# Design and Access Statement

On behalf of

## Adur District Council

Prepared by

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# 1 Site Name and Location



37-42 & 43-66 Coates Court
Butts Road
Southwick
West Sussex
BN42 4AY

Coates Court 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 Coates Court which are two blocks consisting of 29 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, balcony railings, construction of new supporting steel columns and concrete repairs.

The existing balcony materials consist of metal balustrade, metal balcony top rails and concrete balustrade panels. This is to be replaced with galvanised metal balustrade, galvanised metal top rail with concrete balustrade panels 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

Coates Court is accessible via pathways extending to Butts Road that lead to the front entrance doors of the blocks. Internal access can be made to the blocks via an access control device located on the front elevations.

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, galvanised metal balustrade panels with galvanised metal top rail. New vertical steel supporting columns are to be installed to the balconies as recommended by a Structural Engineer.

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.