T.P. OFFICE COPY

DESIGN AND ACCESS STATEMENT

for

STOKE ABBOTT COURT
STOKE ABBOTT ROAD
WORTHING
BN11 1HJ

BOROUGH OF WORTHING
DEPOSITED 20.4.09
T.P. REF No.
WB/ 09 /0324/FUL

1.0 Summary of Proposal

1.1 The proposal entails the closing off of the stairways from the central court on the first floor and the commonway balconies/walkways on the second floor with timber and glass double doors and sidelights.

1.2 The floors to the stairways will be finished with new 'Altro Classic 25' linoleum.

1.3 The existing steel railings to the second floor balconies will be replaced with new galvanised steel railings, painted black, so as to comply with the requirements of the building regulations.

2.0 Use

2.1 Residential.

3.0 Amount

3.1 There are 48 inhabited flats with two stairways, one serving the north side of the building and one serving the south side. There will be no change in this amount.

4.0 Layout

4.1 There are 24 flats each over two floors on the north and south sides of the building with a central court at first floor level. Two balconies/walkways, one on the north side and one on the south side of the second floor level overlook the central court. The works have had no affect on the layout of the building.

5.0 Scale

5.1 There will be no change to the scale of the building.

6.0 Landscaping

6.1 There will be no change to the landscaping of the property.

7.0 Access

7.1 The access to the property and the building remains unchanged.

8.0 Appearance

8.1 The installation of the new doors to the stairways will improve the appearance, maintenance and upkeep of the access ways to the building by closing off these exposed areas from the elements. The double glazed doors and sidelights have been designed to compliment the art deco style of the building.

8.2 The new flooring and railings will upgrade the appearance of the stairs and balconies while the new railings will improve the safety aspect of the balconies. The existing railings are designed with horizontal rails which can easily be climbed upon and are therefore not compliant with the current building regulations.

STOKE ABBOTT COURT, STOKE ABBOTT ROAD, WORTHING, BN11 1HJ

1: Biodiversity Indicators Checklist – do any of the following apply to the proposed development?	1a: Answer Yes or	2: Indicator number	3: Notes (indicators of:)	4: Part a, b or c?
Removal of amenity or native scrub of more than 10 bushes	No	N/A	N/A	N/A
Change to barns or farm buildings built before 1939, whether derelict or in use	No	N/A	N/A	N/A
Change to coastal shingle east of the Palace Pier or in the Shoreham Harbour area	No	N/A	N/A	N/A
Removal or modification of hanging tiles or weather bordering on buildings of any age within 100m of woodland or a line of mature trees	No	N/A	N/A	N/A
Change to pre-1914 roof structures with opportunities for access into the eves (missing tiles, cracks in brickwork, missing bricks or missing soffit boards) (but not roofs with metal /prefabricated sheet roofs).	No	N/A	N/A	N/A
Proposals involving external floodlighting of churches and listed buildings within 50m of a green space or woodland	No	N/A	N/A	N/A
Loss of a compost heap	No	N/A	N/A	N/A
Change to derelict areas with exposed soil, brambles, piles of rubble, etc	No	N/A	N/A	N/A
Development site is in or within 300m of a SSSI, or 100m of an LNR or SNCI (see development plan proposals map or www.CityWildlife.org.uk	No	N/A	N/A	N/A
Grassland grazed by horses, cattle or sheep, particularly east of Brighton	No	N/A	N/A	N/A
Loss of a hedge (including garden hedges)	No	N/A	N/A	N/A
Impenetrable areas of dense scrub and brambles of more than 400m^2	No	N/A	N/A	N/A
Mature trees on or overhanging the development site, particularly if these could be described as 'veteran' trees, i.e.have holes cracks or cavities in larger branches, peeling bark, larger dead branches, or support well established ivy growth	No	N/A	N/A	N/A
Loss of open areas of rank grassland of more than 400m^2 (typically abandoned allotments) which are cut infrequently, particularly on south-facing slopes or along the coastal strip	No	N/A	N/A	N/A
Loss of grassland of more than 400m^2 which has a variety of flowers in it, particularly if the land is south or west facing	No	N/A	N/A	N/A
Pathways passing under thick vegetation; small excavations, particularly in grassed areas; burrows of any kind (particularly of a diameter greater than 20cm) in or within 30 metres of the development site.	No	N/A	. N/A	N/A
Piles of round, dead wood	No	N/A	N/A	N/A
Ponds of all types (including gardens ponds) in or within 50m of the development boundary (urban areas) or within 200m in open countryside	No	N/A	N/A	N/A

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