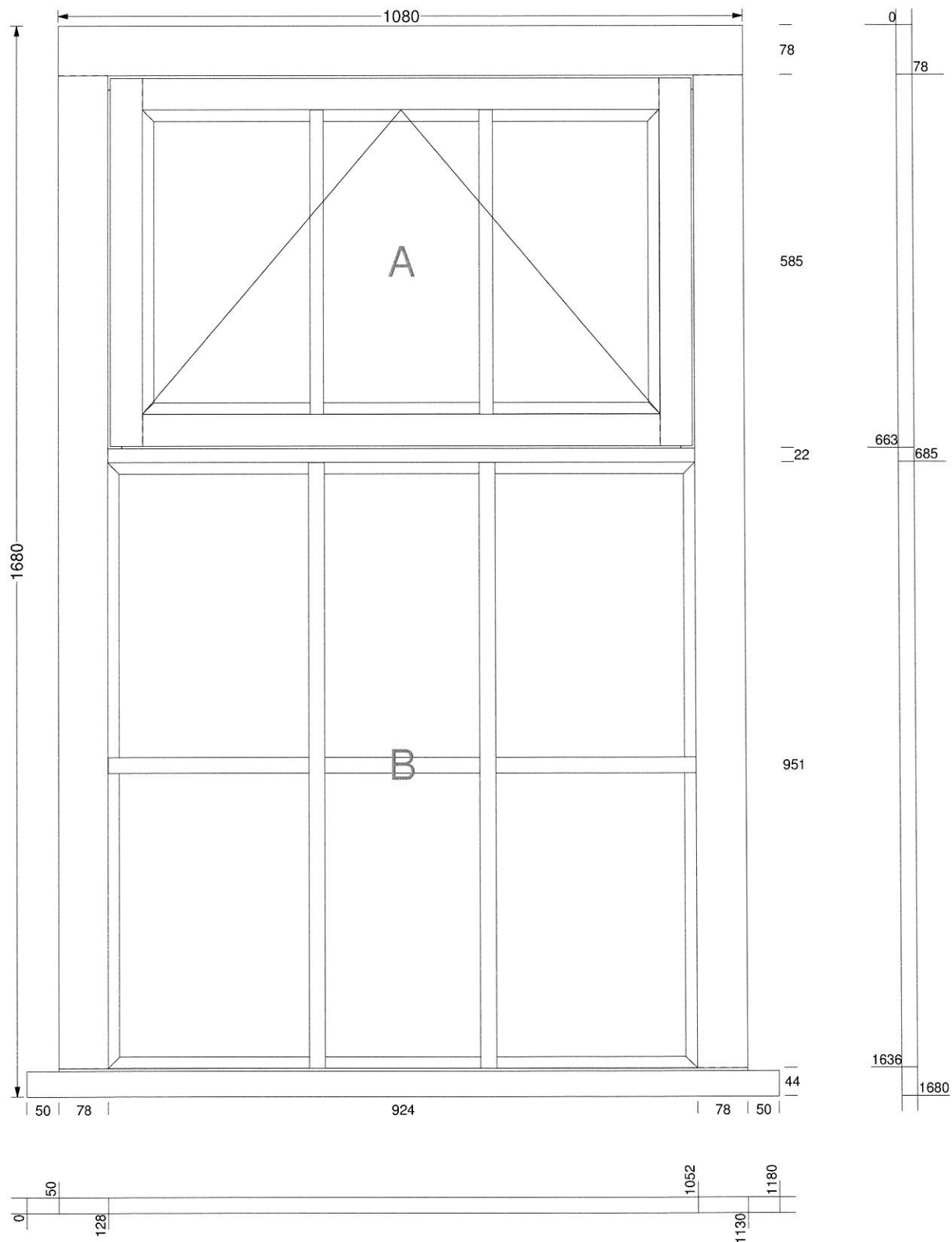
Window

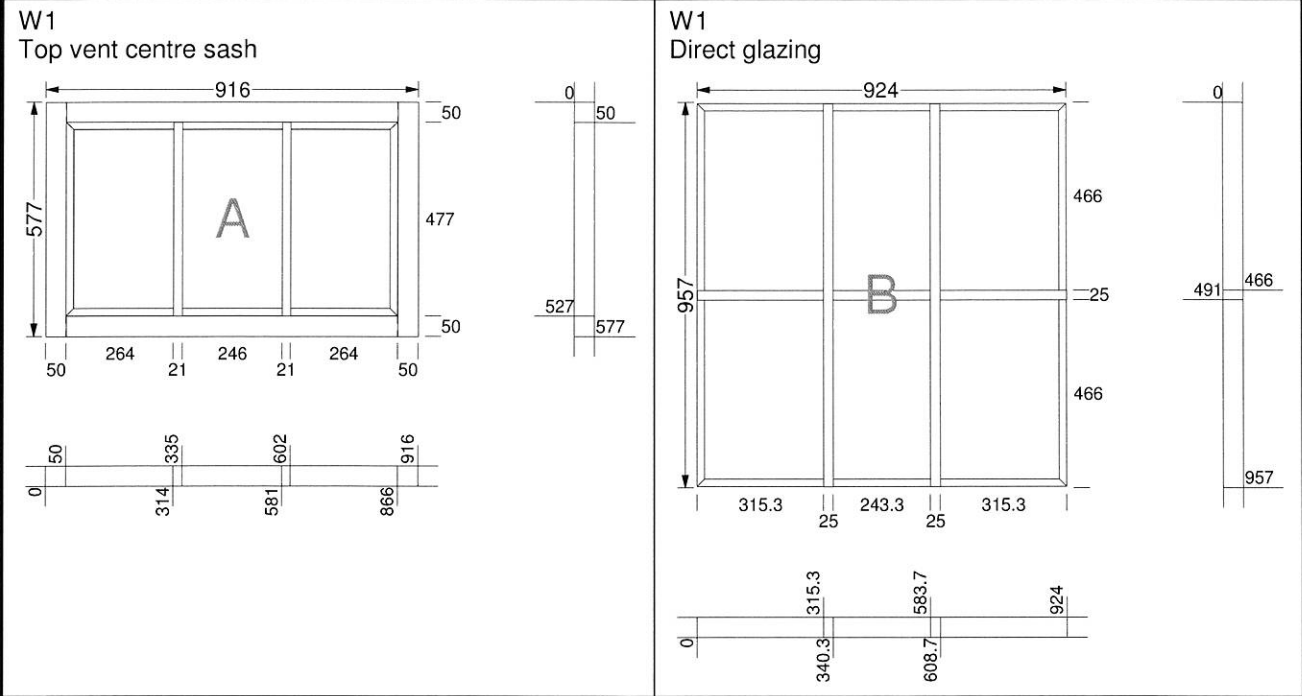
WINDOW TYPE: Flush casement with shoot bolt and friction hinges
TIMBER TYPE: Softwood
GLASS TYPE: Clear Low E

W1
x1

Client
Job Emma Hart

1 X Window - W1





APPENDIX III

ADJOINING WINDOWS AT NO. 7



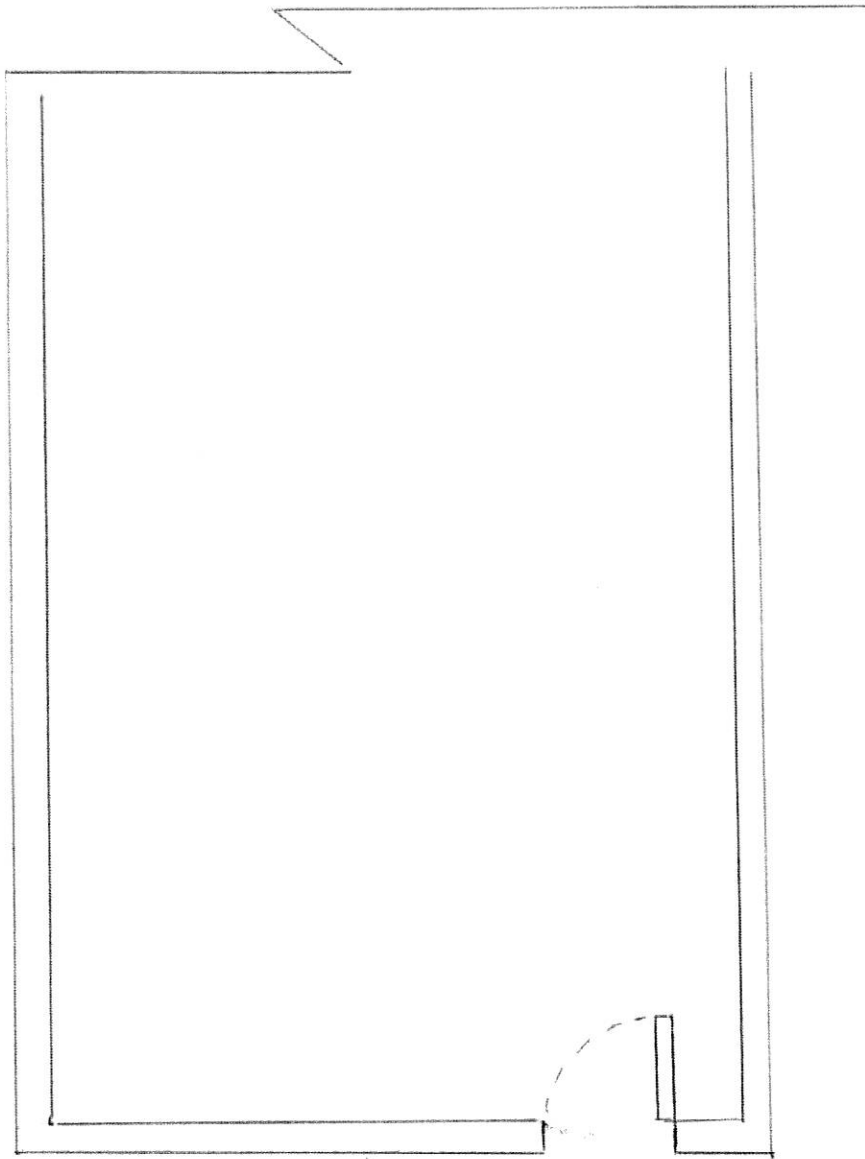
APPENDIX IV

EXISTING AND PROPOSED FLOOR PLANS

7B Bayham Street.
Existing floor plan.

cardoe
martin

Incorporating
KEMP & CO

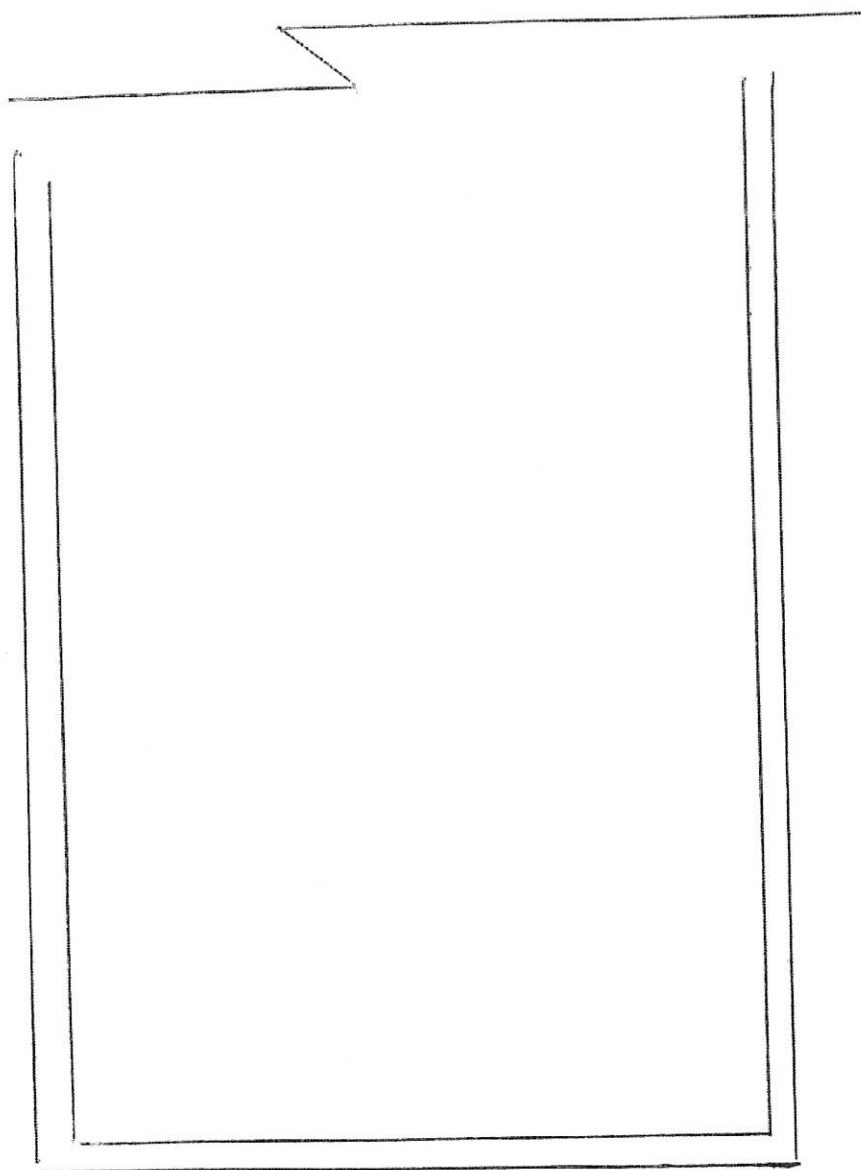


Scale 1:50

7R Bayham Street
Proposed floor plan

cardoe
martin

Incorporating
KEMP & CO



Scale 1:50