

PLANNING, DESIGN & ACCESS STATEMENT
PROPOSED EXTERNAL STAIR ACCESS TO GROUND FLOOR BALCONY
FLAT 3 WINDSOR VIEW 5 WINDSOR ROAD POOLE BH14 8SE
NOVEMBER 2023

Introduction

The application site comprises a ground floor flat in a 3-storey building.

The immediate area is residential in nature, and the application site is within one of a number of relatively recent redevelopments providing multi-apartment accommodation.

Due to the use as a flat, Town Planning legislation requires full application forms to be used rather than householder application forms, hence the necessity to provide Planning and Design & Access Statements.

Proposal

The proposal is to construct an external stair, with 6 no. risers and 6 no. treads, to provide access between the garden area and balcony serving Flat 3..

Materials used will match those of the existing balcony and the location of the staircase is integral to the garden amenity of Flat 3, with minimal impact on the street scene.

In summary the proposal is of a very minor nature.

Design & Access

The design of the proposal is in keeping with the existing balcony structure, with colour coated steel frames retaining matching glass panels, to minimise impact on adjoining properties.

Existing access points to the flat will be retained unaltered.