

Design & Access Statement

Supplement to a full Planning Application
In relation to flat 3 of 137 Fordwych Road

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1.0 Introduction

This statement forms the design & access for a rear balcony at flat 3, 137 Fawe Park Road, in support of a full planning application. The proposal involves the removal of existing small pitched roof to ground floor flat & raising the rear ground floor wall to party wall level with a new coping stone above, the construction of a new insulated balcony floor with a glazed balustrade and a privacy screen on party wall. A new double door will replace the existing window in existing opening.

2.0 Context

The dwelling at No. 137 Fordwych Road is divided into 4 flats, of which they share the freehold. Flat 3 owner recently granted permission for a loft conversion in conjunction with flat 4 owner. The remaining freeholders are willing to consent the works of the loft conversion on the condition that the amenity space at ground floor level, previously accessed by all tenants, would be for the sole use of the ground floor flat. As a result, the applicant wishes to apply for a rear balcony to compensate for a loss of amenity space at ground floor level.

Image 01: Rear view of 1st floor flat (flat 3) 137 Fordwych Road



3.0 Existing Fabric

The ground floor access doors to the rear garden are UPVC. The small pitched tiled roof is in a fair condition, with existing gutter and downpipe to ground floor garden. The party wall with house no. 135 to the rear is higher than cill levels of existing 1st floor windows of both 135 and 137 Fordwych Road.

4.0 Proposed

4.1 The proposals in context

The proposal aims to be consistent with the existing fabric of the house and its immediate context. The existing ground floor wall will be raised to party wall level and a coping stone will be installed with a glazed balustrade on top. The opaque glass privacy screen will prevent overlooking to adjacent house at 135 Fordwich Rd. The proposed new double door would be in proportion with the ground floor double doors and will be installed within existing opening.

4.2 Proposed works-

The new balcony will have a stepped access via reception room. The new balcony floor will require structural enforcement along external ground floor wall whether as a concrete belt or steel structure, as per structural engineer's details.

The balcony waterproof layer would be laid to falls and RW outlet will be located to channel water through downpipe in its current position.

4.4 The impact of the proposal on the character of the building

The size and proportion of the rear balcony was designed as such with minimum impact on the rear façade. The materials chosen are glazed balustrade & privacy screen.

4.5 Overlooking/ daylight and noise implication

No long term noise or vibration impact past the construction period. The privacy screen will prevent overlooking whilst still allowing light to flow. The balcony floor will be insulated and will have structural support to suit to comply with current regulations. As the size of the balcony is fairly small its impact in terms of surface area above ground floor flat would be minute.