

Design & Access Statement

Dolphins East, South Strand, East Preston, BN16
1PN

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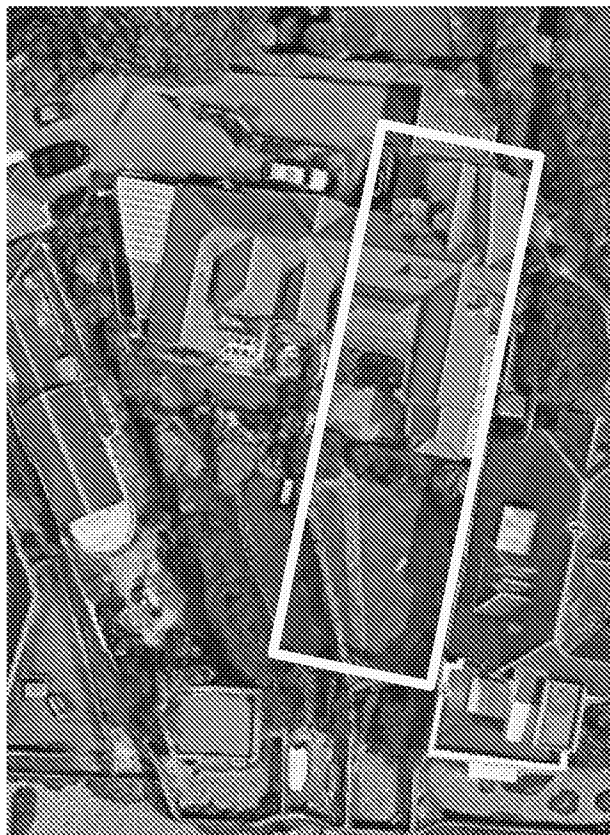
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Aerial Photograph showing Dolphins East, South Strand, East Preston, BN16 1PN

1.0 EXISTING BUILDING

1.01 Existing Site Photographs



Front View



Back View

1.02 Site & Scale

The existing property is a 3 bedroom semi-detached bungalow.

The demise at the rear of the property has an approximate 30m rear garden surrounded by fences.

The neighbouring properties are residential properties of a similar size & scale.

1.03 Existing Uses

This existing property is currently used as a one house, having 3 bedrooms.

1.04 Appearance

The property is white render on the ground floor with white framed windows.

The existing principle roof has clay roof tiles.

1.05 Existing Access

Access to the property is gained via the front door.

1.06 Existing Thermal Efficiency & Services

The main building does not appear to have any evidence of wall insulation.

The building's heating is achieved via gas central heating, via wall mounted radiators.

2.0 THE PROPOSAL

2.01 Proposed Uses

1. The proposal is to convert the existing 3 bedrooms house into 5 bedrooms house with a new dormer loft conversion achieving all up to date building regulation.
2. Internal alterations to maximise use of the space

2.02 Proposed Appearance

The new dormer loft conversion will be of roofing tiles to match the existing

All materials will be sourced to ensure that the new extension blends seamlessly with the existing house.

2.03 Proposed Access

To retain the appearance from the street scene, the front access into the property will remain as existing; with access to the house from within the entrance hallway.

2.04 Proposed Thermal Efficiency & Services

All new walls, roofs, windows and doors will be constructed to meet current Building Regulation requirements and British Standards, in respect of thermal insulation and air tightness.

Any existing elements replaced, will also meet these standards.

The existing heating systems within the main house will be extended to provide radiators for the new spaces.

3.0 LOCAL INFORMATION STATEMENTS

Affordable housing statement

The applications is not for 10 or more residential units, therefore no affordable housing will be expected

Air quality assessment

The application is of minor works, and no impact on air quality is expected

Airport Safeguarding Zone details

The site does not lie within the Airport Safeguarding zone.

Biodiversity survey and report

The site does not lie adjacent to a watercourse, and it is therefore assumed that there will not be any protected species on this site.

Daylight/ sunlight assessment

No daylight/ sunlight assessment is deemed necessary.

Economic statement

The application is of minor works, and no community economic benefit will be achieved.

Energy efficiency statement (including renewable energy statement)

All new thermal elements will meet or exceed the current requirements under Building Regulations.

All new building components where applicable will be sourced from sustainable sources.

A SAP calculation / EPC will be acquired if required by Building Control

Environmental Impact Assessment

The application is of minor works, and no EIA is deemed necessary

Heritage statement

The Building is not a listed building.

The site does not fall within a Conservation Area.

The site does not fall within an area of Archaeological Priority, as defined in the development plan.

Land contamination assessment

No contamination is known or suspected.

Noise assessment

The application does not provide for any additional noise over the existing property.

Open space assessment

This application does not affect any community "open Space"

Parking and access arrangements

Existing on street parking exists at the front of the property, and is not to be changed.

Photographs and photomontages

Please refer to section above

Planning statement

Please refer to section above

Refuse disposal details

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Domestic refuse & recycling bins are located at the front of the property (as per adjacent properties)

Domestic refuse is to be collected from this property as per the Local Authorities current policy

Section 106 Heads of Terms (draft)

This application is not a major application, and a S106 is not deemed necessary

Site waste management plan

Any debris from the build works will be disposed by licence carrier to a designated waste control centre.

Statement of Community Involvement

No statement of Community involvement is deemed necessary

Sustainability Statement

All new thermal elements will meet or exceed the current requirements under Building Regulations.

All new building components where applicable will be sourced from sustainable sources.

Town Centre uses – evidence to accompany applications

The application does not involve retail or leisure developments

Transport assessment

No amendments to car parking is proposed within this application

Travel Plan (Draft)

No amendments to travel are incorporated within this application

Tree survey/ arboriculture assessment

No trees are to be affected on this site or the adjoining sites; therefore no survey is deemed necessary

Ventilation/ extraction statement

The application does not involve retail, business, industrial or leisure or other similar developments, nor is ventilation or extraction equipment proposed to be installed.

Wind study

The Application does not involve tall buildings, therefore no Wind Survey is deemed necessary.