

Design and Access Statement for Balcony extension at 32 and 33 Mariners Quay, Littlehampton BN17 5DA

1. This application proposes extending the pair of rear balconies at 32 and 33 Mariners Quay by 1.07m.
2. It should be noted that the rear elevations of the properties in this section of Mariners Quay (28-37) were designed in pairs but are intentionally all quite different. They are not a uniform “terrace”. This gives variety and interest to the facades. The properties have a number of different designs including rooflines that feature gables and dormers and have a variety of walls finishes including brickwork, render or cladding. The existing balconies also have a variety of designs, some in metalwork and some with wooden slats.
3. These two balconies that are the subject of this application are currently set back from the “downstream” properties at #30 and #31 Mariners Quay. This proposal would move the outer balustrade of #32 and #33 out by 1.07m to line up with the neighbouring properties at #30 and #31.
4. The proposal would not affect the rear elevations. The existing balcony balustrades would be reused. The effect would be to give a single continuous balcony balustrade run from #30 to #33 inclusive which would be similar in appearance to #7 to #10 Mariners Quay.
5. Changes would be made to the separating partitions as shown in the drawings. These have been designed to minimise the obstruction of all views.
6. The new balustrades and partitions would be constructed in white metal work to match the existing with glass panels.
7. The decking would be constructed from suitable material to match the existing.
8. The only visual change (apart from the deck extension) would be the vertical supports. The current balcony is supported on 45 deg wooden struts attached to the face of the building. Supporting the extended deck would require three vertical posts, one on each side of the balcony span and one in the middle. These would be square metal section which will be clad in wood. These would resemble existing fence posts in similar locations. The existing 45 degree struts may be retained for non-structural cosmetic purposes to retain harmony with the neighbouring balconies.
9. There would be no changes to the lower balconies or any other aspects of the existing building (including drainage).
10. Pre-application advice has been sought for this proposal (ref PAA/77/20/) and was considered by Case Officer Zac Denton on 9th September 2020. In his report the Case Officer comments:
 - “The application site is located within the built up area boundary, where the principle of development is acceptable subject to accordance with the relevant development plan policies.”
 - “The proposal can be considered to be subservient to, and well integrated with the host buildings.”
 - “Given the similar materials used elsewhere in balconies and its alignment with these the proposal is not expected to harm the character of the Conservation Area.”
 The Case Officer concludes “that were an application for planning permission to be submitted it would be likely to be approved subject to any harmful impact upon the designated heritage assets in the locality.”

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