

CORINTHIAN ARCHITECTURAL DESIGN

Main Road, Fishbourne, West Sussex. PO18 8BD



DESIGN & ACCESS STATEMENT, HERITAGE STATEMENT & FLOOD RISK ASSESSMENT

Site Address - Liseve Lodge, 84 North Bersted Street, Bersted, West Sussex. PO22 9AQ

Proposal - Proposed Single Dwelling

Client - Mrs L Parker

Ref - PL

Date - June 2020

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1. Site

Bersted is a small parish in the district of Arun, to the West of Bognor Regis. Approx 8500 ward population. Sited to the South of its sister Parishes North Bersted and Shripney, it lies between Bognor (to the East) and Chichester (to the West).

North Bersted is accessed via North Bersted Street. Towards the North Eastern part of the road, and before the road becomes Shripney Lane (over the bypass), the road veers around a small wooded area known as The Spinney. Just before North Bersted Street starts to veer around The Spinney, the site is accessed via a single track to the RH side.

The existing property is within the settlement policy boundary (Built Up Area). This is confined within the officer's report of a recent planning application for the property. The existing property is within the North Bersted Conservation Area. Refer to site and location plans.

2. Existing Property, Context & Appraisal Method & Adjacent Architecture

The existing property is a detached 1 bedroom 1950's style chalet dwelling with face brickwork and dormer window details. The house has a series of single storey outbuildings to the North East of the dwelling.

In terms of immediate context & adjacent architecture (from the main dwelling & outbuildings) there is -

- a. The Spinney, to the North West (with residential beyond).
- b. Residential to the South and South-East (Sunningdale Gardens).
- c. Caravan Park & Agricultural Land to the South.
- d. North Bersted Street to the West.

Critically, the site is largely enclosed and not visible from the road.

3. Project Brief, Design Overview, Appearance & Materials

The proposal is to remove a series of outbuildings and to introduce a new detached 4 bedroom dwelling.

Material Use Proposed Extension:

Component:	Existing Dwelling Face Materials:
Main Roof	Plain clay tiles
External Walls	Face brickwork
Fenestration	Joinery made double glazed casement windows & french doors

Material Use Proposed Annex:

Component:	Proposed Dwelling Face Materials:
Main Roof	Plain clay tiles
External Walls	Face brickwork & natural timber cladding to FF level
Fenestration	Joinery made double glazed casement windows & french doors

4. Extent of Proposal, Scale & Building Line Formats

The size of the site overall is more than comfortable for a further single dwelling use. Taking into account removed outbuildings, the proposed scale and mass is not significant. It is presented to the LPA that as existing the site is too large for a one bedroom chalet property alone.

5. Ecology & Trees on Site

On and off-site trees and ecology are a factor in any development of the site. Refer to accompanying Arboriculture and Ecology Appraisal Reports.

6. Access, Layout, Usage & Legibility, Disabled Use

Site entrance remains unchanged. Use from the entrance and within is clear, concise and legible. Part M will be met at building regulations stage.

7. Risk of Flooding

Refer to attached preliminary FRA for discussion with the LPA and EA.

8. Incorporating Crime Prevention at Design Stage

All proposed external fenestration locking will meet BS and PAS 24.

9. Schedule of Works (Anticipated Primary Overview Only)

- a. H&S Assessment
- b. Ecology & Arboriculture Protection Measures
- c. Setting Out
- d. Foundations
- e. Below ground drainage (foul and surface water)
- f. GF
- g. Superstructure (walling)
- h. Roof structure & covering
- i. Fenestration
- j. 1st F M&E
- k. Internal finishing (insulation, screed and plastering)
- l. 2nd F M&E
- m. Final finishes
- n. Landscaping
- o. Testing, certification & hand over

10. Analysis & Significance of Archaeology

Archaeological report not deemed required at application stage. During the works, contractors are to be especially vigilant and where any material is suspected as of archaeological interest, CDC are to be contacted immediately for further investigation.

11. Analysis & Significance of Historic Building Fabric

Main dwelling not affected by works.

12. Principles & Justification for Proposed Works and Associated Impact upon the Building & Listing

Not applicable to these works directly.

13. Specialist Structural Survey in Relation to Proposed Works

Not applicable to these works directly.

14. Local Authority Discussions

Not undertaken.

15. Summary

The applicants proposed this is a discrete and justifiable way of presenting a well needed individual new dwelling in the area to an existing site that is deemed too large for a single one bedroom chalet bungalow alone.

16. Reference Sources

Local Plan Policies (CDC)

Local Authority 2006 Guidance (Design & Access Statements)

Site & Location Plan information provided by 'Ordnance Survey' (08456) 050 505

Wikipedia

Zoopla

FLOOD RISK ASSESSMENT

Introduction

This FRA is produced by Corinthian Architectural Design and is intended for discussion and feedback advice from the EA on the impact of flooding to the development proposed. It is not intended as a proposed solution to flooding or guarantee that the proposal will be unaffected by flooding.

EA Flood Zone

EA Flood Maps show the site (84, NORTH BERTSTED STREET, BOGNOR REGIS, PO22 9AQ) as ZONE 1.

EA Flood Data

Current online data from the EA regarding the above shows -

1. RIVERS & THE SEA: Very Low Risk (annual chance of flooding less than 0.1%).
2. SURFACE WATER: Very Low Risk (surface water flooding / flash flooding).

However the proposed dwelling is to be sited to the NE of the existing dwelling. The EA Flood Map shows this area on the SE fringe of the Zone 2 (which within 20m becomes ZONE 1 (for the Bersted Rife flood locality)).

Refer to attached Flood Map extracts 1-3 showing these three locations.

ESTIMATED FLOOD LEVEL

The 'estimated flood level' has not been established and we welcome the EA's advice on this.

Applicant's Experience of Flooding

The applicant advises that during their 4 years of ownership, the site has only been affected by flooding once (October 2019) during the extreme Autumn wet period.

Site Levels

Refer to Topographical Survey for Reference Level Data. Existing external ground level in the front of the existing house (Liseve Lodge) can be seen as 7.415m. However, as the site extends NE towards the fringe, it can be seen that the external ground level increases to 7.466m to 8.400m.

Also notably, the natural tree area to the North is lower and presents a natural run off area for surface water and focus for flooding away from the existing and proposed dwellings.

Protection Measures

Proposed standard protection measures are -

1. All external doors to be constructed with integral sealed flood barriers, for insertion and use during flood warnings.
2. Suspended floors, allowing flood water to move within a below ground void, providing a degree of protection to the GF accommodation and construction.
3. Flood proof covers to air bricks (sub floor venting).
4. No low level electrical sockets positioned to GF.
5. All external doors to be constructed with gully drains below.
6. FFL / DPC to be set +3 courses from EXT GL.

Summary

Taking the above into account, we present the development for EA advice on its suitability and flood-risk impact.