



ALEXANDRA CORK
HOME DESIGNS

Architectural plans drawn for your home

Design & Access Statement

1 Old Aust Road

Proposed erection of first floor rear balcony (retrospective)

Statement of Need

1 Old Aust Road is a 1930s detached home on Old Aust Road. The house faces Gloucester Road (A38) to the front, with the rear facing towards the Severn Valley. The house is set in generous gardens. The property is mainly constructed with a render finish, and has several gabled roofs. There are windows on every elevation of the property, offering views in multiple directions.

The applicant, Mr Antonczyk, has lived at the property for nearly 40yrs, raising a family here. A modest rear balcony was recently constructed which did not receive planning consent as the applicant was not aware of the requirement to seek it. This application seeks to gain retrospective consent for the balcony structure.



The balcony structure on rear of No 1 Old Aust Road

Design

The balcony structure was situated in an existing corner between different wings of the property. The balcony fits neatly into this bay, and is reached by a single door on the first floor landing, which was previously a window. The balcony is constructed simply, with one steel corner supporting post, and a composite decked floor surface. A simple and low profile stainless steel and glass balustrade provides protection for the balcony.

As the balcony is accessed from the first floor landing in a more private area of the house, it is likely to be used only occasionally by the owner.

The balcony faces the north west, and overlooks a gap between a newly constructed property to the west and older properties on The Quarries which are at a much lower level. The balcony is separated from the nearest corner of an adjacent property by 18-20m, this includes sections of a garden, an access lane and several boundaries.



Arrangement of properties seen from frontage

Conclusion

This application seeks to regularise the erection of the balcony which has been constructed at the property. This balcony is positioned to minimise impact on neighbouring properties, and is constructed with very low profile, largely glazed, materials. The balcony represents a low impact adaptation to a detached home surrounded by its own garden on all sides.