

HERITAGE, DESIGN AND ACCESS STATEMENT

**This document is to be read in conjunction with the application form, submitted plans
and the
Ecological Assessment Report prepared by Imprint Ecology**

**It identifies Environmental Management Planning mitigation measures which are to be observed during
construction of the proposed works, the phasing of the proposed construction activity and an evaluation of
flood risk as it affects the proposals**

Shore Prior

Chartered Architects, Town Planners, Management Consultants
7 Swanland Garth, North Ferriby, East Riding of Yorkshire, HU14 3LL.
tel: (01482) 631395 and 07796 836 189 email: priorstephenc@gmail.com

HERITAGE, DESIGN AND ACCESS STATEMENT

This document is to be read in conjunction with the application form, submitted plans and the

Ecological Assessment Report prepared by Imprint Ecology

It identifies Environmental Management Planning mitigation measures which are to be observed during construction of the proposed works, the phasing of the proposed construction activity and an evaluation of flood risk as it affects the proposals

1.0 General description of 25 Tower Street: the site which is the subject of the planning application

1.1 Introduction

25 Tower Street has long term associations with my client's family's former oyster fishing business in Emsworth and it is where his mother lived until her recent death. My client intends to return to live at 25 Tower Street, together with his wife and two young daughters, following modification of the existing accommodation to standards which he considers essential, if his family is to move from their current home.

1.2 The application site,

The generally level site, which fronts Emsworth harbour, is approx. 30 metres long x 16 metres wide. The southern boundary is also a sea wall, which retains the site at a height of approx. 2000 mm above low water level. The western boundary is delineated by a timber fence and the external wall of a shed belonging to the adjacent property to the west. Walls enclose the site on the north (flint-approx. 1800 mm high), eastern (brick-approx. 1800 mm high) and southern boundary (brick-approx. 900mm high), above the sea wall. A small garden is positioned on the western side of the plot, laid as lawn, with flower and shrub borders. A detached 2-storey dwelling, including integral single garage, is positioned at the eastern end of the plot, close to Tower Street. No other structures or trees lie within the curtilage. Those shrubs and hedges which are present have no planning and very limited environmental significance. The site is surfaced with gravel along the northern boundary to provide parking space for in excess of 4 cars. Though the site lies within the Emsworth Conservation Area there are no historic features within the curtilage of the property. The house at 25 Tower Street is located at a considerable distance (approx. 21 metres) from the neighbouring listed, grade 2 house, at 23 Tower Street, positioned to the west of the site.

1.3 The existing dwelling at 25 Tower Street

The traditionally built 2 storey house was constructed in its entirety in 1982 by my client's father and has not been the subject of any alteration or extension since that date. It is not a listed building and has no historical significance. It has red/brown brick walls and a main, pitched roof, finished in red/brown plain roof tiles. Window frames are formed from upvc sections. The first floor accommodation is formed within the roof construction, facilitating the provision of a reduced height roof ridge. First floor windows are of the "dormer" type and being partially within the inclined roof construction are encased externally with lead surfaced panels. The western elevation takes the form of a full height brick gable. On the eastern elevation a triangular shaped catslide roof rises from the top of the external, eastern wall of an integral single garage and is inclined upwards from that level to meet the ridge of the main roof. Three large "Velux" type windows are fitted in the catslide roof to give light to storage and office accommodation above the garage. At ground floor level there is approx. 55 sq m. of habitable accommodation (excluding small entrance lobbies and a WC) comprising a lounge/dining area, a small study and a kitchen with breakfast area. The integral garage has a floor area of approx. 18 sq m. At first floor level there is approx. 73 sq. m. of floor area available for habitable accommodation comprising four bedrooms, a bathroom and an office/storage area, located above the garage. The inclined roof surfaces within the first floor accommodation impose restrictions which limit full use of the available floor area.

1.4 Access to the site

Double wooden gates are positioned at the north-eastern corner of the plot, affording vehicular and pedestrian access to Tower Street. Vehicular access, though possible is made difficult by the narrow width of Tower Street at that point and the existing opening width of the entrance gates. Ramped or level access to the existing house is not present.

1.5 Planning Policy

Relevant planning policy covering the site is contained in the Planning (Listed Buildings and Conservation Areas) Act 1990, The National Planning Policy Framework, The Havant Borough Council Local Plan and the Emsworth Neighbourhood Plan. The site faces the Chichester Harbour National Landscape.

2.0 Heritage Statement

2.1 My client's heritage assessment of his proposals relative to the site

My client considers it important to record that though his dwelling at 25 Tower Street is situated in a Conservation Area, it is of relatively recent construction and has no heritage or other historical features which require special protection. Furthermore there are no features or planting within the curtilage of the property which have significance in planning terms and require special protection. My client is concerned, nonetheless, to ensure that his proposals have no material, detrimental impact on the Conservation Area or the Chichester Harbour. To that end he has sought to ensure that the improvements he proposes in terms of accommodation should make maximum use of space within the "footprint" of the existing house, confining external changes to a minor adjustment of roof profile at the eastern end of the dwelling and

construction of a small single storey day room/garden room at the western end of the property. As the proposals involve re-use of an existing building, no significant construction activity, (e.g. demolitions and extensive new build works) is required, thus reducing disturbance in the Conservation Area and making a small, but positive contribution towards net zero energy objectives, through minimising the extent of new construction. Materials required for the limited areas of new external brickwork and roofing which are proposed are to be selected in a colour and general texture to match those used in the existing dwelling. My client considers that the investment he will be making in the site, should planning permission be granted, will ensure that 25 Tower Street is renovated to a high standard and will therefore continue in residential use over the long term, to serve a local family (his family), thus making a positive contribution to the quality of the Conservation Area and returning vitality to the community in Tower Street.

2.2 My client's heritage assessment of his proposals relative to adjacent property

My client considers his proposals would generate no material, adverse impacts on the amenity of neighbouring property arising from overlooking, over-shadowing and over-dominance and in consequence have no impact on any heritage matters associated with neighbouring property. The listed grade 2 property situated at 23 Tower Street is currently separated from my client's dwelling at 25 Tower Street by some 21 metres. The separation distance after construction of my client's proposed single storey extension would reduce but there would remain a substantial separation distance of approx. 18 metres. My client considers that his proposals because of the separation distance of approx. 18 metres would not be detrimental to the setting of the listed structure at 23 Tower Street.

3.0 Design Statement – General Design Approach

The arrangement of accommodation within the house, being designed to meet the standards of the late 1970's, is in need of improvement and refurbishment. My client wishes to provide a home suitable for his family's use, matching standards expected in the second quarter of 21st century and as close as possible to those in the home he and his family will be leaving, to take residence at 25 Tower Street. My client having assessed relevant planning policy and the accommodation available within the existing dwelling at 25 Tower Street decided at an early stage to alter the interior of the existing dwelling and to supplement that as necessary by a minimum amount of new construction, rather than undertake demolition and erection of a new house. He was concerned that his proposals should have no material impact on the Conservation Area, Chichester Harbour and neighbouring property and that reuse of the existing building with minimal extension would provide the most satisfactory solution. His considerations in preparing a scheme relating to heritage and local planning policy particularly the Conservation Area and Chichester Harbour are covered in detail in paragraphs 2.1 and 2.2 above. The existing building and my client's proposals are fully described in the drawings submitted with the planning application.

3.1 Limitations of the existing dwelling

The main features of my client's proposals are:

a) Improvement of ground floor accommodation

My client wishes to enlarge habitable ground floor accommodation by incorporating the space currently occupied by the single storey integral garage, permitting the formation of a separate dining room and lounge. A single storey extension is proposed, leading from the existing kitchen, to provide a new day room/garden room, affording views across the harbour.

b) Improvement of first floor accommodation

Though there are four bedrooms at first floor level, the proportions of these rooms are far from ideal and because of the "dormer" roof construction, the usefulness of the full floor area of the upper floor is reduced by sloping internal roof surfaces, particularly in the existing office/storage area located above the garage at the eastern end of the dwelling. The proposed work at first floor includes modifications of internal partition walls to improve the proportions of bedrooms and facilitate provision of a master bedroom with en-suite facilities using existing floor area in the office/store room above the garage.

c) Improvement of vehicle and pedestrian access

The existing access is located where Tower Street is particularly narrow. The combination of the limited width of the existing gates and narrow width of Tower Street make vehicular access and egress difficult using larger modern cars. My client proposes to widen the vehicular access and fit wider double gates thus permitting easier turning movements for cars on entry and exit. A separate gated pedestrian access is proposed which will facilitate the formation of a level access to the main entrance door of the house. The movement of the gates will be powered and controlled by electrical means.

3.2 Proposed ground floor works

i) Internal wall alterations to form a separate, south facing, lounge and dining room.

To make these room arrangements possible it is proposed to use part of the floor area currently within the existing garage. The remaining former garage floor area is to be used to create a store, accessible via the existing garage door. The only visible external changes arising from this internal modification would be the replacement of two existing full height narrow width windows located on the southern wall of the garage, with one single wider, full height, window and removal of a ground floor window serving the existing garage on the eastern elevation.

ii) Removal of an existing chimney stack/fireplace and formation of replacement stack and fireplace

The alteration to form a new lounge and the new master bedroom at first floor level necessitates demolition of the existing chimney stack and construction of a replacement fireplace and chimney stack on the eastern wall to serve the new lounge. The only external impact arising from this work would be the proposed new brickwork of the replacement chimney stack and the loss of the original chimney structure above roof level.

iii) Formation of a new single storey Garden Room/Day Room

Kitchens today are seen as a centre of family activity where food preparation, meeting and entertainment can take place in comfort. The relatively narrow existing kitchen is ill-suited for this purpose and the existing windows in the kitchen only permit views across the harbour after leaning across a kitchen sink. A prime advantage of the location of the dwelling is its spectacular position fronting Emsworth harbour. To rectify these limitations a new Garden Room/Day Room is proposed leading from the kitchen, at the western end of the dwelling. This would provide the missing family meeting and relaxation area off the kitchen and would have window provision designed to take advantage of the harbour setting of the house.

3.3 Proposed first floor works

i) Reorganisation of first floor accommodation

The work proposed involves partition modifications affecting three existing bedrooms. It is proposed to resize two existing bedrooms on the south side of the house so that they become approximately equal in size for use by the two children. This would involve movement of internal partition walls only and would not affect existing windows. A new "master" bedroom is proposed with en-suite bathroom and dressing area. To make this possible a third bedroom on the south side of the dwelling at the eastern end of the house would be extended into the floor area now used for office and storage purposes: it would also involve removal of the existing chimney stack. A new dormer with full height window and "Juliet" type balcony is proposed to serve the new master bedroom on the south elevation. A new dormer window (with obscured glass) is proposed to match the existing to serve the new en-suite bathroom on the north elevation. The remaining fourth and smallest bedroom, facing north, would remain unchanged, for use by visitors.

ii) Reconstruction of the existing catslide roof at the eastern end of the house

Though a structural floor exists within the office/store on the first floor beneath the catslide roof of the dwelling, the existing inclined roof structure above the office/store area prevents standing over a significant area of floor, making much of the space in that room unsuitable for the proposed master bedroom (see i) above). It is therefore proposed to raise the eastern wall of the garage by approx. 1400mm which permits formation of the proposed master bedroom in "dormer" type accommodation, beneath a new hipped roof, very similar to that of the existing catslide, but at a slightly reduced angle of pitch. Three large existing "Velux" type roof lights in the catslide roof, which currently give light to the first floor office/storage area are to be removed and not replaced.

3.4 Proposed external works

i) Modifications of entrance gates and restoration of existing garden area

Vehicular access and egress to and from the site is via double gates at the north-eastern corner of the site. Currently vehicular movements in and out of the site involve careful manoeuvring and considerable skill, if expensive accidental impacts with gate pillars or walls are to be avoided. To ease this problem it is proposed to increase the width of the vehicular access and fit mechanically operated and lockable double gates. A separate pedestrian access gate is to be formed in the eastern brick boundary wall.

ii) Restoration of existing garden area

On completion of the works the existing garden will be restored generally to the condition at the time of submission of the planning application. A new ramped pedestrian access will be formed to link the existing car park area to a new ground floor external door serving the proposed day room/garden room extension to be erected on the western elevation of the existing dwelling.

4.0 Pre-application consultations with the Local Planning Authority (L.P.A.)

Whilst the majority of my client's proposed works are internal, they do involve a minor change in the appearance of the roof of the building above the existing integral garage at the eastern end of the property and a small single storey extension at the western end of the building, the provision of additional windows and modifications of entrance gates, which require planning permission. In view of the sensitive nature of the location of the site in a Conservation Area and adjacent the Chichester Harbour National Landscape, it was considered important to discuss proposals with the Local Planning Authority (L.P.A.). Havant Borough Council at an early stage.

4.1 Consultation 1 (L.P.A. ref. GEN/24/01067)

On 6 October 2024, drawings showing initial proposals were sent to the L.P.A. for the purpose of consultation. A site visit was held with Mr Robert Riley of the L.P.A. later that month and the L.P.A.'s written response (ref. GEN/24/01067) was received on 19 December 2024. The main features of the scheme, material to a planning application, were the provision of a single storey ground floor Garden Room/Day Room on the western side of the house and replacement of the catslide roof on the eastern elevation with a gable to match that on the western side. The reasons for this roof modification were a) to provide a significantly greater floor area with a headroom of approx. 2350mm for use to expand bedroom facilities within the house and b) to balance the overall design of the house by having a gable feature at each end of the dwelling. The principal findings which resulted from this consultation were that a) there was no objection to the single storey extension on the western end of the house and b) the removal of the catslide roof and replacement with a gable to match that on the western end of the building was not favoured by officers of the L.P.A. and the Chichester Harbour Conservancy.

4.2 Consultation 2 (L.P.A. ref. GEN/25/00084)

On 16 January 2025 revised drawings were submitted to the L.P.A for the purpose of a second consultation. These showed a modified roof arrangement, designed to address concerns identified in Consultation 1. The amended scheme

was essentially that submitted in Consultation 1 but in this proposal, the new gable on the eastern wall included in Consultation 1, was shown deleted. The existing eastern wall of the garage was shown raised in brick by approx. 1400mm (visible from outside) with existing first floor accommodation at the eastern end of the house covered by a new roof of hipped design, incorporating a slightly reduced pitch compared with the original catslide it replaces. The proposed hipped roof would retain a generally similar roof form and appearance as the existing catslide, when viewed from Tower Street and the harbour. This minor change in roof design would facilitate provision of an acceptable level of full height accommodation (albeit reduced below that in Consultation 1) at first floor level to provide the required standard of bedroom accommodation. Reductions in the width of two proposed “dormer” first floor windows, one on the north side and one on the south side with “Juliet” balcony, shown in consultation 1, have proved necessary because of the form of the revised roof shown in Consultation 2. The L.P.A.’s written response was received on 06 March 2025. Relevant planning advice was received from:

a) the L.P.A.’s Conservation Officer stated:

“I have had a chance to look through the plans which have revised the proposed design for the roof extension. Given that the gable end has now been reduced I would not raise an objection to the proposal from a heritage perspective as the views from Tower Street would be retained.”

b) the Chichester Harbour Conservancy advised:

“no objection to the single storey side extension and option 2 of the eastern end roof alteration” and “option 2 is considered to have a neutral impact to the character and appearance of the Conservation Area”

(option 2 refers to proposals submitted in Consultation 2)

c) planning officers of the L.P.A. stated:

“The works following amendments made since the last enquiry may be able to be supported at a formal planning application in the light of reduced impacts on the National Landscape and the Emsworth Conservation Area. Any application would need to be supported by a) a heritage statement b) an ecological assessment focussing on the potential of roosting bats and c) a construction environmental management plan”

It is considered important to record that in the case of both schemes submitted in Consultations 1 and 2, it was accepted by officers of both Chichester Harbour Conservancy and the L.P.A. that there are:

- no material, adverse impacts on the amenity of neighbouring property arising from the proposed alterations, including those of overlooking, over-shadowing and over-dominance.
- no material, adverse impacts affecting the setting of the adjacent listed Grade 2 dwelling at 23 Tower Street.
- no historic or heritage related features within the curtilage of the site which require additional special consideration.

5.0 Ecological Assessment Focussing on Bats

The L.P.A., in its response to my client’s consultation 2 (L.P.A. ref. GEN/25/00084-see par. 4.2 above) advised that any planning application would have to be supported by an ecological assessment focussing on bats. My client instructed Messrs. Imprint Ecology to undertake an ecological survey complying with requirements specified by the L.P.A. A thorough survey of the site was undertaken during March 2025 and a Dusk Emergence Survey was carried out in May 2025. A copy of the report prepared by Imprint Ecology on 29 May 2025 is submitted as part of the application for planning approval.

5.1 Summary of survey findings and recommendations

Imprint Ecology found that:

- a) existing structures (at 25 Tower Street) have low suitability to support roosting and hibernating bats.
- b) during the Dusk Emergence Survey no bats were found to have emerged from the dwelling.
- c) no other protected species were observed during the visits
- d) the garden has suitability for hedgehogs and nesting birds

As no bats were found in the building and no other protected species were found present on the site Imprint Ecology, concluded its report by recommending appropriate forms of external lighting for this location, should this be required and recommended appropriate mitigation measures to be taken during construction work to prevent harm to nesting birds and hedgehogs. It should be noted that my client does not propose as part of this application any external lighting changes, but will observe Imprint Ecology’s recommendation in respect of external lighting should this feature be installed at a future date. The protection measures recommended to protect any hedgehogs or nesting birds during construction will be observed and will form part of the contract with the building contractor engaged to undertake construction work.

6.0 Environmental Management Plan

The L.P.A., in its response to my client’s consultation 2 (L.P.A. ref. GEN/25/00084-see par. 4.2 above) advised that any planning application would have to be supported by a construction environmental management plan. The report prepared by Imprint Ecology (submitted with application for planning application) **found no evidence of bats or other protected species at the site** (see para 5.1 above). As the garden at the site was identified by Imprint Ecology as a site suitable for hedgehogs and nesting birds the mitigation (protection measures) specified by Imprint Ecology to protect any hedgehogs or nesting birds during construction will be observed and form part of the contract with the building company engaged to do construction work. These mitigation measures will constitute the Environmental Management Plan.

6.1 Other environmental considerations

The proposals which are the subject of the planning application constitute only minor works and as such will be undertaken in 2 phases. It should be noted that:

- 1) The total construction work proposed in the submitted application is of a very minor nature affecting the existing single dwelling at 25 Tower Street only. The majority of the works that are proposed involve internal alteration within the walls of the existing dwelling and as these present no material impact on the environment, no mention of this aspect of the work is necessary as part of an Environmental Management Plan.
- 2) The single storey extension proposed on the western side of the existing dwelling uses an existing flat open garden area currently laid as a lawn with pathways. The use of this area of land for the proposed extension affects no protected species of plant and is located at a distance in excess of 5 metres from where birds might nest.
- 3) All necessary services to the building are available at the existing dwelling and there is no foreseen requirement to disturb the road in Tower Street or otherwise affect the amenity of the area or neighbouring properties arising from a need to provide new connections for essential services. Furthermore because the proposed arrangement of rooms within the dwelling has taken account of the location of existing services, only the most minimal disturbance of external surfaces within the site will be necessary and thus no mention is required in respect of service provision in an Environmental Management Plan.
- 4) All works proposed require traditional methods of construction not exceeding approx. 7 metres in height and as no special equipment is required for erection, no special construction arrangements affect the environment of the area requiring mention in an Environmental Management Plan.
- 5) All work will be undertaken by a competent building contractor, who will be responsible for the execution of the work in accordance with approved plans, current Building Regulations and work methods complying with British Standards, including those standards required by Environmental and Health and Safety legislation and those applying to the safe disposal/recycling of waste materials.
- 6) the contractor undertaking work will be expected to operate during normal working hours and store materials for use in construction in a neat and tidy manner such that the amenity of the area is not unduly affected.

6.2 Construction Phase 1 works

First phase works facilitate early occupation of the property and will include:

- essential internal alterations of partition walls floors and ceilings to serve the revised ground and first floor room layout, including installation of modified services and formation of an additional bathroom at first floor level.
- removal of two ground floor windows serving the existing garage (southern elevation) and replacement with a single larger window and removal of a ground floor window serving the existing garage (eastern elevation).
- formation of a new dormer window with "Juliet" balcony, southern elevation 1st floor.
- formation of a new dormer window on the northern elevation 1st floor to match existing dormers.
- raising the existing eastern wall of the dwelling in brick by approx. 1400mm visible beneath the existing gutter line.
- removal of the existing catslide roof and formation of a replacement hipped roof matching the original in form and finish but having a slightly reduced pitch.
- removal of an existing chimney stack and construction of a replacement.
- widening the vehicle entrance gates and formation of a separate pedestrian access, with gate.

6.2 Construction Phase 2 works

Second Phase works will be undertaken at a convenient time following completion of Phase 1 and after having implemented any planning permission granted for the total scheme as now submitted to the L.P.A. through the work done in Construction Phase 1. Phase 2 works include:

- construction of the new single storey Garden Room/Day Room on the western side of the existing dwelling and formation of an opening to link the new construction with the existing kitchen.

7.0 The Planning Application

Following receipt of the advice incorporated in the L.P.A.'s written response to Consultation 2 (ref GEN/25/00084) received on 06 March 2025 and the report prepared by Imprint Ecology, my client instructed submission of a planning application for alterations and extension works at 25 Tower Street Emsworth, as described in Consultation 2. The proposed works, relevant for planning purposes are:

- construction of a new single storey Garden Room/Day Room on the western side of the existing dwelling
- removal of two ground floor windows serving the existing garage (southern elevation) and replacement with a single larger window and removal of a ground floor window serving the existing garage (eastern elevation)
- formation of a new dormer window with "Juliet" balcony, southern elevation 1st floor, to match existing dormers
- formation of a new dormer window on the northern elevation 1st floor to match existing dormers
- raising the existing eastern wall of the dwelling in brick by approx. 1400mm visible beneath the gutter line
- removal of the existing catslide roof and formation of a replacement hipped roof matching the original in form and finish but having a slightly reduced pitch. Three large existing "velux" windows in the existing catslide roof are not to be replaced.
- removal of an existing chimney stack and construction of a replacement
- widening the vehicular entrance to the site and provision of separate pedestrian access: both openings to be fitted with gates

7.1 The drawings which describe the above mentioned works

The following drawings are submitted with the planning application:

271-01 Grd. & 1st Floor Plans as existing

- 271-02 Elevations as existing
- 271-03 Ground Floor Plan as proposed
- 271-06 1st Floor Plans as proposed
- 271-07 Elevations as proposed
- 271-08 Sections showing existing and proposed roof pitches at the eastern end of existing house – demonstrating the minimal change in roof pitch resulting from the introduction of a hipped roof in place of the existing catslide roof
- 271-09 Existing and proposed plans & elevations of the boundary wall to Tower Street
- 271-10 Site plan as proposed scale 1:100
- 271-11 Site Plan showing land ownership edged red scale 1:500
- 271-12 Location Plan showing land ownership edged red scale 1:1250

A photograph is submitted as part of the planning application which has been annotated to show the form of the proposed replacement hipped roof superimposed on the view of the eastern end of the house at 25 Tower Street as it exists looking south along Tower Street. This shows the minimal visual impact a change from the catslide roof to a hipped roof would have on the Conservation Area and Harbour Landscape.

8.0 ACCESS STATEMENT (including car parking provision)

A new powered pedestrian gate and new powered double vehicular access gates of additional width are to be provided. Both will be equipped, for security purposes, with remote electronically controlled opening and locking systems.

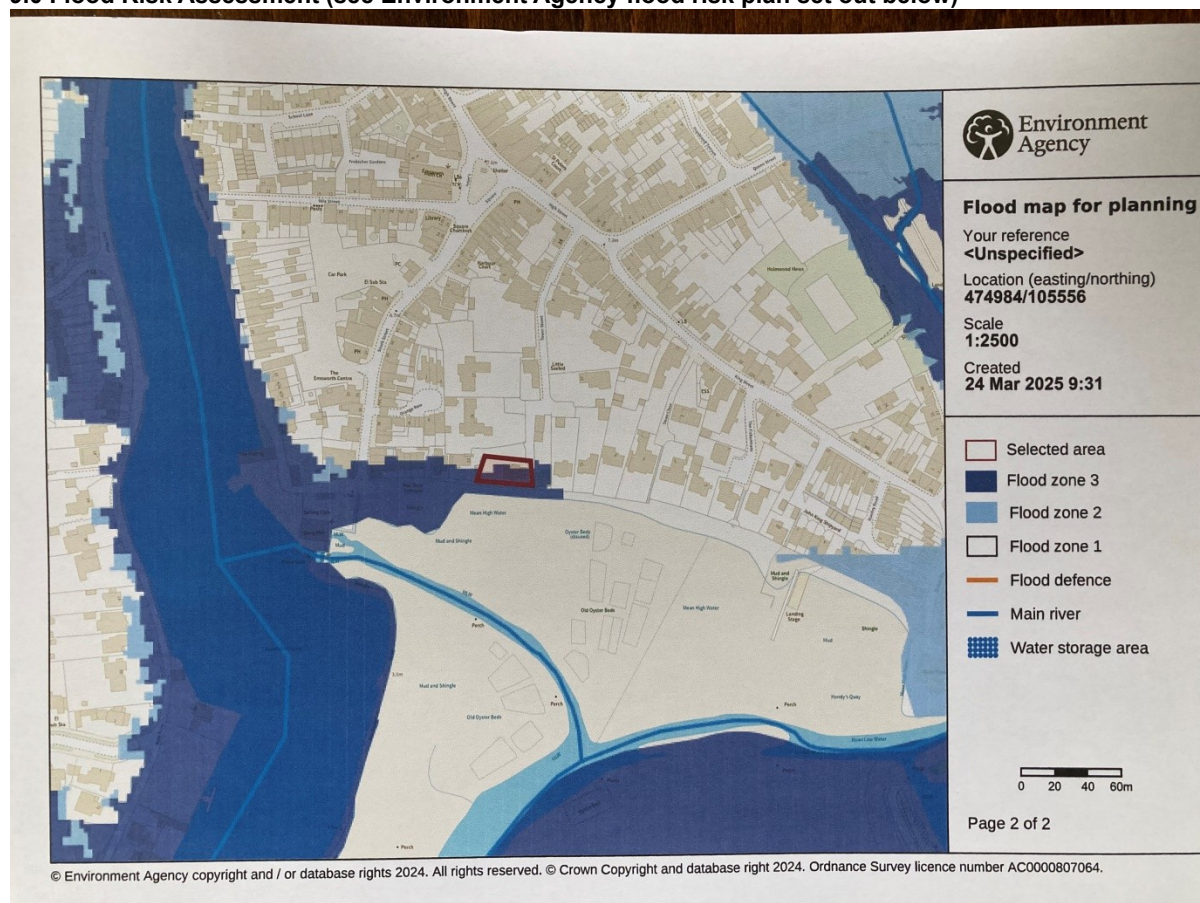
8.1 Vehicular access to the site and off street car parking provision

The location of the existing vehicular access on Tower Street will remain. It is proposed to enlarge the width of the existing double gates to make access to the site easier. A minimum of four car parking spaces will remain available for parking cars within the site.

8.2 Pedestrian access to the site

It is proposed that a separate pedestrian access from Tower Street will be formed necessitating construction of a new opening in the boundary wall, fitted with a single gate. New level access route will be provided to the main entrance door of the dwelling. A ramped pedestrian access (not exceeding 1:12) will link the proposed Garden Room/Day room to car parking areas within the site

9.0 Flood Risk Assessment (see Environment Agency flood risk plan set out below)



The following should be noted:

a) Flood Risk – Zone 3

The site lies within Flood Zone 3 and has a 1:100 and 1:1000 annual probability of river flooding and has a 1:200 or greater annual probability of sea flooding.

b) Flood risk as it affects the dwelling as proposed

The proposals do not increase or reduce the existing risk of flooding within the dwelling. No change is proposed in the floor levels within the existing dwelling as raising the ground floor to provide a worthwhile reduction in flood risk is considered practically impossible. The floor in the proposed extension must match the level of the existing ground floor and therefore risk of internal flooding remains at the level which currently exists. The small proposed extension does not generate any significant additional amount of additional storm water which could exacerbate existing levels of storm water flood risk, either within the site or in the locality generally.

c) Limitation of flood damage to structure

Measures to limit flood damage will be taken in the limited areas of proposed new ground floor construction. All new wall mounted electrical fittings will be positioned at the level required by Building Regulations and will be installed from above to avoid damage in the event of flood. The proposed ground floor extension will be constructed with a solid concrete slab floor and tiled finish. It is considered impractical to incorporate further flood protection measures within areas of existing construction.

d) Safety

The first floor of the dwelling provides raised safe, temporary accommodation should sudden flooding conditions occur. As bedroom accommodation is at first floor level sleeping occupants would be positioned in a safe temporary location.