**Design & Access Statement**

Design

The reason for this application is that a wooden balustrade to the rear of the property is now rotten and requires replacement.

The balustrade in question formed part of approved works which were undertaken approximately ten years ago. Photographs have been provided of the existing balustrade which is in the typical style of such balustrades found in Bedford Park.

The proposal is to replace the existing balustrade with a balustrade which is identical in design and proportion including rail height (950 mm) and spindle interval (135 mm between centres). A drawing of the balustrade detail has been provided.

The components of the balustrade will be fabricated in wood offsite. Once installed the balustrade will be painted white.

Access

The balustrade runs around the edge of a small area of flat roof accessed through French doors from a first-floor bedroom at the rear of the property. Access to this area of flat roof will remain unchanged.

The property is detached and there is side access to the rear garden. It is anticipated that this side access will provide the means by which the prefabricated components will be delivered to the site.