

Application Number: APP/20/00276

Site Address: Garage blocks, Willowdene Close, Havant

Reference: Conditions 8 and 9

Planning Permission

The site is located at Willowdene Close in Bedhampton, Havant. Planning permission was granted by Havant Borough Council on the 7th April 2020 to convert and extend two detached single storey garage blocks to create 2no. three bedroom detached dwellings.

Site Conditions

The site is bordered on its northern side by Sparshatts of Havant, and on its southern side by a residential home built in the mid 60's, and to its eastern side by the gardens of a residential house on Hulbert Road. The external ground level at Sparshatts site, which has been referred to in comments made by the Havant Environmental Department regarding previous fuel tanks etc., lies 820mm below the application site. The external ground level on the adjacent residential dwelling to the south, lies approx. 250mm above the application site. Site investigations have revealed the site as being covered almost entirely by a solid reinforced concrete slab, which varies across the site in depth from 250mm to 350mm. The original garage structures being converted are also built on a reinforced slab as detailed below.

Contamination Surveys and Reports

A contamination survey and report of the site were produced by Soils Ltd as part of the planning application, due to concerns raised by the Councils Environmental Officer regarding the history of the site and the surrounding area. The first survey and report did not reveal any signs of contamination, however, although the findings were sufficient enough for planning permission to be granted, the approval document included conditions 8 and 9 which requested further information was required.

The second survey and report produced by Soils Ltd again revealed no signs of contamination. At this point the reinforced concrete slab had also been investigated and it was concluded that in the event of any contamination ever being present in the materials underneath it, that it would act as an effective barrier against this. This second report was acknowledged by the Councils Environmental Officer, however, it was still considered to be insufficient to fully satisfy conditions 8 and 9. Further testing was carried out by Soils Ltd around the site which again revealed no signs of contamination and this report accompanies this document.

Structural Engineer

Aaron Noke of White Royal Dixon was appointed as the structural engineer to oversee the conversion and extension of the 2no. garage blocks. Trial holes were dug at various points around the buildings and Mr Noke determined that the existing slab was more than capable of supporting the majority of the new structure, without any 'digging' or puncturing of the slab being required.

Where new foundations and floor slabs are required, the Building Contractors are to carry this work out under the strict guidance of CDM Regulations. This means that if any materials were suspected as being contaminated, that work should stop with immediate effect and a representative of Soils Ltd would be called to site to determine whether any contamination is present. On the basis that no contamination is found then the work can continue and that any new ground floor construction be

installed with the appropriate membrane to satisfy Building Control. This will also act as a vapour barrier to the slab so as to double up as a permanent barrier and avoid the possibility of any contamination from rising up to the living areas in the future.

CDM Regulations

The appointed CDM Advisor for the project is Mr Trevor Bates. As part of his role as CDM Advisor Mr Bates has been provided with all of the information relating to the history of the site and the Contamination Reports and Surveys.

Building Control

Stroma Building Control are appointed to oversee the works on site and the Building Inspector in charge is Mr Stephen Downton. Mr Downton has been provided with all of the relevant documentation and history concerning the site and the planning approval. As a result of this, he is able to confidently oversee the building work and to ensure that the correct procedures are carried out.

Amenity Spaces

For future occupants of the dwellings, due to the existence of the reinforced concrete slab the garden areas will be provided by installing block paving, raised beds for flowers and shrubs as well as artificial grass which will all be laid directly on top of the slab. These areas will provide hard and soft landscaping areas for families to accommodate utility areas for sheds and outdoor seating areas.

Services installation and use

The installation of services to each of the dwellings will include the excavation of one single trench in which any cables or pipework will be laid. The trench will be excavated by the Building Contractor and if there is any suspicion of contamination then work will stop with immediate effect and a representative from Soils Ltd will be called to site. This representative will be able to confirm the existence of any contamination and instruct the Building Contractor to carry out the appropriate health and safety steps.

To prevent any issues regarding future occupants of the dwellings, all service installations will be inspected and approved by Stroma Building Control. This will ensure that none of the services will be affected in the future as they will be fully protected against possible damage.

Conclusion

The 3 contamination surveys and reports carried out by Soils Ltd have shown no traces of the site being contaminated. The site is covered almost entirely by a reinforced concrete slab measuring 250mm – 350mm thick, which acts as a barrier to any soils and materials underneath it. This will allow the vast majority of the conversion of the two garage blocks to be carried out without any excavation being required. Where any new excavation is required, the works will be overseen by the Building Inspector and the CDM Advisor. The made-up ground below the current slab shows no contamination and the ground conditions and natural geological conditions would suggest that any substances from historic use at the Sparshatts site would not be able to leach towards the application site.

We believe the surveys that have been carried out conclude that the site does not present any current or future problems for the planning conditions to be discharged.