DESIGN and ACCESS STATEMENT

And

FLOOD RISK ASSESSMENT

14 Lydia Road
Deal
Kent
CT14 9JX

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INTRODUCTION

This statement sets out the proposed double-storey side and single-storey front and rear extensions; loft conversion; internal modifications and conversion to create 2nr self-contained apartments

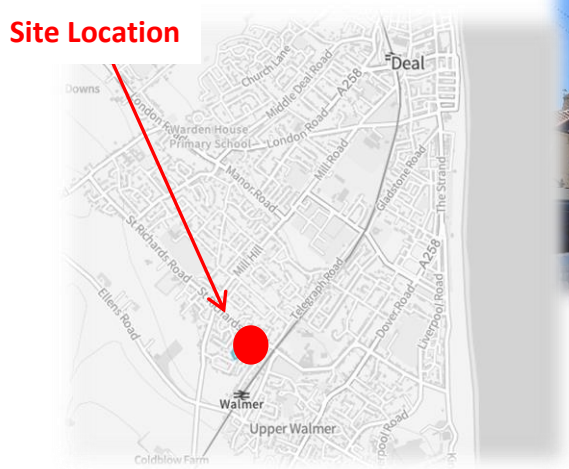
The application property occupies a medium sized residential plot located on the western side of Lydia Road. The property has access to the highway at the front with off-street parking available within a designated parking area to the front of the property. The property comprises a double-storey semi-detached dwelling surmounted by a hipped roof with elevations finished in a face brickwork to all elevations.

The property benefits from a large single-storey rear extension providing ground floor bedroom and bathroom facilities, together with rear garden store and covered patio area.

The surrounding area is residential in character with all surrounding properties having been built as part of a larger residential development.

The subject property is arranged over the Ground and first floor levels only and is subject to all standard statutory amenities. This property is neither listed or contained within a conservation area.

LOCATION



Front/Side Elevation

Rear/Side Elevation

THE PROPOSAL & DESIGN

The design proposal is to create:

- Creation of new pitched roof double-storey side extension
- New flay roof single-storey rear extension
- An enlargement of existing main entrance porch
- New loft conversion + extension; hip-to-gable conversion with rear dormer and front facing roof windows

Pre-application advice has not been sought in connection with this application.

The proposed extensions are to be finished in a face brickwork to match the main dwelling, with a pitched roof altered to form new gabled roof allowing for the roof conversion. The main roof and lower entrance porch roof are to be tiled to match the main roof, with the rear extension roof being formed in a flat roof design to mirror and extension that already present to this location.

To the front, the existing small porch is enlarged to provide 2nr separate street-facing entrances to the proposed self-contained apartments.

Internally, the property will be sub-divided to create 2nr apartments split laterally with 14b proposed to occupy the first and second floor levels.

Both apartments meet the current Minimum Space Standard requirements with the following arrangements:

- Flat 14a – 2bed-3per = 74.40m² (MSS requires 61m²)
- Flat 14b – 2bed-3per = 88.58m² (MSS requires 70m²)

It is considered that the proposal will complement the existing property and maximising the available space without impacting upon the neighbouring properties. The proposal is in keeping with and enhance the character and appearance of the property, together with adhering to the Local Plan policies relevant for such a development.

The design considered the proposed structures and whether this would affect the neighbouring properties, both for privacy and shadowing/loss of light. This property is a semi-detached property and has 2nr neighbouring properties, which, it is believed that due to the location of the extensions and the retained distance between the application property and the neighbour to the north, that this property particularly would not suffer adversely due to this

Existing Front Elevation

Proposed Front Elevation

PLANNING HISTORY

Planning history indicates that has been no former applications for development works to this property.

ACCESS

The proposal does not affect any existing access to the property which afforded via the public highway to the front elevation. The proposal creates 2nr separate entrances for each unit, with off and on-street parking available

The nearest railway station is located approx. 0.2 mile away at Walmer Station; providing a regular service to both the South and London via several connections. There is also a daily local bus service with the nearest bus stop located a short walking distance

SUSTAINABLE CONSTRUCTION

Energy conservation is controlled by Building Regulations. Insulation levels are designed to meet and where possible exceed the current Building Regulations. All internal lighting would be energy efficient fittings.

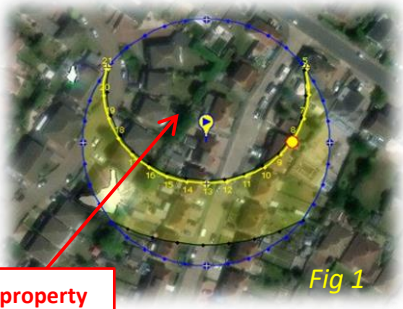
LANDSCAPING

The proposed development falls to all elevations of the main dwelling. As a result of the development, the existing gardens will be affected by the proposed works, however remodelling works would be carried upon completion of the development. Where possible existing hedging and/or planting will be maintained and managed as required and replaced where necessary. Private playspace is provided for unit 14a, with unit 14b being able to take advantage of play parks close to the property.

VENTILATION/DAYLIGHT

The designation of the original dwelling is east facing, resulting in all elevations of the property benefitting from direct sun for large periods of the day. The proposed extensions will be positioned at the northern and western elevations of the property resulting in these not creating any additional shadowing to the neighbouring or local properties, over and above that already created by the host property.

Fig 1 indicates the path of the sun in July 2023, highlighting the arc of sun the original dwelling receives. The lines on this aerial image (Fig 2) indicate the positioning of any shadowing during the journey of the sun through the day – the sun would be the opposite of those lines indicated and as noted on fig 2. This demonstrates the direction of shadowing with the proposed extension not creating any further shadowing over and above that already created by the host property.



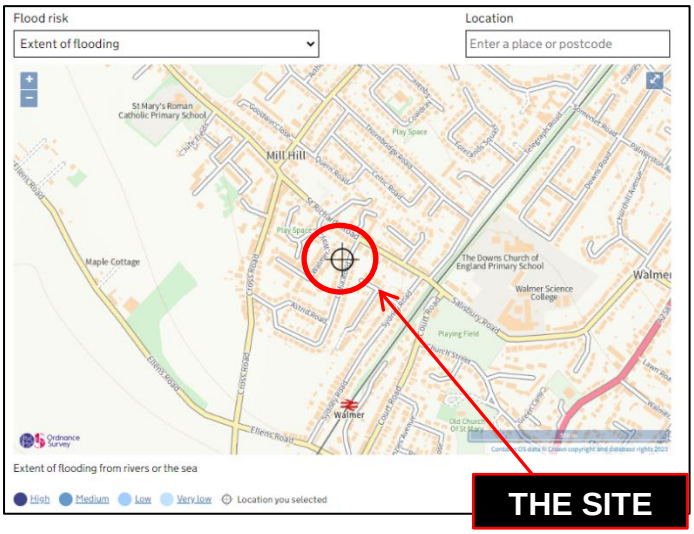
SUMMARY

In summary, it is believed this proposed application offers a modern; well designed and aesthetically pleasing solution to providing 1nr additional residential dwelling within a popular residential area, served by all expected facilities.

End of Design & Access Statement

FLOOD RISK ASSESSMENT

This property has been checked against the Environmental Agency Flood Risk Mapping models which confirmed that this does not fall within any existing Flood Risk areas.



ENVIRONMENT AGENCY FLOOD RISK MAP

14, LYDIA ROAD, WALMER, DEAL, CT14 9JX

Rivers and the sea

Very low risk

▸ More information about your level of flood risk from rivers and the sea

The Environment Agency is responsible for managing the flood risk from rivers and the sea.

View a map of the risk of flooding from rivers and the sea

Surface water

Very low risk

▸ More information about your level of flood risk from surface water

Surface water flooding happens when rainwater cannot drain away through the normal drainage systems. Instead, it lies on or flows over the ground. Surface water flooding is sometimes known as flash flooding. It can:

- be difficult to predict as it depends on rainfall volume and location
- happen up hills and away from rivers and other bodies of water
- affect areas with harder surfaces, like concrete, more severely

Lead local flood authorities (LLFA) are responsible for managing the flood risk from surface water and may hold more detailed information.

Your LLFA is **Kent council**.

View a map of the risk of flooding from surface water

End of Flood Assessment Report