

Design Statement

for

Alterations

to

**Flat 7
30 Bracknell Gardens
London
NW3 7ED**

for

Mr S. Daniel

November 2006

Symposium Interiors Ltd.

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1.0 Site Location

- 1.1** 30 Bracknell Gardens is located on the junction of Bracknell Gardens and Oakhill Avenue in Hampstead, NW3.

2.0 Brief

- 2.1** To provide a much needed safeguard by installing simple, steel Juliet balconies to the two windows of the living room on the 3rd floor.
- 2.2** The large windows to the North East and South East of the building extend to floor level and can be opened entirely, without any resistance or safety precaution from falling out.
- 2.3** The client wishes to install these balconies, which should clearly have been provided at the time the building was developed. They are fully in keeping with the surroundings and other balconies in direct view of the building.

3.0 Proposals

- 3.5** The windows to the North East and South East 3rd floor elevation will be improved by the addition of the Juliet balconies with white, steel handrail and spindles to match the windows. They will be fully in keeping with the surroundings and other balconies in direct view of the building.. This will allow the client to open the entire window, without obscuring light entering the building.
- 3.8** The client wishes to update the apartment to provide fundamental safety whilst ensuring consistent elevations to the exterior that do not conflict with other development styles in the vicinity.