



**3 Whin Hill
Craster
Northumberland**

Proposed Balcony

DESIGN & ACCESS STATEMENT

Ref: D.A-01

January 2021

1. Introduction

1.1. This Design & Access Statement has been prepared in support of a Planning Permission application in connection with the construction of a balcony on the Southern elevation of Aidan Cottage, 3 Whin Hill, Craster.

2. Proposal

2.1. It is proposed to remove the existing Juliet balcony on the Southern elevation of the property and replace this with a new balcony, providing a small seating area from the first-floor bedroom.

The balcony will be small and unobtrusive in design, respecting the nature of the site and nearby buildings. The colour of the materials (namely the dark blue-grey powder-coated steel frame) will match existing materials in the locality and the proposed glass balustrades will also reduce the visual impact on surrounding areas.

The set-back location of the cottage means the proposal will largely be hidden from view from public footpaths or highways.



Proposed Elevations

3. Design

3.1. The proposal is modern in design however will give a high-quality appearance and will be in keeping with other existing structures in the village of a similar nature. The design & construction of the balcony will mean that it can easily be removed, and the property returned to existing in future if required.

The small size of the balcony and its proposed location means that there will be no impact on neighbouring properties.

4. Use

4.1. The property is a residential property used as a holiday cottage.

5. Scale

5.1. The dimensions of the proposed balcony are:

Overall Height (including balustrades): 3930mm

Width: 2400mm

Depth: 1500mm

6. Impact

6.1. The set-back location of the cottage means the proposal will largely be hidden from view from public footpaths or highways. The small size of the balcony and its proposed location means that there will be no impact on neighbouring properties.

Therefore, the impact of this proposal is considered to be low.

7. Landscaping

7.1. The existing landscaping, an established garden & patio area, will not be affected by the proposal. Surrounding areas will not be affected.

8. Reference to Plans

8.1. The following drawings are included within the Planning Application and are to be read in conjunction with this Design & Access Statement:

Existing Elevations & Plan – A.C-01

Proposed Elevations & Plan – A.C-02