Proposed New Balcony – Domestic Property

15 Victoria Avenue, Didsbury, Manchetser M20 1JA

Construction of Balcony to ground floor rear window

Design and access statement in support of planning application

7th February 2020

The Context of the Project

The proposed balcony is to the rear of the property at ground floor level.
The current folding sliding window to the rear lounge has no fall protection and therefore is a safety hazard.

The proposal is to provide a balcony to allow the sliding folding doors to open safely.

Design

1. Amount

This proposal involves constructing one new balcony.

2. Use

The purpose of the proposal is to improve safety for the residents

3. Layout

The new balcony will be located as indicated on the plans.

4. Scale

The balcony will be as simple as possible

5. Landscaping – N/A

6. Appearance

The balcony will be of glass balustrading and metal mesh flooring to reduce the visual impact
Please refer to drawings

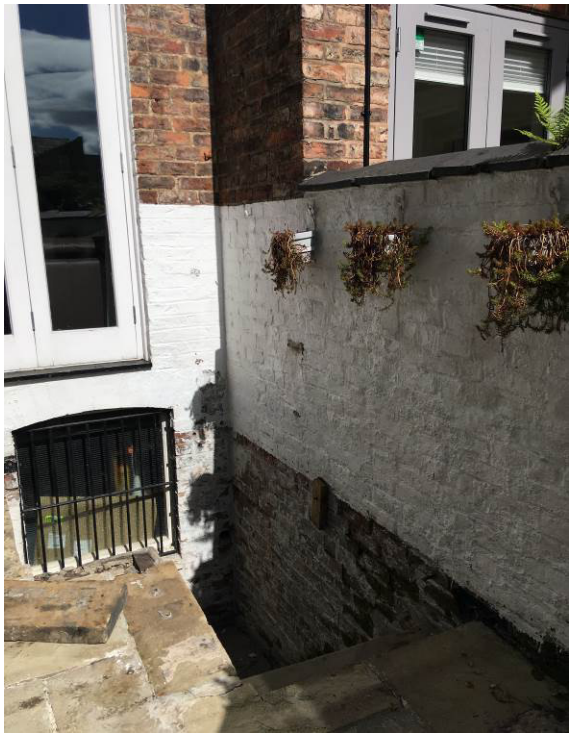
Warburton Associates Design & Management Ltd Registered in England No. 3875082
The Old Police Station, 62 Chapel Street, Salford, MANCHESTER M3 7AA
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Existing Photographs







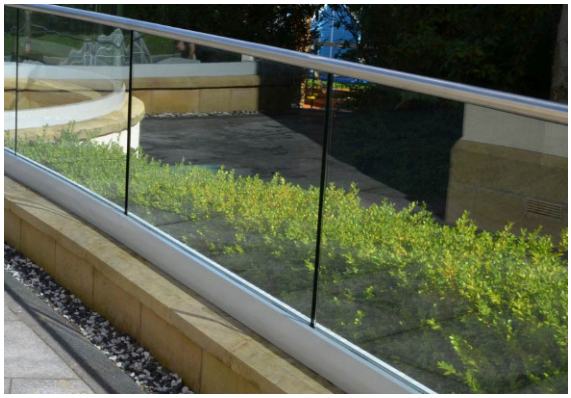


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Proposed – similar typical images





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