

Design, Access, Flood Risk & Sustainability Report

Single Storey Side Extension

31 Langstone High Street,
Havant, Hants. PO9 1RY

1.0 Generally

- 1.1 This Design Report is in support of a Planning Application to the Havant Borough Council for a single storey side extension to the existing garage.
- 1.2 No other purpose is anticipated or accepted. Copyright of this report remains with Martin Critchley, Chartered Architect.
- 1.3 Reference should be made to the planning submission drawings for details of the proposals, ref:-

0754	-	201	Location Plan
		202	Block Plan
		311	Existing Plans
		312	Proposed Plans
		313	Roof Plans
		413	Existing Elevations
		414	Proposed Elevations

2.0 Physical Context

- 2.1 Langstone is a suburb of Havant.
- 2.2 Havant is a large town with a mix of national and local retail outlets.
- 2.3 The site is along Langstone High Street which runs east-west. At the eastern end of the road is the sea.
- 2.5 No. 31 is an end of terrace house built approximately in the 1970's. It is on the corner of Langstone High Street and Tower Gardens.

3.0 Social / Economic Context

- 3.1 There is a small business park between Havant and Langstone; otherwise there is no other employment in Langstone.
- 3.2 The site is 0.5 kilometres from public houses and a bus stop and within Havant (2km) there are:-

- * National and Local shops
- * Bus and railway stations
- * Schools
- * Public Houses / Restaurants
- * Petrol Station
- * Major supermarket
- * Churches.

4.0 **Involvement of local interests**

- 4.1 There have been no preliminary discussions with council members or local neighbours.

5.0 **Amount**

- 5.1 The proposal is for a single storey side extension to widen the existing garage.

- 5.2 Access is a dedicated entrance from the public highway.

- 5.3 The gross floor area of the proposed extension is 5.6m²

6.0 **Layout**

- 6.1 The proposal does not affect or alter the existing layout or function of the house.

7.0 **Evaluation**

- 7.1 The site is within a Settlement Policy Area.

- 7.2 The existing residential use is established on the site.

- 7.3 The site is within a Conservation Area.

8.0 **Design Principles**

- 8.1 No.31 is a brick and tile house with white uPVC windows.

- 8.2 The proposed addition will be to the existing garage.

- 8.3 The proposals will continue the existing wall, roof and window formats.

8.4 The intention is that the proposals should match as closely as possible the existing design and materials, and as such should be unobtrusive, and appropriate for the site.

9.0 **Scale**

9.1 The increase in overall bulk of the building will not be substantially increased.

10.0 **Landscaping**

10.1 The existing boundary arrangements and hedge planting between No.31 Langstone High Street and the adjoining property will remain in place.

10.2 The extended footprint is an area currently used as a pathway, and as such there will be no loss of landscape planting

11.0 **Appearance**

11.1 It is proposed that the materials for the new construction shall match as closely as possible the existing materials. See 8.0 above. The materials in use are readily available locally, and as such matching should not be a problem.

12.0 **Access**

12.1 It is the applicant's intention to meet the requirements of the Disability Discrimination Act 1995.

12.2 It is the applicant's intention to meet the requirements of the Disability Discrimination (Employment) Regulations 1996.

12.3 It is the applicant's intention that where applicable, provisions are made in accordance with Approval Document M of the Building Regulations 2006.

12.4 It is the applicant's intention that with regard to personnel access, inclusivity is achieved wherever reasonably possible.

12.5 Vehicle and pedestrian access to the site will not be affected.

12.6 Emergency access is fully available from the public highway.

12.7 The existing refuse collection arrangements remain unaffected.

13.0 Flood Risk

- 13.1 The site is close to tidal waters (Langstone Harbour), and is in an area at risk from flooding.
- 13.2 The Environment Agency 1:200 year event prediction for flood levels up to year 2060 predicts a flood level of 03.500 O.D. at this location. Similarly the 1:1000 year prediction is 03.700 O.D.
- 13.3 The year 2000 1:200 year flood prediction was 03.100 O.D. The existing floor level of the house is 03.200 O.D. The house has never flooded, although there has been flooding in Langstone High Street.
- 13.4 Langstone Harbour is tidal, therefore the maximum events predicted will only ever be at 'the top of the tide' and for a duration of approximately an hour before the level drops away. Event predictability is effective and accurate from a combination of tidal charts and weather predictions. Adequate warnings will be given of likely flood events. It is therefore reasonable that the occupants should remain in the house, take temporary protection measures, and be safe, for the duration of any flood event.
- 13.5 In the event of flooding occurring, inundation of the house will be in the order of 400mm and be progressive, rising and falling within an hour. Flood boards are effective in this regime, as a protection against inundation and water borne debris.
- 13.6 The proposed extension is at the same level as the existing garage. No additional bedrooms are proposed. The extra accommodation will not increase the occupancy of the house.
- 13.7 Recommendations.

Take low level protection measures to existing house:-

- a. Seal service entry connections.
- b. Seal round ground floor door frames at low level.
- c. Fit rubber seals to ground floor entrance door panels, up to a level 600mm above the existing floor level.
- d. Provide flood boards 600mm high, externally, with frames and seals to ground floor door openings.
- e. Seal any low level external wall openings.

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