

Mrs. Phil Farmer, 8 Bay View, Amble, NE65 0AZ.
Construction Of A Proposed Front (North) Facing External Galvanised Steel Balcony
With External Front Elevation First Floor Windows Replacement Alteration.
DESIGN AND ACCESS STATEMENT



Use

The application seeks permission for the construction a proposed front (North) facing external first floor level fully galvanized steel balcony, with amended rendered finish to the front elevation. The application also seeks permission for the removal of an existing first floor bedroom windows to be replaced with larger bi-folding doors to allow access onto the proposed balcony.

Amount

The proposed first floor steelwork balcony will measure **5.61m long x 1.3m wide**. The overall balcony footprint will provide a total external floor area of **7.3m²**.

Layout

The proposed balcony will be positioned running East to West. The layout of the balcony is clearly shown in drawing ref: **C1131-04 Proposed Location Plan**.

Scale

The balcony is sufficiently sized for the intended use.

Landscaping

It is considered that no landscaping will be required for this development.
No trees will be felled.

Appearance

The proposed balcony will be constructed from fully galvanised steelwork.

The proposed balcony flooring will be constructed from GRP non-slip tactile roofing (colour: Anthracite).

The proposed balcony handrailing will be constructed from circular fully galvanised steel, with toughened safety glass infill panels.

Due allowance made in the existing North elevation for removal of the existing bedroom windows for replacement with 1 No. 3.75m wide x 2.1m high bi-folding doors & all proposed front elevation windows and door frames will be UPVC (colour: Anthracite).

The appearance of the proposed balcony is clearly shown in the drawings ref:

C1131-10 Proposed First Floor Plan

C1131-11 Proposed Roof Plan

C1131-12 Proposed Elevation Views

Access

The existing access/parking to the North side of the existing property, are deemed to be sufficient for the purpose of this development as it is a domestic balcony only with no anticipated increase in vehicular or pedestrian activity.

