

23.101 Design and Access Statement

For

Householder planning approval for new ground floor level balcony and new composite cladding to the rear elevation

at

12 Brookside Walk, Radcliffe, M26 4JT

1.0 Introduction

This Design and Access Statement has been produced to support a householder planning application for: **new ground floor level balcony and new composite cladding to the rear elevation**

This statement should be read in conjunction with the following drawings:

- 23.101.001 OS plan
- 23.101.002 existing site plan
- 23.101.003 existing plans
- 23.101.004 existing elevations
- 23.101.005 proposed site plan
- 23.101.006 proposed plans
- 23.101.007 proposed elevations

2.0 Location

The application site is located at 12 Brookside Walk (easting 377495, northing 409281) Radcliffe M26 4JT. The site is an existing dwelling (C3) situated within an existing residential area.

The small surrounding residential area is encircled by the adopted greenbelt; however this application site does not have a shared boundary with any of it. It does share a boundary with a protected recreation provision in the urban area which is protected under policy RT1/1.

3.0 Use

The existing building has been continuously occupied since its construction. The building has had multiple small extensions over the years similar to that of the neighboring properties. Prominent alterations have been the inclusion of a dormer to the roof space, ground floor level single storey flat roof extension and the erection of poor quality stone effect concrete cladding to the extension and rear elevation. The cladding in particular has been poorly installed and forms a noticeable aesthetic clash with neighboring properties which either maintain their original brick facades or feature contemporary composite cladding.

4.0 Amount

The proposed balcony is to extend 3m from the existing elevation of which its length being a total of 9.93m in order to link the balcony with the existing side path allowing for access from inside and outside of the property.

5.0 Access

The existing access to the property is to be maintained with a new additional double door entrance from the proposed balcony positioned within an existing window opening.

6.0 Appearance

The appearance of the building will be largely unchanged except for the rear elevation. The composite cladding is of a complementary style to those of neighboring properties with the dark gray color creating a modern contemporary

uplift to the property. The Balcony has been designed to have as minimal an impact on the appearance as possible with the black steel frame blending in with the proposed composite cladding. The use of glass balustrades instead of steel or timber will also aid in minimizing the aesthetic impact.

7.0 Layout and scale

The layout of the dwelling is to remain unchanged with the balcony adding a more usable exterior space for the applicant due to the mobility issues restricting the ability to make meaningful use of most of the outdoor space. The size of the balcony has been designed to provide ample space for furniture without protruding too far from the existing rear elevation.

8.0 Effect on neighboring properties

As with all balcony developments careful consideration has been given to neighboring properties. The balcony rather than extending from an elevated position compared to neighboring properties is from the common ground floor level neighboring properties share. The proposed development takes advantage of the drop in levels to the rear of the property for the balcony which is a similar feature to the neighboring properties. The existing property is already further set back than the neighboring properties and due to this there is no risk of unacceptable overlooking existing properties. The adjacent protected recreation space also features a dense tree line which renders the existing property obscured from Higher Ainsworth Road meaning the proposal effects on the surrounding context minimal.