LF Architecture Ltd
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PLAN NO. A/ADC/0122/09
DATE 07 APR 2009

Design and Access Statement
5 Town Quay Apartments, Town Quay, Shoreham-by-Sea
Amendments to approved application ADC/0405/07 - Proposed external lift & lift shaft

1. ***Use:*** The existing building is purpose built flats built over 4 stories with ground floor level parking. The proposal is for the provision of a lift within a new external lift shaft on the rear elevation up to the split landing between the 2nd & 3rd floor levels.

2. ***Amount:*** There is no increase in habitable accommodation just the provision of an external lift shaft measuring 2m2 situated in an existing recess to the rear of the building.

3. ***Layout:*** The lift is to be accessed at the rear of the building off an existing pedestrian access way. The lift discharges at 2nd & 3rd floor levels to enable easier access to the second & third floor levels.

4. ***Access:*** The lift will enable the top stories of the building to become more accessible to the residents. The lift itself is designed for wheelchair access. It is possible to provide an internal stair lift up to the 3rd floor or down to the 2nd floor levels should wheelchair access be required. The current residents are able bodied but are keen to be able to remain living in the flats should their mobility become impaired as they get older.

5. ***Scale:*** The scale of the proposed lift shaft is in keeping with the existing building & surrounding area.

6. ***Landscaping:*** It is proposed to raise the lift entrance up to prevent flooding should the river overflow its bank in the future. This is to be done by raising half the width of the board walk with a ramp up to a platform by the lift entrance. The proposed ramp would be to a max of 15 degrees to comply with current building regulations. A new hand rail is proposed on the edge of the ramp next to the river to a min height of 1000mm & this is to match the style of the existing handrail.

7. ***Appearance:*** The application is in detailed form and proposed elevations are enclosed. Materials proposed are: Plain tile roof to match existing; powder coated aluminium profiled cladding with powder coated aluminium double glazed windows to match existing. There is a canopy proposed over the entrance door.