DESIGN & ACCESS STATEMENT FOR:
Atlantic Court, Ferry Road, Shoreham-By-Sea

1. **INTRODUCTION**

This Design and Access Statement uses the sequence advised in the CABE guide of 2006 and follows the development of the project as it progressed.

2. **DESCRIPTION**

The property is a block of sixty flats on Shoreham Beach. It is proposed to redecorate and repair the east/ front elevation. The residents wish to include replacement of all the existing balcony screens and the railings to the top floor. The block is in need of considerable work to both front and rear elevations, to address corrosion, leakage and lack of maintenance issues. Some of the effects of these problems can currently be seen on the front elevation, where the existing screens have corroded and are staining other surfaces.

3. **DESIGN**

3.1 **Use**

The property is in use as sixty residential flats.

3.2 **Amount**

Of the flats, those on the ground, first, second and third floors are proposed to have the new balcony screens. Ground floor screens are a single panel, whereas those on the higher floors have a short return back to the brickwork.

3.3 **Layout**

The proposed layout will replicate the existing in new materials, more suited to the location. Another noticeable change would be removal of the existing painted steel angles hanging over the front of each balcony, used to connect the existing screens to the structure. These are corroding substantially and staining other surfaces. Concrete and asphalt balcony surfaces would be made good. New fixings would be taken straight in to the concrete and properly dressed to the asphalt. The screens would be perforated panels of galvanised steel. Perforations would be 10mm holes laid out in a grid with a plain border.

3.4 **Scale**

All scales would remain approximately the same. However, the handrail would be raised slightly to achieve 1100mm protection required by Building Regulations. The fourth floor arrangement would remain entirely as existing, but the railings would also be in galvanised finish to match the balcony railings and simultaneously reduce maintenance.

3.5 **Landscaping**

Landscaping will not be affected.

3.6 **Appearance**

The intention is to improve the appearance of the property. The existing painted steel screens and channels have corroded, spreading rust stains across the elevation. The proposed screens have a much more robust and suitable finish for seafront locations, a uniform galvanised grey, matching the proposed new top floor railings. The balcony asphalt will also be refurbished, including the installation of a 100mm drip detail.

4.0 **ACCESS**

Existing access arrangements will not be altered or affected.

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