

PROPOSED:



View at rear of dilapidated staircase requiring replacement.

Single storey existing extension visible to the right of the staircase. A new lightweight steel balcony is proposed to be located above the hipped roof.



Example image of similar painted metal staircase.

PROPOSED:

The proposed balcony is to be suspended above the existing hipped roof of the single storey rear extension (forming part of ground floor flat 31 Crescent Road). This has been discussed and agreed with No.31.

In order to ensure privacy, a slatted timber screen wall is proposed to the side of the balcony so that any views from the balcony are to the rear only.

CONCLUSION:

The stair is unsafe and needs replacement immediately for safe garden access.

The balcony is discreet and at the rear of the house. The outlook is over the garden and trees, and the timber slatted screen to the side reduces any overlooking.

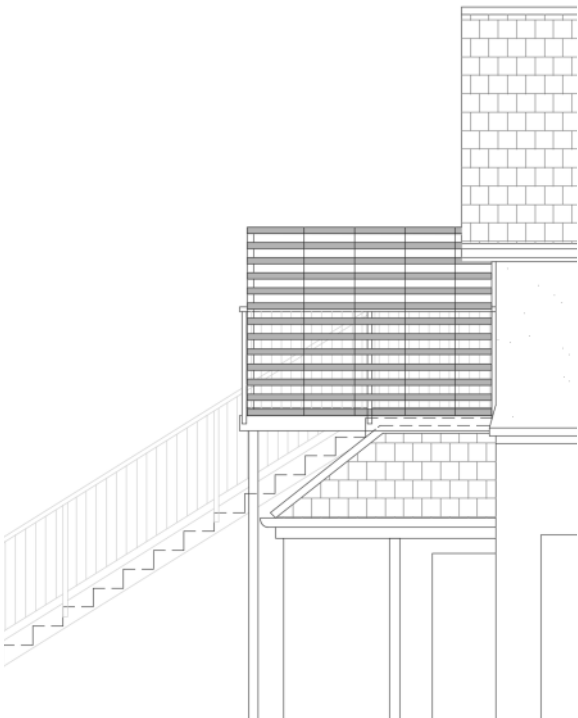
Roof hip valley to be removed when roof is continued back to external wall.



View of hipped extension roof adjacent to stairs, from above. The hip valley is visible in the image where the roof returns against the side of the staircase; this is to be removed and the roof straightened back to the rear elevation



Rear view of hipped extension from ground level.



Proposed privacy slatted screen fitted to balcony