

The Parade
Bognor Regis, PO21 4TW
Design and Access/Planning Statement

Section 1- Introduction

This Planning, Design and Access Statement has been prepared by Gradient Consultants Ltd in support of the proposed replacement balustrading to be carried out at The Parade, Bognor Regis. The application seeks full planning permission for the replacement of existing timber balustrades with new metal balustrading.

This statement should be read in conjunction with the other supporting documents submitted with this application.

Background information to the proposal, including description of the site and its history, is outlined in Section 2 of this statement.

Section 3 refers to relevant policies associated with the application. Section 4 provides detail of the proposed works and alterations required.

Section 5 considers the design and access issues.

Our conclusions are drawn in Section 6.

Section 2 - Relevant Background Information

The Parade, Bognor Regis is a three storey block with commercial shops at ground floor level and flats above. The property is not within a Conservation Area and is not a Listed Building.

The existing timber balustrading is deteriorated, under 1100mm in height, has gaps larger than 100mm and can easily be climbed on. The existing timber balustrading is a health and safety risk and not in accordance with Part K of the Building Regulations.

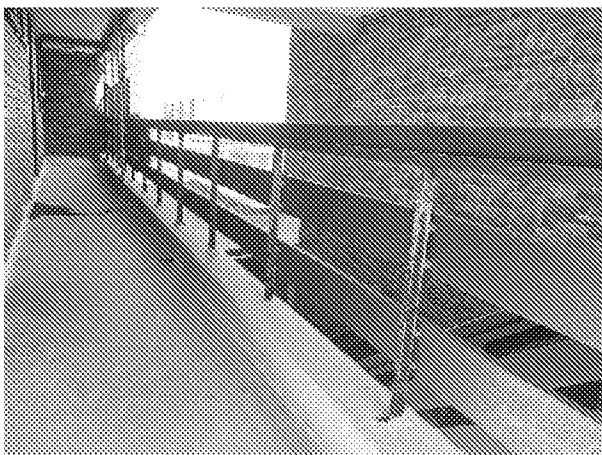
Section 3 -Policy

In assessing the extent of the proposed application, it will be in accordance with local policy.

Section 4-Proposals

The application relates to the following changes:-

Replacement of existing timber balustrading with new metal balustrading -See Photos



Existing Timber Balustrading



New Metal Balustrading

Section 5-Design and Access

The main pedestrian access to the property is via footpath from The Parade.

Section 6-Conclusion

It is considered that the proposals are fully in accordance with the local authority policy. In terms of how the overall proposal will impact on the existing building, it will replace the existing timber balustrading with new metal balustrading that shall be constructed in accordance with Part K of the Building Regulations.