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

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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 area. Works are proposed to redecorate and repair the east/ front elevation and the residents wish to include replacement of the existing balcony screens.

PLANNING SERVICES
PLAN | AWDM/1280/12
DATE VALID | 17 OCT 2012

3. DESIGN

3.1 Use
The property is in use as sixty residential flats.

3.2 Amount
Of the sixty flats, forty eight on the ground, first, second and third floors are proposed to have the new balcony screens. The ground floor screens have a single run across the face of the balconies. Those on the higher floors have a short return back to the elevation brickwork.

3.3 Layout
The proposed layout will replicate the existing in new and different materials, more suited to the location and requirements of the management committee (removing rust stains). Other than materials, the main 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. Balcony surfaces would be made good and new fixings would be taken straight in to the concrete. A proprietary anodised aluminium channel runs along the base of the glass, but not around the balcony edge. Each screen would have an anodised aluminium central post.

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.

3.5 Landscaping
Landscaping will not be affected.

3.6 Appearance
The intention is to improve the appearance of the property in two main ways. Firstly, the existing painted steel screens and channels have corroded such that they spread rust stains across the elevation, both on and adjacent to metalwork. In addition, the painted metal and timber screens are not aesthetically pleasing. The proposed 'Royal Chrome' finished anodised aluminium and glass combination is much more attractive. The glass is to be 'satinised' to improve uniformity and privacy, and self-cleaning. The proposed screens are a proprietary factory finished system used in various seafront locations, including in neighbouring roads.

4.0 ACCESS

Existing access arrangements will not be altered or affected.