



PLANS FOR THE FUTURE

Design and Access Statement

Project Title: Rear Balcony

Site Address: 11 The Mead, BA11 6BF

Introduction

This Design and Access Statement has been prepared on behalf of the applicant in support of a full planning application for the construction of a new rear balcony at 11 The Mead, Frome. The statement follows the guidelines set out in national planning policy and local guidance from Mendip District Council, and should be read in conjunction with the submitted drawings, specifically the proposed elevations provided alongside this statement.

Site and Context

11 The Mead is a residential property in a predominantly residential area of Frome. It is characterised by its distinct architectural style, featuring a modern, open-plan ground floor and a textured, shingle-clad first floor as shown in the existing context of proposed elevations. The property features large, floor-to-ceiling windows on the first-floor rear elevation, which currently open directly onto the rear. The proposed balcony aims to connect this interior space to the exterior, enhancing the property's residential amenity.

The Proposed Design

The proposal is for the addition of a contemporary, lightweight free standing balcony to the rear elevation, projecting from the first-floor living spaces.

Scale and Location

The proposed balcony is located on the rear elevation of 11 The Mead. It has been designed with a scale that is proportionate to the property's size and massing. As illustrated in the proposed elevations, the balcony measures:

Width: 3745mm

Projection/Depth: 1935mm

The total area created is approximately 8 square meters, providing a practical outdoor space for residents without being overly intrusive to the surrounding area. It covers a significant portion of the rear façade, aligning with the large glazed windows, and is supported by elegant, slender posts.

Materials and Appearance

The choice of materials aims to balance contemporary design with a lightweight appearance that complements the existing structure. The design prioritizes transparency to minimize visual bulk.

Structure: The balcony will be constructed with a durable steel frame. This frame provides a robust structure while maintaining clean, modern lines. The steel will be finished in a colour that complements the existing property's details (e.g., charcoal grey or black).

Balustrade: The primary feature of the balustrade will be frameless glass panels, as illustrated in the proposed elevations. Each panel measures approximately 900mm wide by 1300mm high. This high-specification glass balustrade is designed to:

Maximize natural light into the interior rooms.

Maintain open views out to the rear.

Create a visually minimal and lightweight addition when viewed from the garden or neighbouring properties.

Decking: The balcony surface will feature appropriate decking (e.g., non-slip composite or timber) to provide a safe and attractive walking surface.

The proposed elevations clearly show how these high-quality materials will be integrated, presenting a cohesive and architecturally sensitive addition. The minimal frame and large glass panels are intended to contrast tastefully with the shingle-

clad upper floor, creating a clear distinction between new and old while remaining in harmony.

Planning Considerations and Impact Assessment

The design process has carefully considered key planning policies to ensure the proposal is acceptable and has a positive impact on the local area.

Visual Impact

The use of high-quality glass balustrading ensures that the balcony is visually unobtrusive. The frameless design and large panel sizes (900x1300mm) mean the balcony does not add significant visual bulk or solid massing to the property. From ground level and from neighbouring properties, the proposal will appear lightweight and visually integrated, maintaining the overall character of The Mead.

Impact on Neighbouring Amenity (Privacy and Overlooking)

A critical factor in the design has been addressing potential impact on neighbouring properties, particularly in terms of privacy and overlooking.

The 1935mm projection is considered a moderate depth that provides usable space without extending an excessive distance into the rear of the plot. Critically, the property is a semi-detached dwelling, and the closest neighbouring property to the side shown in is at a sufficient distance with no direct windows that would be overlooked. Furthermore, the side elevations demonstrate that the balcony does not wrap around and is contained within the rear boundary of the building. The distance to the rear boundary is also considered acceptable in line with local planning standards to prevent unacceptable overlooking.

Local Character

11 The Mead has a unique aesthetic, and the proposed contemporary steel and glass design has been chosen specifically to complement this while respecting the character of Frome. The clean lines and minimal structure are architecturally sensitive, offering a modern feature that does not detract from the original character. The quality of materials specified is high, ensuring the proposal is a durable and positive addition to the local area.

Access

The access to the balcony will be directly from the first-floor living areas via the existing large glazed doors. No modifications are required to the existing doorways to provide safe and easy access to the new outdoor space. Access within the balcony area will be safe, with non-slip surfaces and compliant handrails. Access to the main property for visitors remains unchanged.

Conclusion

In summary, the proposed rear balcony at 11 The Mead is a well-considered and sensitively designed scheme. The scale is proportionate to the host property, and the high-quality materials—specifically the steel frame and 900x1300mm frameless glass panels—ensure a lightweight and modern addition that maintains visual openness and minimizes impact on neighbours.

The design, as illustrated in the accompanying elevation drawings significantly enhances the quality of living space for the residents by providing a direct connection to the outdoors, without compromising the character of the property or the amenity of neighbouring residents. As such, the proposal represents a high-quality development that complies with all relevant planning policies. We urge Mendip District Council to support this application.