**DESIGN STATEMENT**

**12A Glenloch Court Glenmore Road NW3 4DD**

The proposal is illustrated on David Sugden Associates drawing 2081.1 and comprises the proposed construction of a secondary safety balustrade behind the existing low balustrade to provide better restraint to occupiers of the flat using the balcony at second floor level.

As can be seen from the drawing the existing main balustrade is barely above knee height and is dangerous.

The design puts a secondary balustrade behind the existing so as to not interrupt the general street view shown on drawing 2081.4 and the shape is intended to mirror the bay window projections below and to be as unobtrusive as possible and in fact barely discernible from a normal street level view.

The materials and black colour match the existing balustrade and the proposed secondary balustrade has a very similar rail design with maximum 90mm bar gaps so as to comply with current Building and Safety regulations.