

Our ref:

DESIGN AND ACCESS STATEMENT

Your ref:

FOR

**SINGLE STOREY REAR EXTENSION, WITH MONO-PITCHED
ROOF WITH 3NO. VELUX WINDOWS**

AT

**EBB TIDE, WHARF ROAD
FOBBING, ESSEX SS17 9JW**

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Design and Access Statement

Single storey rear extension

Contents

1.0 Introduction

2.0 Layout

3.0 Scale and appearance

4.0 Landscaping

5.0 Local context

Appendix A

Photographs 01-06

Appendix B

Conservation area map

Appendix C

Flood map

1.0 Introduction

The existing three bedroom detached property at Wharf Road, Fobbing, constructed circa 1960's, was built using 250mm thick perimeter cavity walls with Stock facing bricks, and had a gable ended pitched tiled roof over.

To the rear of the garden was a detached single garage.

The property is not listed but is located within the Fobbing Conservation area. Refer to Appendix B.

The property is a single residence, located within Flood Zone 1 (refer to Appendix C for the flood map). The garden is east facing, which back on to fields.

It is proposed to construct a single storey extension to the rear of the property, with a mono-pitched tiled roof over.

The neighbouring property to the North is Morfa, which is at some distance from Ebb Tide. The listed properties, 1-3 Brick Cottages, are to the South of the property.

2.0 Layout

The existing bi-fold door is to be removed to give access in to the proposed rear extension. The existing rear ground floor window is to be blocked up, with the existing window then relocated in the side wall of the ground floor Study.

The rear extension is to house a Dining/ Family area to the rear of the existing kitchen, with a new Utility Room off to the side.

New Bi-fold doors are to be installed in the rear elevation of the extension.

3.0 Scale and appearance

The proposed rear extension is some 7.4m wide x 3.0m deep overall.

The mono-pitched roof to the proposed single storey rear extension is to be kept to a maximum of 3.65m high up from existing ground floor level. The roof is to have 3No. velux widows to give additional natural light to the existing kitchen area within the main building.

The extension is to only be 3.0m deep and so is not excessive in any way.

The window to the ground floor study is to be relocated in to the side elevation. There are already a number of windows in the side elevation and this relocated window matches in well.

The proposed extension is outside of a 45° line as drawn from the rear window in No. 1 Brick Cottage and so there will be no appreciable loss of light to the neighbouring property.

Morfa to the North is well away from Ebb Tide and so will not be adversely affected by the proposals.

There will be a set of bi-fold doors in the new rear elevation. There will also be a new window in the rear elevation, to match the existing windows in the rear elevation.

The rear extension will be constructed in yellow Stock facing bricks with red brick corner details, to closely match the existing.

The scale of the proposed extension is well balanced, and the appearance will be very much in keeping with the other detached properties in the area.

4.0 Landscaping

There is no landscaping works as part of these proposals.

5.0 Local context

The proposed single storey rear extension is very much in line with other extensions previously carried out same in the road and so the street scene will not be adversely affected by these proposals.

The proposed internal alterations, and the rear extension at ground floor level, will greatly improve the accommodation at ground floor level, which will be commensurate with other properties in the area.

The property is located within Flood Zone 1, which is an area with low risk of flooding. Refer to the Flood map in Appendix C.

Appendix A

Photographs 01-06







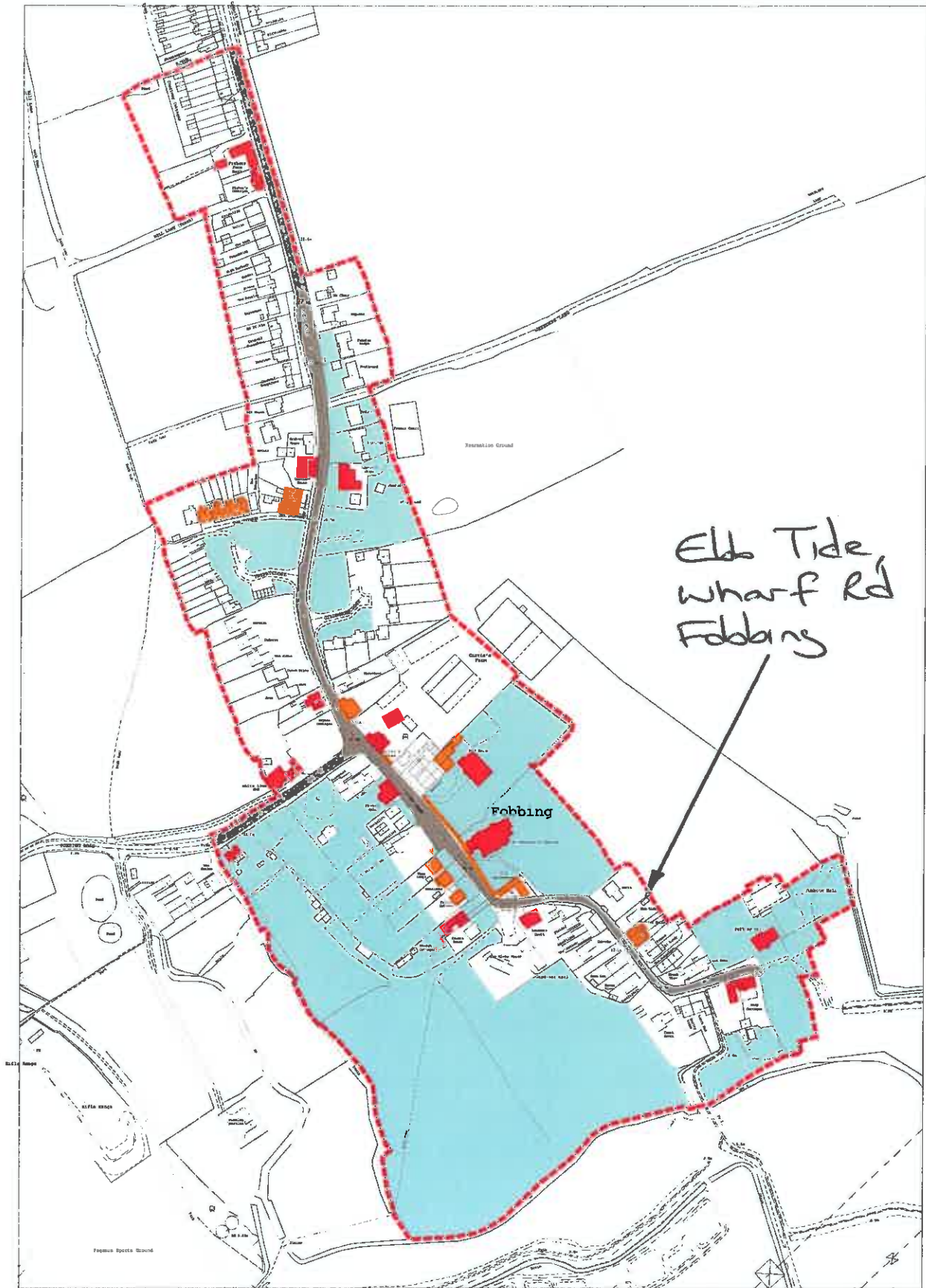






Appendix B

Conservation area map



Legend:

- Significant open space
- Listed Building
- Significant physical/built form
- Highways of historic significance
- - - - - Conservation area boundary



Appendix C

Flood map

Flood map for planning

Your reference
Ebb Tide

Location (easting/northing)
571897/183843

Created
13 Feb 2021 12:02

Your selected location is in flood zone 1, an area with a low probability of flooding.

This means:

- you don't need to do a flood risk assessment if your development is smaller than 1 hectare and not affected by other sources of flooding
- you may need to do a flood risk assessment if your development is larger than 1 hectare or affected by other sources of flooding or in an area with critical drainage problems

Notes

The flood map for planning shows river and sea flooding data only. It doesn't include other sources of flooding. It is for use in development planning and flood risk assessments.

This information relates to the selected location and is not specific to any property within it. The map is updated regularly and is correct at the time of printing.


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<https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/>



Flood map for planning

BETA This is a new service – your [feedback \(/feedback\)](#) will help us to improve it.

Likelihood of flooding in this area

You can move the marker  on the map to identify a specific location. Alternatively draw a shape to identify an approximate site boundary.

[▶ How to draw a shape](#)

[Download printable map \(PDF\)](#)

