

DESIGN AND ACCESS STATEMENT,
FLOOD RISK ASSESSMENT
BIO DIVERSITY STATEMENT

In Support of Design for

Proposed first floor extension, new entrance porch after demolition of existing porch,
external alterations to the elevations

At

91 Farrington Road
Havant
PO9 2LP

For

Mr & Mrs M Saliba

By

BH Architecture Ltd
Heath Cottage
Newlands Lane
Waterlooville
PO7 5SQ

On

10th June 2022



1 LOCATION

The site is located to the eastern end of Farringdon Road at the junction of New Lane. The property is on the northern side of the public highway and is a three-bedroom semi-detached dwelling. On the eastern side of the house is an access road which serves the industrial area to the north. The grass verge to the access road has various mature oak trees. The River Lavant is located nearby.

The property benefits from a driveway, a front garden with off road car parking for three vehicles, a large rear garden with outbuildings.

The house is of masonry construction, painted facing brickwork, white pvc-u windows and doors with a concrete interlocking tiled gabled roof.

This area is predominately residential, although it is on the boundary of various industrial / commercial sites. Many of the properties in the area have been extended and refurbished over recent years.

2 SITE USE

This semi-detached house is occupied as a family dwelling. There are three bedrooms, living areas, kitchen and bathrooms. Our clients have refurbished this property to a very high standard over a number of years and would very much like to construct a first-floor extension over the single storey side structure, originally a double garage, to create a fourth bedroom.

3 PLANNING HISTORY

We have conducted a search on your website and have found the following relevant planning history:

1. Part conversion of double garage into habitable accommodation with external alterations Ref: 06/55008/005 granted consent on 9th February 2007

4 FLOOD RISK

We have conducted a search on the environmental agency website and the property has a medium risk of flooding from rivers and sea. (Zone 2, between 1 in 100 -1 in 1000 1% -0.1%).

We have identified The River Lavant which runs adjacent New Road will be the main source of flooding at this location. We understand from the occupiers who have been resident for a number of years, have not experienced any flooding at this location.

The dwelling has a high risk of flooding from surface water. (Greater than 1 in 30 3.3%). Please note most of the site is shown in the medium risk category, high risk nearer the adjacent river water course.

Both the maps are on the Environmental Agency website, see attached link: [Your long term flood risk assessment - GOV.UK \(check-long-term-flood-risk.service.gov.uk\)](https://www.gov.uk/check-long-term-flood-risk)

The proposals are for the construction of a first-floor extension and we therefore conclude the finished floor level would be above the river flood level at this location. This therefore in our professional opinion would not put any more residents at risk and no additional burden on the emergency services.

The additional porch at ground floor level is a 'like for like' replacement and would not increase the risk to occupiers at ground floor level.

Due to the sensitive location of their dwelling our clients will register with the Flood Risk helpline to receive advanced warnings of local flood risk warnings especially The River Lavant.

In terms of surface water flooding, the first-floor extension will be located above an existing flat roofed single storey structure. The proposed rainwater discharge will be as per the current situation, there will be no additional surface water run off to adjacent land. We therefore will not be increasing the surface water flooding risk to the surrounding area.

5 PROPOSALS

Our clients wish to create a fourth bedroom which will be used as a Master Bedroom suite including a dressing area and an ensuite. This will be located above the single storey structure to the eastern side of the house.

The current entrance porch is rather small and will be demolished and replaced with a larger porch to serve entrance into two reception rooms.

The scheme will also include the upgrading of the elevations of the house to include k-render to the lower masonry walls, currently painted brickwork and the introduction of concrete weatherboarding to the upper elevations.

6 DESIGN

The proposals include a first-floor addition located above an asymmetrical structure below. The dimensions of which are 5.2m wide x 6.6m in depth, this will be a rectangular structure but as you appreciate there will be a small angled part of the flat roof remaining owing to the asymmetrical layout on the ground floor.

The structure will be of lightweight timber framed construction, to reduce additional loading to the existing foundations, which will reduce the impact, if any, to the adjacent Oak Trees running alongside the access road to the East of the site.

Accommodation will create a master bedroom suite including a dressing room, ensuite bathroom and bedroom. Access will be via the top of the existing staircase with the removal of an existing window / enlarged opening into the proposals.

On the ground floor the current porch will be demolished, an enlarged porch will be constructed, width 3.57m x 1.2m depth, again with lightweight timber framed construction, giving access into two reception rooms internally.

Externally the first-floor extension, including the upper elevations of the dwelling will be clad in concrete weatherboarding, grey in colour, to give the house a 'modern appearance', far better in our professional opinion than the existing painted brickwork.

To continue the theme of gabled ends to the street elevation running along Farrington Road, a small gable end will be constructed as part of the proposals. The roofs will be tiled in concrete interlocking tiles all to match existing.

The external elevations of ground floor porch will utilise similar concrete weatherboarding cladding to match the upper elevations. The lower masonry elevations of the house will be changed to include a k render finish, cream in colour. A much better appearance than painted brickwork as previously noted before.

The scheme will utilise white pvc windows and door units to match existing. There are other minor external alterations, the removal of a redundant garage door & replacement with a window. The extension of the current canopy to the street elevation which will be extended across its full width.

7 ADJACENT TREES TO THE ACCESS ROAD

We have investigated your website if there are any TPO trees on or adjacent the proposal site. See attached link; [Where I Live | Havant Borough Council](#)

There are none located on the site, there are 3 TPO individual trees located in the grass verge to the east of the site (it appears they are located to the north east, some considerable distance from the construction area). We have identified 2 number oak trees relatively close by to the single storey structure. See photograph below:



There is also a group of TPO trees to the north of the site, well away from the construction area which in our professional opinion will not be affected.

We can confirm all external wall construction will be timber framed which will reduce loadings to the existing foundations. These can be inspected during construction operations by Building Control and in our experience if the foundations are bearing on good ground and / or minimum of 1.0m depth no additional foundation works will be required. This will be subject to agreement on site by the Building Inspector.

8 BIO DIVERSITY STATEMENT

The application site is within 50m of the River Lavant but we can confirm the first floor proposals above an existing ground floor structure will have no impact to the river, its wildlife and associated vegetation to its river banks. The existing natural environment will be maintained.

9 ACCESS AND CAR PARKING

Access will be unaffected by these proposals. The scheme currently includes three off road car spaces as per Local Authority requirements. (4-bedroom unit)

10 CONCLUSION

The proposals, in our professional opinion, will not affect the amenities of the adjacent neighbours. In and around this location there has been much refurbishment/enlarging of similar style dwellings. This design will not be out of keeping with these properties. These proposals will enable this house to be enlarged and modernised for up to date living and for the enjoyment of a family.

We respectfully request Havant Borough Council to support these proposals.