

Design and Access Statement

Proposed Enclosure of Balcony – Apt 6 Toddbrook House, Whaley Lane, Whaley Bridge SK23 7BA

Document No: 99001

Rev: P02

Introduction

This document supports the submission for planning consent to enclose the existing first floor balcony at Apartment 6, Toddbrook House, Whaley Lane, Whaley Bridge SK23 7BA

Northing: 381429

Easting: 400747



Figure 1 Toddbrook House from Whaley Lane

Background

Toddbrook House was converted and extended to form a series of apartments in around 2006. Apartment 6, which this application relates to, features a small first floor balcony accessed off the Kitchen on the north-east corner of the building, overlooking the front and side elevations of the site.

On 15.01.21, permission was granted for a new family dwelling adjacent to Toddbrook House, (application reference HPK/2020/0210). The development of a new house in this previously wooded location creates an area of overlooking between the two properties, in that the balcony at Apartment 6 now overlooks the rear garden of the new dwelling, therefore lacking the level of privacy the current occupiers would like.

Further to the above, mature trees at the sides and front of the new building plot have been felled so that the balcony overlooks the properties to the front on the opposite side of Whaley Lane.

The current occupiers of Apartment 6 have sought prior advice about the potential enclosure of the balcony area, and have had the matter discussed and agreed in principle with the Directors of Toddbrook House Ltd.

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The Proposal

The enclosure of the balcony area would comprise a series of insulated panels, with glazing to the upper half and insulated uPVC panelling to the lower half, giving the applicants more privacy and the option to fit internal blinds for further privacy.

Division of the panels is intended to keep the ratios of panels as close as possible to the existing windows, so as to continue the aesthetic of the general window shape and style. The longer eastern elevation is proposed to be divided into three-panels, and the shorter norther elevation into two.

The external finish of all panels and frames is proposed to be textured anthracite RAL7016 to replicate other window frames and fascia panels on the building.



Figure 2 Sample panel showing texture and RAL

It is proposed that all existing railings remain in-situ as a feature so as to maintain the current aesthetic as much as possible.



Figure 3 Example of typical window proposal

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Accessibility

The current balcony is at a lower level than the finished floor level of the adjacent room to aid in weatherproofing. The floor level of the balcony is proposed to be raised with insulation creating a floating floor finish level with the adjacent rooms. Access between the areas is therefore to be level and suitable for wheelchair access.

There are no proposed alterations to access outside of the working demise of the balcony, or to any external areas.

Building regulations will require at least one window to be useable as an escape window in the event of a fire where other exits are potentially blocked.

Flood Risk

The area is at first floor level and therefore there are no flood risks to the proposal.

Drainage

No alterations are proposed to the existing drainage on the building.

Vehicular Access and Parking

There are no proposed alterations to parking on the site as a result of this change.

Environmental Factors

All materials are proposed to be locally-sourced for the work.

All new windows are to be a minimum argon-filled double-glazed WER Band C or better. Windows and insulated panels are to be designed to achieve the u-values given in the most recent edition of UK Building Regulations Part L .

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