Helyer Davies Architects

61 Deeside Avenue

Design & Access Statement

1.0 Introduction

Helyer Davies Architects have been instructed by a private client to extend and refurbish the existing annex at 61 Deeside Avenue, Fishbourne, PO19 3QG.

Site restrictions include a hard boundary to the west and the existing kitchen sits to the rear of the property behind the annex, therefore only an extension to the principal elevation of the property is possible. However, the property benefits from a good amount of frontage consisting of both greenery and driveway.

The surrounding properties are varied slightly in style, age & size. Other properties have undertaken extensions to the front and most maintaining a pitch roof to street view.

Site Location Maps

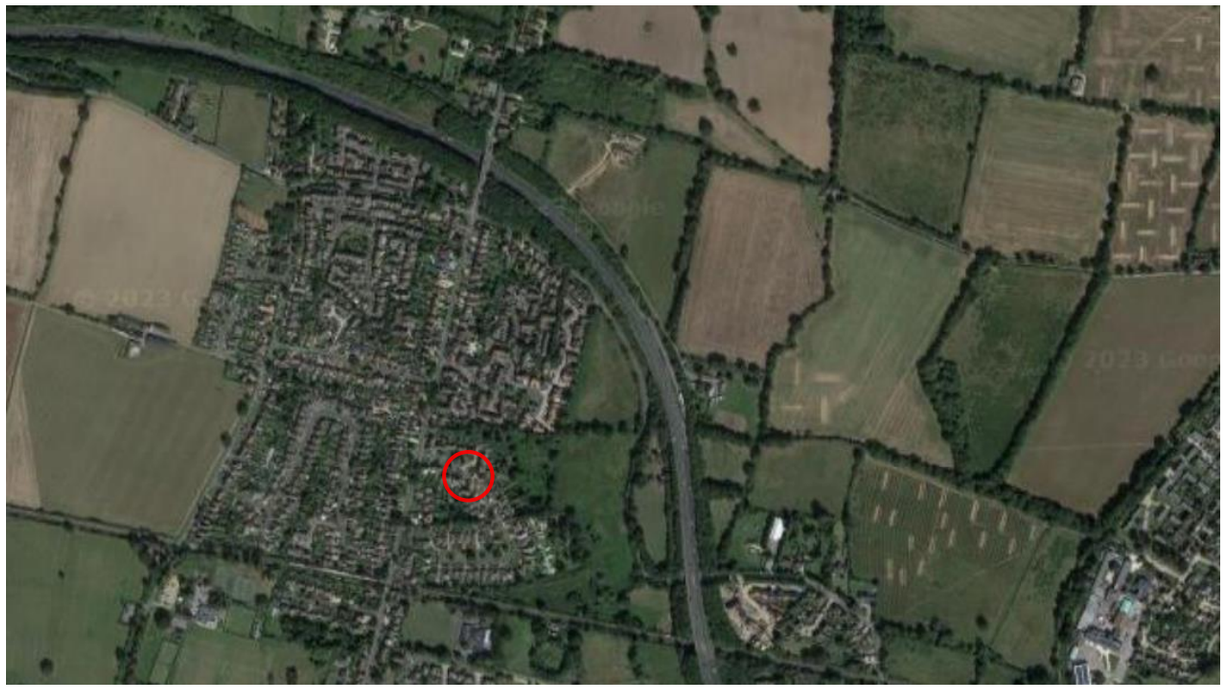

Figure 1: Site location. Map retrieved from - https://www.google.com/maps.

Figure 2: Property location- Map retrieved from - https://www.google.com/maps.

2.1 Site Analysis

The Site lies on a cul-de-sac style road with a NNE – SSW axis.

2.2 Conservation

The property does not lie within a conservation area and is not a listed building.

2.3 Trees

The property is not near a TPO area or any individual TPO's.

2.4 Relevant Planning History

Previous applications to the property :

08/01268/DOM - Garage extension, kitchen extension into existing garage and change of use and alteration of loft. PERMITTED - 13/05/2008

09/04625/DOM - Garage extension, roof light to kitchen, rear conservatory and front porch. PERMITTED - 25/02/2010

15/01989/DOM - Convert garage for granny annex. PERMITTED - 14/08/2015

Relevant applications to neighboring properties :

60 Deeside Ave- 99/02421/DOM - Conversion of existing garage to form ensuite bedroom for disabled person. PERMITTED - 03/12/1999

Figure 3: Local constraints map. Map retrieved from - mydistrict.chichester.gov.uk.

2.5 Flood Risk Assessment

Flood Zone definitions are set out in the National Planning Policy Guidance:

Flood Zone	Definition
Zone 1 Low Probability	Land having a less than 1 in 1,000 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 1,000 annual probability of river flooding; or land having between a 1 in 200 and 1 in 1,000 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 has to 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).

(Please note: These flood zones refer to the probability of river and sea flooding, ignoring the presence of defences.)

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

The Environment Agency data suggests that there is a very low risk of flooding on the site due to either sea and rivers or surface water. Therefore, this site does not require a full Flood Risk Assessment.

Flood Risk Maps - *retrieved from - https://check-long-term-flood-risk.service.gov.uk/.*

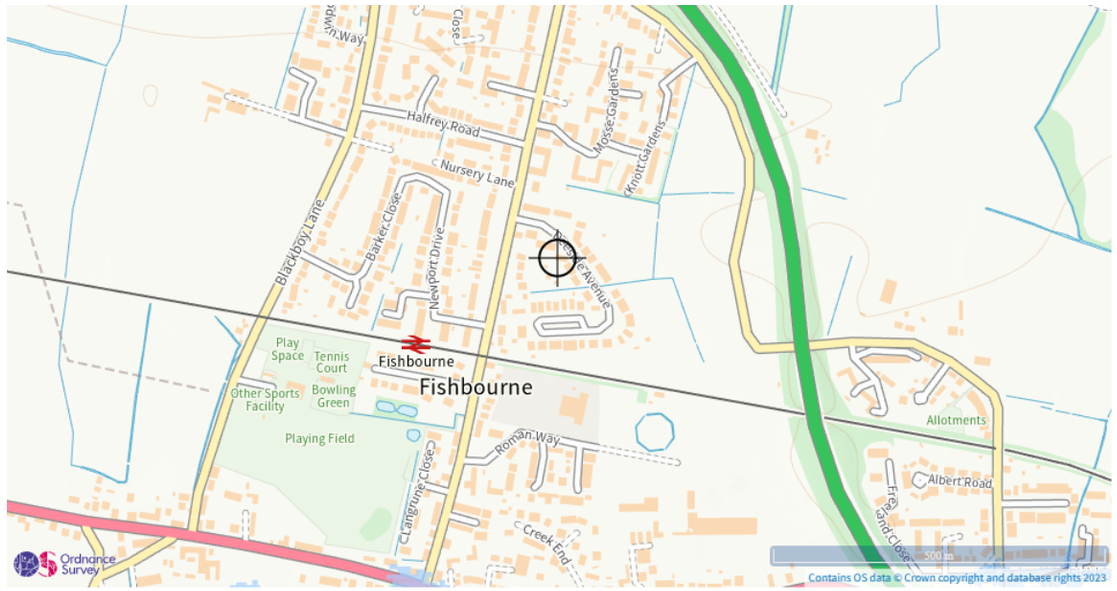

Figure 4: Extent of Flooding from Rivers & Sea.

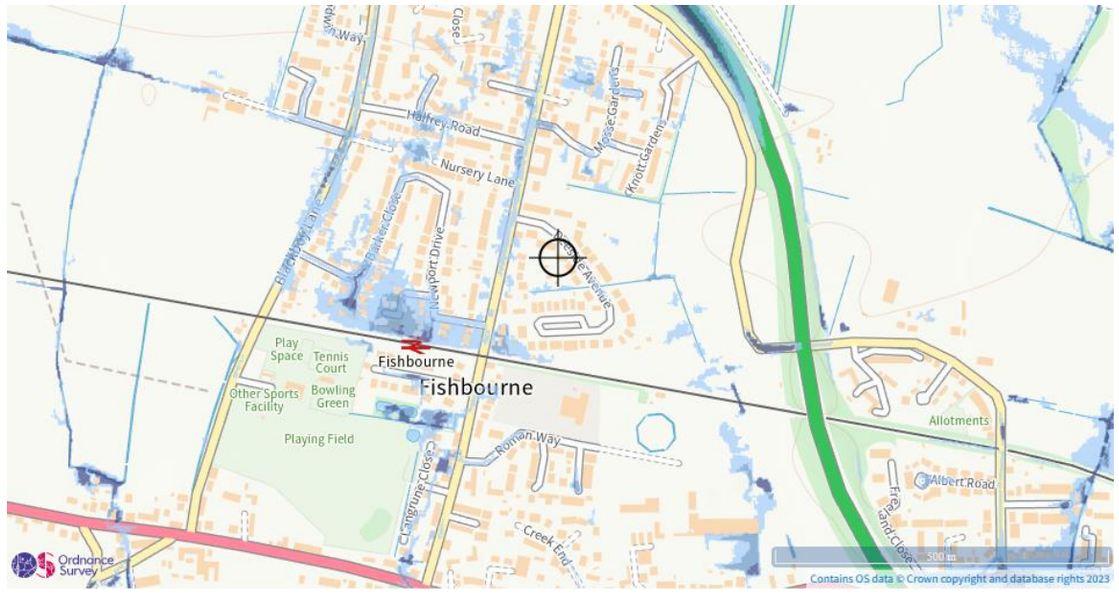

Figure 5: Extent of Flooding from Surface water.

3.0 Site Photographs

Figure 6: Exterior and interior views of the Annex.

4.0 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.

4.1 Use & Layout

The property will remain a single unit of dwelling.

The scheme allows for a more comfortable annex with better storage and essential facilities.

4.2 Scale & Amount

The existing gross internal area of the property is 152.98 m2

The proposal increases this by 9.18 m2 (6%), giving a total proposed gross internal area of 162.16 m2 .

4.3 Appearance

The proposed scheme is in-keeping with the existing style, materials and height.

Windows / Doors

Proposed windows to be uPVC to match existing

Roof

The roof is proposed as tile to match existing

Walls

Brick to match existing. Small area of render to rear to match existing on rear elevation.

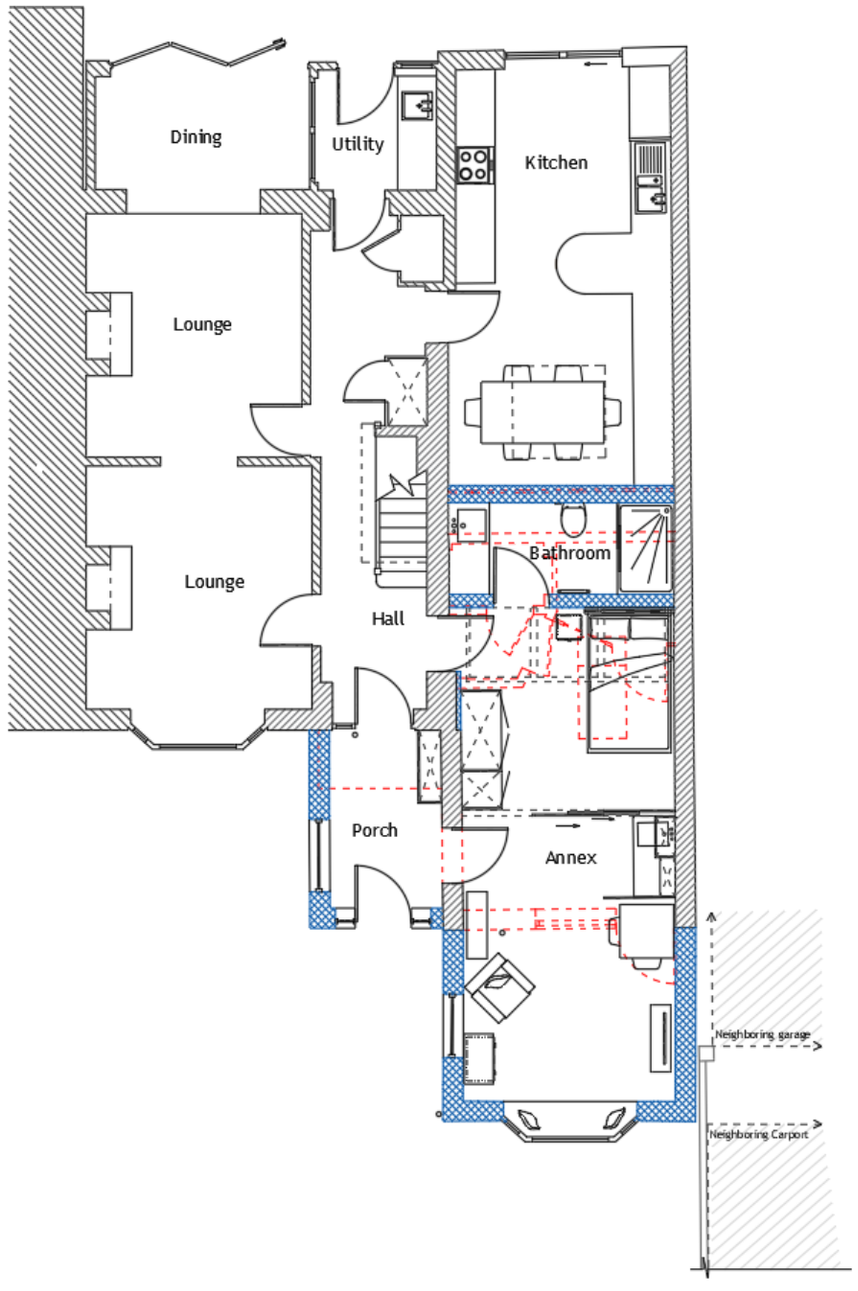

Figure 7: Proposed ground floor illustrating the demolished elements in red dash line

4.4 Access & Parking

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

4.5 Ecology

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

4.6 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.