

 PHILIP GOACHER ASSOCIATES Consulting Civil and Structural Engineers Park House • 122A Newland Road • Worthing • West Sussex • BN11 1LB Tel: [REDACTED] [REDACTED] [REDACTED]			JOB TITLE	
			Sussex Court, Bognor Regis	
Design by OR	Checked by PJG	Date September '19	Job No 19106	Data Sheet No DaS
DESIGN AND ACCESS STATEMENT Features The existing four-storey building was probably built in the late 19th century in Victorian/Edwardian style together with adjoining Lyndhurst and Elizabeth Court and the corner house on the east side. The small front gardens in front of the property are bordered with low solid masonry fences with decorative ornaments on the side to Park Terrace. Access The entrance of the property is towards Park Road. The existing balconies are not directly accessible from the flats on the first floor, there are no doors to the balconies. Only access to the balconies is possible through the kitchen window in the flat No. 6 or externally using a ladder, a cherry picker, etc. Layout The balconies are located to the west and south face of the building at the corner of Park Road and Park Terrace streets on the first floor. Scale The replacement of the slabs and the railings and supports are based on like for like basis hence the new layout of the structure will be the same as the current. Nothing will change in relationship to surrounding area. The width of the existing balconies is approximately 650mm wide and the outer edge of the balconies follow the lines of the west façade of the building. In location of the entrance to the property, the balcony is extended over the porch. The thickness of the slabs is approximately 50mm. The height of the existing railings is approximately 900mm. It is not proposed to change the railing height to comply with Building Regulations as the balconies are not intended to be used. Landscaping The proposed works will not affect the existing plants, trees or shrubs.				