

22<sup>nd</sup> June 2009



### **25 Flask Walk – Proposed Rear Terrace Design and Access Statement**

The design calls for the removal of the existing shallow pitched roof to allow for the proposed level terrace. The existing gable wall which is to be adjusted to provide a low level parapet to the new roof terrace is to be constructed in brick and painted to match the colour of existing elevation.

The existing house is part of a terrace which begins at no. 23 Back Lane. Understanding the importance of maintaining the uniform character of this terrace, this proposal will ensure that no. 25 Flask Walk's rear elevation now matches that of its neighbouring houses (no. 23, no. 21 and no. 19) all of which have already constructed such a terrace. (see attached photos)

Access to the terrace will be gained by way of the existing internal dog leg staircase and through a doorway which will replace the existing window. In order to maintain the character of the rear elevation the new door will match the style and colour of the existing windows as closely as possible. The floor finish on the terrace will be timber decking. Finally, the balustrade will be made of cast iron and painted black to match the balustrades on the above mentioned neighbouring houses. (see attached photos)

The existing house is three storeys, comprising Raised Ground, First and Second Floor. Access to the house is by way of a single external staircase leading to the raised ground floor entrance. Internal circulation is by way of an existing dog-leg staircase.

Design and Site limitations and planning restrictions prevent access being formed for non-ambulant persons



Existing terraces at nos. 19, 21 and 23 Flask Walk  
Note black cast iron balustrades





Existing shallow pitched roof to be replaced by flat terrace