DESIGN & ACCESS STATEMENT



WIDEWATER COURT, KINGS CRESCENT, WEST SUSSEX, SHOREHAM-BY-SEA, BN43 5LS

For

REPLACEMENT OF BALUSTRADES TO SOUTH AND WEST ELEVATIONS.

SURVEYOR: Andrew Coleman MRICS

REFERENCE: 1461.21

ISSUED: 9 November 2022

COH surveyors
Crowther Overton-Hart

RICS

1. PROJECT INFORMATION

The building is situated next to the beach at Shoreham-by-sea on a generally level plot. The building consists of 5 storeys and is in private residential use for multiple occupants.

The building is not in a national park or conservation area. It is also not listed. The proposed works are to replace the existing PVCu balustrades with new powder coated metal and glass balustrades to south and west elevations.

Please refer to the drawings attached to this application for further details.

2. DESIGN PROCESS & ACCESS

2.1 DESIGN PROCESS:

- The proposed design is to address ongoing problems with the existing balconies which is causing water ingress that attributes to driving rain and salt contamination. This has lead to staining to some of the balconies and internal leaking into flats.

2.2 PEDESTRIAN ACCESS ROUTES

- The proposals will not block or alter public access to the building or the immediate vicinity in any way.

2.3 VEHICULAR ACCESS

- There is no public vehicular access to the building and this will not change as part of the proposed works.

2.4 ACCESS AROUND THE BUILDING

- The proposals will not change or alter access to the flats in any way.

3. CONCLUSION

The proposals for the building are designed to address ongoing problems of staining to balconies and water ingress into flats. The proposed balustrades will be better designed and detailed to cope with the marine environment conditions. This will improve the quality of life for the residents in the building. The proposed balustrades will also improve the overall appearance of the building.

The proposals are not believed to be in calculation of any load or planning policy. The proposed works can be seen from outside the site area. The balustrades have been designed to be in keeping with the surrounding area.



Andrew Coleman MRICS
COH Surveyors