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DESIGN AND ACCESS STATEMENT

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FOR REPLACEMENT OF AN EXISTING ACCESS STAIR**5 FITZALAN ROAD, LITTLEHAMPTON****1. Introduction**

- 1.1 The purpose of this Design and Access Statement is to explain the principles and concept applied to the proposal to replace the existing external access stair to the property. This statement will attempt to cover the following areas, the amount, layout, scale, landscaping and appearance of the works:-

2. Design Principles and Concepts**2.1 The Amount of Development**

It is proposed that the existing staircase is replaced. The amount of development will not be increased as no additional volume to the property will be added by the works. The staircase will not be significantly increased in height, width or length other than to comply with current Building Regulations requirements.

2.2 Layout

The layout of the new staircase will be similar to existing.

2.3 Scale

The staircase is approximately 8m long x 1m wide x up to approximately 6m high from existing ground level. The staircase and balustrade rails will be replaced to be similar to the existing therefore there is no increase in the scale of the development.

2.4 Landscaping

The works will not affect the landscaping as they involve the replacement of the staircase only. The erection of a temporary scaffold may cause short term disruption in the vicinity of the property. Any minor damage to the landscaping will be made good on a like for like basis if required.

2.5 Appearance

The appearance of the new staircase will be similar to the existing. New steelwork will be painted black to match the existing.

2.6 Appraising the Context

The works only comprise the replacement of the staircase and since the new staircase will match the existing in terms of layout and scale, it is considered these are the only aspects of the works which may affect the context of the property. Therefore consideration need only be given to the choice of materials in these areas.

2.7 Access Content

The development will not affect access to and from the property in any way. Short term access to the second floor flat will be affected whilst the stair is replaced.