

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

**ARUN DISTRICT COUNCIL**

No.

EP

127

07

**SUBSTITUTION**

RECEIVED

28.8.07

**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 partly demolish the existing rear extension and form a balcony. Form a new bathroom and den, together with a new staircase on the first floor, which will provide access to the roof space to form two bedrooms with Vex roof windows positioned within the existing roof slopes.

A central heating and hot water system is to be 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.