

Briarfield, Stein Rd

Design & Access Statement

1.0 Introduction

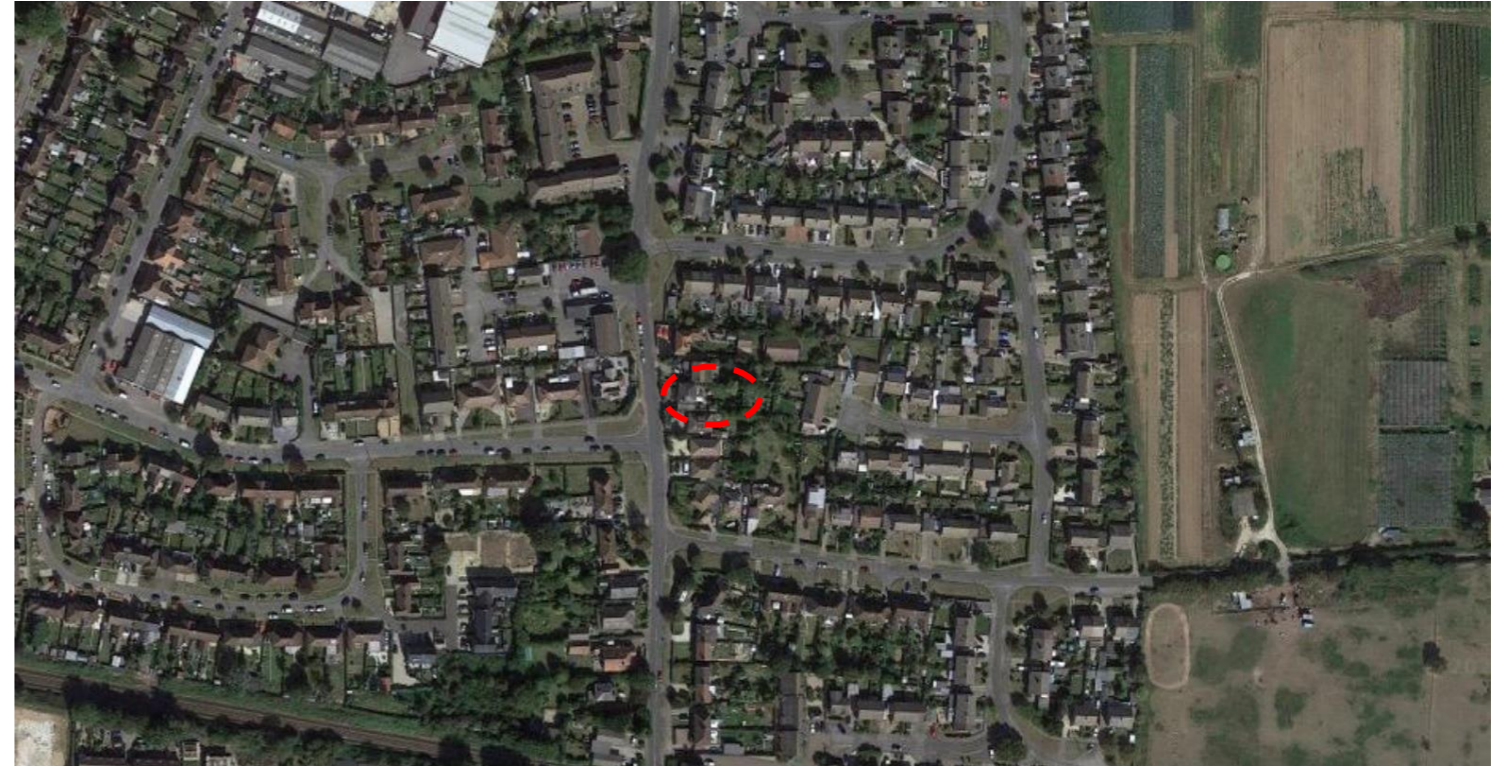
Helyer Davies Architects have been appointed by a private client to extend the existing dwelling at Briarfield House, 96 Stein Rd, Southbourne PO10 8LU. Situated on the East side of the road, the site sits on a West- East axis.

The existing dwelling is a detached property with boundaries consisting of mostly fencing and bushes. Surrounding dwellings vary in style and scale.

The client's aspirations are to replace the existing conservatory to the rear with a more practical and usable family room, with the addition of a WC.

The proposal, although contemporary in form, will seek to coordinate with the main house style and connect better with the mature landscaped garden.

This scheme makes use of natural light where possible and the designed to improve solar gain and shading, allowing use of the room regardless of season.



Site Proximity



Site Surrounding

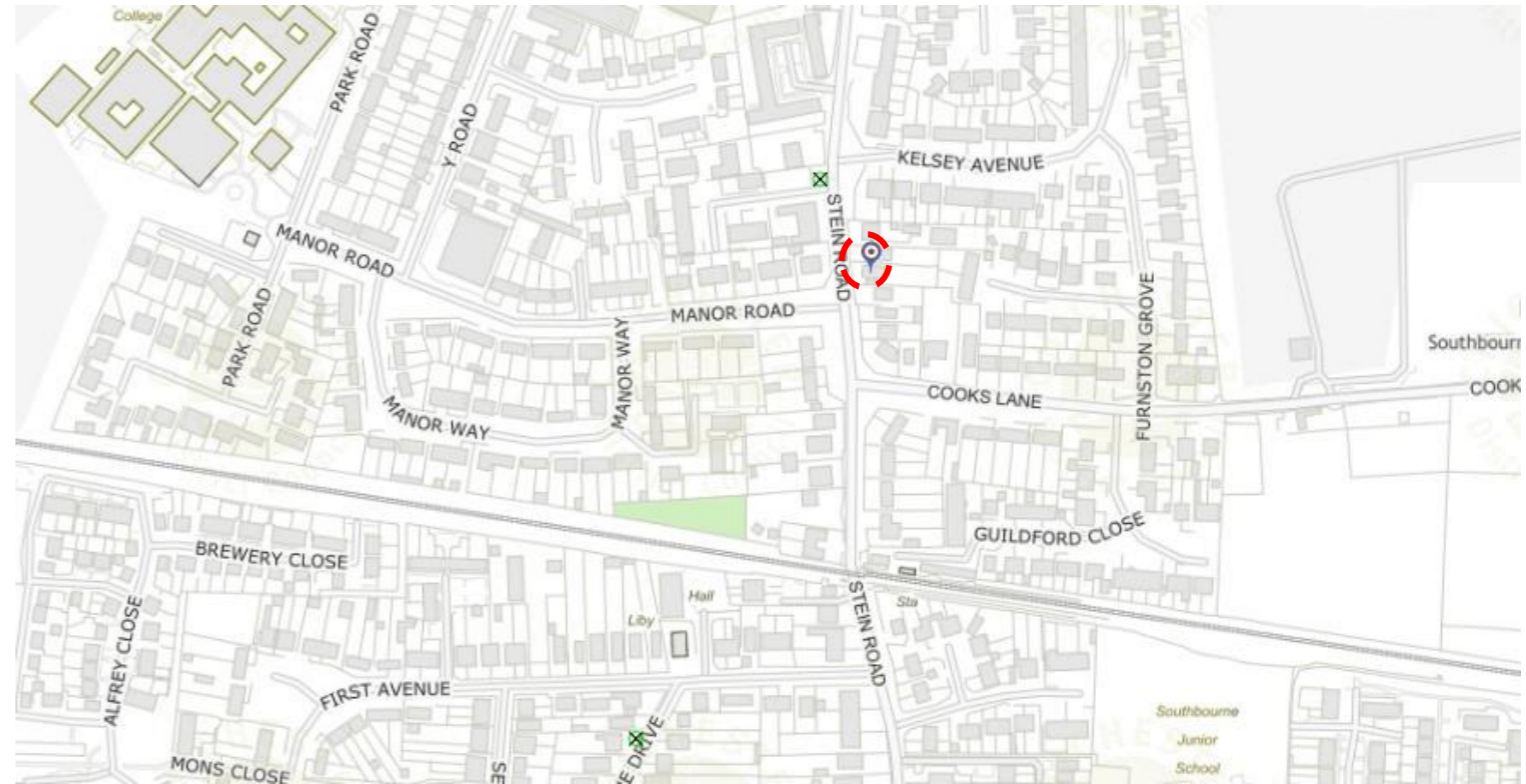
2.0 Site Constraints

2.1 Conservation Area

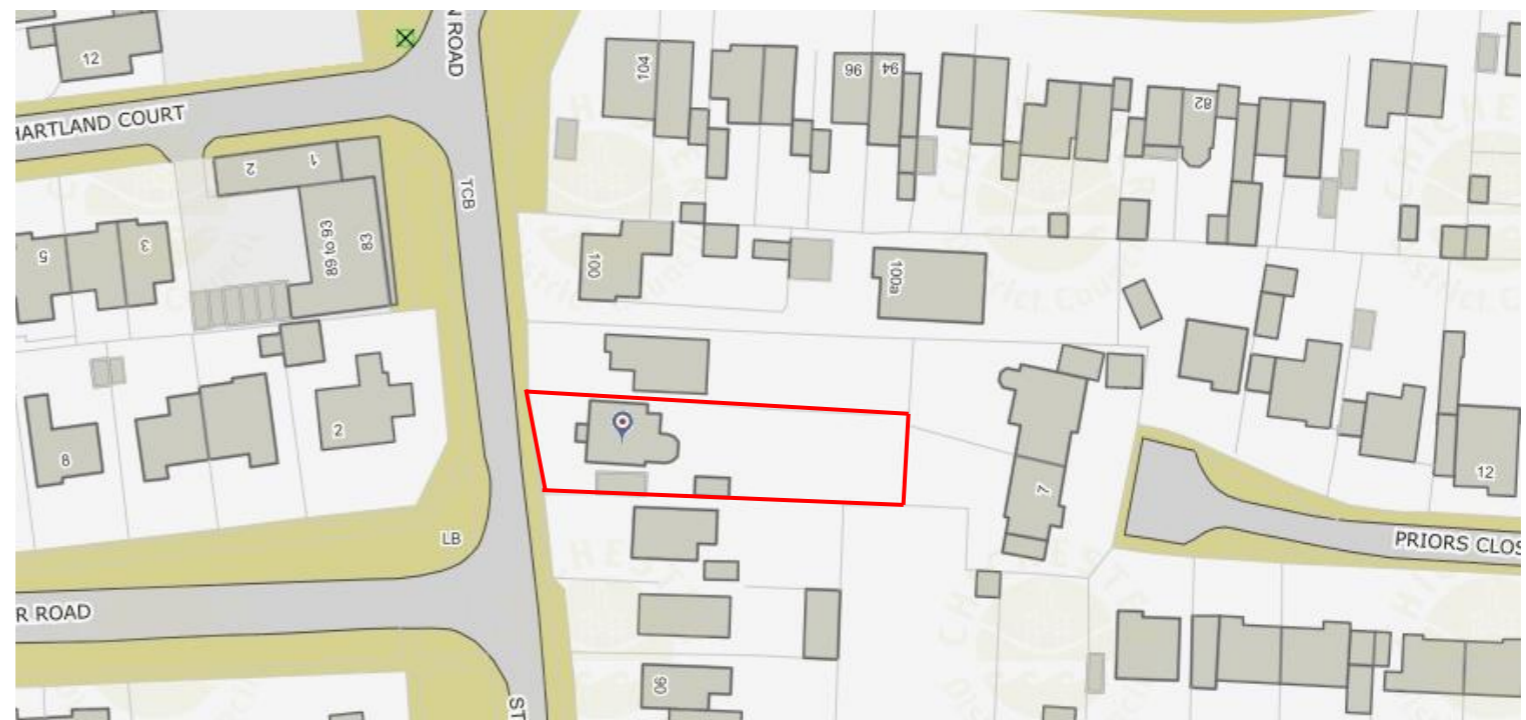
The property is not listed, nor lies within or borders a conservation area.

2.2 Trees

There are no TPO areas located near the site. There are no TPO's onsite.



Conservation Area Map (Conservation Area highlighted purple)
(Source: <https://mydistrict.chichester.gov.uk>)



Tree Preservation Order –Individual TPOs
(Source: <https://mydistrict.chichester.gov.uk>)



2.3 Flood Risk

The flood zones refer to the probability of river and sea flooding, ignoring the presence of defences. The top right map shows the extent of flood risk and is to be read in conjunction with the below:

Zone 1 (Low Probability)

Land having a less than 1 in 1000 annual probability of river or sea flooding. (Shown as 'clear' on the Flood Map – all land outside Zones 2 and 3).

Zone 2 (Medium Probability)

Land having between a 1 in 100 and 1 in 1000 annual probability of river flooding; or land having between a 1 in 200 and 1 in 1000 annual probability of sea flooding. (Land shown in light blue on the Flood Map).

Zone 3a (High Probability)

Land having a 1 in 100 or greater annual probability of river flooding; or land having a 1 in 200 or greater annual probability of sea flooding. (Land shown in dark blue on the Flood Map).

Zone 3b The Functional Floodplain

This zone comprises land where water must flow or be stored in times of flood. Local planning authorities should identify in their Strategic Flood Risk Assessments areas of functional floodplain and its boundaries accordingly, in agreement with the Environment Agency. (Not separately distinguished from Zone 3a on the Flood Map).

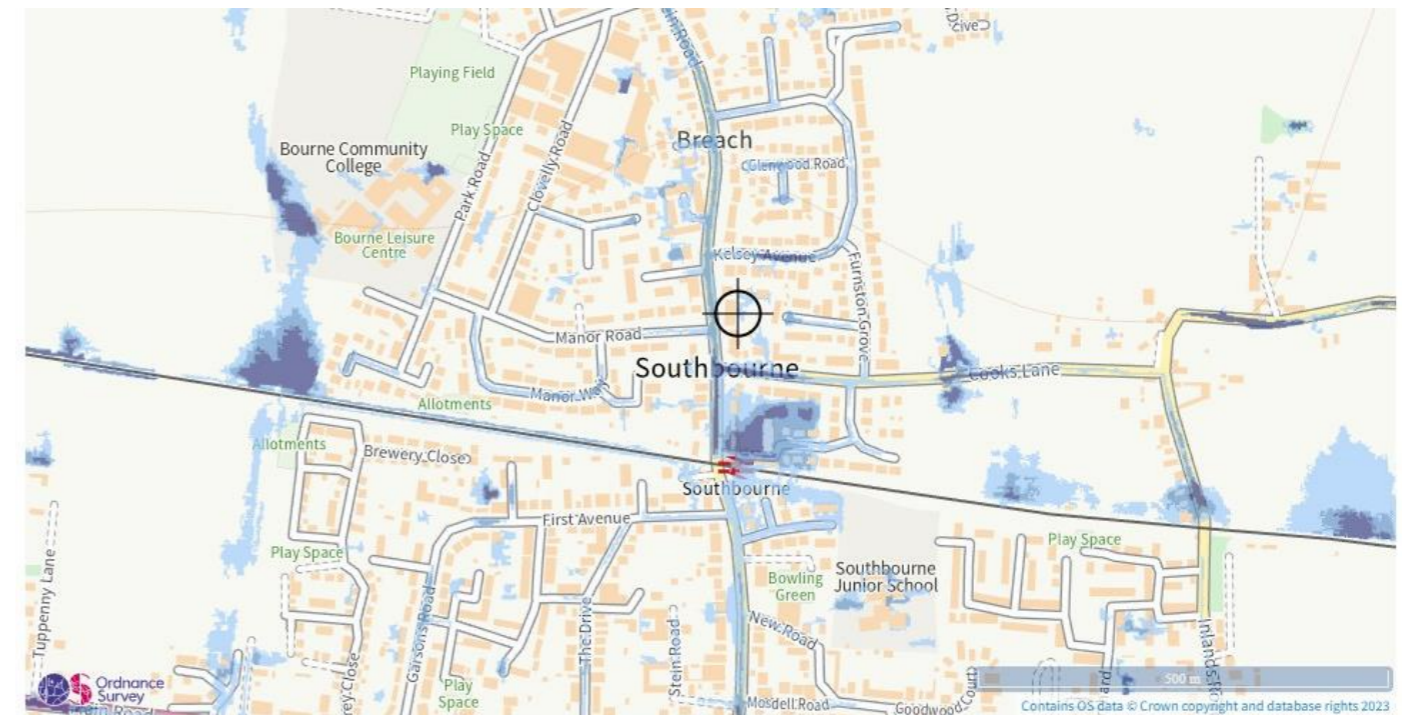
Analysis

This property is located within the Environmental Agency's Flood Zone 1, which is defined as having a 'low probability of flooding'.



Extent of flooding from rivers or the sea Flood Risk from Rivers & Sea (Source: Environmental Agency)

High Medium Low Very Low Location you selected

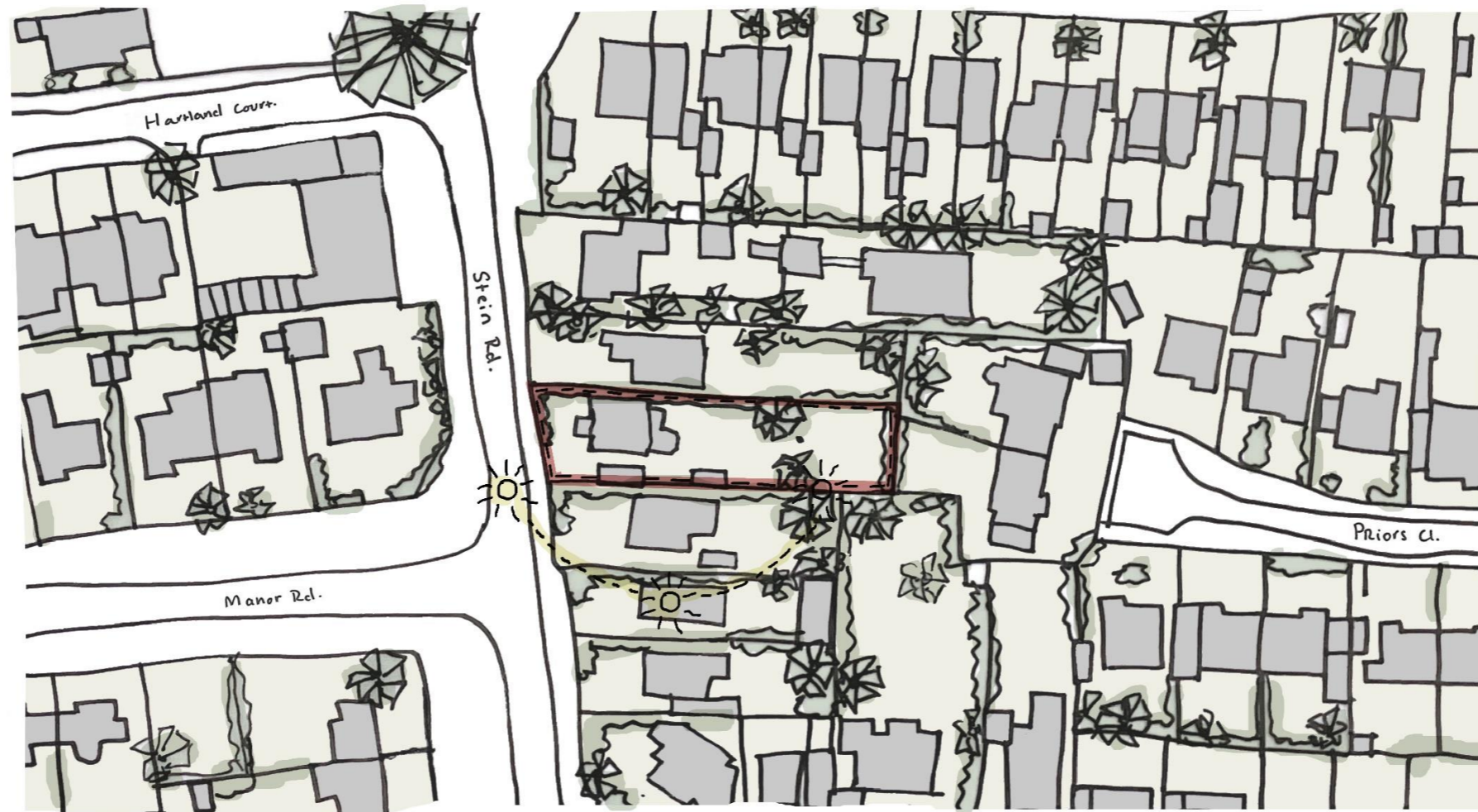


Extent of flooding from surface water Flood Risk from Surface Water (Source: Environmental Agency)

High Medium Low Very Low Location you selected



3.0 Site Analysis



Site Plan



4.0 Site Photos



Front Elevation



Rear view of property

5.0 Design & Access Statement

This part of the document describes the proposal in relation to the requirements of Design and Access Statements. Addressing; Use, Amount, Layout, Scale, Appearance and Access.

5.1 Use & Layout

The property will remain a single unit of dwelling.

The scheme allows for a more usable family room all year round and better accessibility and connectivity with the garden.

5.2 Scale & Amount

The existing gross internal area of the property is 143.48 m²

The proposal increases this by 9.89 m² (7%), giving a total proposed gross internal area of 153.37 m².

5.3 Appearance

The proposed scheme is contemporary in form with vertical timber cladding to connect the house with the mature landscaped garden.

Windows / Doors

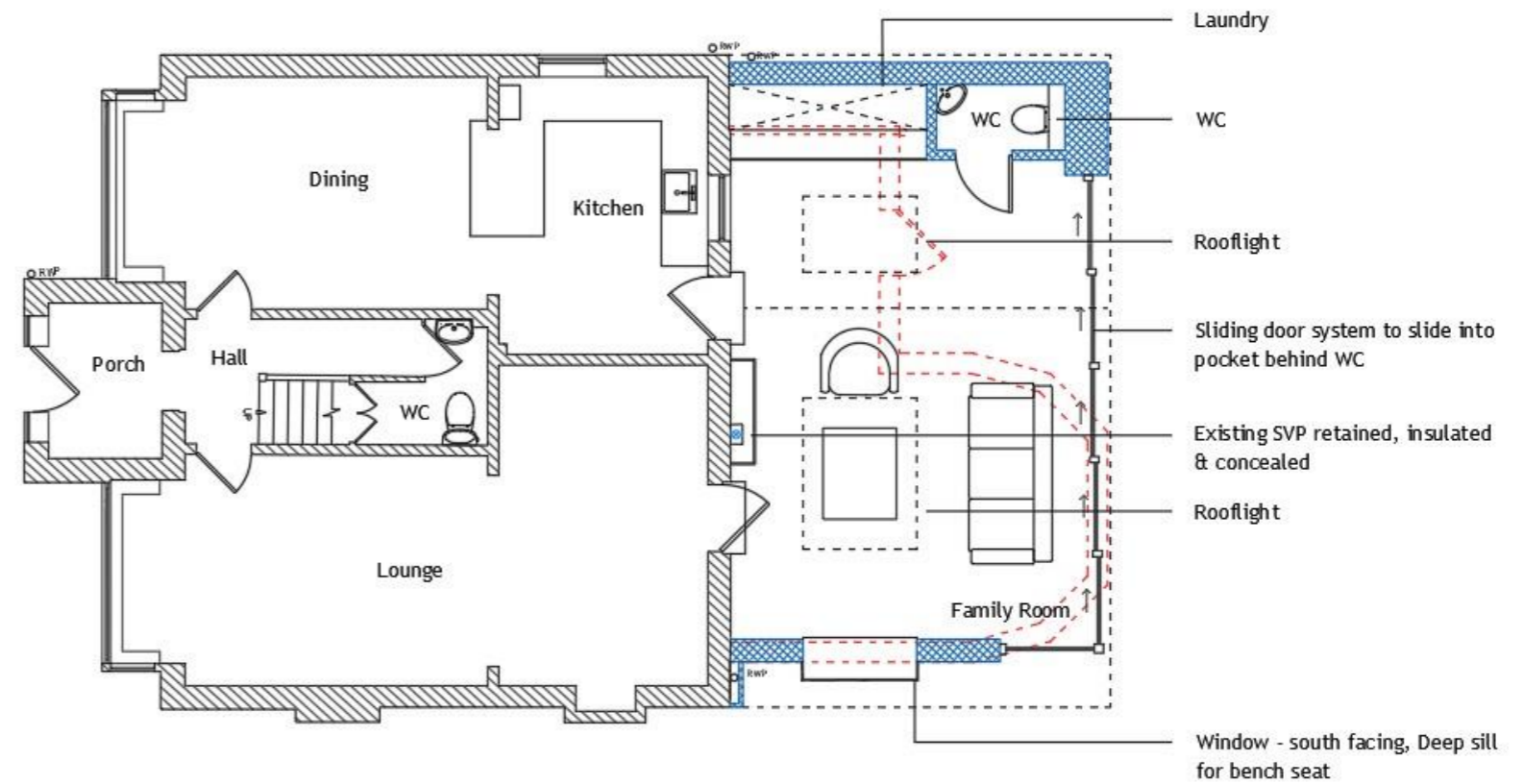
Aluminium frame- colour to match zinc roof and rainwater goods.

Roof

The roof is proposed as zinc.

Walls

Brick plinths – colour to coordinate with the vertical timber cladding.



To no particular scale.
For scaled plans please see drawing series 23102



5.0 Design & Access Statement (Continued)

5.4 Access & Parking

The main access point to the property and parking provisions (driveway & front garden) are retained and unaltered.

5.5 Ecology

Any potential impact on biodiversity and the surrounding area have been carefully considered throughout the design process.

The replacement extension will offer less light spill than the existing fully glazed conservatory.

5.6 Sustainability

Materials will be sourced from the local area where possible. This both supports local suppliers and reduces carbon emissions from transport.

The chosen materials are also designed to be durable, low maintenance and ethically sourced.

The proposal has considered orientation to maximise both solar shading and solar gain.

