

DESIGN & ACCESS STATEMENT

FOR

PLANNING APPLICATION

FOR

REPLACEMENT OF ROTIEN BALCONY BALUSTRADES

AT

St THOMAS COURT
PAGHAM.
BOGNOR REGIS
WEST SUSSEX
PO21 4RL

May 2013

1. Introduction

The existing balustrades to the first floor flat balconies are constructed of painted metal and timber. These are rotting and do not comply with current health and safety regulations. The proposal is to replace the first floor balustrades with white painted decorative galvanised steel balustrades to the same location and height of the existing.

2. Assessment of physical context

The site is made up of 4 blocks (1 No. 6 units, 3 No. 9 units) of three storey flats with landscaped surround in a residential area. It is located on the junction of St Thomas Drive, June Close and Harbour View Road.

All 4 blocks are constructed the same and are visually virtually identical.

The site and building is not of listed status nor in a conservation area.

The surrounding area is a mixture of residential houses, bungalows and there is a small parade of shops.

There are trees on and around the site, but none that will be affected by the development. There are shrubs and planted borders on the site but none that will be affected by the development. The site perimeter consists of 0.4m high, timber post and rail fence.

There is no record of flooding on the site and the site is not in a flood risk area.

The existing building is constructed in face brick and white painted render finish with concrete tiled pitched roof. The windows and doors are double glazed white PVCu.

The proposed location within each block of flats is to the first floor of the elevations facing the road.

3. Social/economic context and planning context

The proposed replacement balustrades face the surrounding roads and properties, but as the location and height of the balustrades is the same as existing the impact will be minimal. The design has been chosen to compliment the age and style of the building.

Due to the nature of the work there will be no increase in traffic movements.

4. Involvement of local interests

Discussion with the residents committee has taken place and no concerns have been raised. Adjoining owners have not been consulted.

5. Evaluation

The proposal provides a cost effective and aesthetically pleasing appearance and is compliant with current health and safety regulations.

6. Design Principles

The replacement balustrade has been designed to be compliant with current health and safety regulations and building regulations. The materials are painted galvanised steel to provide a long life span. The design has been chosen to compliment the age and style of the building.

7. Amount of development

There is no increase to the footprint area.

8. Layout

The layout maintains the existing footprint and height of the existing railings.

9. Sunlight

The new layout will have no detrimental effect on any adjacent buildings.

10. Scale

The balustrade size and height are as existing.

11. Landscaping

There will be no change to the existing landscaping.

12. Appearance

The design has been chosen to compliment the age and style of the building.

13. Access

Vehicle access to the site will remain unaltered.

14. Travel to the site

By road

The site is at the junction of St Thomas Drive, June Close and Harbour View Road.

Parking

Parking areas are available on site No change to existing

This Planning Statement is submitted in support of an Application for Full Planning Permission made on behalf of St Thomas Court Management Ltd for replacement balustrades to first floor balconies.

Prepared By PJC

May 2013

Extract from EA flood map showing site is not at risk of flooding.

Site

