

Design and Access Statement and Flood Risk Assessment

3 Prospect Lane Extension Proposal



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Location: 3 Prospect Lane
Leigh Park
Havant
PO9 5SS

Context:

The property in question is a semi-detached dwelling house located in the North East side of Leigh Park in the borough of Havant on the Prospect Lane., the property was constructed in 1962 using a cross-wall method therefore the load bearing partition walls are traditional brick built cavity walls and the front and rear elevations are largely made up of window and door openings with traditional brick cavity walls at ground floor level and dressed tile block work at first floor level. There is a timber cut and pitched roof covered in concrete tiles.

Arranged over two floors, the house comprises three bedrooms and family bathroom on the first floor and two reception rooms and kitchen on the ground floor. The second ground floor reception room is currently being used as a bedroom by a wheelchair dependent child. There is a front garden and side access leading to the rear garden.

The surrounding area is almost solely residential and is mainly made up of three bedroom houses and a mix of one and two bedroom flats

The property is not listed nor is it located in or close to a conservation area.

Proposal:

It is proposed to extend the existing property from the rear reception room which is currently being used as a bedroom to provide a level access bathroom with shower facilities and ramped access to the rear garden.

Aim:

The aim of the scheme proposed is to provide level access shower and toilet facilities for a wheelchair dependent child. The increase development in terms of actual floor area to be created will be approximately 11.7m².

Parking, Highways and Access:

Neither parking nor the highways are affected by the proposal. The main access to the property will be via the front door, on the front elevation, to which no changes are proposed. A new access door will be constructed in the proposed extension to facilitate wheelchair access to the rear garden via a ramp in the rear garden.

Layout:

The layout of the existing building will remain unchanged apart from the addition of an extension from the ground floor bedroom. The layout of the extension is very simple and is purely to facilitate ramped access to the rear garden and the provision of a ground floor wet room. The design has ensured for maximum natural light within the bedroom by maintaining a bedroom window. See floor plans and elevations attached with the application.

Landscape:

The only landscaping works proposed will be the addition of a ramp to the rear garden to provide access to the new extension via the rear garden.

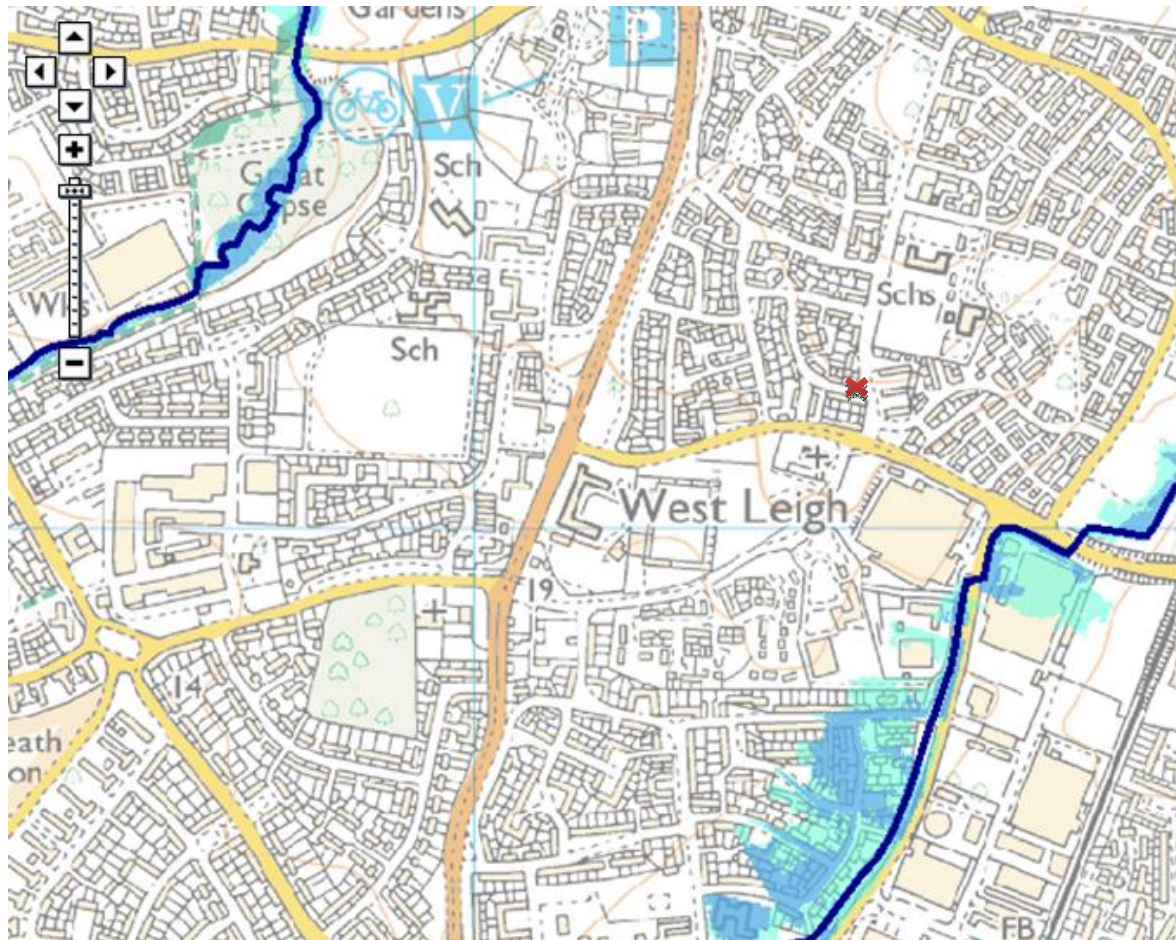
Design and Appearance:

The extension will be constructed from traditional brick built cavity walls to match the existing main dwelling house. The windows and door will be uPVC double glazed units to match the existing property.

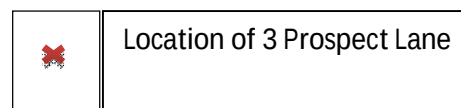
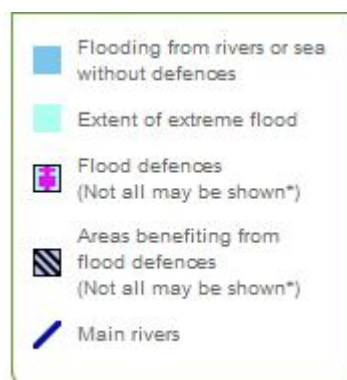
A flat roof is proposed for the extension to be constructed from an insulated timber deck and covered with a three layer felt system. This will match the existing flat roof extension to the side elevation. See elevations attached.

Flood Risk Assessment:

The map below shows potential flood zones within the Leigh Park area of Havant. The plot that Marshfield House is situated upon is marked with an X and is in a flood zone.



Flood Map (Environment Agency)



As shown on the Environment Agency Flood map the site is not located in a flood zone nor is it in close proximity to one.