

## **Design and Access Statement in relation to Planning Application**

7B Bayham Street  
London  
NW1 0EY

The property is thought to have been constructed circa 1900. The present important features are the ashlar rendering that shall be altered but retained as part of the proposals.

The property is within a conservation area but is not listed.

Undertaking the proposed works shall mean that the finish of the window shall match the colour of the windows to the adjacent buildings whilst the design shall more closely match the adjacent installations than the existing window does.

No neighbours are likely to be affected by the proposals.

A UPVC window has been chosen for its inherent durability whilst the proposed design of the window should be sympathetic to its surroundings.

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