

Design and Access Statements

Flat 4, 16 South Terrace, Littlehampton, West Sussex BN17 5NZ

Note: as the work is internal, this is a Design Statement only.

The proposed alterations will convert the flat from a one bedroom flat to a two bedroom flat.

The wall between the existing kitchen and the lounge would be moved 22 inches to the east to make the kitchen wider, enabling it to be converted to a bedroom. A new kitchen would be located in the recess at the rear of the lounge. This would make the lounge a more regular shape. The resulting bedroom, kitchen, and lounge would all be of an adequate size. The kitchen would probably be open plan to the lounge, but consideration is being given to separating it with a plasterboard partition wall with an arch in the centre.

The plumbing for the washing machine will not be in the new kitchen. This will be in the cupboard labelled LC in the hallway, so the washing machine will not cause a nuisance to the occupants of the flat below mine. This cupboard presently contains the water tanks, but these will be removed as the non-combi boiler will be replaced with a combi condenser boiler.

The flat was formed from an upper floor of a large house and the rooms were partitioned to create it. The flat does not have any original features.

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