

FELDMANDESIGN

COMPANY LIMITED
DESIGN CONSULTANTS

123 – 139 BROADHURST GARDENS NW6 3BJ

DESIGN STATEMENT

125 – 139 Broadhurst Gardens is a four storey mansion block of eight individually flats in the Swiss Cottage ward. The freehold of the block is shared by the owner occupiers, and the block is managed by the freeholders joint company.

The proposal is to form balconies to each of the four flats on the north side of the block, this amenity is already enjoyed by two properties on the south half of the building. The new balconies will be located in the north east rear corner of the building and be constructed of steelwork with tile floor and supported via a single steel column. Edge protection to the side and rear will be by steel railing balustrades to minimize visual impact. Access to the balconies will be from new French Doors fitted within the existing structural opening widths. The balconies will offer a secondary means of escape to the flats and it is also proposed to fit a concealed emergency folding ladder from the balconies to ground level . When folded this ladder has the appearance of a drainage pipe.



existing balconies to south side rear



site of new balconies north rear elevation