

DESIGN & ACCESS STATEMENT



External Change to Existing Dwelling

at

10 Kingsey Avenue, Emsworth PO10 7HP



Figure 1: Front Elevation

May 2021

Prepared by:

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1.0 INTRODUCTION

Helyer Davies Architects have been appointed by a private client to make an external change to the side elevation of 10 Kingsey Avenue.

This document outlines the proposed works to include:

- New window on the north elevation.

The following documents accompany the application:

- 21116 Drawing Collection.
- Community Levy Infrastructure Questions.

Site Survey

A full survey of the existing landscaping and surrounding context was carried out by Helyer Davies Architects in 2017 for previous alterations.

Relevant Planning History

Reference: APP/11/00092

Address: 10 Kingsey Avenue, Emsworth, PO10 7HP

Proposal: Construction of two storey side extension and single storey rear extension.

Decision: Grant perm/ consent/ certify lawfulness.

Decision Issued Date: Thu 31 Mar 2011

Reference: APP/15/00632

Address: 10 Kingsey Avenue, Emsworth, PO10 7HP

Proposal: Rear extension to garage.

Decision: Grant perm/ consent/ certify lawfulness.

Decision Issued Date: Fri 31 Jul 2015

Reference: APP/18/00061

Address: 10 Kingsey Avenue, Emsworth, PO10 7HP

Proposal: First floor rear extension, bay window to front and roof alterations.

Decision: Grant perm/ consent/ certify lawfulness.

Decision Issued Date: Mon 12 Mar 2018

2.0 SITE LOCATION

Surrounding Context



Figure 2: Google Map – Immediate Context

The dwelling is positioned at the end of Kingsey Avenue. The homes in the Avenue vary in both design and material application, using a mix of hanging tile, render, brick and timber. The road includes a mix of medium and large trees and bushes, offering privacy between neighbouring dwellings.

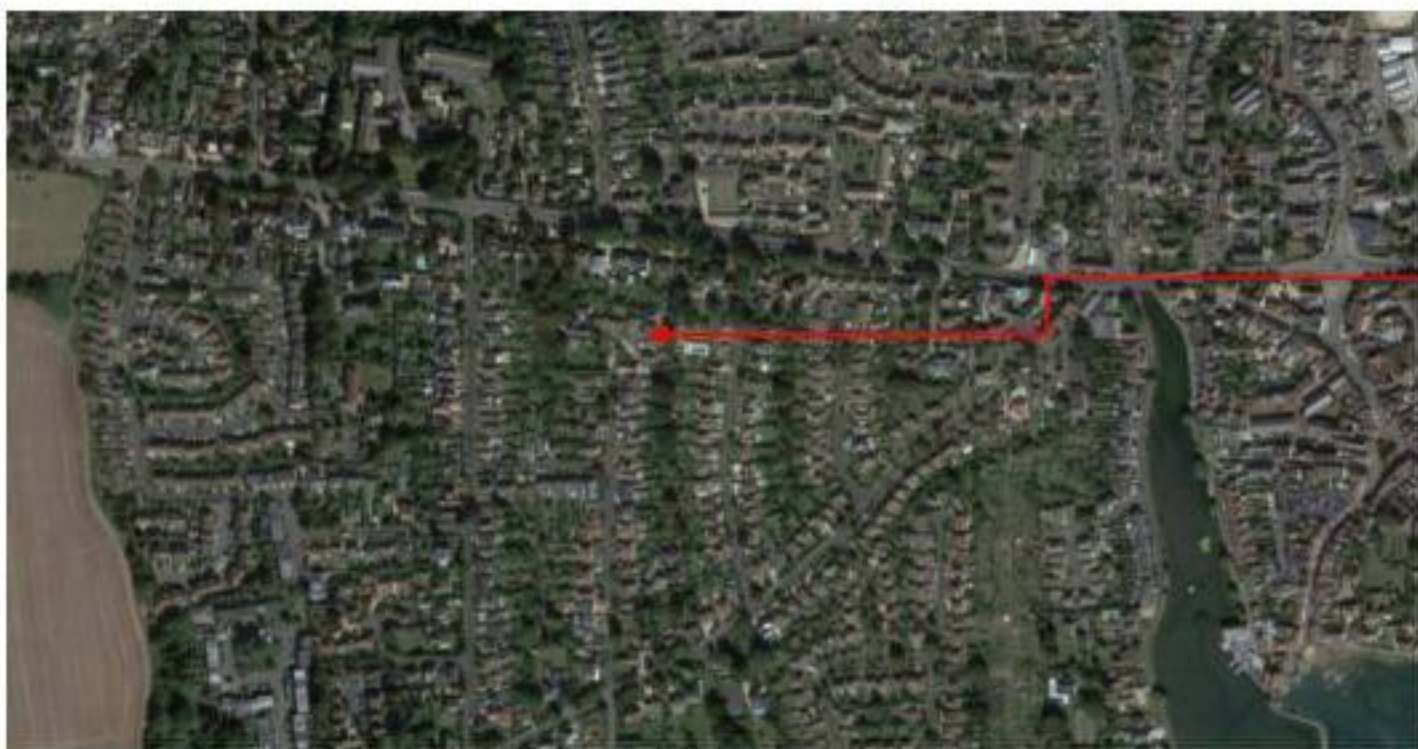


Figure 3: Google Map – Wider Context

The dwelling is in Emsworth, south of Havant Road. Although within a short walking distance from Emsworth Harbour, the dwelling is not visible from the Harbour due to the built-up surroundings and is not included within the Emsworth AONB.

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3.0 SITE PHOTOS



Fig 4. Side elevation of proposed works.



Fig 5. Rear elevation.



Fig 6. Front elevation.

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4.0 FLOOD RISK



Figure 7: 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

10 Kingsey 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

This proposal seeks to install a new window into the north elevation on the first floor of bedroom two, to increase natural lighting within the room. The window will be designed to match that of bedroom one on the north elevation in size and position as shown in the drawing collection. To ensure the proposed window does not overlook the neighbouring dwelling to the north, it is to be both fixed and frosted along with a high sill height.

Use

C3 residential dwelling.

Appearance

External Materials

Windows – UVPC to match existing.

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.