

**Flat 4  
13 St Cuthbert's Road,  
London.  
NW2 3QJ.**



**Existing Rear Elevation View**

**Scale 1:100**



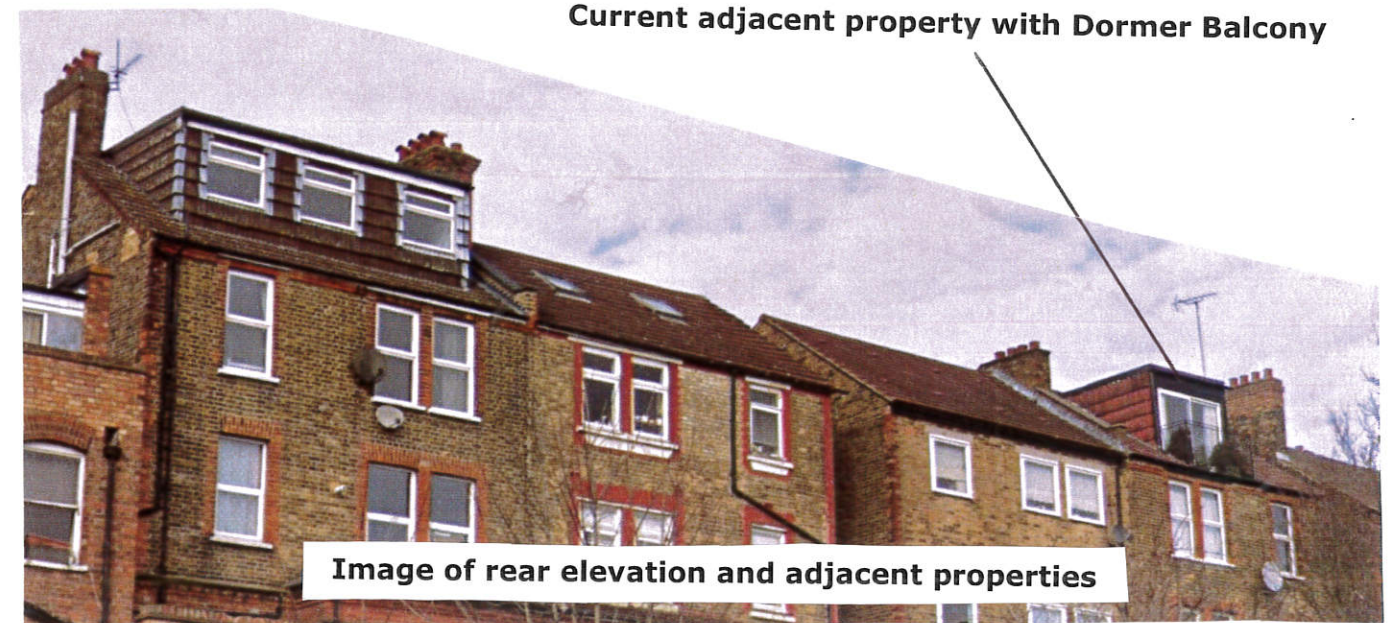
**Proposed Rear Elevation View**

**Installation of French doors and small balcony detail**

New balcony with glazed panels.

The proposal of the works is to remove the existing Dormer window on the right-hand side of the elevation of the roof flat dormer. To install an opening in-ward pair of French doors, Also remove the front section of the roof eaves the full width of the dormer. Then install structural support timbers off the main roof supports to provide a structural balcony deck platform. Install self-supporting stainless steel and safety Glass balustrading. This will be tied back into the the structural uprights of the loft dormer face. all details of structural works to be designed by a structural engineer.

**Current adjacent property with Dormer Balcony**



**Image of rear elevation and adjacent properties**