

DESIGN AND ACCESS STATEMENT – Flat 3, 36 South Terrace

A design and access statement shall

- *explain the design principles and concepts that have been applied to the development;*
- *how the design principles and concepts that have been applied to the works take account of*
 - *the special architectural or historic importance of the building;*
 - *the particular physical features of the building that justify its designation as a listed building; and*
 - *how issues relating to access to the building have been dealt with.*

The fire-escape (which also serves as the rear entrance to the flat) is being replaced with a structure that is essentially the same in terms of appearance and function.

Some minor changes are proposed to comply with safety best-practice, namely a slightly shallower descent to the staircase and slightly close positioning of uprights under the banister rail.

It shall also

- *Explain how the policy adopted as to access, including what alternative means of access have been considered, and how policies relating to access in relevant local development documents have been taken into account,*
- *Explain how the policy as to access takes into account:*
 - o The special architectural or historic importance of the building;*
 - o The particular physical features that justify its designation as a listed building; and*
 - o The building's setting*

The net effect will be slightly closer in appearance to the fire escape on the adjoining property (number 37) which is in keeping with the current appearance at the rear of the property – as approached from the garden. We believe this has no impact on the overall aesthetic of the building.

The access to flat 3 will be the same as it is presently – with the structure providing both a fire escape route and regular access to the flat from the rear of the building.

Discussion has been held with the Arun District Council Listed Building Consultant – Martin White.

Leonie Kay de Vries

Applicant; Leaseholder.

Flat 3

36 South Terrace

Littlehampton

BN17 5NU

18th Jan 2022