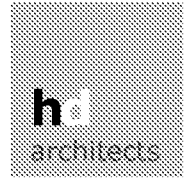


DESIGN AND ACCESS STATEMENT



Replacement dwelling

of

40 Elm Grove, Barnham, West Sussex PO22 0HL



Figure 1: Front Elevation of existing dwelling

June 2019

Prepared by:

Helyer Davies Architects Ltd

1 The Old Flour Mill . Queen Street . Emsworth . Hampshire . PO10 7BT

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1.0 INTRODUCTION

Helyer Davies Architects have been appointed by a private client to design a replacement dwelling on Elm Grove located in Barnham.

This document outlines the proposed works to include:

- Demolition of existing bungalow.
- Replacement 4-bedroom detached dwelling over 1.5 storeys.

The following documents accompany the application:

18087_Design and Access Statement
(Drawings)

18087-01_Existing Floor Plans, Elevations, Block Plan and Site Location Plan

18087-04_Proposed Floor Plans and Elevations

1.1 Site Survey

A full building survey of the existing dwelling was carried out by Helyer Davies Architects in June 2018. The OS extracts are to show the site location and block plan only.

1.2 Planning History

Ref: EG/3/62

Description: 1 storey dwelling with garage

Decision: Approved

Decision Date: 04-07-62

The property has made the following 3 building regulation submissions outlining previous works carried out at the property;

Ref: EG/3/62/A/B

Description: Revised drainage

Decision: Approved

Decision Date: 07-12-62

Ref: EG/14/84/B

Description: Conversion of integral garage to habitable room by removing doors and building window

Decision: Approved

Decision Date: 19-03-84

Ref: EG/35/92/B

Description: Extension

Case Officer: Mr P R Evans

Decision: Approved

Decision Date: 27-07-92

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Ref: EG/63/18/HH

Description: 2no. front extensions, new roof to include accommodation at first floor level & internal alterations throughout.

Case Officer: Amber Willard

Decision: Approved

Decision Date: 08-11-18

Further to the above planning approval at 40 Elm Grove, our clients wished to revise the scheme to incorporate more decorative detail above the ground floor window openings and enlarge the porch. As a result, the proposed new roof was raised by approx. 340mm from the approved planning application EG/63/18/HH.

Ref: EG/77/18/HH

Description: Proposed 2no. front extensions, new roof to include accommodation at first floor level and internal alterations throughout. Revisions to approved planning application EG/63/18/HH to incorporate a decorative brick detail above all ground floor openings.

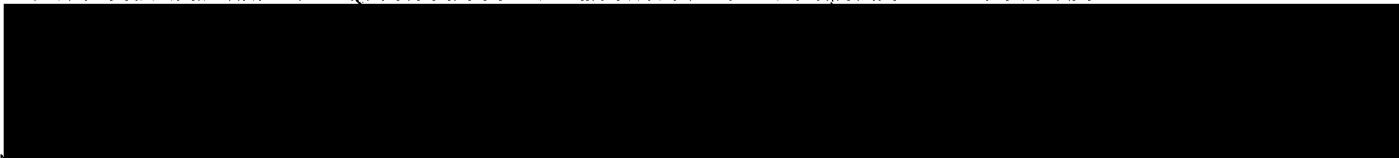
Case Officer: Amber Willard

Decision: Approved

Decision Date: 15-01-19

Following the above re-submission EG/77/18/HH, our clients carried out structural investigations which proved the existing foundations required extensive upgrading. As a result, this new full planning application seeks permission to demolish the existing dwelling and construct an identical dwelling to the previously approved scheme EG/77/18/HH.

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2.0 SITE LOCATION

2.1 Surrounding Context

The site is located on the private road Elm Grove, in Barnham. Elm grove was largely developed around 1900, forming an estate that consisted of large detached houses with shrubberies and roadside trees.

Today, Elm Grove has an eclectic mixture of traditional and modern style residential properties including single storey bungalows and two storey dwelling-houses. Many of the single storey bungalows have since been extended and modernised to provide accommodation at first floor level.



Figure 2: Ariel Maps (from Google Maps.)

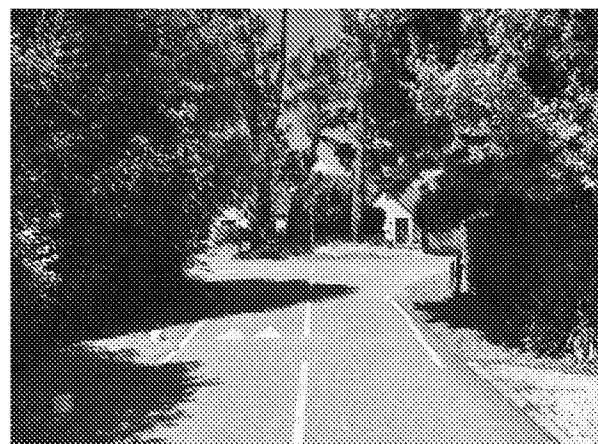


Figure 3&4: View looking down Elm Grove / View looking back towards the junction with Downview Road

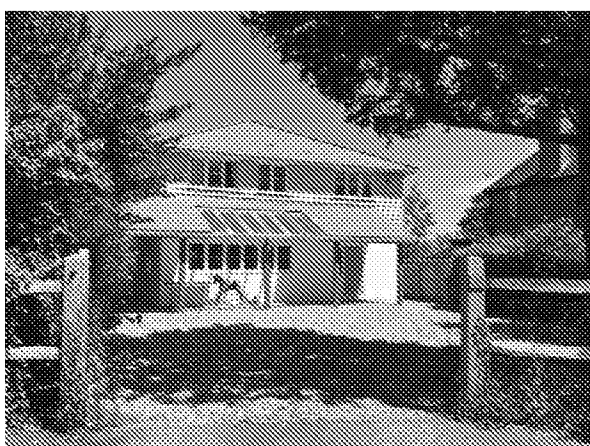
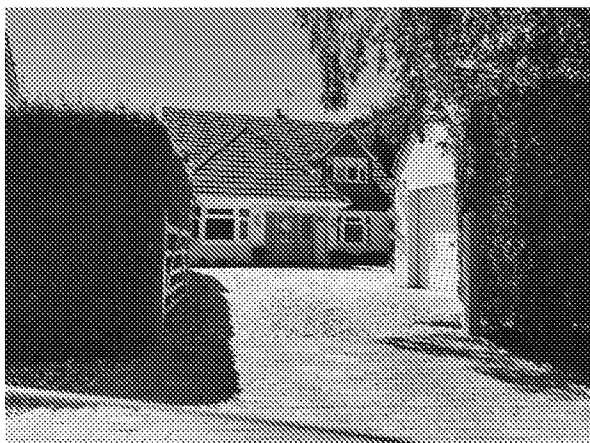


Figure 5-8. Precedents on Elm Grove and Downview Road that have been extended and undergone renovation to modernise existing tired properties.

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3.0 FLOOD RISK ASSESSMENT

3.1 Flood Zones

The following flood risk assessment has been prepared using information from the Environmental Agency and a self-assessment of the flood risk.



Figure 9: Environmental Agency Flood Risk Assessment – Map
(<https://flood-map-for-planning.services.gov.uk>)

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

FLOOD ZONE	DEFINITION
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 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)

Table 1: Environmental Agency Flood Risk Assessment – Flood Zone Definitions

40 Elm Grove is located within the Environmental Agencies Flood Zone 1, which is defined as having a 'low probability of flooding'. As a result, we do not believe our application requires a full flood risk assessment as the proposals will not increase flood risk either on the site or the surrounding area.

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4.0 DESIGN

4.1 The Proposed

The proposals seek to replace an existing tired 1950s bungalow with a new modern 4 bedroom family home providing accommodation at first floor level. Glazed gable ends provide an attractive front façade.

At ground floor level, the new large entrance hall (with feature wall) provides access to the new utility and cloakroom on the left and separate formal living room and study on the right. To the rear, an open plan kitchen/diner has sliding doors which open out into the rear garden beyond.

At first floor level there are 4 bedrooms (2 with en-suites) and a family bathroom. Careful consideration has been made to ensure that the accommodation at first floor level does not overlook any neighbouring properties with no standard height windows proposed to look east or west. All windows are to look either north or south. A small number of velux windows provide light from above.

The existing and proposed layouts are shown on drawings 18087-01 & 04.

No change from approved application EG/77/18/HH.

4.2 Use

The new building will continue to be used as a residential dwelling.

4.3 Amount

Existing Floor Area

Ground Floor: 139.85 m²

Total: 139.85 m²

Proposed Floor Area

Ground Floor: 167.97 m²

First Floor: 106.98 m²

Total: 274.95m²

Total Net Increase: 135.1 m²

The proposed replacement dwelling reduces the habitable floor space on both the ground and first floors from the previously approved application EG/77/18/HH due to an increased cavity wall thickness for new build dwellings.

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4.4 Scale

The proposed replacement dwelling has a roof pitch of 42.5°.

The proposed ridge is to remain the same as the approved planning app EG/77/18/HH.

4.5 Appearance

The proposed replacement dwelling has been designed to respect and complement the existing character of the street through the use of materials.

Roof

The proposed new roof is to be clad in slate roof tiles.

Walls

At ground level the walls are to be finished in brick to match the existing house with a soldier course detail above all ground floor openings. At first floor level, the walls are to be finished in timber cladding.

Windows/Doors

All new doors and windows are to be powder coated aluminum.

No change from approved application EG/77/18/HH.

4.6 Landscaping

The proposed front garden is to form a new larger driveway but retain the separate 'in and out' entrances. To the rear, a patio will be set at the same level as the proposed ground floor level with steps down into the rear garden.

No change from approved application EG/77/18/HH.

4.7 Sustainable design

The proposals have been designed to achieve U-values that exceed the required compliance for new dwellings. In addition, the building has been designed for sustainable future use providing disabled access throughout the ground floor.

The proposed new dwelling will have a bin store located on the west elevation and bike storage within the new garage. This is to promote sustainable living.

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5.0 ACCESS

5.1 Access to Site

There are no proposals to change or alter access to or from the site.

No change from approved application EG/77/18/HH.

5.2 Parking Plan

The proposed driveway is to be enlarged providing a larger area for parked cars that can accommodate in excess of 5 cars + 1 space in the proposed new garage.

Bicycles are to be stored in the proposed garage.

No change from approved application EG/77/18/HH.

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6.0 CONCLUSION

The proposals seek to replace an existing tired 1950s bungalow and ensures they do not look out of place within the street.

Careful consideration has been made to ensure that no window openings overlook either neighbouring properties, with the new windows at first floor level designed to face north or south.

The proposals are of a reasonable scale and sit comfortably within the site and the surrounding context of other modernised detached two storey dwellings that are found on Elm Grove and Downland View.

The proposals ensure there will be no additional pressure on the road by enlarging the existing area for parking to compensate for the loss of parking as a result of the front extensions. The proposals result in a net increase of parking provision for the property despite the proposed front extensions.

There are no variations to the previously approved application EG/77/18/HH. As a result of structural investigations to the existing dwelling, this application seeks permission to demolish the existing dwelling and construct an identical dwelling to the previously approved scheme EG/77/18/HH.

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A large black rectangular redaction box covers the bottom portion of the page, obscuring any contact information or additional details that might have been present.