

MOA 2119

Installation of raised deck to
82 Wakefield Road, Clayton
West

Design & Access Statement

Introduction

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This Design & Access Statement is provided in support of an application for a Section 192 Certificate of Lawfulness and related to the installation of a raised deck to the rear of the property including glass guarding and external, steps.

The existing property is a later C20 traditionally constructed semi-detached dwelling with the main accommodation at ground floor level (relative to street level) with accommodation at lower ground floor to the rear of the property.

The dwelling is constructed from brick, with pitched roof covered with concrete tile, incorporating dormer extension. The dwelling is located within a row of similar properties.

The Proposals

Erection of a raised deck to the rear of the property including glass guarding and external, steps.

This will provide external access to the main ground floor level from the garden/lower grounds floor level to the rear of the dwelling and will utilise an existing full-height external balcony window. The structure supporting the deck is proposed to be constructed in steel frame. The deck will be finished with timber decking and will be provided with glass guarding to the perimeter and to the external stair. The guarding generally will be 1m high. At the boundary with the adjoining property, the decking will be set back from the boundary and the guarding provided at a height of 1.8 and with obscure glazing. This will provide privacy to/from the adjoining property, as highlighted in the response to the pre-application. It is noted that due to the limitations/constraints of the existing fenestration it is not possible to locate the proposed deck any further away from the boundary.

With reference to Policy LP24 Key design Principle 2, House Extensions and Alterations SPD:

As per section 5.4 of the SPD, the deck is:

- Positioned away from the boundary
- Provided with screening to the adjoining boundary/garden
- Not in a location/of a nature which will cause harm to a sensitive setting regarding additional noise levels or disruption

As per section 3 and 4:

- **General characteristics of the existing house and surroundings** – The deck will be constructed in simple material and in simple form, with glass guarding to minimise visual impact and reflecting the relatively modern simple character of the original house.
- **Streetscene** – The deck is located to the rear of the property and not directly an impact on streetscene.
- **Views and landform** – Impact upon views to/from the adjoining properties has been mitigated by including opaque screening to the boundary elevation and setting the deck away from the boundary.
- **Overlooking** – Impact with respect to overlooking has similarly been mitigated by including opaque screening to the boundary elevation and setting the deck away from the boundary.
- **Boundaries** – the deck extension has been set in from the boundary to limit impact at the boundary.
- **Orientation** - The deck will not cause significant impact regarding sun and shadows, being located to the northeast facing elevation.
- **Access** – No alterations proposed.
- **Designations** – Not relevant.

Contact

MOArchitecture

Philip Harvey
Director
ph.mayone@gmail.com

Entrance 3 | Harrogate Convention Centre | Kings Road | Harrogate HG1 5LA | UK

mayonearchitecture.co.uk