Design and Access Statement

On behalf of

Adur District Council

Prepared by

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1 Site Name and Location



1-24 Sea House
Whiterock Place
Southwick
West Sussex
BN42 4AY

Sea House is located within the coastal, suburban town of Southwick, West Sussex. The Southwick Estate owned by Adur District Council overall consists of 13 no blocks that span across Butts Road, Grange Road, Station Road, Whiterock Place, Rock Close and Spring Gardens as highlighted above. The proposed works within this planning application relate to Sea House which is one block consisting of 24 flats.

The area has good transport links both via train and car with Southwick Station being adjacent to the site with regular trains spanning East and West to Brighton and Southampton respectively. Transport links via car is good with access to the A27 that leads to the A23/M23 to M25.

2 Current Use

The buildings are of use class C1. This classification will remain unchanged with these proposals.

3 Scope of the Proposals

The proposed works include the replacement of existing balcony balustrade panels and railings and concrete repairs.

The existing balcony materials consist of glass infill panels, metal balustrade, metal top rails covered in plastic rail capping's and concrete balustrade panels to the side. This is to be replaced with galvanised metal balustrade panels and a galvanised metal top rail. The concrete balustrade panels are to remain and be repaired. Please refer to the proposed elevation drawings within this planning application for details of replacement materials.

4 Layout

The proposals do not affect the internal layout of the flats nor the external layout of the buildings/estate. The proposed balconies floor area and levels are to remain the same.

5 Access

Sea House is accessible via pathways extending to Whiterock Place that lead to the front entrance door of the block. Internal access can be made to the block via an access control device located on the front elevation.

All the proposed works require access scaffolding to the elevations that include a balcony.

6 Appearance

As mentioned above, the appearance of the proposed balcony is to include a concrete slab, concrete balustrade panels to the side with galvanised metal balustrade panels and galvanised metal top rail.

As per the structural engineer's report included within this planning application, many of the balconies have reached the end of their serviceable life and require replacement. The balconies are visibly deteriorating and suffering from concrete delamination as well as corrosion of the metal balustrade, railings and fixings. The new balconies would greatly improve the appearance of the buildings and estate.