PHILIP GOACHER ASSOCIATES

Job No. 20385

DESIGN AND ACCESS STATEMENT FOR THE PROPOSED WORKS AT SOUTHON VIEW COURT, LANCING

1. Introduction

1.1 The purpose of this Design and Access Statement is to explain the principles and concept applied to the proposals to support the existing cantilevered balconies and internal floors, and to replace the existing external balustrades. The existing concrete floor structure has been constructed in high alumina cement which has converted and likely caused a loss in strength to the balcony and floor structure which poses a safety risk if not supported.

The existing building is forms a block of 12 flats. The works stated above applies to flat numbers 1-6. The balconies to be supported are to the west elevation of the property.

This statement will attempt to cover the following areas:-

Use
Amount
Layout
Scale
Landscaping
Appearance

2. Design Principles and Concepts

2.1 The Proposed Use

The building is a three storey residential block of purpose built flats constructed in the 1960s, containing 12No. apartments. No change following works.

2.2 The Amount of Development

The proposals are limited only to the west elevation which contains 4No. balconies and to the ceiling structure of flats 1-4.

2.3 Layout

The layout of the property will remain generally as per existing. A minor reduction in height above the external balcony doors is expected with new boxing concealing a new steel beam.

2.4 Scale

The scale of the building will remain unaltered.

2.5 Landscaping

The landscaping of the building will remain unaltered.

2.6 Appearance

The external appearance of the building will be altered with new white powder-coated steel columns and beams to support the existing balcony, as well as a new balustrade structure, to be built in place of the existing stained timber balustrades and cantilever balconies. The new steels will support the existing HAC which has converted due to the ingress of water to the property.

3. Access to the Development

3.1 Access to the property will not be affected.