

Design and Access Statement

Proposed Extension and Alteration

at

The Poynings, Middle Way, East Preston, West Sussex, BN16 1SB



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Prepared by:

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Site Map



Aerial photograph of Middle Way and Kingston Gorse

INTRODUCTION

This statement is prepared in support of an application for planning permission for the following works at detached property The Poynings, Middle Way, Kingston Gorse. The application is for:

- Single storey rear extension to house a gym and shower room.

The following documents accompany the Application:

- Application Form
- Ownership Certificate
- Agricultural Certificate
- Design and Access Statement
- Flood Risk Assessment
- Drawings No. 22015 – 01 and 02

Planning History

In both 2016 (K26/16/HH) and 2017 (K/32/17/HH) two separate applications were made and gained approval for The Poynings by Helyer Davies Architects. The works from the application submitted in 2017 have since been completed.

Reference: K/32/17/HH

Proposal: Side extension, conversion of existing garage & renovation of existing house.

Decision Date: 19/01/18

Decision: Approval

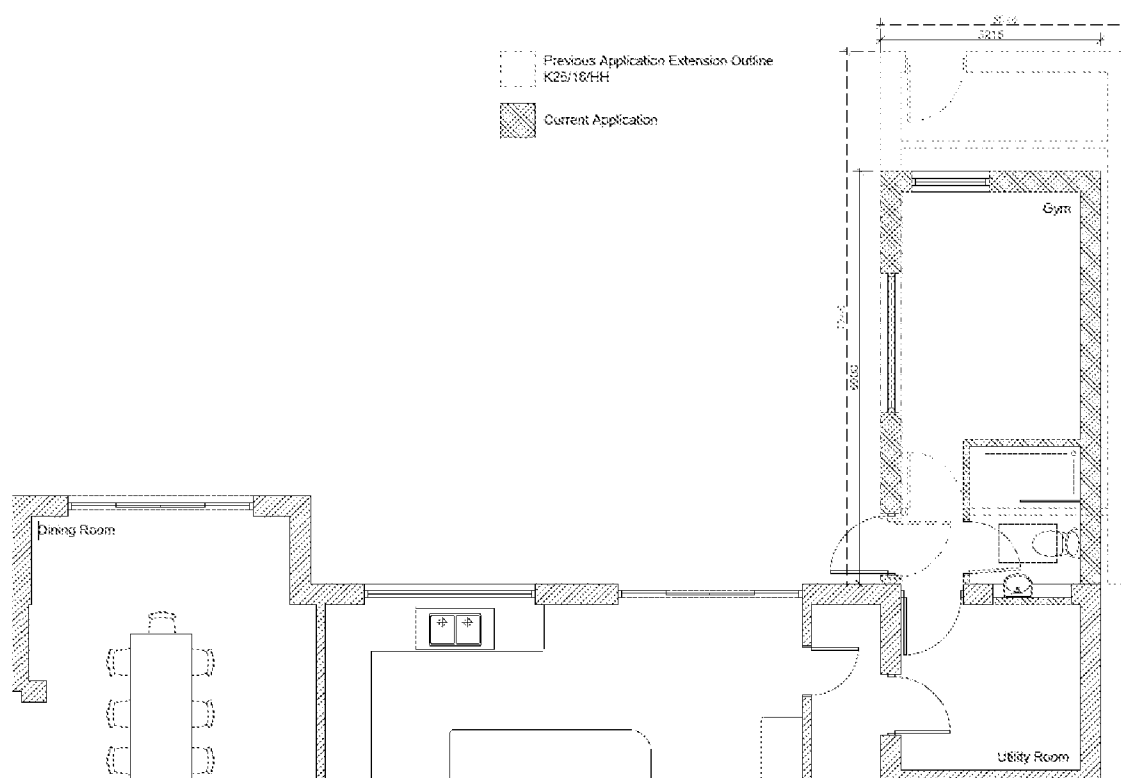
Reference: K26/16/HH

Proposal: Ground & first floor extension to side & rear.

Decision Date: 11/10/16

Decision: Approval

Within the approved application from 2016 (K26/16/HH), a rear extension was included as part of the works. The extension was to host a gym and outdoor toilet, the outline of the extension has been represented within the orange dashed line. On the same drawing, the blue hatched lines show the location of the proposed works as part of this application.



Ground floor plan showing proposed rear extension from application (K26/16/HH) and previously approved rear extension.

CONTEXT APPRAISAL

A measured survey has been undertaken by Helyer Davies Architects to accurately establish existing floor levels, proximity to adjoining buildings and their ridge and eaves heights. The OS extracts are to show site location plan and block plan only within the site context.

Existing Site Photographs



Existing Rear Elevation



Area Where Proposed Extension is to be Located

The Physical Context:

- 2.2 The site location is within the Kingston Parish under the local authority, Arun District Council. The surrounding properties are detached homes of varying style and typical of the local vernacular. Materials are of a selected palette for the walls ranging from brown/red bricks, white painted brick work, brown/terracotta wall hanging tiles, white and cream renders. The roofs are again an eclectic mix of pitched forms involving thatch, brown tile, orange tile and dark slate. The traditional style utilises low pitched eaves and dormers.

The area has a lot of green foliage that gives natural soft landscaping and boundaries to the locality. Low brick and stone walls are used in conjunction with hedges and planting to keep an open, inviting feel to the location.

- 2.3 The street where the house is located, Middleway, is also referenced in the Kingston Parish Design Statement [p.15]:

'Middleway – is one of the two west-east roads on Kingston Gorse Estate. It is lined on either side with a mixture of houses, chalets, and bungalows grounded in comfortable plots and characterised by their diversity and peaceful, open setting. Styles include modern, Spanish, Manorial, and Avant Garde.'

Social Context and Neighbour Consultation:

- 2.4 The social context is private, residential housing. Both neighbouring properties have been informed of this planning application.

Planning Policy:

- 2.5 **GEN7** – ADC indicates planning permission will only be granted for schemes displaying high quality design and layout.
- 2.6 **DEV19** – Indicates planning permission will only be granted for extensions to existing residential buildings, provided that:
- The extension sympathetically relates to and is visually integrated with, the existing building in siting, design, form, scale and materials.
 - The extension is visually subservient to the main building.
 - The extension does not have an adverse overshadowing, overlooking or overbearing effect on neighbouring properties.
 - In streets characterised by relatively small gaps at first floor level between any buildings, any extension at first floor level does not come to within a minimum of one metre of the side boundary.
 - The extension does not compromise the established spatial character and pattern.

Flood Risk Assessment:

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



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 be 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

The Estate Office is located within the Environmental Agency's Flood Zone 1, which is defined as having a 'low probability of flooding'. As a result, our application does not require a flood risk assessment.

2.8 Please note that this application is for an extension to an existing building where the floor level is set. However, as a precaution, certain measures will be taken within the development to help prevent the chance of any flooding. The design of the building should seek to minimise the effect of any flooding. Therefore, we propose the following:

- No studwork walls on ground floor.
- Electrics are to be wired from the ceiling down, not the floor up.
- Materials used will have low permeability.
- Thresholds will be raised where possible.
- Air bricks to be used below dpc level.

3.0 DESIGN

Use

3.1 The existing home will remain as a dwelling for the applicants, whilst the extension will act as a private gym area.

Amount

3.2 Site Area: 1180 square metres.

Existing Ground Floor: 166.9 m²

Existing First Floor: 143.4 m²

Existing total: 310.3 m²

Proposed Ground Floor: 182.6 m²

Proposed First Floor: 143.4 m²

Proposed Total: 326.0 m²

A total increase of 15.7 m² (5.1%)

Layout

3.3 The proposed extension is connected to the north elevation of the existing utility room. Internally on entrance, an additional external door has been included to retain garden access. Internally to the south there is a shower room, whilst the main area of the extension is to act as a private gym.

The existing house layout is to remain as existing.

Scale

- 3.4 Externally, the only visual increase of silhouette is to be on the two side elevations, whilst no visual change is to be seen from the front elevation on the road.

Appearance

- 3.5 Externally, the proposed extension has been designed to respond directly with the existing house, matching both materials and finishes to create a direct connection between the two spaces.

4.0 ACCESS

Vehicular & Parking

- 4.1 The existing vehicular access into the site will remain as existing with no loss of parking as a result of the works.