



Our Ref: 2356/DS
Date: 04 June 2015

Re: 10 Bedford Square, London – Elevation & Roof Works

Design & Access Statement

Purpose of Proposal

The purpose of this application is to detail the impeding works to the roof, front and rear elevation.

Proposal

The proposed works include refurbishing the roof, providing new insulation, new breathable membrane, new timber battens, new code 5 lead flashings and re-using the existing slates. New Welsh slates to be provided where the existing cannot be re-used. The elevations are to be cleaned with a non-aggressive application, cracks to the brickwork are to be repaired and the pointing made good. The windows and doors to the front and rear elevation are to be overhauled.

Dimensions and Materials

The proposed materials to be used are to match the existing. New slates are to match the existing Welsh slate present, new pointing is to match the existing colour and finish. The windows are to be stripped back to bare timber and re-painted as the existing. New pre-treated timber to be spliced in where the old timber has rotten.

Impact

The overall impact of the proposed works will greatly benefit the area and the building itself as the majority of the proposed work is cosmetic. In order to minimise the impact of a new roof, all the slates, which can be re-used, will be positioned on the outward facing elevations to the roof and where new slates are required these will be positioned on the inward facing elevations of the roof and low level behind parapet walls.

Appendix

Drawings included:

- 2242-001 – Existing Roof Plan
- 2242-002 – Existing Front Elevation
- 2242-003 - Existing Side Elevation
- 2242-004 - Existing Rear Elevation
- 2242-005 - Proposed Repair Details
- 2242-006 – Location Plan
- Preliminaries
- Schedule of Works