DESIGN & ACCESS STATEMENT FOR REPLACEMENT STAIRCASE AT FLAT 19 'GREENTREES' COKEHAM LANE. SOMPTING. WEST SUSSEX.

AMOUNT THERE IS NO NEW DEVELOPMENT AS SUCH. MERELY A REPLACEMENT OF THE DEFECTIVE STAIRCASE. PROVIDING ACCESS TO TWO FLATS ONLY OAT FIRST FLOOR LEVEL.

LAYOUT THERE IS NO CHANGE TO THE BUILDING OR ROUTES NOR INDEED TO EXISTING OPEN SPACES. INVOLVED IN THIS APPLICATION.

SCALE HERE AGAIN THERE ARE NO CHANGES TO THE HEIGHT / WIDTH OR LENGTH OF THE EXISTING BUILDING. AS ONLY THE STAIRCASE IS INVOLVED.

LANDSCAPING NO CHANGE INVOLVED HERE EITHER.

APPEARANCE THERE IS NO MATERIAL CHANGE TO THE APPEARANCE OF THE BUILDING. THE ONLY CHANGE IS IN THE MATERIALS TO BE USED FOR THE CONSTRUCTION OF THE STAIRS. THIS CHANGE IS FROM CONCRETE (WHICH IS BREAKING UP AND BECOMING DANGEROUS). TO METAL. WHICH WILL BE FULLY TREATED FOR AGAINST CORROSION AND THEN SPECIALIST METAL PAINT FINISH WILL BE APPLIED. NON SLIP TREADS TOGETHER WITH EASILY DISTINGUISHABLE NOSING WILL BE PROVIDED THROUGHOUT THIS NEW FLIGHT.

ASSESSMENT HERE AGAIN THERE ARE NO CHANGES TO THE PHYSICAL / SOCIAL OR ECONOMIC CHARACTERISTICS OF THIS EXISTING DEVELOPMENT IN ANY WAY.

INVOLVEMENT NO CHANGES WILL OCCUR TO COMMUNITY / PROFESSIONAL UNDERTAKINGS. AND NO REQUIREMENT TO INVOLVE ANY OTHER BODY. AS THE PROPOSAL ONLY SERVES TWO LONG STANDING EXISTING FLATS. AND DOES NOT AFFECT ANY ONE ELSE IN ANY WAY.

EVALUATION THERE IS NO NEED TO COLLECT OR EVALUATE ANY INFORMATION. NEITHER ARE THERE ANY CONSTRAINTS REGARDING FORMATION OF THE REPLACEMENT STAIRCASE.
EXCEPT OF COURSE AN OBLIGATORY APPLICATION HAS BEEN SUBMITTED FOR BUILDING CONTROL APPROVAL. PLUS OF COURSE DISCUSSIONS HAVE TAKEN PLACE WITH WEST SUSSEX FIRE BRIGADE. TO ENSURE ALL IS AS IT SHOULD BE. FOR THE OCCUPANTS OF THESE TWO FLATS.

DESIGN AS THE STAIRS ALREADY EXIST AND THE BREAKING UP OF THE CONCRETE SECTIONS IS NOW BECOMING DANGEROUS. THE ONLY DESIGN REQUIREMENT INVOLVED. IS TO REPLACE THE STAIRS TO EXACTLY THE SAME PATTERN. TREADS / RISERS / LANDINGS / RAILINGS AND BALUSTRADES. TO PROVIDE ACCESS FROM GROUND TO FIRST FLOOR LEVEL. FOR THE EXISTING OCCUPANTS OF FLATS 16 & 17.
THE DECISION TO CHANGE TO A METAL STAIRCASE WAS MADE ON THE BASIS OF THIS MATERIAL BEING MORE SUITABLE. BEING QUICKER TO INSTALL (THUS NOT RESTRICTING ACCESS TO THE EXISTING FLATS FOR TOO LONG) AND BEING EASIER TO MAINTAIN IN THE LONG TERM.

ACCESS THE ACCESS TO / IN & AROUND THESE EXISTING BUILDINGS DOES NOT CHANGE IN WAY AT ALL. DUE TO THE REQUIREMENT FOR THIS APPLICATION AND STATEMENT

[redacted]

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GORDON. F. DIXON.

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PLANNING SERVICES
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