

# The Hogan Drawing Shop Ltd

825

28.8.15

**Proposed extended balcony and bi-fold doors, Flat 3, 14 Belsize Square, London, NW3 4HT**

## **DESIGN & ACCESS STATEMENT**

### **Design**

The proposal is to extend the existing rear ground floor reinforced concrete balcony, above the lower level basement which is at rear ground level. An external reinforced concrete stair leads from the existing balcony down to the garden. The adjacent property also has a similar arrangement.

The balcony is directly accessed from the living room by a door as part of the existing previously modernised fenestration of @1950/60s style. The former window opening was also reduced in size. The proposal will reinstate the window to its proper size, thus allowing in more light.

With the correct size of window the balcony will be extended across and widened, while using the existing structures for support.

The new railings will be metal painted black with proportions to suit building regulations. The deck will be perforated metal with a rubber mat.

The new bi-fold doors will be white powder coated aluminium. The alterations will give better proportions to the rear elevation as a whole.

### **Access**

Access is unchanged with direct access from the principle living area and giving direct access to the garden.