

Design and Access Statement

Property Location

8 York Rise,
London
NW5 1SS

Description

Enclosure of existing rear balcony to extend living space within the property.

Planning History

Cases 8400674, 9500314, 9560037, PE9900320

Need For The Proposal

The proposed enclosure of the rear balcony is intended to provide much-needed additional living space for the property. The current layout does not adequately meet the evolving needs of the household, particularly in providing a functional, year-round living area. Enclosing the balcony will transform an underutilized outdoor space into a versatile and comfortable interior room that enhances the overall usability and value of the home. This modification aligns with the family's needs for improved living conditions without requiring more extensive or disruptive structural alterations to the property. By carefully designing the enclosure, the project ensures the additional space is achieved in a manner respectful of the conservation area.

Design

The design of the enclosed balcony has been carefully developed to harmonize with the character and appearance of the existing building, preserving the architectural integrity of the property within the conservation area. The proposal retains the original rear sloping roof, ensuring a sympathetic approach that blends seamlessly with the existing structure. Importantly, no part of the enclosed space will project above the height of the original roofline, maintaining the property's original silhouette and visual continuity.

Materials and finishes will be chosen to complement the existing building, ensuring the new structure is in keeping with its surroundings. The use of glazing, where appropriate, will ensure the design feels light and unobtrusive, while offering functional and aesthetic benefits. This approach reflects a commitment to preserving the character of the property and its setting while delivering the necessary improvements to the living space.