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SITE: Beach Court, Harsfold Road / Cove Road, Rustington, BN16 2QF / 2QJ

PROPOSAL: Replacement of Balconies

APPLICANT: Beach Court Residents Association Ltd

DESIGN & ACCESS STATEMENT

- Beach Court is a mature 2 storey flats development constructed around the late 1960s / early 1970s in a traditional design and incorporating first floor balconies.
- The balconies were designed and constructed as cantilevered reinforced concrete platforms with toughened glass and galvanised tubular mild steel balustrading.
- Over time the platforms have deteriorated and following invasive inspection are deemed to be defective and unsafe. As they are an integral part and continuation of the solid first floor construction it will be impractical and probably impossible to repair them.
- In the light of the above it is proposed that the concrete balconies be cut off at the wall face and replaced with a timber deck supported on a steel frame and posts as shown on Drg Nos 19/4636/5 and /6. Visible faces are to be finished in white and the existing balustrade refitted.
- In conclusion it is considered that the proposed replacement balconies with the original balustrading refitted will appear to be more or less as before and with minimal impact caused by the support posts. Furthermore it will address what has become a very unsightly and potentially dangerous problem.

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