



# D&A

DESIGN AND ACCESS STATEMENT

THE CREEK

## INTRODUCTION

This 'design and access statement' has been produced in line with planning requirements as set out by Cornwall Council for the proposal of a balcony extension at 'The Creek, Lleryn'.

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### 1. DESIGN STATEMENT

The proposed extension of an existing balcony aims to afford the resident additional outdoor amenity space to his 2 bedroom flat. The currently balcony is a timber deck construction which is unsuitable for the owner of the property who is at risk of injury during the wet seasons where the deck is very slippery. A slip resistant tile will therefore be used to mitigate this issue.

The extension of the balcony will also include the addition of an access gate which can be used to deliver furniture and other large goods that are otherwise difficult to transport up the narrow stairway into that provides access into the top floor flat. The access gate will be securely locked at all other times other than during a relevant delivery to the flat.

Finally, the proposal will maintain the existing vernacular of the village through the use of appropriate materials as outlined in the heritage statement below.

### 2. HERITAGE STATEMENT

The property is located within the Lleryn conservation area and boasts a number of traditional details. Therefore the proposal has been designed to have minimal impact on the existing vernacular. The proposed plans and elevations submitted alongside this document demonstrate that the proposal seeks to replicate the construction methods used on site and maintain the building aesthetic.

The materials chosen for the new balcony have been carefully chosen to complement the existing site. The external proposed external materials are detailed below...

#### A) GALVANISED STEEL GATE

The proposed access gate will seek to replicate the aesthetic qualities of the existing railing

#### B) STONE TILE

The stone tile used for the balcony will not be visible to any party other than the resident of the property, however a stone tile will be selected to best compliment the traditional aesthetic of the building.

### 3. ECOLOGY STATEMENT

Investigation into the ecology of 3 Hatshill Close provides no evidence that the scheme will impact any of the wildlife that inhabits the area.

#### 4. ACCESS STATEMENT

Access to the site currently consists of a single internal staircase via the rear service lane. As the works are very isolated, it is anticipated that the majority of works will be carried out from the balcony itself. In order to secure the supporting structure to the existing external wall, a contractor will be required to obstruct the access to the bottom floor flat of 'The Creek'. The owner of the flat is aware of this obstruction which will likely take less than an hour.

#### 5. HOURS OF OPERATION

The daily hours of construction will be 0800-1700hrs Monday-Friday. No construction activity will take place after 5pm on weekdays and at weekends.

#### 6. WASTE DISPOSAL

All waste will be stored on site and disposed of upon completion of first the building and then the driveway. All waste will be recycled where possible and disposed of by a professional with a waste carriers licence.

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