

**DESIGN AND ACCESS STATEMENT FOR THE
PROPOSED EXTENSION TO
144 SEA ROAD
EAST PRESTON BN16 1NN**

1. EXISTING SITE AND BUILDING.

The two storey building is located within the shopping parade and comprises of a ground floor shop and flat over. The flat has an independent entrance door and staircase access at ground level from Sea Road.

The shop and flat are at present vacant and being modernised by the applicant.

The flat has a small rear extension, which it is believed to have been the kitchen area. The existing extension comprises of windows/glazing with a lower painted panel to the two external faces and a flat roof below the eaves of the main roof, which restricts the internal height to 2m. This area contained a wash hand basin. There is no separation between this area and the bathroom.

The flat did not benefit from any fixed heating system or hot water supply.

2. PROPOSALS.

It is proposed to demolish the existing rear extension to the flat and replace it with a new insulated timber framed structure, incorporating a painted timber window and finish with tile hanging. The new flat roof is to be constructed at a higher level than the existing flat roof to provide adequate head room within the proposed kitchen.

A new bathroom is to be formed. A central heating and hot water system installed, together with upgrading to the water, gas and electrical services, fire and sound protection to the flat.

3. CONCLUSIONS.

This proposal is being developed within the boundaries of the existing building and site and will provide modern rental accommodation within East Preston.