

INTRODUCTION:

This Design & Access Statement has been prepared by Victoria Mustard Architects to accompany our Planning Application for the demolition and replacement of an existing dilapidated external staircase.

29 Crescent Road is the 1st & 2nd floor flat in a converted house comprising 29 & 31 Crescent Road. 29 Crescent Road is named 'Upper Woodside' and 31 Crescent Road is named 'Woodside'.

Existing Use: C3 Residential

Proposed Use: C3 Residential

PROPOSAL:

Demolition of an existing rear staircase.

Erection of new replacement metal stairs with associated metal framed balcony to be located above the existing rear extension hipped roof.

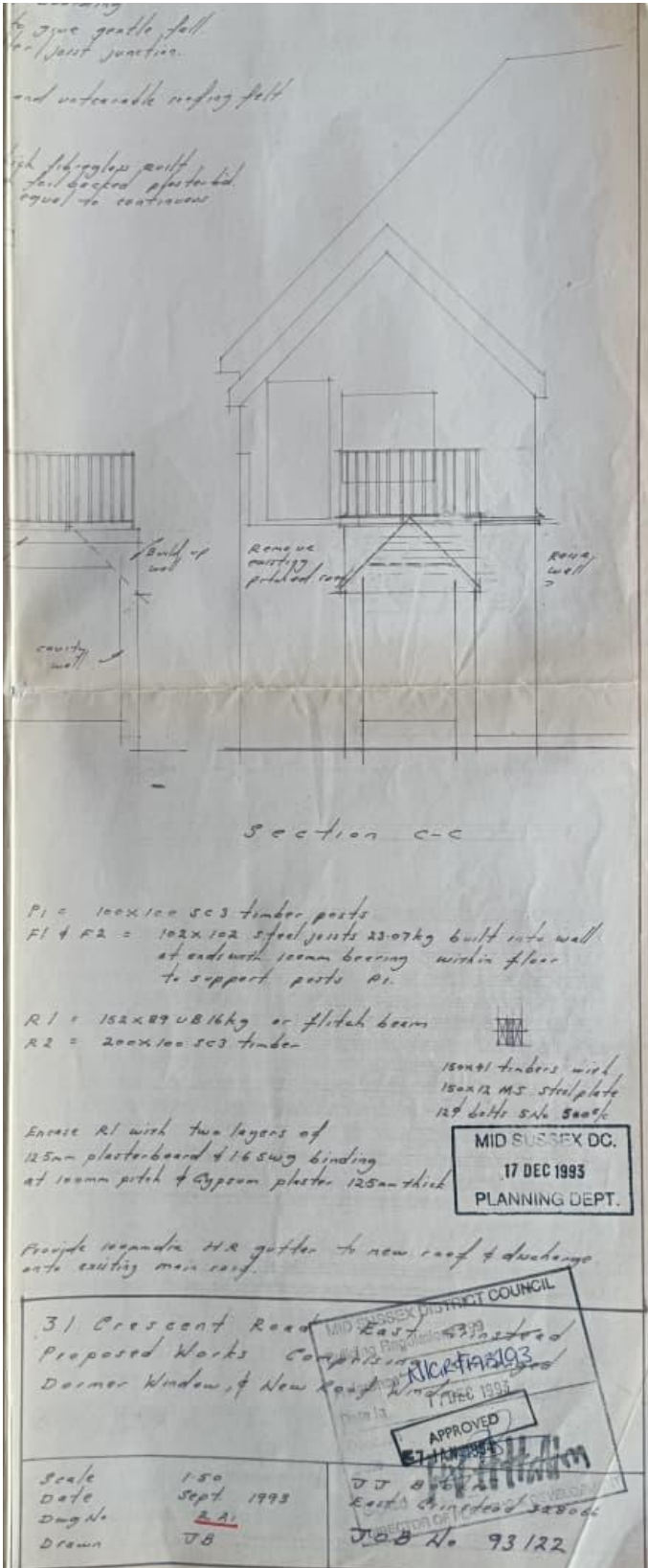
DESIGNATIONS & CONTEXT:

The site is does not fall within any Conservation Areas.

Crescent Road is an Edwardian residential street close to the East Grinstead rail station and centre of town.

RELEVANT PLANNING HISTORY:

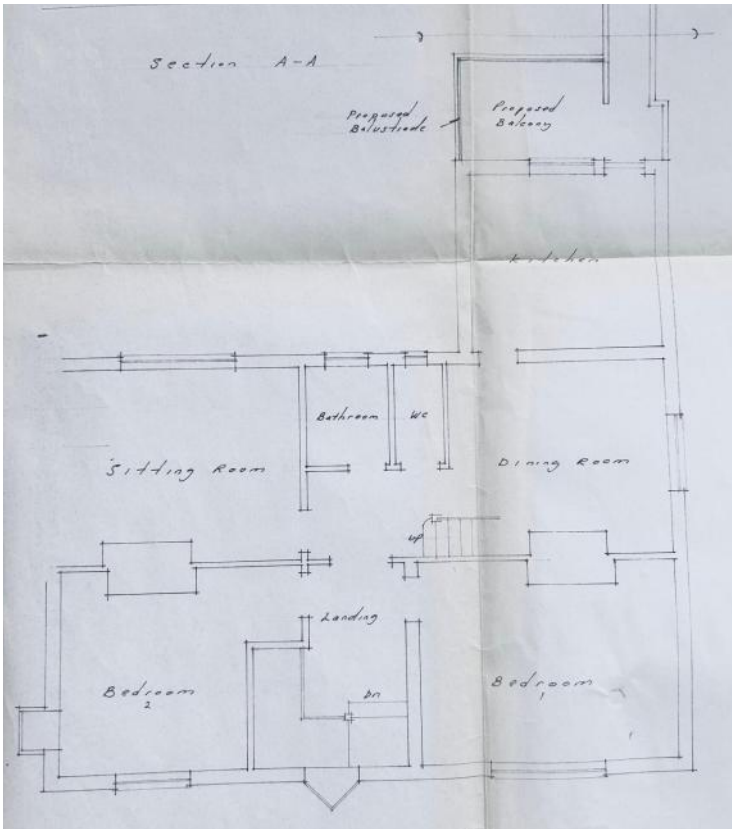
GR/044/94—Approval for Balcony over existing single storey projection to rear of property



Extract from 1994 approved application showing balcony elevation



View of front of house comprising Ground Floor (Woodside, No31) & 1st/2nd Floors (Upper Woodside, No.29)



Extract from 1994 approved application showing balcony plan