

## Design and access statement for 20 Whitecross Street, Barton Upon Humber, DN185EU

Report: Proposed Addition of Georgian Style French Doors one with Juliet Balcony

### Introduction:

This report evaluates the proposed addition of Georgian style French doors one with a Juliet balcony to a residential property, where the doors would replace existing windows. The purpose of this report is to assess the suitability of the proposed development in response to the site and its setting, and to demonstrate that it can be adequately accessed by prospective users.

### Site and Setting:

The site is located in a residential neighbourhood with a traditional architectural style. The proposed development involves replacing existing windows on the ground and first floor at the rear of the building with Georgian style French doors the first-floor doors that open onto a Juliet balcony. The changes would not be visible from the neighbouring properties.

### Proposed Development:

The proposed development entails removing existing windows and installing Georgian style French doors, one with a Juliet balcony incorporated into the design. The doors will be designed to match the existing architectural style of the building, with characteristic Georgian features such as divided panes and decorative mouldings. The Juliet balcony will provide a decorative railing, allowing for outdoor access and enjoyment without the need for a full balcony.

### Suitability to Site and Setting:

The proposed addition of Georgian style French doors is a suitable response to the site and its setting for several reasons. Firstly, the traditional architectural style of the neighbourhood makes the addition of Georgian style doors consistent with the overall character of the area. The use of divided panes and decorative mouldings on the doors will complement the existing design elements of the building, contributing to its visual coherence and enhancing its curb appeal.

Secondly, the addition of a Juliet balcony can enhance the functionality and aesthetics of the first-floor living space. The balcony will provide for fresh air, natural light, and outdoor views, while maintaining privacy and safety. The balcony can also serve as a charming architectural feature, adding visual interest and character to the rear façade of the building. It is believed that building used to have a Juliet balcony and French doors.

### Adequate Accessibility for Prospective Users:

The proposed addition of Georgian style French doors will provide adequate accessibility for prospective users. The doors and balcony will be designed and installed in compliance with applicable building regs and accessibility guidelines, including appropriate width, height, and clearances for wheelchair users and individuals with mobility impairments. The height of the balcony railing will be designed to ensure safety while providing unobstructed views from the interior, and any steps or thresholds will be designed to be easily navigable and safe for all users.

### Conclusion:

In conclusion, the proposed addition of Georgian style French doors to replace existing windows on the ground and first floor is a suitable response to the site and its setting, as it aligns with the traditional architectural style of the neighbourhood and enhances the functionality and aesthetics of the living space. Despite not being visible from neighbouring properties, the addition of a Juliet balcony can still provide added charm and character to the property. The doors and balcony will be designed and installed to ensure adequate accessibility for all users, making them a desirable and accessible addition to the property.