



5 Church Lane

Design and Access Statement
Balcony Extension and External WC Install

May 2026

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00 Introduction



This Design and Access Statement has been prepared by Wrapt-Homes in support of the proposed balcony extension and external WC works at the property, which is located outside of a conservation area.

The proposed development includes the installation of an external WC at basement level, together with the extension of the existing balcony at ground floor level. As the ground floor sits above a basement level, the balcony appears as a single-storey structure when viewed from the external ground level.

This document has been prepared using a combination of existing site information.

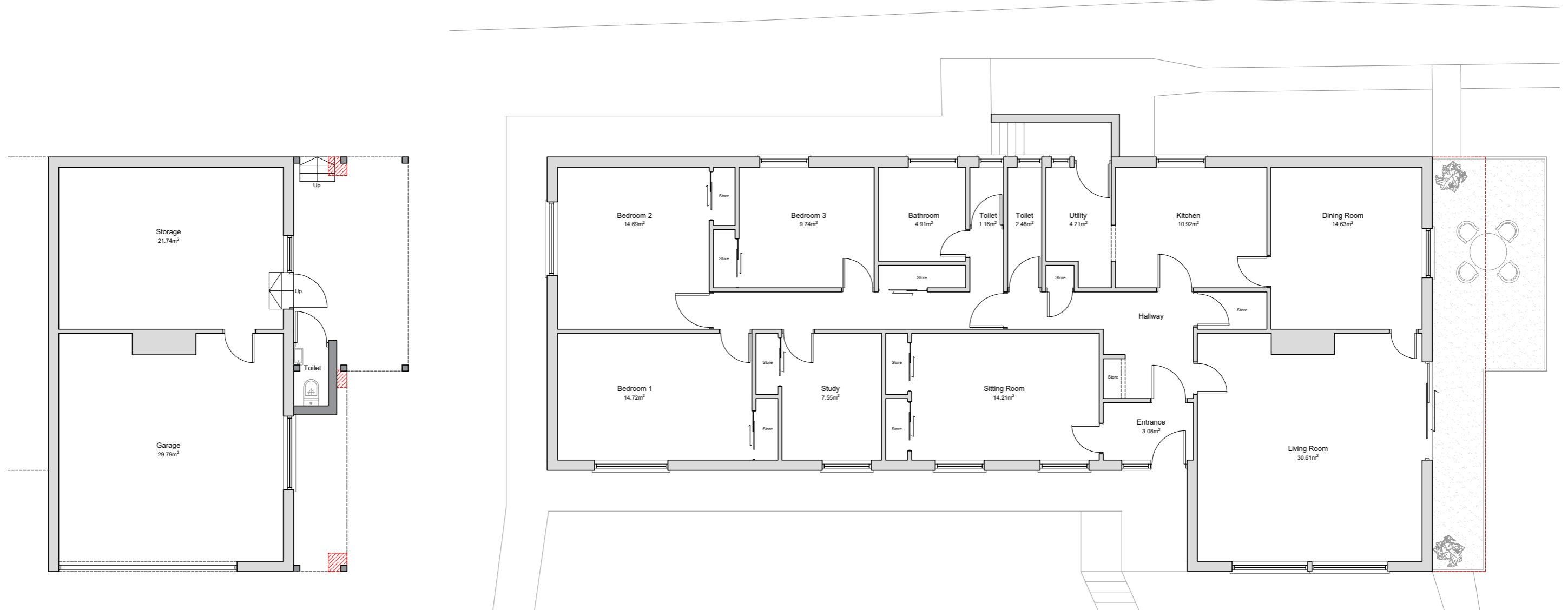
01 Existing Conditions



The timber balcony and stone columns are old and have aged over time. While they remain in place, their condition and age suggest that replacement may be beneficial to improve overall sturdiness and long-term stability. Replacing these elements would help enhance structural reliability and maintain the integrity of the balcony.



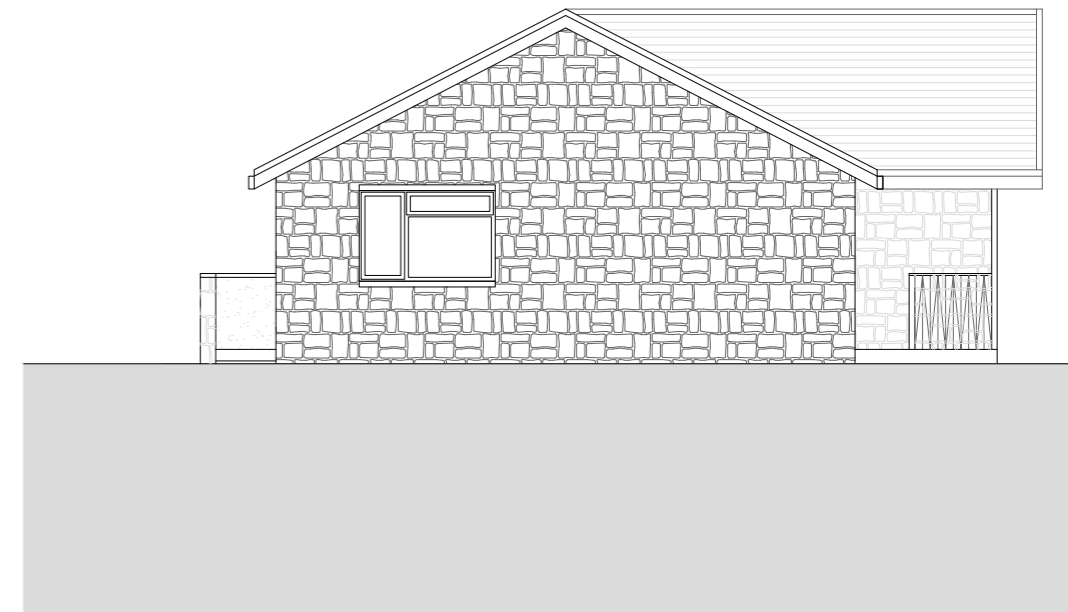
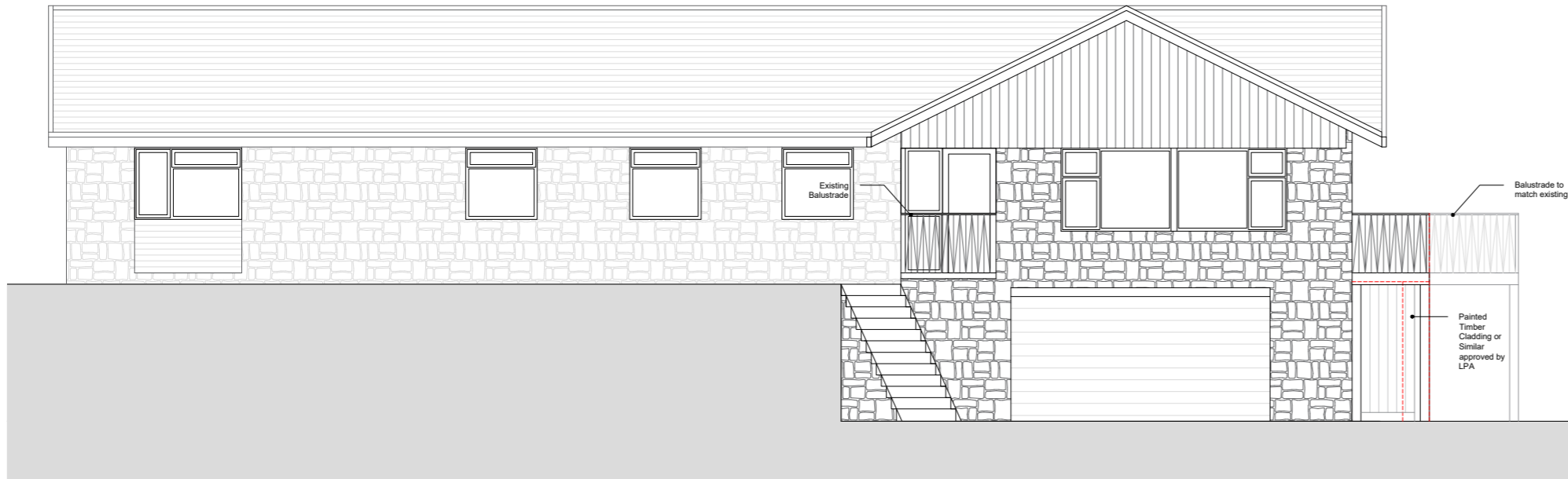
01 Description of Proposal



Balcony Extension and External WC Install

The proposed development includes the installation of an external WC at basement level, together with the extension of the existing balcony at ground floor level to provide additional usable external amenity space. Due to the existing site levels, the ground floor is positioned above a basement level, and as such the balcony, while at ground floor level internally, appears as a single-storey structure when viewed from external ground level to the rear.

01 Description of Proposal



Balcony Extension and External WC Install

The balcony extension will be constructed using a galvanised steel frame with a block and beam floor structure, ensuring a durable and robust form of construction suitable for the intended use. The external WC will be clad in timber, similar to the material type present on the elevations of the property to maintain a consistent and sympathetic appearance, and the balustrade to the balcony will match the existing steel balustrade of the property.

02 Access Considerations

Access to the proposed development has been carefully considered to ensure safe and practical use for occupants. The external WC at basement level will be accessed via the existing external circulation routes, with no alterations proposed that would adversely affect overall accessibility within the dwelling. Access to the extended balcony at ground floor level will be achieved via the existing internal living spaces, maintaining a logical and direct connection to the external amenity area. The design takes into account the existing changes in site levels, with appropriate circulation and step arrangements retained to ensure safe movement between levels. Overall, the proposals maintain suitable access arrangements while improving the usability of the external spaces.

03 Conclusion

In conclusion, the proposed development has been carefully designed to respect the existing structure and its surroundings while ensuring that there is no negative impact on the character of the building and access to it. The access routes, both vehicular and pedestrian, will remain unchanged, preserving the functionality and safety of the site. The design approach prioritises minimal disruption to the current access arrangements, with all alterations confined to areas that do not affect the movement or accessibility of residents, visitors, or service vehicles.

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