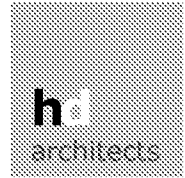


DESIGN AND ACCESS STATEMENT



Extensions and alterations

to

5 West Close, Middleton On Sea, Bognor Regis, West Sussex PO22 7RP



Figure 1: View from Driveway

Feb 2022

Prepared by:

Helyer Davies Architects Ltd

1 The Old Flour Mill . Queen Street . Emsworth . Hampshire . PO10 7BT
mail@hdarchitects.co.uk . www.hdarchitects.co.uk . 01243 370 715

CONTENTS

1.0 Introduction

Site Survey

Planning History

2.0 Site Location

Surrounding Context

3.0 Flood Risk Assessment

Flood Zones

4.0 Design

The Proposed

Use

Amount

Scale

Appearance

Landscaping

5.0 Access

Access to the Site

Parking Plan

1 The Old Flour Mill . Queen Street . Emsworth . Hampshire . PO10 7BT
mail@hdarchitects.co.uk www.hdarchitects.co.uk 01243 370 715

1.0 INTRODUCTION

Helyer Davies Architects have been appointed by a private client to carry out works to 5 West Close in Middleton-on-Sea

This document outlines the proposed works to include:

- Rear and side extension to form a new open plan kitchen/dining/living room.
- Alterations to front elevation fenestration to create a new entrance
- Minor internal alterations including new ground floor bedroom suite.

1.1 Site Survey

A full building survey of the existing building was carried out by Helyer Davies Architects in January 2021. The OS extracts are to show the site location and block plan only.

1.2 Planning History

Ref: M/62/02/

Description: Extension of existing house

Decision: Approved

Date: 04-09-02

Ref: M/53/03/

Description: Proposed balcony to front elevation

Decision: Approved

Date: 18-06-03

Ref: M/113/03/

Description: Brick boundary walls and gates

Decision: Approved

Date: 14-01-04

1 The Old Flour Mill . Queen Street . Emsworth . Hampshire . PO10 7BT
mail@hdarchitects.co.uk . www.hdarchitects.co.uk . 01243 370 715

2.0 SITE LOCATION

2.1 Surrounding Context

West Close is a private, secluded street in Middleton-on-Sea consisting of residential dwellings.

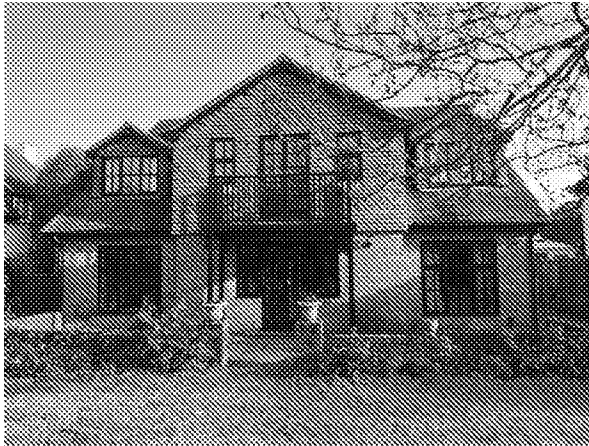
Properties are set back from the road with vegetation, such as low-level hedge rows, brick walls and minor trees screening the buildings. The buildings are mainly red brick with a number incorporating cladding/render/hanging tile. Most have clay tiled roofs.



Figure 2: Ariel Maps (from Google Maps)

1 The Old Flour Mill . Queen Street . Emsworth . Hampshire . PO10 7BT
mail@hdarchitects.co.uk . www.hdarchitects.co.uk . 01243 370 715

2.2 Site photos



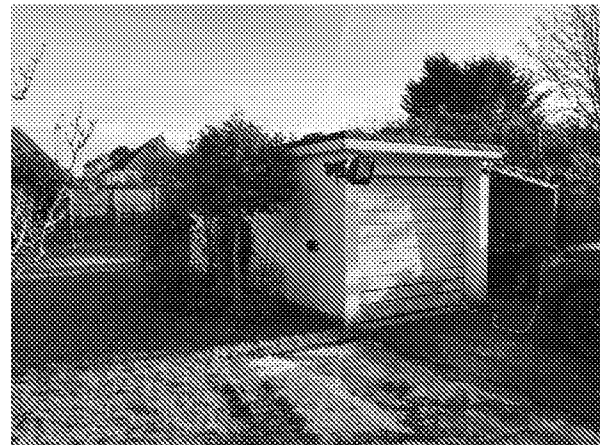
1



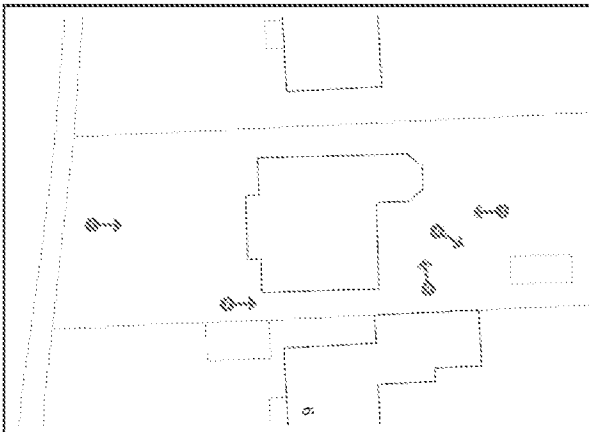
2



3



4



Plan showing photos



5

1 The Old Flour Mill . Queen Street . Emsworth . Hampshire . PO10 7BT
mail@hdarchitects.co.uk . www.hdarchitects.co.uk . 01243 370 715

3.0 FLOOD RISK ASSESSMENT

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



Figure 6: Environmental Agency Flood Risk Assessment – Map (<http://flood-map-for-planning.service.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

5 West Close 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.

1 The Old Flour Mill . Queen Street . Emsworth . Hampshire . PO10 7BT
 mail@hdarchitects.co.uk . www.hdarchitects.co.uk . 01243 370 715

4.0 DESIGN

4.1 The Proposed

The proposals seek to extend the existing 4-bedroom detached property.

At ground level, a single storey extension provides a new open plan kitchen/dining/living room opening out in the rear garden. To the front, the proposals seek to create a more defined entrance with the entrance relocated to the existing kitchen.

The existing study and ground floor wc are to become a new ground floor bedroom with en-suite ,and, existing utility relocated into what is currently the existing dining room.

No works are proposed at first floor level.

The existing and proposed layouts are shown on drawings 20102-01 & 02.

4.2 Use

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

4.3 Amount

Existing Floor Area

Ground Floor: 142.0m²

First Floor: 113.3m²

Total: 255.3m²

Proposed Floor Area

Ground Floor: 224.5m²

First Floor: 113.3m²

Total: 337.8m²

Total Net Increase: 82.5m²

4.4 Scale

The proposed extension is single storey and to the rear of the property only.

The proposed clay tiled roof is sympathetic to the existing house and roof lights provide natural daylight deep into the floor plan.

1 The Old Flour Mill . Queen Street . Emsworth . Hampshire . PO10 7BT
mail@hdarchitects.co.uk . www.hdarchitects.co.uk . 01243 370 715

4.5 Mass

The proposed extension extends 6m from the original rear elevation of the dwelling.

4.6 Appearance

The proposed works have been designed to respect and complement the existing character of the building and street through the use of materials;

Roof

Pitched clay tiled roof with flat section to accommodate new roof lights.

Walls

Brick to match existing

Windows/Doors

New powder-coated aluminium framed windows and doors.

4.7 Landscaping

No significant alterations to the landscaping.

1 The Old Flour Mill . Queen Street . Emsworth . Hampshire . PO10 7BT
mail@hdarchitects.co.uk www.hdarchitects.co.uk 01243 370 715

5.0 ACCESS

5.1 Access to Site

Access to the site is to remain as existing.

5.2 Parking Plan

There is no loss of parking as a result of the proposed works.

1 The Old Flour Mill . Queen Street . Emsworth . Hampshire . PO10 7BT
mail@hdarchitects.co.uk www.hdarchitects.co.uk 01243 370 715