DESIGN AND ACCESS STATEMENT FOR THE PROPOSED WORKS AT 79 MARINE PARADE, WORTHING

1. Introduction

The purpose of this Design and Access Statement is to explain the principles and concept applied to the proposals to replace a leaking original internal gutter and rotten timber structural beam, to the roof space over Flat 9, 79 Marine parade, Worthing.

The existing building forms a block of self-contained flats over four storeys. The building was assumed to have been constructed having solid masonry external walls, a combination of masonry and timber stud internal walls, timber floors, and a butterfly roof arrangement with cut and pitch timbers.

The surface water drainage to the central valley of the butterfly roof originally relied on falls to a central outlet, which fed internal gutters at ceiling level within both front and rear roof spaces. The internal gutters were formed with timber planks, lined with lead and with an open top. The internal gutter to the front roof space originally discharged to the front parapet gutter arrangement, however this internal gutter had previously been blocked from the central valley position, and was no longer used to drain the central valley. The internal gutter to the rear roof space originally discharged out the rear roof slope and to the rear external gutters.

The works relate to the rear roof structure and internal gutter over the rear bedroom of Flat 9, at third floor level.

Due to a long standing issue with water ingress and leaking of the internal gutter, significant damage to the ceiling finishes was experienced, and therefore the ceiling finishes were removed in full for safety reasons and to allow repair works to be undertaken.

Upon inspection following the removal of the ceiling finishes, it was found that there was significant damage to the timbers of the internal gutter, noting evidence of past repair attempts, and that this was beyond repair.

Adjacent to the gutter, was an original timber beam supporting the ceiling joists and a portion of the roof via struts. The rear portion of the beam had suffered significant rot due to the water leaks, and was no longer fit for purpose.

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 used as residential with self-contained flats. The use of the building will not change.

2.2 The Amount of Development

The proposed works are detailed as follow:

Item of works	Original arrangement	Proposed Arrangement
To replace the damaged internal gutter to rear roof space.	Open-topped box gutter formed with timber planks and originally lined with lead. As detailed in introduction above. The outlet to the central valley was an existing plastic flat-roof drain outlet , which is to remain.	Black uPVC circular pipe section has already been installed to stop water ingress and further damage, and suitably weatherproof. This material was chosen due to the urgency of the works, and for its durability, low maintenance once hidden, and excellent resistance to corrosion and moisture throughout its use - significantly outperforming traditional materials like lead or timber in this context. The uPVC pipe is a standard, reliable solution in modern roofing applications, offering a watertight seal and reducing the long-term risk of leaks. Functionally, the new pipe improves the original setup by eliminating potential sources of odour and sound transmission associated with open gutter designs. It also provides a more effective and hygienic means of drainage, reducing the risk of flooding or water pooling within the roof void. Overall, this represents a safer, cleaner, and more sustainable long-term solution. The plastic pipe has been securely fixed in place and will be completely hidden from view once ceiling finishes are reinstated,

		maintain the aesthetic integrity of the interior. Replacement timber plank boxing around the pipe can be provided if desired to replicate the original appearance, however noting that this will be completely hidden.
Treatment and strengthening of existing structural timber beam.	Timber beam approx. 140mm deep x 90mm wide. Assumed not continuous to be exposed from the rear bedroom and confirmed.	Original timber beam to remain in place and be treated for wet and dry rot with appropriate wood treatment coating. New 2x75x170 C24 timber beam to be installed to both sides of original beam, to support ceiling joists and roof. All timbers will be hidden by new ceiling finishes.
Weathering Central Valley	Original assumed to be lead lined. Evidence of previous improvement works in the past with new painted coatings.	Valley to be suitably prepared and waterproofed with a new fleece membrane reinforced liquid waterproofing system (colour light grey), suitably taken up and under the slates of the roof slopes, and detailed around the existing central drain outlet.
Ceiling Reinstatement	Lather and Plaster	Lather and plaster to match original and existing ceiling

2.3 Layout

The layout of the property will not change.

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 central valley will not be altered, other than by providing a fresher waterproofing layer.

To the rear elevation roof slope, the original squared profile of the internal gutter's outlet will change to the end of the circular plastic pipe. See photo below, however please note that the end of the pipe is to be cut closer to the slates for better flow to the gutter. Provide a mesh cover to prevent birds and rodents, etc.





The proposed detail is similar to that of the only neighbouring property of similar construction arrangement, seen in the photo above. However, will be more discreet.

Due to the location and position of the building, and height of the outlet, it will not be at all visible.

3. Access to the Development

Access to the property will not be affected.