

Dear Martyn White

This is a design and access statement for 41 Western road, littlehampton Bn17 9pg

The proposed works are as listed.

- 1) Install a new boiler in kitchen and remove non working back boiler in fireplace in lounge.
- 2) Install new shower room next to the current cloakroom toilet in the hallway.
- 3) To close up the opening between the lounge and dining room.
- 4) Two install two new light fittings either side of the front door on the current brackets.

1)This is an A+ rated condensing compact boiler it utilises exhaust gases. One of the most efficient on the market. It will make the heating and hot water in the property more efficient and eco friendly using less gas more efficiently. The current non working back boiler will be removed and the 1980s fire removed and the original fire opening used as a decorative feature sympathetic to the cottage. The gas flue will be at the back of the property roof(as described in information)through an appropriate slate tile. The size of the flue that will be used will be in keeping with the direction of the listed department advice. The boiler is compact and will be put in a matching kitchen cupboard. So will not be visible.

2)This will make an accessible shower/toilet to be used by the household instead of walking through the the current bedroom to access the bathroom. The waste, water and convector fan is currently there and will be used. Also it will make a shower room, toilet and sink accessible for the proposed new bedroom(currently the lounge).The shower room and cloakroom will be combined together and there will be a sloping wall(as design suggested by Martyn White) to the side with the current door on the cloakroom repositioned on the new opening inline where the old opening was. There is a large hallway with plenty of space for this and it will not have any negative effects on the look of the interior or exterior of the cottage.

3)This will make the first room accessible as a second bedroom instead of a lounge. And the other room will be the lounge. It will also reduce the heating bills as the current opening and high ceilings are not cost effective for heating. Considering there is no modern insulation in the property and no double glazing. Separating the rooms will provide more accommodation suitable for a family rather than just a one bedroom cottage.

Using insulation between the proposed wall will also help reduce the heating requirements as-well as provide noise insulation between the proposed bedroom and lounge room.

The wall will look the same as the other walls in the room. The new lounge will have the large French doors and windows opening on to the garden. The new bedroom will have door opening on to the hallway and windows. There will be no change to the look of the outside of the property.

4)There is currently a lamp/lantern that does not work as a light and is deteriorating with rust. To install two lanterns either side of the front door on the current brackets which will provide lighting for security and safety reasons. This will be chosen with advice from the listed department and will be added sympathetically to the look of the grade 2 cottage.