Design and Access Statement

On behalf of

Adur District Council

Prepared by

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1 Site Name and Location



1-24 Grange Court
Butts Road
Southwick
West Sussex
BN42 4DX

Grange 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 Grange Court 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 C3. This classification will remain unchanged with these proposals.

3 Scope of the Proposals

The proposed works include the full replacement of all existing balconies to new galvanised steel stacked balcony incorporating galvanised steel balustrades and top rail.

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 fully demolished and rebuilt with a new stacked balcony incorporating galvanised steel balustrades, top rail and galvanised steel structural beams and columns.

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

Grange Court is accessible via pathways extending to Butts Road 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 galvanised steelwork structure with aluminium balcony deck boards fixed on top, galvanised steel balustrade and galvanised steel top rails.

As per the structural engineer's report included within this planning application, all 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 rebar, balustrade, railings and fixings. The new balconies would greatly improve the appearance of the buildings and estate