

**Design & Access Statement**

Flat 1  
2 St Albans Road  
London. NW5 1RD

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**Project description:**

Partial enclosure of a 1<sup>st</sup> floor balcony using a traditional design timber frame and window construction. The proposal will match the design and materials of the existing ground floor sunroom and is set back from the front elevation behind the main building line.

**1. Design Component:****1.1 Amount**

The existing terrace to the south elevation is 2.4m<sup>2</sup>, the proposal is to enclose this, stepped away from the main dwelling to preserve the existing window and create usable space for the dwellings second bedroom.

**1.2 Layout**

The enclosure will create 2m<sup>2</sup> of additional, usable internal space for a bedroom.

**1.3 Scale**

The scale is proportionate both relative to the scale of the dwelling and also with regard to the existing sunroom that exists at ground floor level.

**1.4 Landscaping**

N/A

**1.5 Appearance**

The appearance of the proposed enclosure will take precedent from the timber framed traditionally designed sunroom that exists on the ground floor of the same property. The timberwork will be painted white.

**2. Access Component**

This is not applicable, although the windows will be accessible for cleaning from the inside.