

DESIGN & ACCESS STATEMENT

12/02/2013

Property / Site address:	Flats 6 & 1 The Ramblers, South Strand, East Preston, West Sussex BN16 1NY		
Applicant Name:	Mr & Mrs Derek Chambers	Agent Name:	Mrs E Galloway
Applicant Address:	19 Hawthorn Close, Horsham, West Sussex RH12 2LH	Agent Address:	41 Willowhayne Avenue East Preston West Sussex BN16 1PL
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1. Design

1.1. Amount

It is proposed to provide a new balcony and to refurbish the existing external staircase to the first floor flat (Flat 6) of The Ramblers, South Strand. The new balcony will require minor alterations to the roof over the front porch of the ground floor flat (Flat 1).

There will be no adverse overshadowing, overlooking or overbearing effect on neighbouring properties.

The proposals do not compromise the established spatial character and pattern of the area or site. The first floor level balcony will not come to within a minimum of one metre of the site boundary.

1.2. Appearance

The balcony railings to secure the new balcony will be galvanised steel painted navy blue, as shown in the elevations. The stairs will be refurbished from new concrete with railings to match the balcony.

The new roof to Flat 1 will consist of a flat roof topping to the existing monopitch roof to accommodate for the balcony level and thickness.

The balcony and stairs sympathetically relate to and will be visually integrated with, the existing building in siting, design, form, scale and materials. The proposals will be visually subservient to the main building.

2. Access

2.1. Vehicular, Cycle & Pedestrian

No vehicular, cycle or pedestrian access to the site will be affected by the proposals.

Signed: Liz Galloway
Electronic transmission

Date: 12th February 2013

Acting as the Agent on behalf of Mr & Mrs Chambers