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MCA INTERIORS

30 Ennismore Avenue, London, W4 1SF.

Arun Civic Centre,
Planning Department,
Maltravers Road,
Littlehampton,
West Sussex,
BN17 5LF.

01/12/2018.

Dear Sir/Madam,

RE: GARDEN ROOM AT REAR OF 8 SEA ROAD, EAST PRESTON, BN16 1JP.

REF: PROPOSED APPLICATION FOR CERTIFICATE OF LAWFULNESS FROM PREVIOUS
USE AS DWELLING TO RECREATION AREA.

PROJECT: PROPOSED REFURBISHMENT OF EXISTING SINGLE STOREY STRUCTURE.

HISTOLOGY:

This single storey building was built as an ancillary dwelling to the main house approx. 100 years ago (circa 1920) & is located at the back of the rear garden. Construction was single skin 100mm blockwork, plaster faced to interior & externally faced with asbestos cladding over timber battens. The roof structure was standard timber A-frames overlaid with asbestos roof tiles. Interior partitioning is plaster skimmed 100mm blockwork. Ceiling was constructed asbestos tiles affixed to timber joists. There was an outside wc, long since demolished. The single chimney stack is brick built, in very poor condition & unstable at higher level. There was also a small porch overhang which is currently in dangerous condition & near collapse. The property has been owned by the same family for over 100 years, although this building (known as the garden house) has been unoccupied for the last 50 years, being used for storage only, hence the disrepair.

PROPOSAL:

This proposal is to re-instate this building as a recreation area for the family use, with modern facilities, incorporating a games room, a small shower room/wc facility + a storage area for bicycles. The schedule of work is to include removal & disposal by approved methods of all the asbestos external cladding, roof tiles & ceilings, demolition of the chimney stack, replacement of all windows & doors with double glazed units, re-instating the external blockwork structure with internal, insulated, cavity partitioning + external natural timber cladding, re-structuring the roof as an insulated 'warm deck' construction, faced with simulated slate tiles & providing solar panel driven heating & hot water system. The proposed work will retain almost all of the existing external design character, with all window heights & widths being retained. This application requests Lawful Development permission for the above proposals.

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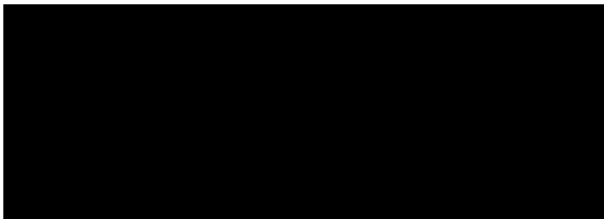
In this respect, please find enclosed the following information:

- 1) Scale drawings ref:253/01 & 253/02Rev.A @1:50 showing existing & proposed works.
- 2) Location plan @ scale 1:1250.
- 3) National Validation Requirements List.
- 4) Lawful Development application document.
- 5) Biodiversity Checklist.
- 6) Application Fee £103.00.
- 7) Images of existing building: Image 1 (North Elev). Image 2: (Asbestos detail)

I trust that you find this application acceptable. Do not hesitate to contact me should you have any queries.

The site can be accessed if required, by prior arrangement with the email address above.

I look forward to your acknowledgement.



Michael Colins.
MCA Interiors.