70 Marine Parade - Design & Access Statement

R A A

RASHAD AL-KAROONI ARCHITECTURE

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PROJECT ADDRESS:

70 Marine Parade
Worthing
BN11 3QB

PROJECT STAGE: CONCEPT

DOC: CONCEPT DESIGN

DATE	BY	REVISIONS
17.02.25	RA	-

DESIGN AND ACCESS STATEMENT
70 Marine Parade, Worthing, BN11 3QB

1.0 INTRODUCTION

This Design and Access Statement has been prepared in support of the proposed removal of the existing external staircase at the rear of 70 Marine Parade, Worthing. The building comprises a mix of uses, including three residential flats across three storeys, a ground-floor office, and an arts club located in the basement. The staircase is in a deteriorating state and presents a safety hazard. As the building has been fitted with an approved mist suppression system, the external staircase is no longer a necessity and is not used as a means of escape.

The proposal aims to enhance the overall appearance of the building while maintaining compliance with fire safety regulations and ensuring the long-term integrity of the structure. This document will provide an overview of the site, an assessment of its historical significance, details of the proposed works, and a justification for the removal of the staircase.

2.0 SITE CONTEXT AND HERITAGE CONSIDERATIONS

The property is located within the Marine Parade and Hinterland Conservation Area, which is recognised for its architectural and historic significance. The area exhibits a mix of Regency, Victorian, and Art Deco architectural styles, contributing to the rich townscape character of Worthing's seafront.

The Marine Parade and Hinterland Conservation Area retains much of its original 19th and early 20th-century character, with terraced seafront buildings that define the historic streetscape. The area's heritage significance is further reinforced by its coastal setting, decorative ironwork balconies, painted stucco facades, and traditional sash windows.

According to the Worthing Borough Council Conservation and Heritage Guide, conservation areas aim to ensure that changes preserve or enhance the special architectural and historic character of the area. Any proposed alterations must be considered against Development Management (DM) policies DM23 and DM24, which focus on strategic conservation and enhancement of Worthing's historic environment.

3.0 PROPOSED WORKS

The removal of the existing deteriorating external staircase at the rear of the building.
No further external alterations or additions are proposed as part of this application.
The removal of the staircase will improve the building's appearance while ensuring safety.
The proposals are supported by a series of drawings illustrating the existing and proposed conditions, specifically:

- RAA-150-ELE-EXST.pdf (Existing Elevations)
- RAA-150-ELE-PROP.pdf (Proposed Elevations)
- RAA-150-SEC-EXST.pdf (Existing Long Section)

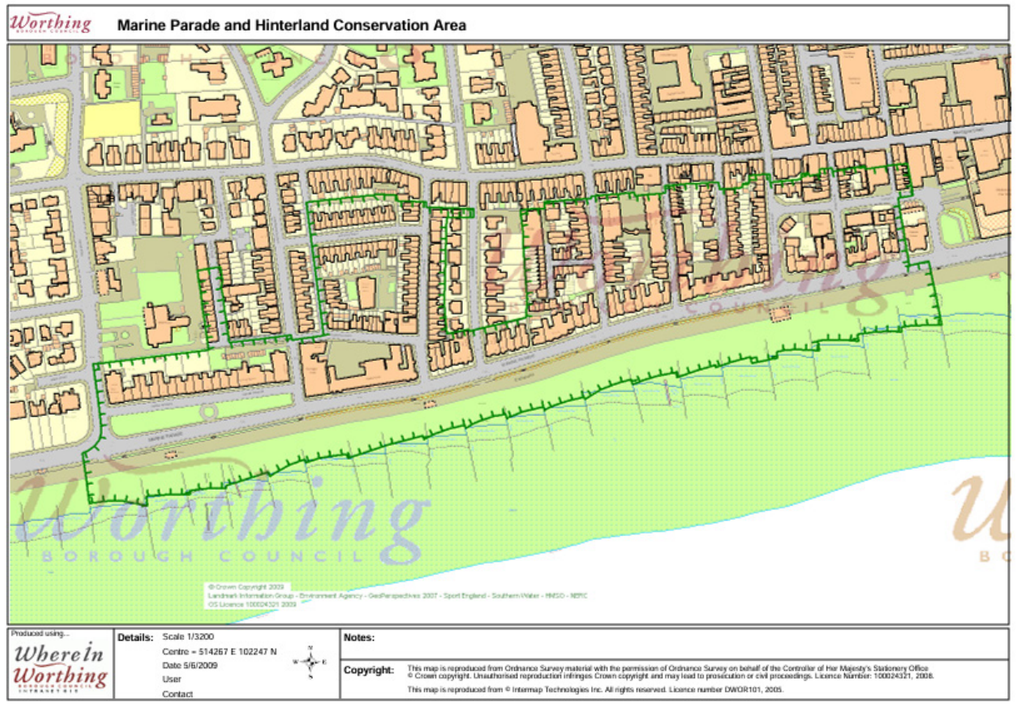
The external staircase has suffered from significant wear and deterioration over time, necessitating its removal. The removal of this structure will restore the building's rear elevation to a cleaner and more coherent state in keeping with the wider conservation area.

4.0 JUSTIFICATION AND HERITAGE IMPACT

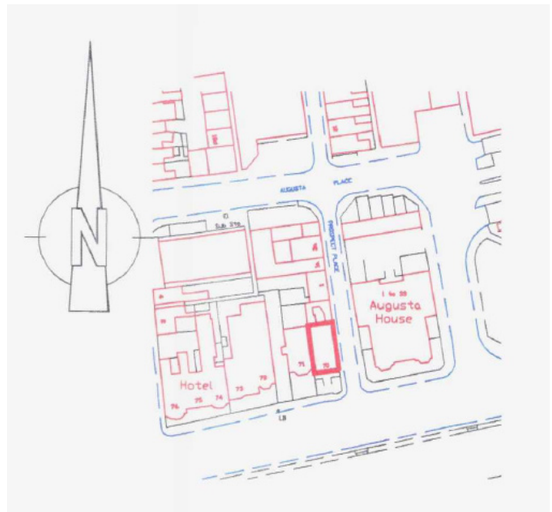
The removal of the external staircase is justified on the following grounds:

Structural Condition: The staircase is in a poor state of repair, posing a safety risk to occupants and the public.
The structure exhibits corrosion, material degradation, and signs of instability that make its continued use unsafe. These statements are supported by the structural engineers report which can be found in the Appendix.

Fire Safety Compliance: The building has been retrofitted with an approved mist fire suppression system, eliminating the need for a secondary means of escape. The new fire safety system ensures compliance with current building regulations and enhances occupant safety. Each dwelling has also been upgraded with new front doors installed to each property.



Marine Parade & Hinterland Conservation Area



Location Plan - not to scale

Enhancement of the Conservation Area: The removal of the staircase will contribute to the preservation of the rear elevation in line with Worthing's conservation objectives. By removing this incongruous addition, the building's appearance will be improved and better aligned with the architectural unity of the area.

No Harm to Heritage Significance: The staircase does not contribute to the special architectural or historic interest of the building or the wider conservation area. Its removal will allow for a more sympathetic restoration of the rear facade, in keeping with the character of the surrounding area.

5.0 ACCESS CONSIDERATIONS

- The removal of the staircase will not impact access to the building for residents, office users, or arts club visitors.
- All internal circulation routes remain unchanged.
- Emergency escape provisions remain compliant with current building regulations due to the mist suppression system.
- The proposed works will not affect any disabled access provisions, ensuring that all existing entry and exit points remain operational.

6.0 ENVIRONMENTAL CONSIDERATIONS

- The proposal has been designed to minimize disruption to the local environment.
- Waste materials from the removal of the staircase will be disposed of in accordance with local authority regulations, with recycling of materials where possible.
- The removal of the staircase will reduce visual clutter and enhance the aesthetic appeal of the rear elevation, contributing to the ongoing maintenance and improvement of the conservation area.

7.0 CONCLUSION

The proposed removal of the external staircase at 70 Marine Parade, Worthing, is a necessary measure to ensure safety while respecting the heritage character of the building and its surroundings. The proposal aligns with conservation policies by removing a visually intrusive and structurally unsound element, thereby enhancing the character of the rear elevation. There is no adverse impact on access, safety, or the wider conservation area.
Furthermore, the proposed works will contribute positively to the appearance of the building and the wider conservation area by eliminating an unnecessary and deteriorating structure. The updated fire suppression system ensures compliance with current fire regulations, mitigating any concerns about emergency egress.
The application respectfully seeks approval for these necessary works to improve the safety, appearance, and long-term preservation of this historic building.





Photographs of corroded steel staircase

APPENDIX

General Notes

This drawing is to be read in conjunction with all relevant specifications and drawings issued.
The contractor is to check and verify all building and site dimensions and check levels before work commences
For discrepencies or ommissions contact RAA
Do not scale this drawing, check all dimensions on site
All work and materials to be in accordance with current applicable statutory legislation and to comply with all relevant Codes of Practice and British Standards.

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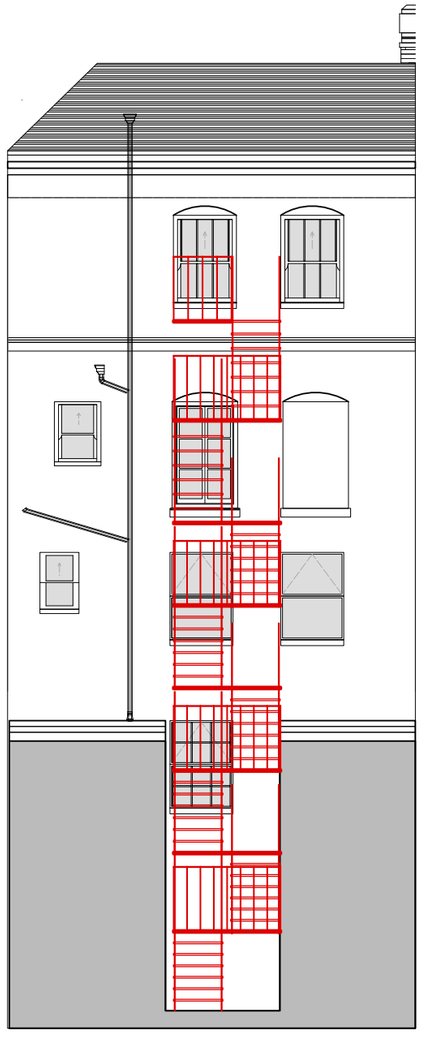
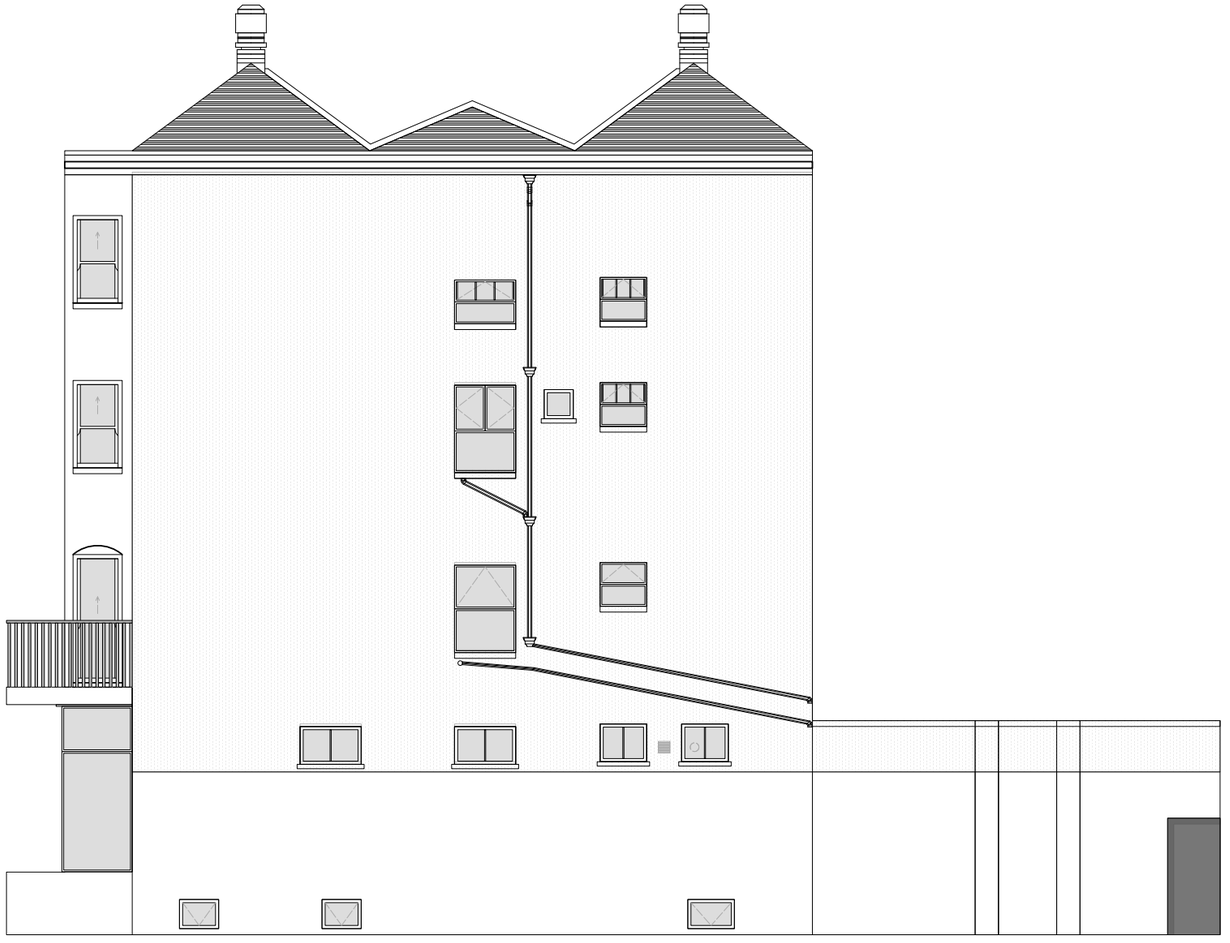
ELEVATION - NORTH, EXISTING



ELEVATION - SOUTH, EXISTING

RED LINE DENOTES EXISTING STAIRCASE, TO BE REMOVED



ELEVATION - EAST, EXISTING

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PROJECT ADDRESS:

70 Marine Parade,
Worthing,
BN11 3QB

NOTES

Drawing not for construction, design intent only
Do not scale from this drawing, except for planning purposes
Check all dimensions on site
Subject to survey
Subject to site inspection
Site boundary lines are indicative only
Subject to Structural Engineer approval
Subject to Building Control approval

PROJECT STAGE: EXISTING

REV	DATE	BY	REVISIONS
-		RA	-

DRAWING: **ELEVATIONS - EXISTING**

Scale: 1:50 **A1** **Date: 20.01.24**

Drawn: RA

Drawing No: **RAA-150-ELE-EXST** **Rev:** -

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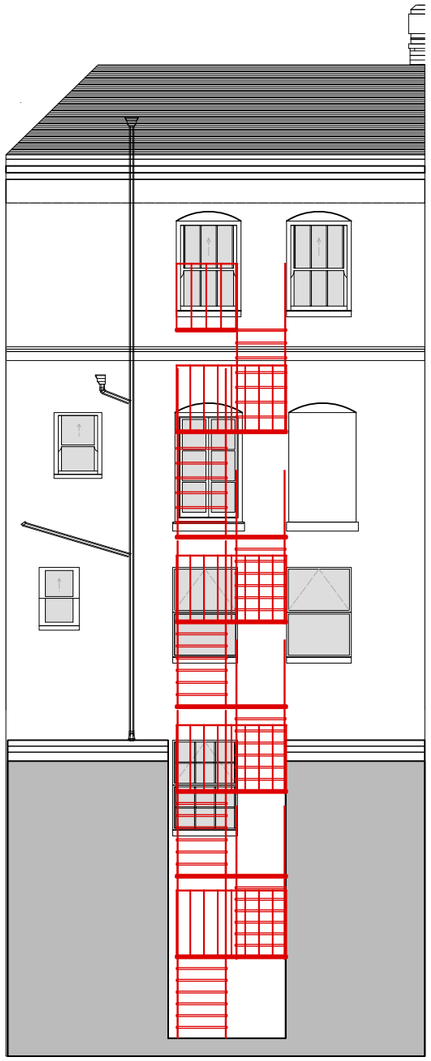
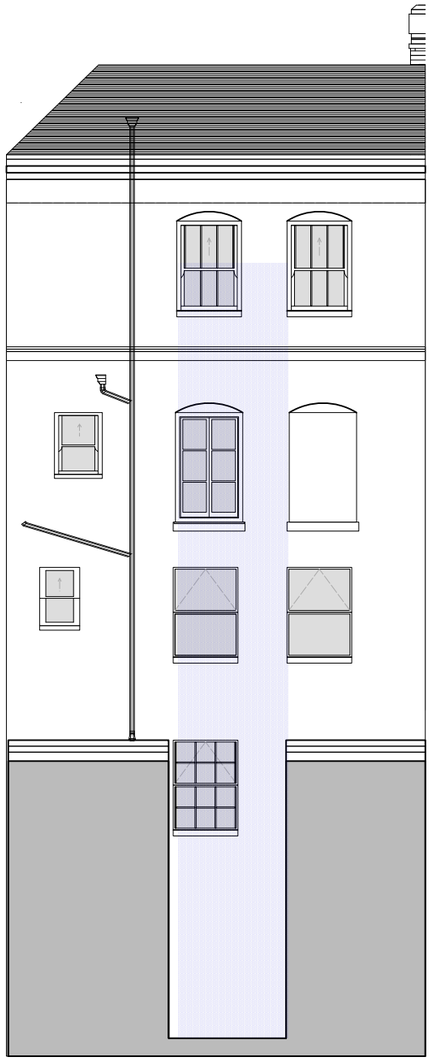


ELEVATION - SOUTH, EXISTING

RED LINE DENOTES EXISTING STAIRCASE, TO BE REMOVED



ELEVATION - SOUTH, PROPOSED

REMOVAL OF STAIRCASE AND MAKING GOOD

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Check all dimensions on site
Subject to survey

PROJECT STAGE: PROPOSED

REV	DATE	BY	REVISIONS
-		RA	-

Scale: 1:50 **A1** **Date:** 20.01.24

Drawn: RA

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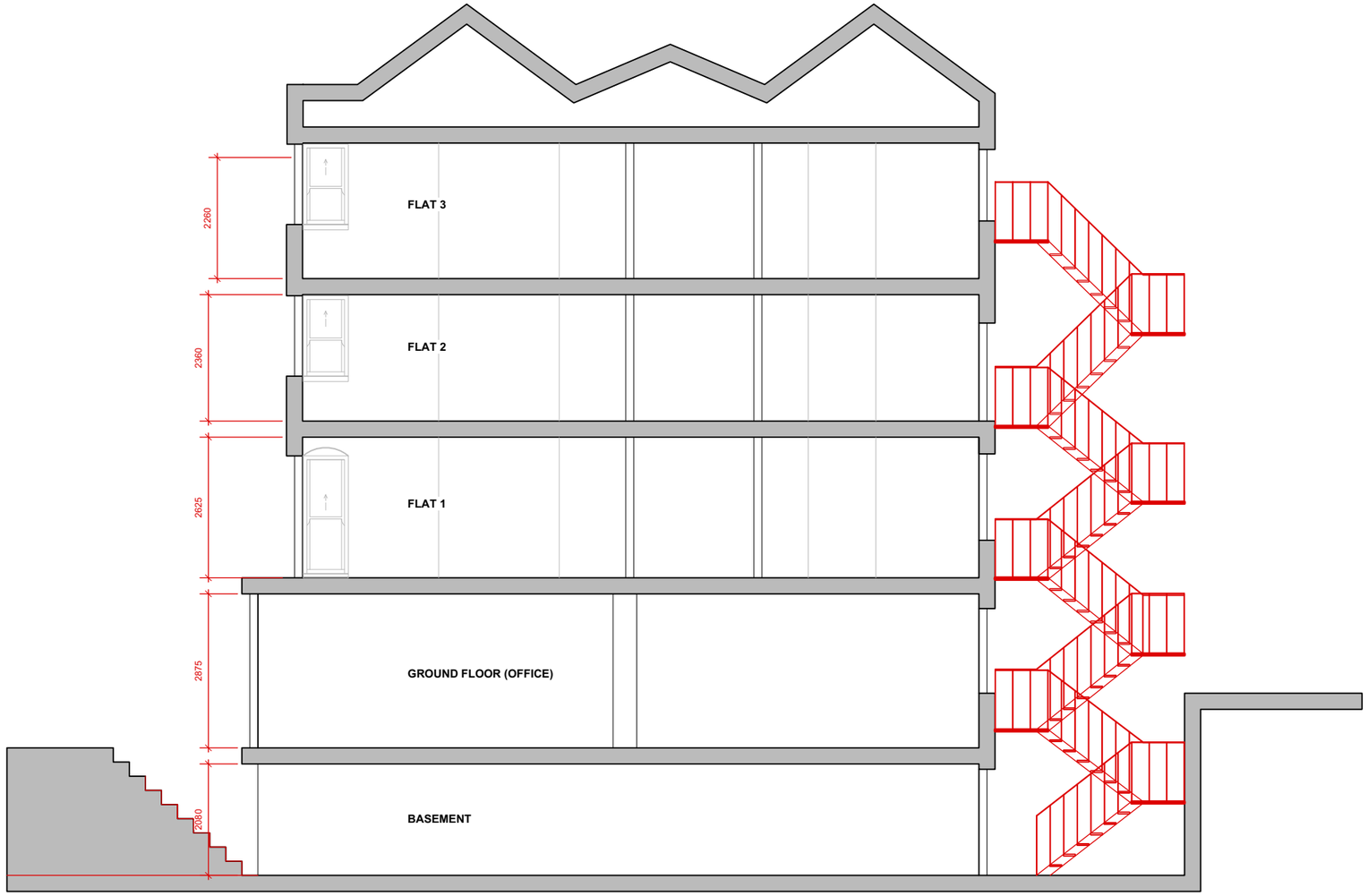

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PROJECT STAGE: EXISTING

REV	DATE	BY	REVISIONS
-		RA	-

Scale: 1:50 **A1** **Date: 20.01.24**

Drawn: RA

APPENDIX

Mistek
Unit 6, Magazine B
Ordnance Yard, Upnor
Rochester ME2 4UY
Kent
United Kingdom

AUTOMIST INSTALLATION AND COMMISSIONING CERTIFICATE #XBADFP

Job Number	XBADFP	**Installer Reference**	drawing
Installation Date	2021-10-07	**Installation Type**	Code Compliance
Trained Specifier	Jordan Gosden	**Trained Installer**	Mike R
Installation Address	70 Marine Parade, Worthing, WestSussex, BN11 3QB, United Kingdom		

Installation Details

Property Type	Other	**Max. Ceiling Height**	2.40
Coverage Area	10.18	**Unprotected Area**	1.47

Pump Location	**Pump Circuit**	**Pump Serial**	**Hose Type / Length**
Boxed	Circuit 1 (C16 Dedicated MCB)	8003930	Hose with 5/16" Nominal Diameter / 50.00m

Head Location	**Head Type (Serial)**	**Pressure**	**Controller Location (Serial /Version)**
1	Smartscan Hydra (11010748)	100.00	Boxed (1004099 / 1)
2	Smartscan Hydra (11010586)	100.00	Boxed (1004099 / 1)
3	Smartscan Hydra (11010733)	100.00	Boxed (1004099 / 1)
4	Smartscan Hydra (11010557)	100.00	Boxed (1004099 / 1)
5	Smartscan Hydra (11010555)	100.00	Boxed (1004099 / 1)

Alarm	**Alarm Type**	**Serial**	**Other Details**
1	Wireless Battery	8406	
2	Wireless Battery	8065	
3	Wireless Battery	8069	
4	Wireless Battery	8401	
5	Wireless Battery	8408	

Purpose of Installation	**Compliance**	to secure Building Control approval (details not known)
	Authority Having Jurisdiction	n-a

Notes and Deviations

This form certifies that the Authorised Installer (detailed above) has:

1. Successfully commissioned the detailed Automist installation on 2021-10-07
2. Designed and installed in accordance with the latest installation Design, Installation, Operation and Maintenance (DIOM) Manual (accompanied by an attached layout design).

Service Details

Service Contact	Mistek	**Submitted By**	Zoe Allen
Email	sales@mistek.co.uk	**Telephone**	0207 164 6534

11/10/2021, 14:58 Plumis Ltd -

Serviced On	2021-10-07	**Service Due**	2022-10-07

HOCKLEY & DAWSON
CONSULTING ENGINEERS

Title: 70 Marine Parade Escape Staircase Structural Inspection

Job No: 22231

Date: January 2025

Client: Patrick O'Donoghue

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Author 14.1.25	Chris Smaller Meng, CEng, FIstructE, MICE	Signature
Checked 14.1.25	Heather Munro MIStructE	Signature
Approved 14.1.25	Clive Dawson AMIStructE	Signature *C Dawson*
Reference 22231	Revision	Issue Date 15.1.25

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2. Description
3. Observations
4. Conclusions and Recommendations
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6. Appendices
    a. Photos

HOCKLEY & DAWSON
CONSULTING ENGINEERS

1.0 Introduction and Brief

This report was commissioned by Patrick O'Donoghue and is for his sole use only.

Hockley and Dawson were instructed to carry out a visual structural survey of the escape stair to the rear of 70 Marine Parade, Worthing BN11 3QB. The inspection was carried out on 19 December 2024, focused on identifying structural issues and safety concerns, for the existing external escape stairs.

The inspection covered the following aspects of the steel fire escape:

- Structural integrity of the steel framework and supporting elements
- Condition of all stair treads, landings, and handrails
- Corrosion, wear, and any signs of physical damage
- General wear and tear from exposure to the elements, given the building's coastal location

The weather on the day of the survey was bright and sunny with a light breeze.

2.0 Description

The existing building is a four-storey building with a basement situated on the coast road Marine Parade. The building is mixed-use with the basement occupied by an arts club, the ground floor by a recruitment agency and the remaining floors residential. It is understood that the stair is no longer necessary as a fire escape as an alternative compliant method of fire protection has been approved and provided and made the stair obsolete. It is unclear when the stair was installed but probably 30 -40 years old and possibly installed when the house was divided into apartments which may make the stair even older.

The stairs serve all the floors and the basement. The stair is constructed in steel and consists of a landing at each floor level supported with steel stringers bearing onto the masonry walls of the building at the other end, the steel stringers are supported on steel columns that span vertically from the basement level to the half landing between second and third floor. The stairs enabled access to all the floors with two flights and a half landing between each of the floors.

The landing and treads are formed in steel plates with surface indentations to provide some form of anti-slip for users. This plate is commonly known as Durbar plate and is widely used in steel structures where there is a need for a lightweight floor/access surface to be provided.

It should be noted that due to the poor condition of the stairs, access for closer inspection of the various elements of the stairs was not possible. Instead, observations were made from the floor windows, from the street and via binoculars or by camera.

3.0 Observations

The building is situated close to the sea and the stair steelwork will be prone to even faster corrosion if it has not been adequately protected.

The steel stair structure is in a state of significant deterioration and is no longer fit for its intended purpose. Extensive corrosion has affected large portions of the structural elements and their connections. Key components have either corroded, delaminated, or completely deteriorated. This degradation poses a safety concern, as it undermines the structural integrity of the stair system.

Further details of the corrosion extent, including photographs and descriptions, are provided in Appendix B for a clearer understanding of the damage.

Key Observations of Steel Stair Structure Deterioration

1. **Second-Floor Apartment Access Landing**
   The access landing on the second floor has either disintegrated or completely detached from the steel stringer beam supports. The stringer beam at this landing has sustained severe corrosion, with the web largely eroded and the flanges significantly weakened. Specifically, the right-hand stringer flange has corroded away, leaving only the bottom flange still holding the stringer in place. As a result, the stringers have dropped and rotated, severely compromising the structural integrity of the stairway.

2. **Second-floor half Landing**
   The second-floor half landing has lost a section of the supporting stringer/beam, and it is questionable as to whether the durbar plate is attached to anything.

3. **Ground to Basement Stair Flight**
   The stair flight between the ground floor and basement was inspected, with careful testing of each tread. One tread failed under body weight, indicating that the welded connections had corroded to the point of being unable to withstand applied stresses.

4. **Corrosion of Stair Elements**
   The stair treads, risers, and landings exhibit extensive corrosion. These elements, which appear to be welded to the supporting stringer beams, are severely compromised. Several of these welded connections have deteriorated, contributing to the overall instability of the stair structure.

HOCKLEY & DAWSON
CONSULTING ENGINEERS

5. **Condition of Columns**
   While the columns are in relatively better condition compared to other components, they are still subject to corrosion and, in some areas, delamination. This affects their long-term durability and load-bearing capacity.

6. **Column Splice Connection**
   The columns feature a splice connection, with external plates bolted to either side of a break in the column construction. These splice connections are heavily corroded and delaminating, which further weakens the overall structure.

7. **Handrails and Balustrades**
   In some areas, the handrails have corroded to the point of detaching from the balustrade. Additionally, the balustrades have disconnected from the stringer or landing beams in multiple places due to the corrosion at these connection points.

4.0 Conclusions and Recommendations

In conclusion, the steel stair structure is in a critically deteriorated condition, with extensive corrosion and structural degradation compromising its safety and functionality. The second-floor landing and supporting stringer beams have sustained severe damage, including complete disintegration in some areas, leading to structural instability. The stair treads, risers, and landings exhibit significant corrosion, with welded connections failing under minimal load. The columns, while in somewhat better condition, still show signs of corrosion and delamination, and the splice connections have weakened significantly.

The corrosion has also affected key safety features, including the handrails and balustrades, which are no longer securely connected to the structure. Given the extensive nature of the corrosion and the loss of structural integrity, it is evident that immediate intervention is required. The current state of the structure is not fit for purpose and poses a serious risk to those who might attempt to use the stairs and potential injury and /or damage to adjacent buildings or those on the public road should there be a collapse. We recommend that the structure be safely dismantled as soon as possible and in the interim, access is prohibited with clear signage and/or barricades erected.

5.0 Standard Conditions

This report is the property of and is confidential to the client designated in the report. Whilst it may be shown to the client's professional advisors, the contents are not to be

22231. 70 Marine Parade – External Steel Escape Stair Structural Survey.

disclosed to, or made use of, by any third party, without our express written consent. Without such consent, we can accept no responsibility to any third party.

Whilst every effort will be made to fully inspect those parts of the building requested of us to inspect, no permanent or secured fixtures and fittings will have been removed. We will not have inspected woodwork or other parts of the structure which were covered, unexposed or inaccessible and we are unable to report that any such part of the property is free from defect.

Hockley and Dawson certify that they have carried out the works contained herein with due care and diligence to their best belief and knowledge based on the time and information available.

This report is made on behalf of Hockley and Dawson. By receiving it and acting on it, the client – or any third party relying on it – accepts that no individual is personally liable in contract, tort or breach of statutory duty (including negligence).

HOCKLEY & DAWSON
CONSULTING ENGINEERS

6.0 Appendices

22231. 70 Marine Parade – External Steel Escape Stair Structural Survey.

6.1 Appendix A – Photos

Appendix A - Photos

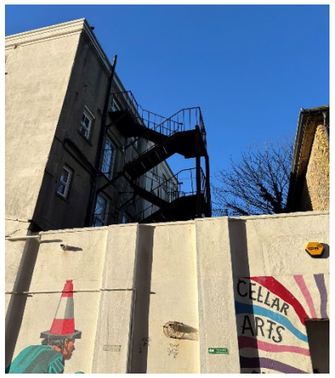
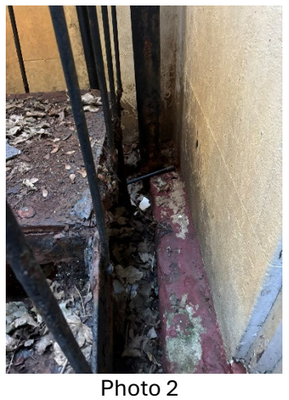
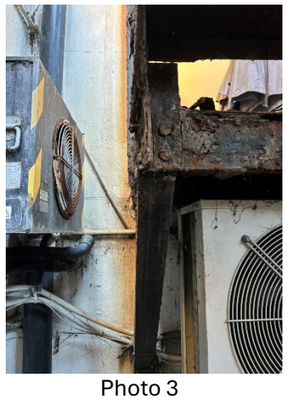
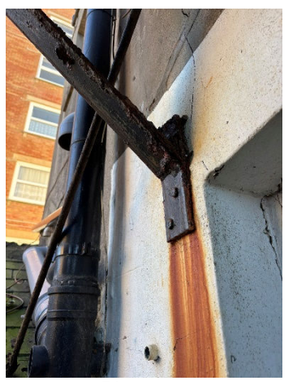
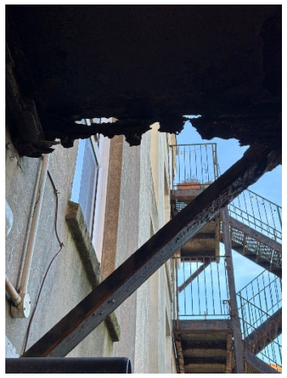
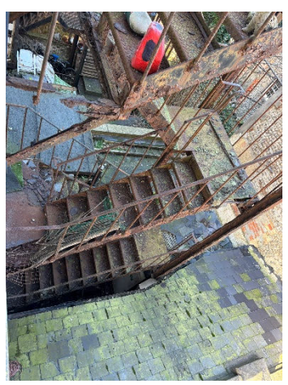
Photo Reference	Comment
 Photo 1	General photo of the fire escape to the rear of 70 Marine Parade taken from Prospect Place.
 Photo 2	Basement area. Steelwork is highly corroded and delaminating.
 Photo 3	Basement area. Steelwork is highly corroded and delaminating.

Photo Reference	Comment
 Photo 4	Basement area. Steelwork is highly corroded and delaminating. Stair treads to all floors are corroded. The treads are welded to steel stringers. The integrity of the welded connection has been compromised on many of the treads.
 Photo 5	Basement area. Steelwork is highly corroded and delaminating. Stair treads to all floors are corroded. The treads are welded to steel stringers. The integrity of the welded connection has been compromised on many of the treads.
 Photo 6	The typical connection to the landing support gallows bracket to the building is by bolted connections. There is rust staining evident and cracks emanating from the bolted connections

Appendix A - Photos

Photo Reference	Comment
 Photo 7	The gallows bracket struts have severe corrosion and the landing support structures have been severely compromised by corrosion,
 Photo 8	Columns to the scape stairs are severely corroded. Detached handrails.
 Photo 9	Columns to the scape stairs are severely corroded.

Photo Reference	Comment
 Photo 10	The gallows bracket struts have severe corrosion and the landing support structures have been severely compromised by corrosion
 Photo 11	Stringers, balustrades and handrails are all severely corroded and delaminated.
 Photo 12	Stringers, balustrades and handrails are all severely corroded and delaminated. Note the first-floor landing durbar pale has been lost and the landing supports corroded away.

Appendix A - Photos

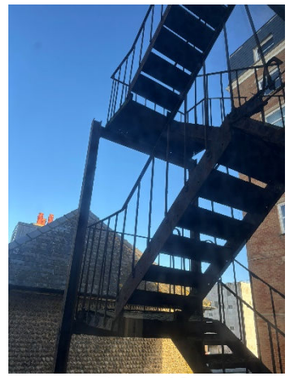
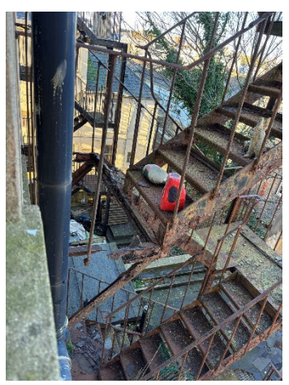
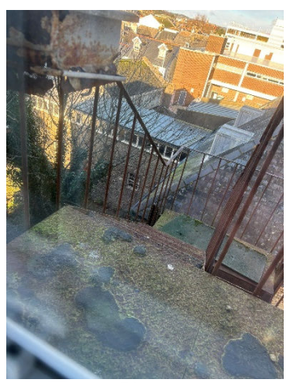
Photo Reference	Comment
 Photo 13	Stringers, balustrades and handrails are all severely corroded and delaminated. Note the first-floor landing durbar pale has been lost and the landing supports corroded away.
 Photo 14	Stringers, balustrades and handrails are all severely corroded and delaminated. Note the first-floor landing durbar pale has been lost and the landing supports corroded away.
 Photo 15	Stringers, balustrades and handrails are all severely corroded and delaminated. Note the first-floor landing durbar pale has been lost and the landing supports corroded away.

Photo Reference	Comment
 Photo 16	Stringers, balustrades and handrails are all severely corroded and delaminated. Note the first-floor landing durbar pale has been lost and the landing supports corroded away.
 Photo 17	The landing supports appear to be a steel channel. On the first floor, this has corroded to the extent that the web is largely now missing and only the badly corroded flanges remain. The neighbouring stairs can be seen in the background. This is a similar steel construction, but uses an open grid floor for both the landings and stair treads which allows rainwater to pass through,.
 Photo 18	The top (third) floor landing appears to be in reasonable condition by comparison although, extensively corroded below.

Appendix A - Photos

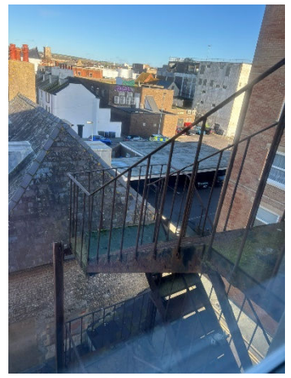
Photo Reference	Comment
 Photo 19	Stringer from the third floor to half landing.
 Photo 20	Underside of the third-floor landing.
 Photo 21	Underside of the third-floor landing.

Photo Reference	Comment
 Photo 22	Third- floor half landing to first-floor landing stringer.
 Photo 23	Second-floor landing floor plate missing and the gallows bracket ties are severely corroded and provide minimal support to the stair flights. The ties have minimal material remaining.
 Photo 24	Close-up photo of the second floor supporting beam and stair flights.

Appendix A - Photos

Photo Reference	Comment
 Photo 25	Third-floor half-landing – Note the severe corrosion and delamination.
 Photo 26	Second-floor landing gallows bracket support beam and diagonal strut. Highly corroded and failed section. Lost landing.
 Photo 27	Second -floor landing gallows-bracket beam. Highly corroded and delaminated.

Photo Reference	Comment
 Photo 28	Stair support columns and column splice connection highly corroded and delaminating.
 Photo 29	Close-up of splice connection. Note the severe corrosion and delamination of the steel as well as the nuts and bolts themselves.
 Photo 30	Half-landings between the first and second floor were severely corroded. The loss of steel from the landing support beam and the effective loss of the balcony gallows bracket has caused the stair flight to rotate and drop. It was noted that a number of the balustrade bolted connections had corroded away leaving no connection to the stringers or stair landing. Note also the corrosion and delamination to the column. Supporting landing beam has corroded away.

Appendix A - Photos

Photo Reference	Comment
 Photo 31	Second-floor half landing. The supporting edge beam is missing. Balustrades detached.