

Roedean School, Roedean Way, Brighton, East Sussex, BN2 5RQ Proposed Installation of Handrail in Front of Stone Balustrade Design and Access Statement

1.0 Introduction

- 1.1 This Design and Access Statement has been prepared to guide the preparation of proposals by our client Roedean School. The School's proposed works are for the installation of a handrail in front of an existing stone balustrade at the front of Roedean School.

2.0 The Application Site

- 2.1 Roedean School is located to the northeast of Brighton Marina and southwest of the village of Ovingdean. It is accessed via Roedean Way, situated north of and parallel to Marine Drive. The main buildings of Roedean School are Grade II listed (List entry Number: 1380831). The buildings characterise the Arts and Crafts movement of 1860 to 1910. The application site is located in a countryside location, within the South Downs National Park but on the edge of the built up area of Brighton. The initial school buildings were designed by the architect John W Simpson with others also added to the site by Simpson, working with Maxwell Ayrton.
- 2.2 The School is located to the east of Brighton and to the north east of Brighton Marina. To the north and east is open countryside within the National Park. To the south is Marine Drive (the A259) and the sea, and to the west is the main driveway into the school and Brighton's built up area.

3.0 Design Statement

Use

- 3.1 The handrail will serve the existing School and is being installed to prevent both staff and students from leaning on or damaging the existing stone balustrade.

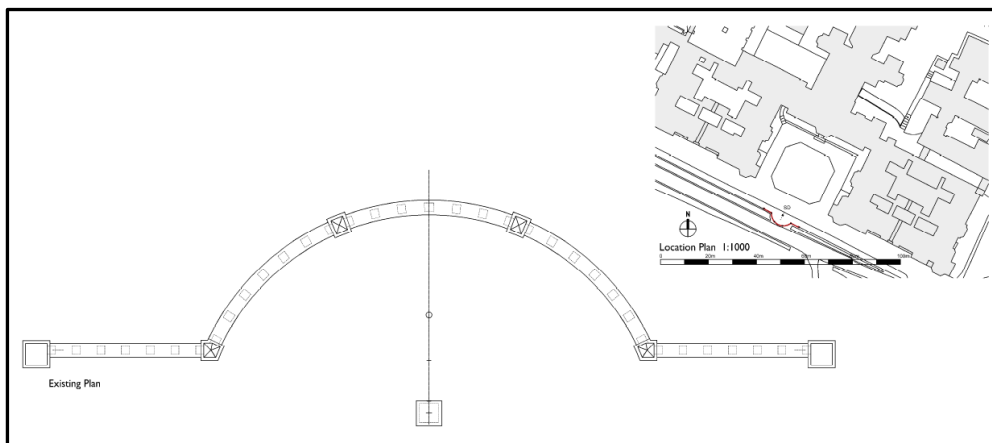


Figure 1 : Existing Site plan

- 3.2 Figure 1 illustrates the existing balustrade, with the site location plan in the top right corner containing its positioning in relation to Roedean School.

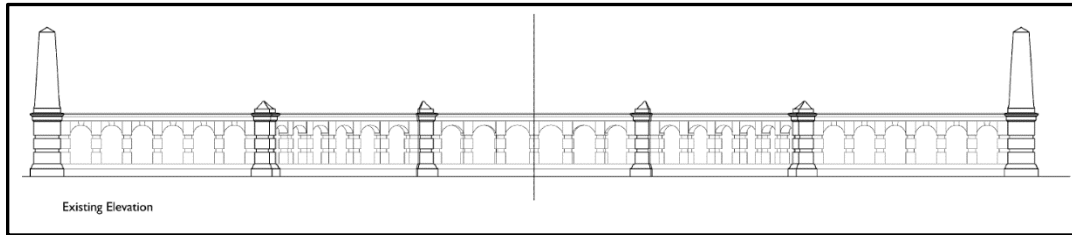


Figure 2: Existing elevation of balustrade.

- 3.3 Figure 2 above shows an elevation view of the existing balustrade.

Amount, Scale and Appearance

- 3.4 As illustrated by Figure 3 below, the handrail will have a height of 1.02 metres and will be no higher than the height of the existing balustrade.
- 3.5 The new handrail is to be of steel construction, with 20mm diameter black painted steel rail and 10 x 40mm supports with curved top, welded to anchor plates below surface finish, bolted with resin anchors to concrete pad footings. Footings to the existing stone balustrade are to be protected with an EPS isolator where new pad footings are close to the existing.
- 3.6 All dimensions and measurements of the handrail will also be included in separate drawings by Miller Bourne Architects accompanying this application.

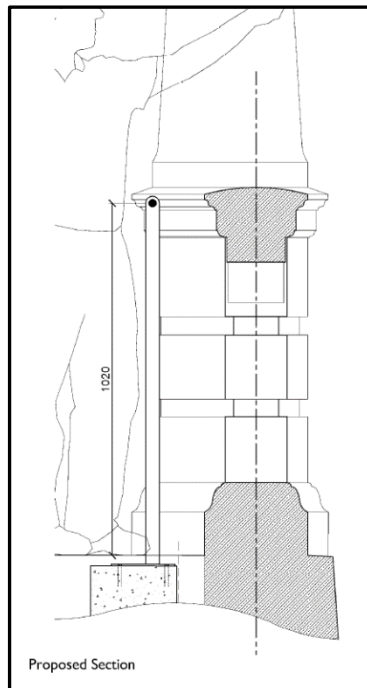


Figure 3: Proposed section of handrail.

Layout

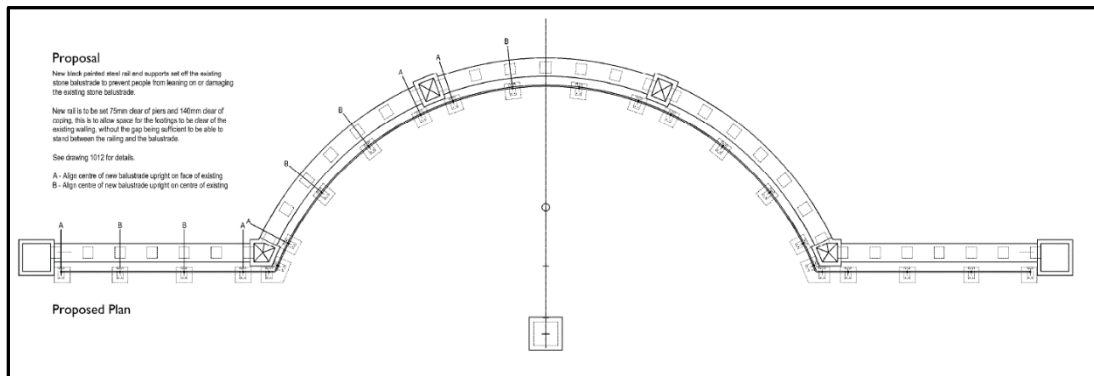


Figure 4: Proposed Site plan.

3.7 Figure 4 contains the proposed site plan, which includes the proposed handrail.

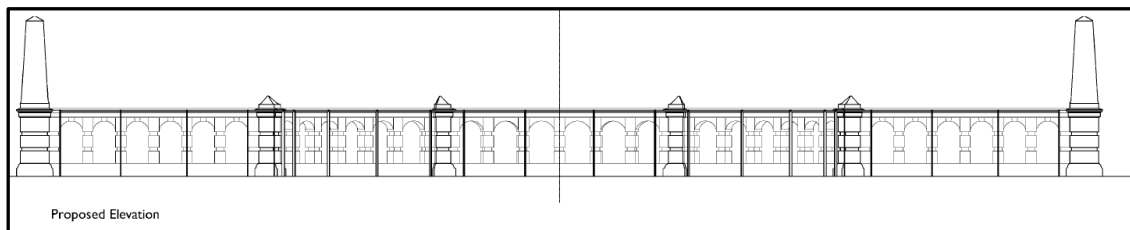


Figure 5: Proposed elevation including proposed handrail.

3.8 Figure 5 contains a view of the proposed elevations, which includes the proposed handrail.

4.0 Access Statement

4.1 No changes to vehicle access is proposed as part of the works for the installation of a handrail in front of an existing stone balustrade.

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16.04.2024