

Design and access statement

Proposed extension 285, Milton Road, Cowplain

Flood risk assessment

A check on the Environment Agency website shows that the property may be within Zone 2 classification or on the border of this classification where there is a low risk of flooding. No specific flooding protection is proposed but the proposed floor level will be no lower than the existing dwelling and a damp-proof membrane will be installed in the new concrete ground floor

Design

The design will match the existing building using similar materials and styles.

Disabled access.

The extended building will retain all access features and be no less accessible than existing.

Heritage statement

The property is not within a Conservation Area

The development site is the private garden of an existing dwelling

Bio diversity statement

The site of the works is a private garden of a dwellinghouse.

An investigation of the site indicates that no wildlife habitats have been found. If any are discovered during building operations, they will be protected.

Sustainability

The building will be designed to meet the energy conservation requirements of the Building Regulations.

Any demolition materials are to be re-used in the development, and excavated subsoil will be removed to a regulated waste disposal site.

No additional measures are proposed.

Tree Survey/Arboricultural report

An investigation of the site indicates that there are no trees or hedges and no significant vegetation on the site other than small plants with mainly grassed areas.

