

Design, Access & Flood Statement



Proposed two storey rear extension

19 South Parade, Leven, Beverley, East Yorkshire, HU17 5LJ

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Design, Access and Flood Statement

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1.0 Background

1.1 Existing Site Assessment

This statement relates to a proposed two storey extension to a residential property located at 19 South Parade within the East Yorkshire village of Leven near Beverley. The property is located to the west of the village with an east facing rear garden outlook where this proposal relates.

South Parade contains a varied mix of detached, semi-detached, and terraced domestic properties, dating between the late 19th century up to C. 2000. The applicant's property is a mid-terraced property understood to be built circa 1980 – 1990. The property is not in a conservation area.

The north boundary is enclosed by an older cottage style property known as 17 South Parade which has been extended with a two-storey extension to the rear thought to have been built c. 1980. The southern boundary is enclosed by a property known as 21 South Parade which is of similar style as the applicant's property and is understood to have been built by the same developer. The neighbouring property to the south is slightly larger than the applicant's property and steps out further at the rear. A conservatory has also been added to the rear of this 21 South Parade which borders the boundary of the applicant's property.

The applicant's property comprises of a front porch, living room and kitchen on the ground floor and two bedrooms and a bathroom on the first floor. The property is of traditional construction comprising of assumed concrete foundations, solid concrete floors to the ground floor and suspended timber floors at first floor. Walls are brick and block cavity construction with uPVC windows and doors throughout. The dual pitched roof is constructed using a modern trussed rafter design with a concrete interlocking tile covering. There is an unusual void located to the rear north east corner where the building projects inwards into the kitchen. This is understood to have been built like this to avoid the guttering of the flat roof extension of 17 South Parade. The void has become troublesome to maintain over the years for the applicant since it is too narrow to access, with creeper plant growth emanating from within this area.

The northern boundary chamfers southward slightly making the rear garden narrow at where the conservatory of 21 South Parade is located on the opposite boundary. The existing northern boundary shared with 17 South Parade comprises of concrete post and timber panelled fencing at approximately 1800mm high. The southern boundary is enclosed by the rear part of 21 South parade and the glazed conservatory structure and then further eastward the boundary is enclosed by a timber fence approximately 1400mm high.

The topography surrounding the property is generally level. The rear garden does slope slightly higher towards the rear garage building, but the ground levels where the proposed extension is to be sited is generally flat.

Access to the property is via the main street to which the property fronts onto the footpath. The rear garden can be accessed via a gate bordering onto a private road leading from the main street underneath a brick archway of a terraced property.

A combined drainage system serves the rear of the property, with the soil and vent pipe located to the north east corner, connecting to an inspection chamber within the rear garden. The flow direction of the drainage is understood to run south beneath the conservatory of 21 South Parade and connect to another inspection chamber within the private road beneath the archway before connecting to the main sewer in the street.

1.2 Selected existing photos



01 - Front elevation



02 - Rear elevation



03 - Archway leading to rear access



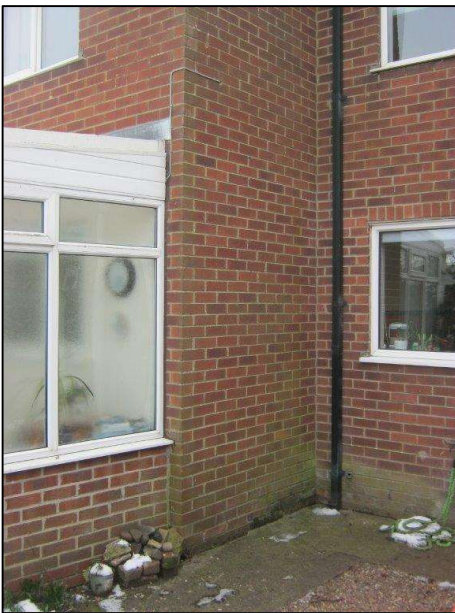
04 - Rear elevation of 21 South Parade



05 – Void to northern boundary



06 – Rear elevations of 15 and 17 South Parade



07 – South boundary



08 – Rear conservatory of 21 South Parade

1.3 Involvement

Mason Clark Associates were commissioned to design a scheme for a proposed two storey extension on behalf of the applicant. It is understood that no previous planning application has been submitted for the property and no previous advice has been sought from the planning authority prior to the submission of the application for this proposal.

2.0 Proposed Use

The proposed use of the extension is to remain domestic and serve to increase the habitable space for the property. The applicant desires to have a larger kitchen and dining area for their family, and the convenience of a WC located downstairs. Furthermore, the existing 2nd bedroom and main family bathroom on the first floor are narrow, with the 2nd bedroom being used as a single bedroom. The applicant wishes to create a larger 2nd bedroom and a larger family bathroom by extending at first floor level, similar to how the neighbouring properties of 15 and 17 South Parade have done by extending their properties to the rear.

3.0 Amount

The total site area is approximately 149m².

The total Gross External Area of the existing buildings on site is approximately 33.3m². The total existing gross internal floor areas (GIA) is as follows: -

Ground Floor = 29.5m²

First Floor = 23m²

The total GIA provided by the development will be as following: –

Ground Floor = 20m²

First Floor = 12.5m²

Total additional floor area = 32.5m²

4.0 Design

4.1 Layout

The layout of the rear extension within the applicant's rear garden is to utilise the space as effectively as possible in what it is naturally a narrow and dark area at the back of the house. The width of the extension is to be built up to the boundary line of the northern boundary and to run parallel with the existing south boundary formed by the external wall of 21 South Parade. This will not only optimise the space for the applicant within extended part of the property, but it will also avoid a long-term maintenance burden of trying to clean and gain access to the side elevations of the extension.

The length of the ground floor area of the extension is projected into the applicant's garden at approximately the same distance that the extensions that have been built at No. 15 and 17 South Parade, located to the north of the applicant's property. Similarly, the first-floor projection from the rear wall is no further than the first-floor extension of No. 17 South Parade. The design has therefore aimed to compliment the relationship with the adjacent buildings following the precedent that has been set with the construction of the existing rear extensions to neighbouring properties.

To the southern boundary with 21 South Parade, a conservatory structure has been built close to the boundary with glazing overlooking the applicant's garden. The proposed extension will project past the conservatory, but because the conservatory has been built to step back from the extents of the external side wall of 21 South Parade, this will enable sufficient space for a person to gain access to clean and reach the glazing of the conservatory if necessary.

4.2 Scale and appearance

The scale of the proposed rear extension has been designed so that it appears subservient to the main building. The eaves of the proposed dual pitched roof to the first floor construction are at the same height as the main building (5.45m), and the ridge height of the roof is less than the main building (6.56m). The eaves to mono-pitch roof that projects over the larger ground floor area is also at a similar height to the eaves of the extension that has been built to the neighbour's extension at No. 17 South Parade (2.42m). The scale of the extension is appropriate for the applicant's plot and harmonises with the rear elevations of the neighbouring properties.

Internally, the size of the proposed rooms complies with the minimum areas set out in the Department for Communities and Local Government's "Technical housing standards - nationally described space standard" document.

The external appearance of the proposed extension will use traditional materials that are common to the area. A red clay facing brick will be specified to all elevations with a grey interlocking roof tile to closely match the materials used on the existing property. White UPVC double glazed windows and doors, and black UPVC rainwater goods and fascias will be specified to match the materials used on the existing property and those commonly used on the neighbouring properties.

The wall to the north boundary that is built up to the boundary line will be constructed using facing brick and contain a parapet wall detail at the first-floor eaves so no future access would be required onto neighbouring land to clean out gutters, etc and to provide robust fire resistant construction along the boundary. This side elevation is also intended to cloak off the unusual void that is located to the north of the existing kitchen wall. This will require some minor reconfiguration of the fascias/ guttering and covering over the void at the flat roof level of the neighbouring property with a short section of flat roof construction. This will be achieved with the rights given to the applicant under the Party Wall etc. Act 1996, with the applicant advised to serve notice on the owners of 17 South Parade prior to the proposed extension works commencing. The void will also be ventilated using 3No. air bricks located within the side elevation of the extension.

Two roof lights are located within the mono pitched roof of the projecting ground floor extension to increase the natural light and feeling of space within the ground floor kitchen area. A roof light is also proposed to be installed within the existing roof pitch located directly above a newly formed corridor to allow natural light to flood into the space. The roof lights will be constructed of grey powder coated aluminium frames with double glazed casements. They will be hinged via a central pivot to enable easier cleaning of the glazing.

5.0 Access

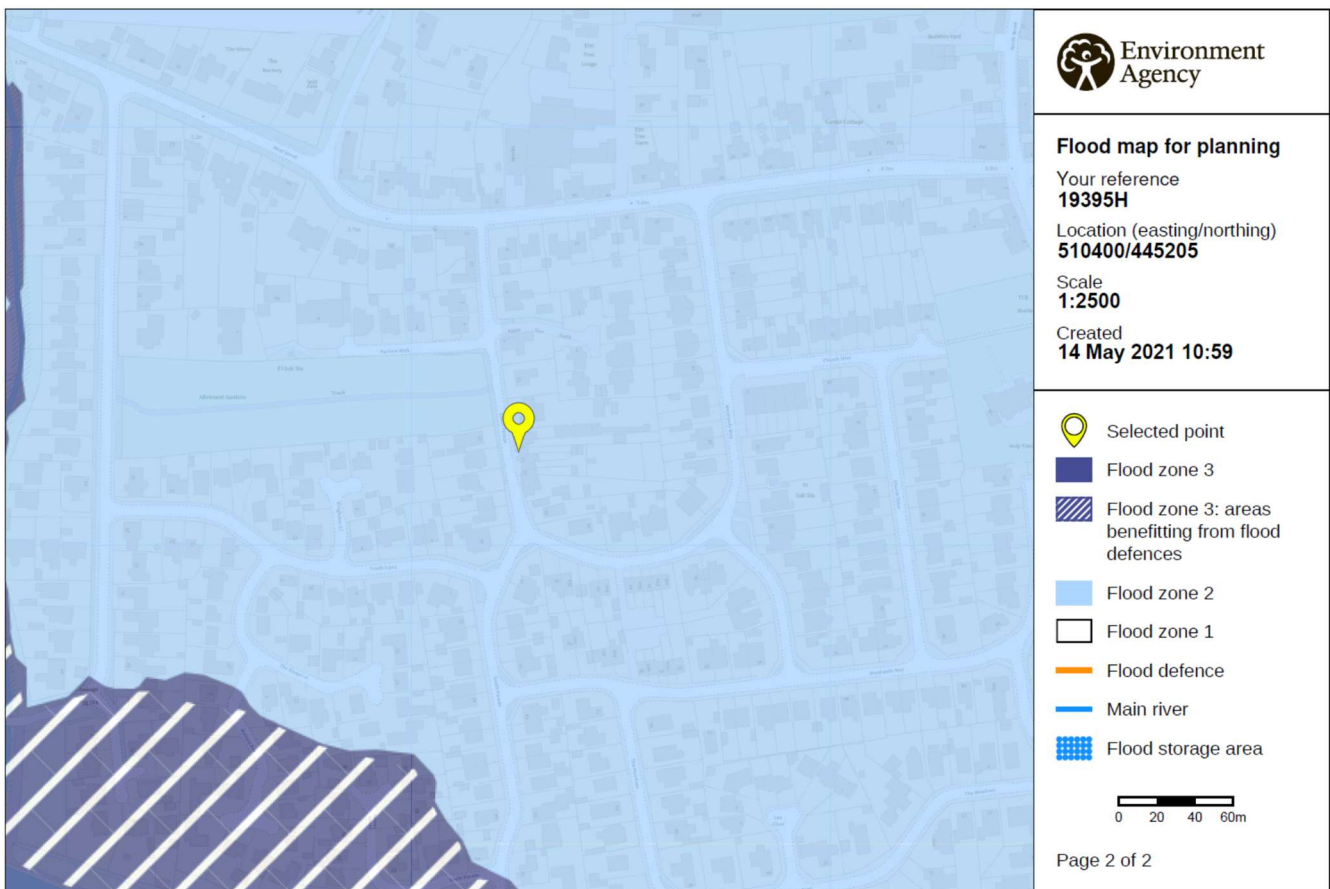
The proposed development will have no effect to the existing pedestrian or vehicular access to the property. External access into the rear extension is via a 3 panel bi-fold door with floor levels remaining the same as the existing ground floor levels of the property. A shallow stepped access is proposed via a paved patio area within the rear garden leading to the bi-fold doors.

Internally, on the ground floor the kitchen fittings and appliances have been orientated to provide sufficient space for access between the seating area and breakfast bar opening. The new WC is also large enough to provide a sufficient turning circle within the room and adequate space for an ambulant disabled person to use.

To the first floor, corridors leading from the stair landing have been widened to enhance access to the rooms on that level, and all new door apertures will comply with the minimum dimensions as prescribed within Approved Document M of the Building Regulations. The bathroom has been reconfigured to the opposite side of the property to enable larger sanitaryware fixtures to be installed and more circulation space created. The window to the new 2nd bedroom within the first floor rear extension has openable side hung windows to allow egress for emergency escape.

6.0 Flood Risk

The property and proposed development site are located within Flood Zone 2 as demonstrated in the Environment Agency Flood Risk Map below.



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In accordance with Clause 8.9 of the East Riding Local Plan, householder applications are exempt from the sequential test when assessing flood risk. Similarly, the development need not apply the exemption test in reference to the National Planning Practice Guidance (PPG) Table 3 below. The development is classified as 'More vulnerable' in accordance with PPG Table 2, meaning that development is considered appropriate.

PPG Table 3: Flood Risk Vulnerability and flood zone 'compatibility'					
	Essential Infrastructure	Highly Vulnerable	More Vulnerable	Less Vulnerable	Water Compatible
1	✓	✓	✓	✓	✓
2	✓	Exception Test required	✓	✓	✓
3a	Exception Test required*	X	Exception Test required	✓	✓
3b	Exception Test required**	X	X	X	✓**

In accordance with the Communities and Local Government 'Improving the flood performance of new buildings: Flood resilient construction' guidance, the proposed development will adopt a 'Water exclusion strategy' by adopting the following measures as part of the design:

- Floor levels are proposed to be at the same height as the existing property, and door thresholds set no lower than existing.
- Walls constructed of water resilient materials that maintain their size and structure during and after a flooding event, comprising of pressed facing bricks, concrete blocks and a weak concrete fill installed between the cavity below ground level to prevent water ingress emanating below the floor and overtopping the damp proof courses. Full fill cavity insulation specified using a rigid closed cell material which retain integrity and have low moisture take-up in flood conditions.
- A damp-proof course installed within the external brick leaf of the cavity, located a minimum of 150mm above finished ground levels.
- Ground bearing floor constructed of water resilient materials that maintain their size and structure during and after a flooding event, comprising of concrete ground bearing floors and screeds, encapsulated beneath with a damp proof membrane which is lapped up the vertical abutment of the inner blockwork wall and inserted within the block coursing at the same height as the damp proof course.
- UPVC doors with level threshold to be sealed at all joints of the structural aperture including underneath the cill. All glazing gaskets tightly sealed around all double glazed units to ensure it is impervious to flood water.
- A linear slot type drain to be located along the perimeter of the west elevation underneath the bi-fold doors to aid surface water drainage from the external patio area and discharge it to existing underground drainage.
- In the unlikely event that flood water should enter the property, it is advised that plasterboards are fitted horizontally within the ground floor areas of the extension to enable easier replacement, and kitchen appliances will be located approximately 100mm above finished floor levels within base units supported on demountable leg supports.