Alan Scarratt
ARCHITECTURAL SERVICES

33, Hurley Road, Worthing, West Sussex BN13 2PA
Tel: (01903) 690102
Email: alanscarratt@tiscali.co.uk

0418/12
VALID 8 MAR 2012

Design and Access Statement for 158 Old Shoreham Road Southwick

Conversion into a Ground Floor Flat and First and Second Floor maisonette

The property was formerly a House of Multiple Occupation and is presently in a poor state of repair.

The conversion has been designed with the minimum of alteration to the existing rooms and elevations and retains existing main drainage connections.

The two new units utilise the same main entrance door and divide within the main entrance hall.

The ground floor flat has a north facing lounge central shower room and adjacent single bedroom with a kitchen and a south facing double bedroom within the rear annexe.

The first floor remains as existing with the exception of the rear room which is converted into a kitchen with an external door and sidelight provided to access a spiral staircase to the rear garden area.

The second floor stairwell wall is removed and repositioned and a balustrade provided to the new landing.

The sanitary fittings are stripped out of the original ensuite bathroom and a new plinth added to the dormer windows to facilitate their use as a means of escape.

The windows in the rear dormer are re-arranged to provide natural light to the stairwell and means of escape from the rear bedroom.

The front garden area will be a bin and cycle storage area and the south facing rear garden equally divided for the two units.

Alan Scarratt

AS.604 March 2012