

DESIGN & ACCESS STATEMENT

hd
architects

Extension and Refurbishment of Existing House

at

15 Third Avenue, Havant PO9 2QR



Figure 1: Front Elevation

March 2021

Prepared by:

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1.0 INTRODUCTION

Helyer Davies Architects have been appointed by a private client to extend and renovate the existing dwelling, 15 Third Avenue.

This document outlines the proposed works to include:

- Proposed rear two storey extension and minor internal and external alterations to existing dwelling.

The following documents accompany the application:

- 20062 Drawing Collection
- Community Levy Infrastructure Questions

Relevant Planning History

APP/12/00851

15 Third Avenue, Havant PO9 2QR

Single storey rear extension

Decision date issue: Thu 11 Oct 2012

Decision: Grant perm/ consent/ certify lawfulness

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2.0 SITE LOCATION

Surrounding Context

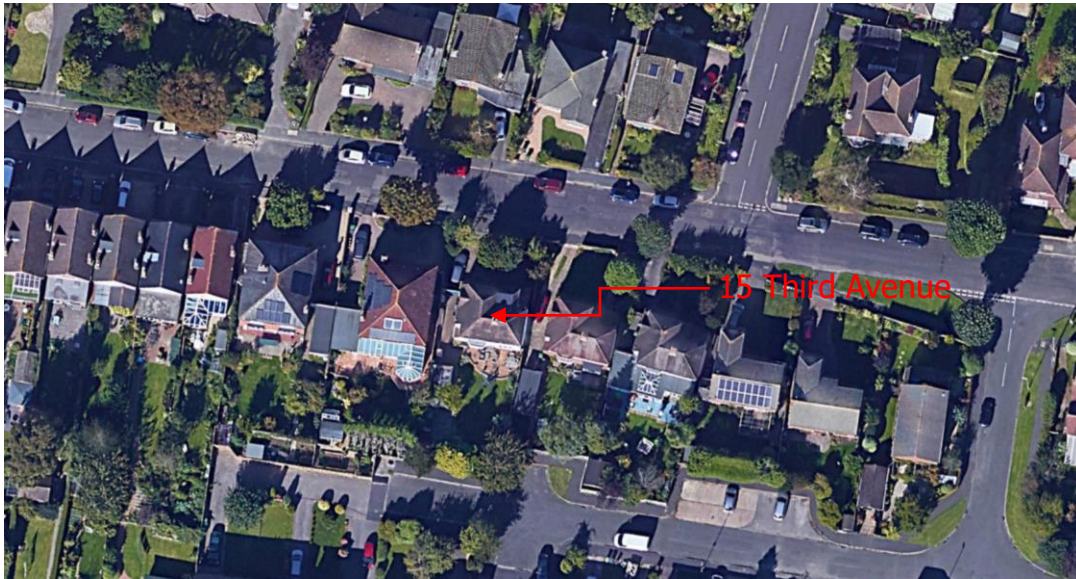


Figure 2: Google Map – Immediate Context

The detached dwelling is situated on Third Avenue in Havant. The dwelling is surrounded by a varying mix of mostly traditional homes, finished in a mix of render, brick, timber boarding and hanging tile.



Figure 3: Google Map – Wider Context

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3.0 SITE PHOTOS



Figure 4: Front (north) Elevation



Figure 5: Rear (south) elevation



Figure 6: Side access to garden



Figure 7: Side view of rear of house and existing landscaping



Figure 8: Side view of rear elevation and garage



Figure 9: North elevation of garage

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4.0 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.

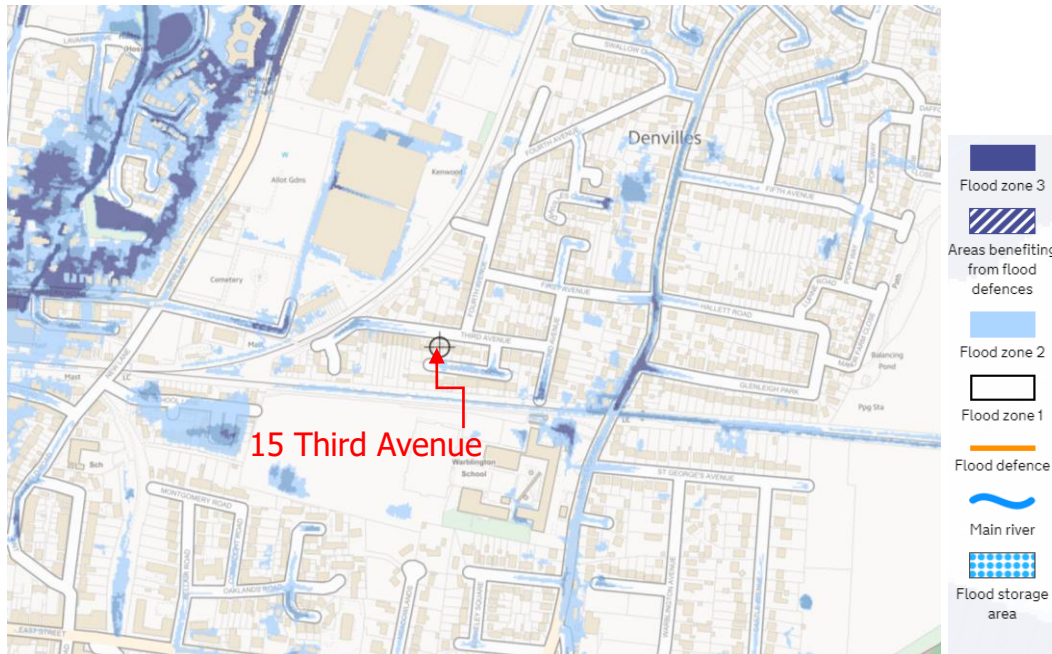


Figure 5: Environmental Agency Flood Risk Map

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

15 Third Avenue 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.

5.0 DESIGN

The proposals are to extend at the rear and renovate the existing dwelling.

- A new, modern rear two storey extension, creating an enlarged dining area on the ground floor and master bedroom with a new en-suite bathroom.
- External cladding alterations to the front and side of elevations.

Use

C3 residential dwelling.

Appearance

Rear Extension Materials:

Roof – Pitched roof with matching tiles to existing.

Extension Walls – Light render to match existing on new extension.

Existing Walls – Light toned Marley boarding on front and side elevations.

Windows – Aluminum framed windows and sliding doors.

Amount

Existing Dwelling

Existing ground floor: 65.8

Existing first floor: 62.5

Existing total GIA: 128.3m²

Proposed ground floor: 80.2m²

Proposed first floor: 68.5m²

Proposed total GIA: 148.7m²

Existing Dwelling Net Increase: 20.4m² (15.9%)

6.0 ACCESS

Access to the Site

The existing access point to the site will be retained.

Parking

The proposed works on the dwelling will not affect the existing parking arrangement.