

Introduction.

1.00 Design statement.

The Proposed development site is Located at 35 / 35a Sandy Point Road, Sandy Point Hayling Island, Hampshire. PO11 9RR, and is presently used as a convenience store and home for our mutual clients. The development site is located in a predominately residential area, however a number of existing Static and holiday caravans can be found within a 800m radius of the site. This project consists the removal of the existing pitched and flat roof areas and the construction of a new pitched roof over (mansard) to accommodate three number bedrooms and family bathroom, along with a Ground floor infill extension forming an enlarged family kitchen area.

The application is also for the temporary retention of the existing static caravan, for use by the client and his family during the construction phase. (Subject to a separate 106 agreement restricting the occupancy and period of use etc.) The static caravan is located to the North of the site, and is positioned between the shop / home and established garage – store's, along the north facing boundary position, thus screened from view. The existing garden to the east will be maintained for recreational use by the client and his immediate family, the purpose of retaining the caravan is to provide temporary living accommodation whilst improvement works are undertaken to the shop, which we anticipate will take approximately 24 weeks to complete, once all agreements have been obtained.

The first floor alterations forming rooms in the roof will maintain the existing ridge line and established levels with the introduction of a mansard roof area over the existing and new habitable and retail areas. All gutter's and downpipe positions will be maintained and has been with the extension designed to minimize its impact upon the storm water systems and water tables within the area and minimize its impact upon the street typology, and more importantly the adjoining neighbours, with the use of Dormer windows positioned to the West facing Elevation which will look directly upon Nutbourne Road and the established caravan site, which is in excess of 15 metres away.

The East facing elevation, looks directly upon an established front garden of 37 Sandy Point Road, and has been designed without roof lights or dormers to avoid any loss of amenity to this property, with the only physical change being the raising of the pitch roof over the existing damaged flat roof areas, in all sense and purposes the characteristics of this elevation as viewed from Sandy point road would not we consider significantly have any adverse impact to the adjoining property or area.

The South facing elevation consisting of the shop front and level thresholds for DDA compliance will not change, with the exception of the introduction of a South facing dormer and addition of the mansard roof over the redundant flat roof areas. Existing ridge lines and existing levels, are to be maintained. The new flat roof dormer will have windows that have been positioned some 25 metres from any adjacent window opening, again minimizing and loss of privacy to these properties located in Sandy Point Road.

The mass and bulk we consider is in character with the predominately Chalet style bungalows that can be found within this area. By maintaining the existing ridge line the elevation will maintain the characteristics and typology of the area, and importantly we would add that is in accordance with Havant Borough Councils core strategy CS16 which states that "Planning permission will be granted for development that is designed to a high standard, which helps create places where people want to live, work and relax.". Our proposal also has been designed in accordance with, Principle planning Policy 1 – Delivering Sustainable Development

North facing elevation will maintain a mansard roof to mimic the existing character and feature found on site, with the exception of the introduction of one new velux rooflight serving the proposed bathroom.

The proposal maintains existing site and floor levels, and all mains services. With the Caravan having a raised floor level set 600mm above the mean datum.

2.00 Flood risk assessment.

The Site lies within the Environment Agency's 1 in 200 year flood outline in accordance With Havant Borough Councils Core strategy CS15 "Flood and Coastal erosion" Appendix 1. The site has been used as a home and convenience store for the last 60 years and forms a Single dwelling in the form of a chalet style bungalow, with existing residential and retail use. This Stage 1 report has been prepared by Architectural Planning Design Consultancy to identify the basic flooding constraints and to identify the requirements of the Environment Agency for a full flood risk assessment in accordance with Appendix F of PPS.25.

In preparation of this stage 1 report we have consulted the Environment Agency office In Winchester and Havant Borough Councils web sites for guidance and flood maps and recommendations.

3.0 Sources of Flood Risk.

The main sources of flood risk are from tidal flooding. There may be some localised issues of groundwater or surface water flooding but these are likely to be secondary.

4.0 Tidal Flooding.

In our proposal we estimated a 1 in 200 year flood level of 3.5m AOD. During our consultations we located an earlier flood risk assessment for Havant Borough Council. This has used 3.5m AOD as a 200 year water level. The Environment Agency flood plans indicate the tidal flood risk levels for this area and we would use these values for the final flood risk assessment. The Environment Agency would wish to see development above the 200 year flood level extended to the year 2060. This would give a design flood level of 3.9m AOD. Tidal flooding appears to be the less dominant influence on the extreme level and the full flood risk assessment would need to consider floor levels, escape routes and building design set at a level above 3.9m AOD.

The existing manhole benchmark, located in Sandy Point Road gives a bench mark Datum set at 2.60 AOD and ground floor levels to this property are currently set at 3.2m AOD, this level is set at the entrance doorway .The proposal is for a loft conversion set at 2.75m above existing ground floor levels therefore the proposed extension will have a datum to finished floors set at 4.95mtrs AOD, with this level the extension will be above any predicated tidal surge.

5.0 Requirements of Flood Risk Assessment.

The guidance for flood risk assessments is contained in Appendix 2. For this site the greatest risk is likely to be the 1 in 200 year 2060 tide level of 3.9m AOD. Access to the development, is via an existing adopted Road set at current levels, ranging between 3.2 to 2.6mtrs AOD therefore below the mean average for any predicted tidal surge.

In order to comply with the Agency's requirements for land drainage consent any crossing structure would need to be designed to pass the 1 in 100 year flow without becoming surcharged. In addition a freeboard of between 300mm and 600mm is usually required.

Floor levels are existing and as such set above the design flood level and a minimum freeboard of 300mm will be provided with this proposal. Our clients have sought advice from consultants in respect to flood protective measures and will be providing portable flood gates / barriers to all ground floor access routes, which can be installed at times of high risk; these will be used in conjunction with permeable ground materials to allow free flow of any predicted tidal surges.

The property has recently been re-built using a "resilient construction" with tanking and solid floors to alleviate any water intrusion.

6.0 Guidance.

The proposal utilises existing levels above any flood predicted level, the levels are set to mirror existing levels, which provides a floor level set 600mm above any predicted 1 - 200 tidal surge. The Environment Agency Flood line warns occupants of dwellings at risk, to make plans to evacuate or protect their dwellings using flood boards. This property has been designed with levels set above the recommended flood plans. As such this development will not put any additional burden upon the emergency services.