

**Design and Access statement in relation to
Application for:**

Alterations to existing premises and change of use to Office.

At 111 Sea Road, East Preston, BN16 1NX

Use

111 Sea Road is currently a vacant shop premises with (A1) & (B1) use, the shop was most recently used by a Catering company for sale of food for consumption off premises.

The current owners took over ownership on 1st February 2021 has not yet been occupied.

It is proposed that the premises will provide office space for the applicants who are a local firm of Building contractors. The property will be internally refurbished providing an office space for staff and a meeting area.

The previous occupants marketed their Business as a going concern for two years. Subsequently another local agent looked to market the business and premises during 2020 but was unable to create any initial interest. The business is now operating from one of the owner's homes.

Sanitary Provision

The premises has one W.C which will be maintained.

Waste storage and collection

There is space located to the rear of the property where bins will be stored.

Hours of operation

Monday – Friday 9am -5.30pm

Transport issues

There is on street parking available as well as a car park close by. The business already operates from a small rented office next door so there will be no additional traffic created.

The external appearance of the premises

The exterior of the property will be re-furbished which will consist of painting the existing walls. A new black aluminum shop front is proposed. New signage will be provided in place of the existing signage.

The rear single storey section of Building which was previously clad in timber, has been clad with Thomas Hardy Timber effect anthracite colour cement cladding.