Design and access statement BR/146/15/L

Flat 7 Countland Court, 5 Marine Parade, Bognor Regis

The existing design of the property has the bathroom and toilet facilities on a different floor to the living and bedrooms. So the residents have to walk down a flight of 12 stairs to use the facilities, and then back up the stairs to get dressed.
The existing design of the property has the kitchen as a separate room such that hot food and utensils have to be carried out into the hall, through 2 doorways, turning 180 degrees in the process, to get to the living room.
The existing access to the living room is by passing through an original Victorian doorway (with no doors), then through a 1978 stud-work doorway. The stud-work doorway includes a glass tile feature popular in the 1970s.

The purpose of the planning application is to improve access to both bathroom facilities and to the kitchen, particularly as the residents grow older. The application has no impact on exterior of the building. The interior of the property has been changed at least twice since original, the first converting the property into a hotel, the second in 1978 converting the property into flats. The application does not make any changes to original features of the property, mainly because few original features remain.

The door to the kitchen would become the door to a shower room, so that each of the bedrooms would have direct access to the shower and washing facilities. The shower room is formed by studwork in the corner of the kitchen area. The kitchen is relatively large such that the space used for the new shower room does not reduce the kitchen facilities; in fact the existing work tops and cupboard remain unchanged. The original Victorian doorway remains unchanged (the 1978 plain doors and cheap aluminium furniture is replaced by Victorian type moulded door and brass furniture).

The proposed new doorway in the wall between the kitchen and living room improves access between the rooms. Light is shared and enhanced. Heat is shared between the rooms and heat loss to the cold (unheated) hallway is reduced. Food and utensils would be carried a short direct route. The doorway woodwork would be constructed using as near matching architrave as possible to the original Victorian doorways. The doors would be Victorian type moulded doors and brass furniture. The distance from the front entrance the kitchen is longer by a few metres but this route is only occasionally used.

The application also calls to remove the 1978 stud-work doorway to the living room and add Victorian type moulded doors and brass furniture to the original Victorian doorway. This increases the wall and floor area in the living room and eliminates wasted space created by the 1978 conversion. This is intended to compliment the two main elements of the application. The additional wall space is not essential but gives more space to accommodate the new doorway while moving the storage heater along the wall.

The entrance to the property and other rooms would be unchanged. All the new doors and hinges would be fire standard. Doors: half hour fire check doors; hinges: Grade 13 Fire Door Hinges.
Eventually all the 1978 internal doors would be changed to match the doors in the above proposal. In parallel to the proposal, a toilet would be added in the former airing cupboard situated next to the proposed shower room. The former airing cupboard is constructed of modern stud walls, no changes are being made to these walls except re-routing water supply pipework to toilet and hand basin and mounting the said toilet and hand basin.