

Design and access statement for erection of balustrades and stairs to terrace at 173 Leighton Road

1. Features of existing site

The house was built in the late 1800s as part of a terrace of 16 houses. In the early 1970s a mansard roof extension was added to the house and the house was split and an extension added to the ground floor to make a separate flat out of the ground floor. A terrace has been in use on the roof of the ground floor extension without the balustrade or stairs since 2001.

2. How will people in the locality be affected by your proposal?

The balustrades and stairs will be partially visible from the back gardens of both 171 and 175 Leighton Road. The stairs do not overlook any habitable room in either 171 or 175 Leighton Road.

3. Please provide details of the layout of proposed development

This proposal does not alter the layout of the property. It is located at the rear of the property.

4. Please provide details of the scale of the proposed development

See picture.

5. Please provide details of the landscaping in the proposed development

This proposal will not change existing landscaping.

6. Please provide details of the appearance of the proposed development

The balustrades are required to meet with building regulations. The balustrades and stairs are made from pine as this will weather attractively.

The stairs are not the height of a full story as the garden is higher than the floor or of the ground floor.

7. Please provide details of how any access issues have been addressed

The stairs have been built to provide direct access to the garden from the terrace. The balustrades on the stairs are to make ascent and descent safer, particularly for older people and younger children.

8. Please provide details of any additional information that you think may be useful

The applicants intend to grow evergreen plants on the balustrades to provide screening and privacy of the terrace