

# DESIGN ACCESS STATEMENT

54 DENNINGTON PARK ROAD GARDEN ACCESS

---

APPLICATION REF: 2023/2678/P

## COVER LETTER

---

This application has been submitted as a prerequisite to begin remedial, safety and improvements to the rear of raised ground floor flat at 54 Dennington Park Road.

The works proposed constitutes the following elements.

1. Replacement of the existing stair with associated wrought iron balustrade, used as access to the rear garden from the raised ground floor level of the application site.
2. Installation of a new dwarf safety rail protection to light-well
3. Replacement of existing windows and door unit including French door to Juliet balcony and access door, forming part of the rear elevation of the dwelling.

Though limited in scale, the proposed alterations will represent a great improvement to the safety conditions and outlook for the inhabitants and users of the property and the garden area. The proposed scheme is sympathetic to the host building in terms of character and style and have been considered in a way that will cause minimal impact to the neighbouring dwelling at lower ground floor level, who has also been consulted before the application was submitted. It is proposed that the addition of the dwarf safety balustrade to mitigate the risk of falls, bordering the existing sunken light-well to the lower ground floor flat, will utilise a decorative design, relative to the style of the host building. The design will be minimal in nature and set back from the edge of the light-well so not to obscure light, also ensuring that a detrimental effect on outlook, will not be created for the present of future occupiers for the lower ground floor dwelling.

The replacement stair is required as the existing is in disrepair and showing clear signs of degradation to the concrete with inconsistent treads and spindle sizes, loose balustrade and as such, makes the stair access incredibly unsafe. The proposal aims to rectify this, suggesting a concrete construction that will be topped with natural stone nonslip tiles and incorporating a landing relative to the door opening. Currently the existing stair represents an immediate danger to anyone using it due to the uneven construction, angle, and the fact that when existing the rear door on to the steps, the user is faced with an immediate drop of over 250mm directly onto the first external step without a landing. This is also in contravention of building control standards and basic step design.

The alteration of the existing windows and doors to that rear elevation are deemed appropriate and necessary as water ingress is also experienced regularly through this area during moments of heavy rain fall. The design will be in keeping with the host building and constructed of sustainable vernacularly sourced timber.

The above changes are considered remedial and safety improvement works. Whilst also addressing the aesthetics to better reflect the historic character of the host building as well as enhancing the thermal efficiency of the dwelling.

Sincerely,  
Caleb Kamara-Taylor