

DESIGN ACCESS STATEMENT

15 SPENCER WALK

introduction

This application is for a proposal to alter and replace the existing door and window to 15 Spencer Walk. As the proposal is minor this explanation is brief and deals with the salient facts.

existing flat

The existing two-bed flat is located on the second floor of the Spencer Walk residential development. It was built circa 1980. Notwithstanding its location within the Conservation Area, it is reasonably apparent that the existing buildings are without heritage significance. Furthermore the existing development is gated, and the flat is not visible from the public realm.

proposed alterations

The existing glazed door screen onto the living room will be replaced with a new set of doors similar to the existing in appearance and materials. Furthermore the existing window onto the kitchen dining area will be enlarged to improve light levels to the dining area of the kitchen. The style and materials of the proposed replacements will be similar in appearance to the existing glazing patterns of the development.

conclusion

The proposed alteration does not significantly change the appearance of the existing building, and improves the living conditions of the applicant. The layout and materials of replacement doors will be similar in style and appearance to the existing glazing patterns. As the kitchen window already overlooks the existing terrace, it is not considered to impact on the living conditions of neighbours in respect of privacy or overlooking.

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