

For the Landscaping the following standards will apply:

BS4428: 1989. General Landscaping [excl. hard surfaces]

BS7533:101:2021. Block paving.

Notes: No. 84, London Road has been vacant for several years and the soft / hard landscaping has therefore, not been managed for a considerable amount of time.

The attached Drawing No. 02/24/LR-20 reflects the proposals.

Front boundary – facing west.

Attached photograph No. 1. reflects the existing treatment which comprises artificial stonework forming entrance pillars and wall with unkempt planting to front and rear of same. The existing vehicular access to the site is to be repositioned. The attached plans shows that the front boundary treatment will comprise low level timber fencing [as shown on photograph No. 2] to match that currently present on the south site. As a further improvement the existing grass verge will be extended, and 5 No. new flower beds will be installed. The employed gardener will maintain the front area with seasonal low-level plants.

North boundary – front section.

This boundary generally comprises 1800 mm high timber fencing with concrete paths adjoining same, as reflected on photograph No. 3. For longevity the new boundary treatment will comprise new 1800 mm high timber fence panels with concrete posts and gravel boards. The concrete paths adjacent to the original fencing will be removed and replaced with 600 mm wide new beds planted with Lauris Nobillis evergreen hedging at 900 mm centres restricted and maintained to a height of 2400 mm.

North boundary – rear section.

The current boundary is only defined by the presence of a low-level evergreen box hedge as reflected on photograph No.4. This hedging is to be retained but for privacy purposes the new timber fencing to the front section will be continued up behind the retained hedge.

East Boundary.

It will be noted from photograph No. 5 that this boundary is defined by a high decorate open concrete wall with a raised bed 1000 mm in front of same retained by an ornamental low level stone wall. The existing hard landscaping is to be retained but bed to be retained and planted with new matching evergreen hedging at 900 mm centres, also to be restricted and maintained to a height of 2400 mm.

South boundary.

This boundary will become obsolete as the north and south sites will be joined. However, the mature trees to the front of the boundary will be retained.

To the rear of the combined plots a lawned area will be formed. The condition of the existing mature fruit tree [as reflected on photograph No. 6] will be assessed and if possible, retained. If beyond salvage it will be replaced with another semi mature fruit tree – species to be decided by residents.

Hard landscaping.

This will be provided to the front drive/parking spaces, the rear patio area and also the side access ramp. The finish of same will match that currently present to the south site, being brick style paviers laid to a porous specification. Hard landscaping areas will be 'softened' by the introduction of individual planters that could be regularly repositioned so as to alter the vista for the residents. These could incorporate climbing frames and be planted with night scented flowers such as *Oenothera Biennis* and *Lonicera Implexa*.

NOTE:

The hard landscaping will be undertaken and completed prior to the Contract handover [practical completion].

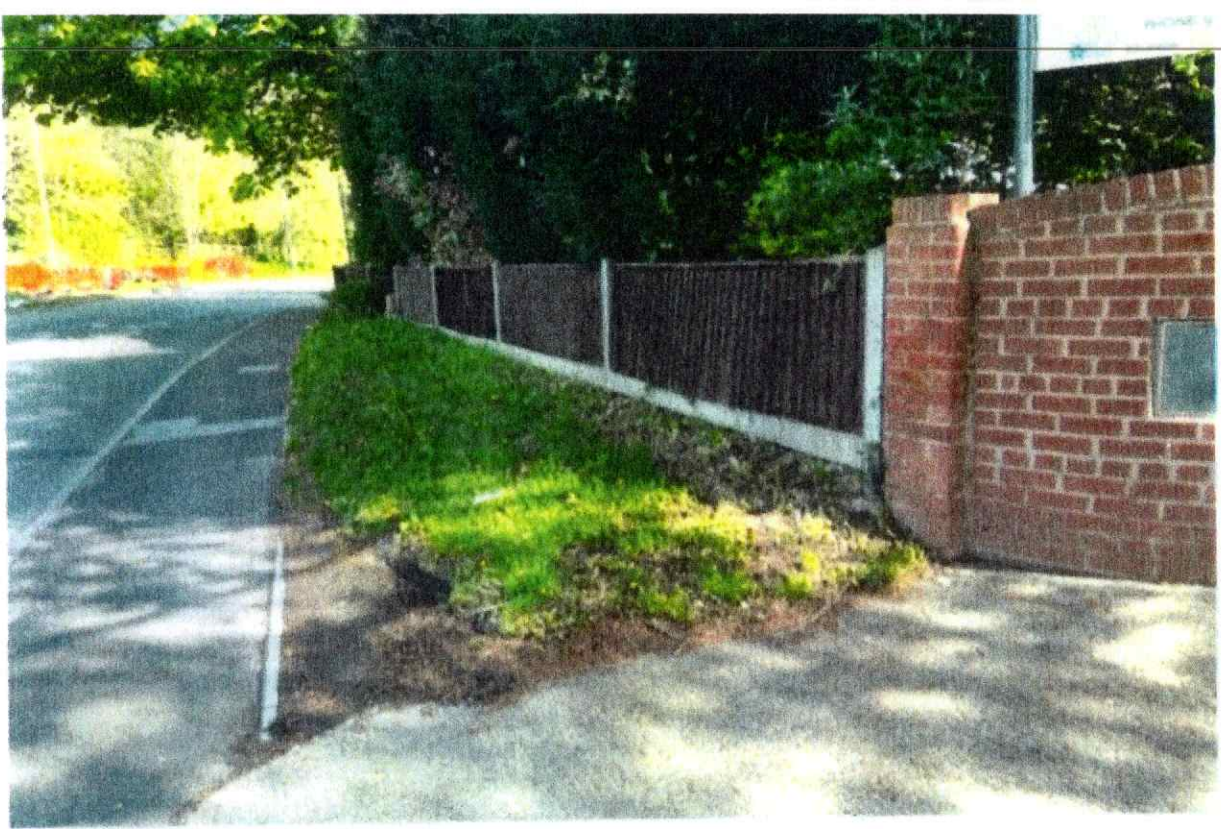
Upon handover the dedicated gardener will immediately prepare the areas for the soft landscaping.

Planting will be carried out in the first planting season after practical completion or first occupation of the development. Any trees or plants which within a period of 5 years after planting are removed, die or become seriously damaged or defective will be replaced as soon as is reasonably practicable with others of matching species size and number.

Plants to the new flower beds and individual planters will include annuals which will be chosen by the dedicated gardener who will take into account the desire to enhance the front kerb appeal for the locality and also the need to provide a suitable ambient setting for the residents.



PHOTOGRAPHIC REFERENCE No. 1.



PHOTOGRAPHIC REFERENCE No. 2.



PHOTOGRAPHIC REFERENCE No. 3.



PHOTOGRAPHIC REFERENCE No. 4.



PHOTOGRAPHIC REFERENCE No. 5.



PHOTOGRAPHIC REFERENCE No. 6.

APPEARANCE.

It was felt that linking the current buildings together could have taken two different approaches. Reflect a totally different finish, such as large areas of glass or, alternatively achieve a design that would suggest the building[s] were originally constructed as one.

The later decision was taken as the applicant's approach would be to achieve a final building that reflected a 'home' and not a Corporate Business.

With this in mind it will be noted that the design suggests a pastiche approach. The current external finishes to No. 82 London Road would be extended to the replacement building and also the proposed link. Roof contours would match as would the roof tiles, the facing brickwork together with the constituted stone cills, window heads and decorative bands. Window designs would be matched and the current horizontal boarding to a number of areas on No. 82 London Road would be extended to the replacement building and also the link.

ACCESS.

The proposed access would improve both pedestrian and vehicular access. With the properties being joined designated entrance and exit points for vehicles would be achieved. An additional Statement attached to this application covers Highways and Parking.

As far as general pedestrian access is concerned all external doors would have low profile thresholds so as to allow ease of access for wheelchairs. The internal layout would totally comply with Part M of the building regulations with all doors having a minimum widths of 840 mm.

FURTHER SUPPORTING POINTS.

1. Bin Storage Facilities.

There is currently a dedicated bin store that caters for the waste from the Nursing Home. This was originally constructed to a size that would allow additional storage at a later date. Attached Drg. No. 02/24/LR – 21 and photographs show the existing storage facility. This will allow for an additional bin to be provided. Apart from this the Nursing Home will be arranging for the bin collections to be extended to three days a week as opposed to the current two days. It will be noted that the Bin Store has been deliberately positioned away from the main operation of the Nursing Home and is adjacent to a direct access facility that allows for ease of collection.

2. Water efficiency /Nutrient Budget.

Attached is a copy of a report issued by 'Easy Water' that confirms that there will be 78.4 Litres per person per day. This is confirmed as being a Pass as it is below 120 Litres of water per person per day.

Also attached is a Nutrient Budget calculation that reflects the details for Stages 1 to 4 inclusive.



Project Reference

Project Reference EWC-2180 Author D.J. BODDY
Plot Reference EWC-2180-6464-82

To check verify this certificate visit <https://www.easywatercalc.co.uk/verification>

Company

Company Name The Project Support Practice Company Address 13 Elmwood Avenue,
HAMPSHIRE,
PO7 7LG

Site / Plot Information

Plot Name/Number 82
Plot Type WISTERIA LODGE PROJECT
Site Address 82-84 London Road, Horndean, Portsmouth,
Hampshire, PO8 0BU

Notice of Water Efficiency

Building Regulation Applies 36 (2) (a) applies. By following the Government's methodology for assessing water efficiency as set out in "Approved Document G 2015" the potential consumption of wholesome water per person per day

PASS

78.4 Litres Per Person Per Day

Target: 110 Litres Per Person Per Day



Summary of Calculations

WISTERIA LODGE PROJECT

Reference Number	EWC-2180-6464
Site Address	82-84 London Road, Portsmouth , PO8 0BU
Prepared On	07-02-2024
Plot Numbers	82

By following the Government's national calculation methodology for assessing water efficiency in new dwellings this 11 bed dwelling, as built, achieves a water consumption of 78.4 litres per person per day.

TOILETS

Dual Flush Toilets

Type	Flow FULL	Flow PART
Dual Flush Toilet 1	4.00	2.60
Dual Flush Toilet 2	4.00	2.60
Dual Flush Toilet 3	4.00	2.60
Dual Flush Toilet 4	4.00	2.60
Dual Flush Toilet 5	4.00	2.60
Dual Flush Toilet 6	4.00	2.60
Dual Flush Toilet 7	4.00	2.60
Dual Flush Toilet 8	4.00	2.60
Dual Flush Toilet 9	4.00	2.60
Dual Flush Toilet 10	4.00	2.60
Dual Flush Toilet 11	4.00	2.60
Dual Flush Toilet 12	4.00	2.60

WCs Litres/Person/Day : 13.53

BATHROOM

Bathroom Taps/Sinks

Type	Flow Rate
Wash Hand Basin 1	5.00
Wash Hand Basin 2	5.00
Wash Hand Basin 3	5.00

Type	Flow Rate
Wash Hand Basin 4	5.00
Wash Hand Basin 5	5.00
Wash Hand Basin 6	5.00
Wash Hand Basin 7	5.00
Wash Hand Basin 8	5.00
Wash Hand Basin 9	5.00
Wash Hand Basin 10	5.00
Wash Hand Basin 11	5.00
Wash Hand Basin 12	5.00
Wash Hand Basin 13	5.00

Bathroom Taps Litres/Person/Day : 9.48

Baths

Type	Litres to Overflow
Bath 1	170.00

Baths Litres/Person/Day : 18.70

Showers

Type	Flow Rate
Shower 1	8.00
Shower 2	8.00
Shower 3	8.00
Shower 4	8.00
Shower 5	8.00
Shower 6	8.00
Shower 7	8.00
Shower 8	8.00
Shower 9	8.00
Shower 10	8.00
Shower 11	8.00

Showers Litres/Person/Day : 34.96

Kitchen & Utility

Utility/Kitchen Sinks

Type	Flow Rate
Kitchen/Utility Sink 1	6.00
Kitchen/Utility Sink 2	6.00

Kitchen & Utility Taps Litres/Person/Day : 13.00

Appliances

Washing Machines

Type	Litres Per Kilogram
Washing Machine 1	8.17

Washing Machines Litres/Person/Day : 17.16

Dishwashers

Type	Litres Per Place Setting
Dishwasher 1	1.25

Dishwashers Litres/Person/Day : 4.50

Final Calculations

Water Usage (Litres/Person)	111.33
Greywater/Rainwater Reused	30.69
Normalised Factor	0.91
Total Consumption	73.38
External Water Use Allowance	5.00
Total Consumption Part G	78.4
(Litres/Person/Day)	

RE: 82/84 LONDON ROAD, HORNDEAN, HAMPSHIRE, PO8 0BU

PROPOSALS: EXTENSION TO NURSING HOME TOGETHER WITH LINK AND CHANGE OF USE.

NUTRIENT BUDGET.

STAGE 1. Nitrogen Load from Wastewater.

New Residents [A]	11 People
Waste Water Generation [B=A x 110 litres/day]	1210 l/day
Budds Farm WWTW Environmental Permit Limit [C]	9.70 mg/l TN
Total Nitrogen [TN] Discharged after treatment [D=B x [Cx90% -2mg]	8143.30 mg/TN/day.
Total [E= D/10000000 x 365 days]	.29 kg/TN/year.

STAGE 2. Nitrogen Load from Current Land Use.

Land to be Developed [F]	0.00 ha.
Existing Use [G] Urban Area	0.08 kg/ha/year.
Total [H= FxG]	0.08 kg/ha/year.

STAGE 3. Nitrogen Load from Future Land Use.

New Urban Area [I]	0.00 ha.
Leaching from Urban Area [J=I x 0.08 kg/ha]	0.08 kg/TN/year.
New Open Space [K]	0.00 ha.
Leaching from Open Space [L=Kx5.0 kg/ha]	0.00 kg/TN/year.
New Community Growing Provision [M]	0.00 ha.
Leaching from Community Food Growing Provision [N=M x 26.9 kg/ha]	0.00 kg/TN/year.
Total [O= J+L+N]	0.08 kg/TN/year.

STAGE 4. Budget.

Stage 1 – Nitrogen Load from Wastewater [E]	0.29 kg/TN/year.
Stage 2 – Nitrogen Load from Current Land Use [H]	0.08 kg/TN/year.
Stage 3 – Nitrogen Load from Future Land Use [O]	0.08 kg/TN/year.
Total Future [P=E+O]	0.37 kg/TN/year.
Total Change [P-H]	0.29 kg/TN/year.
20% Buffer on Total Change [[P-H] x 20%]	0.06 kg/TN/year.
Total including Buffer [P-H x 20%]	0.35 kg/TH/year.

3. Construction Method Statement.

SPECIAL NOTE: The Project Support Practice have been appointed as the Project Coordinator and, as such, the appointed Contractor will be obliged to sign a JCT Intermediate Contract. Conditions within the Contract will include the requirement for the appointed Contractor to strictly comply with the proposals within this document and include all relevant details within their own Method Statement.

It is obviously appreciated that the proposed work will have an effect on the current Nursing Home and that there are physical restrictions on the site where the majority of the work is to be carried out.

The ongoing details address these issues and will be vigorously regulated during the duration of the project.

Response[s]:

PROPOSED PROGRAMME OF WORK:

Notes: The project will be undertaken in accordance with the requirements of The Construction [Design and Management] Regulations 2015. This requires the Contractor to provide a detailed Safety Policy for approval by the Contract Coordinator.

Prior to commencement the following notifications will be issued:

- a. To the East Hampshire District Council Planning Department confirming a start date.
 - b. Notice of intended demolition – Section 80.
 - c. To the Building Control Office at East Hampshire District Council confirming a start date.
 - d. F10 Notification to the Health & Safety Executive.
1. Initially carryout checks on retained services left on the north site. [Owners, being the account holders, having previously arranged for the total removal of the gas supply and the cutting back of the electrical supply.]
 2. Secure site by installing hoarding, heras fencing and secure gates as shown on the attached plan 02/24/LR - 22
 3. Provide and display all relevant notice boards together with health and safety posters. As there will be two points of access to the site these will be provided adjacent to both secure gates.
 4. Provide and place into position office/ welfare unit. This to be sited as shown on the attached plan for the following reasons:
 - a. The project involves work to both sites.
 - b. There will be limited area within the north site so it will have to be utilised with careful planning.
 - c. The orientation of the parking spaces within the Nursing Home naturally isolates this area [and currently has a temporary store positioned on it]
 5. The Project Support Practice to agree with the appointed Contractor, the following:
 - a. A traffic management plan. This will include defining the proposed movement of all vehicles entering and leaving the site together with high visible demarcation directional signage.
 - b. A fire and emergency plan which will take into consideration that the current Nursing Home will remain in operation for the duration of the project.

6. Appointed Contractor to:
 - a. From initial commencement provide a full-time banksman to regulate and ensure that all the relevant disciplines are following and to regulate and provide guidance for all vehicles entering and leaving the site.
 - b. Arrange a meeting with the on-site Management of the Nursing Home and The Project Support Practice to agree a schedule of vehicular movements for deliveries which will be restricted to times between 9.00 am and 17.00 pm.
7. Site clearance and demolitions will involve the following:
 - a. Carrying out any necessary work as outlined by Specialist Consultant within Asbestos Report. [This element to be carried out by specifically appointed Specialist Contractor prior to Project commencing]
 - b. Removal of relevant raised flowerbeds to front and side boundaries of north site.
 - c. Temporary retention of existing concrete drive at front of north site to provide hard standing for storage of materials and siting of any skips.
 - d. Form new access between sites.
 - e. Remove upper section of existing building.
 - f. Remove redundant materials from site.
 - g. Provide any temporary supports required.
8. Ongoing construction to completion as follows:
 - a. Excavate and reduce levels as required including the provision of all enabling works.
 - b. Removal of spoil as excavated with no temporary storage occurring on site.
 - c. Maintain site and highway in a clean and tidy condition during demolition.
 - d. Construct new building together with link to existing Nursing Home.
 - e. Upon completion of the main work commission all new internal services.
 - f. Carryout external works to parking area together with all soft and hard landscaping.
 - g. Obtain and issue to The Project Support Practice all relevant final Certificates
9. Other disciplines to be followed:
 - a. Due to the site having physical restrictions the appointed Contractor will be advised that there will be a requirement for site operatives to be either transported to site by minibus or arrive by other means where vehicular parking on site will not be required. There will be a dedicated parking space provided for the Site Supervisor/ Project Coordinator. Once the main structure is in place and the need for on-site storage of material is no longer required then Nominated Subcontractors will be able to park on an area to the front of the new building. At all times the Site Management team will ensure that the parking restrictions are maintained. Although there is no restriction on the highway no on street [or verge] parking will be permitted.
 - b. All construction work deliveries will be pre booked and vigorously managed. At all times a banksman will be available to open the security gates and assist with the manoeuvres. The deliveries will be programmed and agreed with the on-site management team of the Nursing Home. Vehicles will enter via the north site and exist via the south site all in a forward direction. Local Building Merchants delivering to the site have confirmed that their lorries will either be 12.025 tons or 12.345 tons net weight. All vehicles will be required to enter the site by approaching from the north and those leaving the site will be required to turn left. These restrictions will ensure that vehicles will not cross traffic flowing in an opposite direction. An attached plan [Drg. No. 02/04/LR - 23] reflects these movements.

- c. Apart from the above all suppliers will be made aware of the strict timetables and pre warned of the restrictions and advised that if they fail to comply with same their deliveries will be turned away.
- d. The dedicated site operative will be responsible for the scheduling of all deliveries including coordinating those with private deliveries to the Nursing Home. These will be regulated so that they arrive at specific times and do not arrive at the same time.
- e. Protection of pedestrians both on the public footpath and within the site will be paramount. Secure gates will be open only when deliveries are due. As all deliveries will be controlled by the dedicated site operative the safety of pedestrians will be maintained. To assist with this the following steps will be taken:
 - a. The existing Nursing Home will make all staff [including support staff such as doctors and health visitors] and visiting relatives aware of the project programme and, at the same time, highlight the regulations in place whilst the project is under way.
 - b. The on-site management team of the Nursing Home will attend daily meetings with the appointed contractor's Site Supervisor to check and agree the anticipated deliveries for that day.
 - c. The exit route for vehicles from the north site will be visually highlighted on the carpark within the south site.
- f. Material and plant storage will be subject to a strict Programme of Work. Due to site restrictions, there will be no bulk storage on the site, with both materials and plant being arranged and delivered to a specific programme and positioned so as not to adversely affect vehicular movement across the sites.

4. Foul and Surface Water. [Refer to attached Drg. No. 02/24/LR-23]

Surface Water.

Of note:

The existing buildings foul drainage is connected direct to the public sewer whilst the surface water is linked to soakaways – a minimum of 2No.

The plan indicates the position of 2 No. trial holes. [Size 1M x 1M x 1M Min. depth]

Photographs are also attached which confirm that there is a topsoil layer above solid chalk.

The surface of the car parking area to the front of the existing building comprises solid concrete with no individual drainage points. As such the rainwater currently discharges out onto the main highway.

Proposals for surface water.

All surface water for the proposed building will discharge into a 'Platin Direct' rainwater harvesting underground unit with a capacity of 7500 litres. Harvested water will be pumped up to 3 No. interlinked 250 litre water storage tanks within roof space. Water will be recirculated to serve water closets within building and external taps to front and rear of building for gardening purposes.

Specific contingencies will be in place. Should the site suffer from a severe drought there will be an electronically operated alarm facility that will ensure that the main incoming water pipe will operate so as to ensure that the storage tanks remain full.

Should there be an excess of rainwater the harvesting unit has an automatic overflow system and this would direct surplus water to an on-site soakaway. The position of same is reflected on the drawing.

It will be noted that, although the proposed surface for the new car park will be matching brick style paviers laid to a porous specification, heavy duty aco drainage channels will still be installed across the main entrance to the site with an outlet directed to the new soakaway.

Proposal for foul water.

All below ground drainage will be in upvc pipework to maximum allowable lengths and to BS 4660:1971. Installation, workmanship and connections etc to be as per manufacturers specification and to BS EN752. All new drainage to be constructed with flexible joints and generally surrounded in 150 mm pea shingle. Where drains are under paths, parking spaces and drive with less than 600 mm cover to be capped with 100 mm concrete. Minimum size of new drains to be 100 mm diameter at a 1 in 60 fall.

New manholes to be formed in heavy duty preformed upvc units in sizes as reflected on manufacturers technical literature.

The new drainage will only serve the new building and will be connected to the existing outlet on the site. As such there will be no need to contact Southern Water.

On going maintenance.

The current Nursing Home has full time maintenance staff. The duties carried out will extend to the new building. This will include for planned periodic maintenance to ensure that all gullies, manholes, silt traps and underground pipe runs are kept in a clean condition with any obstructions located removed immediately. Weekly checks will also take place in respect of the services to the new harvesting unit.

INFILTRATION TEST RESULTS IN RESPECT OF TRIAL HOLES 1 & 2.

Water Level measurement: 1. 2. 3. 4. 5.

Trial Hole No. 1. Time:

Depth:

Trial Hole No. 2. Time:

Depth:

NOTE: Above chart could not be completed. Both trial holes comprised 200 mm of chalk at the base. In both cases water failed to raise to 200 mm [150 mm maximum] before draining away. Trial holes totally dry in less than 15 minutes.

Soakaway Design / Specification.

Refer to attached details prepared by the 'Fingerprint Studio'

PRESUMED REQUIREMENT.

No development above slab level shall commence on site until details of a scheme for foul drainage and surface water has been submitted to, and approved in writing, by the Local Authority. Such details should include for provisions for all surface water from discharging onto the highway and should be based on site investigations and percolation tests. The development shall be carried out in accordance with the approved details before any part of the development is first occupied and shall be retained thereafter.

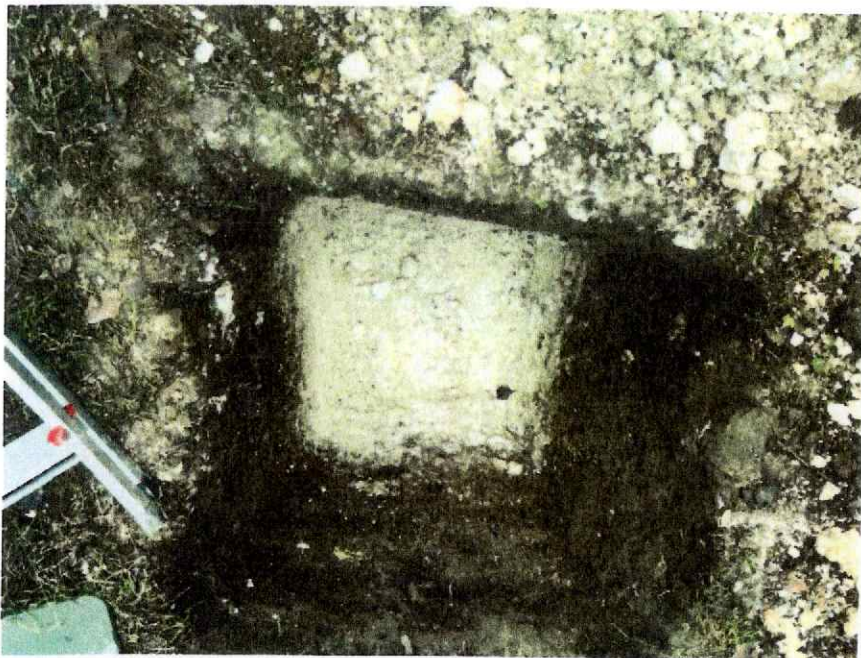
Surface Drainage Details

Trial Holes

Two trial hole positions have been dug to a size of 1000mm x 1000mm x 1000mm. The trial holes were constantly filled with water but failed to raise to 200mm, a max average of 150mm was maintained with a constant water supply as the holes were free draining. The two trial holes were totally dry after 15 minutes.

Although there is a presence of chalk on site, the site is freely draining.

Photo of trial holes dug.



Strategy for rainwater capture and soakaway.

All surface water captured from the roof of the new development and associated hard landscaped areas will be captured and discharged into a "platin direct" rainwater harvesting underground unit, with a capacity of 7500 litres. Harvested water will be pumped up to 3 no, interlinked 250 litre water storage tanks within the roof space. This captured water will be recirculated to serve water closets within the building and external taps to the front and rear for gardening purposes.

Specific contingencies will be in place. Should the site suffer a drought there will be an electronically operated alarm facility that will ensure that the main incoming water will operate to ensure the storage tanks remain full.

Should there be an excess of rainwater the harvesting unit has an automatic overflow system, and this would direct surplus water to an on-site soakaway. The position of the same is reflected on the drawing.

It will be noted that, although the proposed surface for the new car park will be matching brick style paviours laid to a porous specification, heavy-duty aco drainage channels will still be installed across the main entrance to the site with an outlet directed to the new soakaway.

A new 20-tonne compliant soakaway utilising crates with maintainable slit traps will be used to create a free-draining soakaway. The soakaway has been designed in conjunction with the rainwater harvesting capture. In total with the 7500-litre rainwater harvesting tank and the 9600-litre soakaway, there will be a surface water holding capacity of 17100-litre. This will be more than sufficient for general rainfall and for any storm rainfall.

The following are the supporting calculations for the hard surface areas and the building.

Front permeable paving areas/ car park

$$14\text{m} \times 18.5\text{m} = 259 \text{ sqm}$$

Rear hard landscaping area

$$10\text{m} \times 6\text{m} = 60 \text{ sqm.}$$

Flat roof areas

$$40.65 \text{ sqm} + 23.1 \text{ sqm} + 3.85 \text{ sqm} = 67.6 \text{ sqm.}$$

Pitched roof areas

$$97.03 + 23.38 + 73.04 + 7.85 + 9.23 + 8.42 + 10.27 + 28.96 + 1.49 + 1.49 + 0.86 + 4.81 + 0.86 + 85.73 = 353.42 \text{ sqm.}$$

Rainfall intensities for design of paved areas (litres per second per square m)

$$0.014 \text{ litres/second/m}^2$$

Rainfall intensities for design of gutters and rainfall pipes (litres per second per square m)

$$0.016 \text{ litres/second/m}^2$$

Landscaping requirements for surface water rainfall capture

$$259\text{sqm} + 60 \text{ sqm} \times 0.014 = 4.466\text{m}^3$$

Flat roof requirements for rainfall capture

$$67.6\text{sqm} \times 0.016 = 1.0816 \text{ m}^3$$

Pitched roof areas for surface water rainfall capture.

$$353.42 \times 0.016 = 5.6547 \text{ m}^3$$

Total required capture capacity in M3.

$$4.466 + 1.0816 + 5.6547 = 11.2023\text{m}^3 \text{ (11,202.3 Litres)}$$

20 tonne soakaway (1000mm x 1000mm x 400mm) crates 24 no units will create 9.6m³ of holding capacity (9600litres).

With the soakaway capacity and the rainwater harvesting unit totalling a capacity of 17100 litres.

Total capacity on site: 9,600+17,100= 26,700 Litres

As mentioned, the minimum required capacity for the site is 11,202 Litres

Total Capacity – Required Capacity = **Abundance/Excess**

$$26,700 - 11,202 = \mathbf{15,498 \text{ Litres}}$$

This provides an abundance of 15,498 litres of the required amount.

Please refer to the supplementary information in detailed drawings and the attached drawings and calculation appendix to this report.

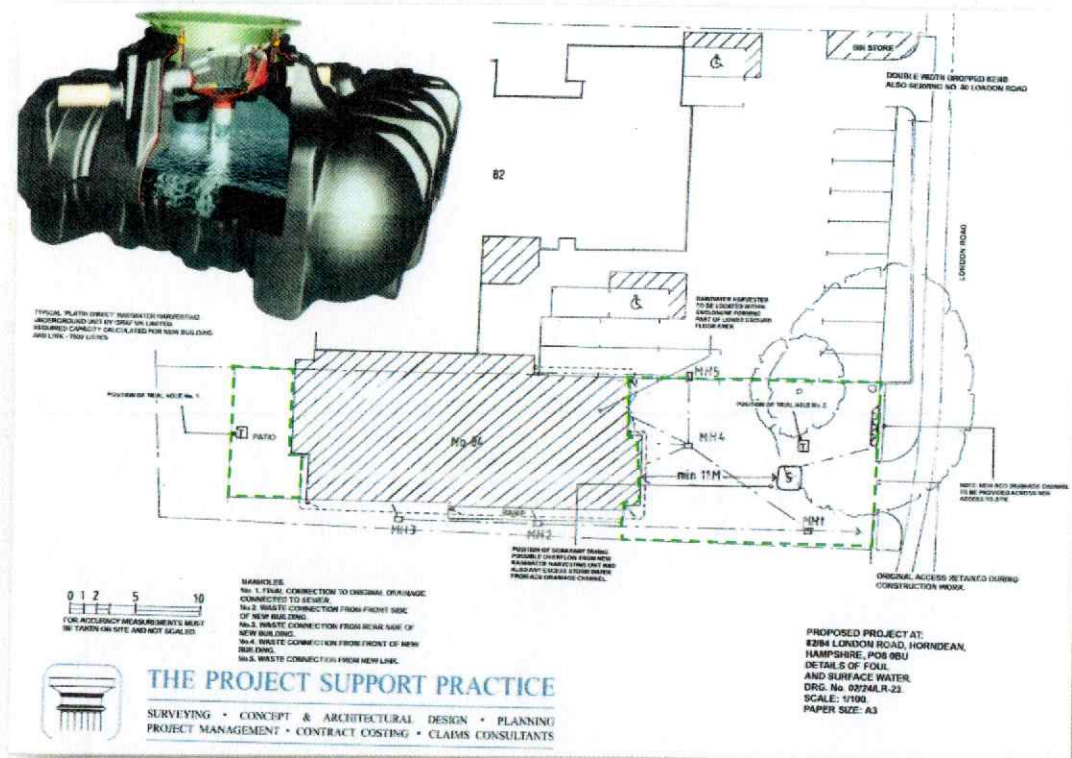


Fig 01 – Landscaped areas in green dotted line



THE PROJECT SUPPORT PRACTICE

SURVEYING • CONCEPT & ARCHITECTURAL DESIGN • PLANNING
PROJECT MANAGEMENT • CONTRACT COSTING • CLAIMS CONSULTANTS

0 1 2 5 10

SCALE: 1:500
NOTE: FOR ACCURACY MEASUREMENTS
MUST BE TAKEN ON SITE AND NOT
SCALED OFF THE DRAWING.

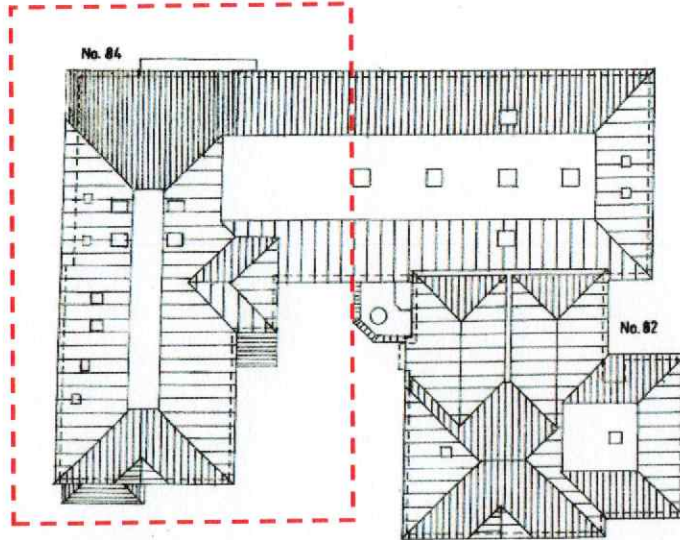


Fig 02 – Relevant roof area dotted in red.

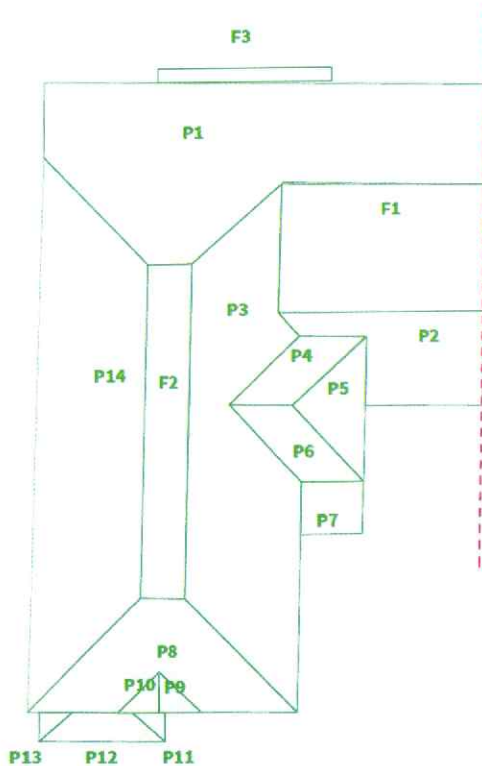


Fig 03 – Components of relevant roof. F is flat, P is pitched.



TRIAL HOLE No. 1.

TRIAL HOLE No. 2.



5. Ecological Proposals.

It will be noted that for a previous application Specialist Consultants were commissioned to attend site and prepare reports.

As the circumstances on site have not altered this application will rely the original details as received from CA Ecology – Ecological Appraisal – Sections 5.3.14, 5.3.17, 5.3.21 and Table 6 [to include tall ruderal/grassland habitat around compost heap] and Stages 1 – 5 of the reptile letter supplied by ESL.



Preliminary Ecological Appraisal – 84 London Road

Client: Don Boddy

Date: March 2022

Registered Office
17 Station Road
Overton
RG25 3DU

07933941470
Claire@caecology.co.uk
www.caecology.co.uk

Registered in England
8994224

Plants

- 5.3.10 No further survey or mitigation will be required for these species.

Terrestrial invertebrates

- 5.3.11 Stag beetles, which are a species of principal importance (SPI), were recorded in the desk study. However, there is no habitat on site suitable to support this species

Badgers

- 5.3.12 As there is no evidence of any setts on site no further survey for this species will be necessary.
- 5.3.13 The only mitigation that will be necessary is to prevent injury to badgers during construction by covering or providing a means of escape from any excavations or trenches.

Birds

- 5.3.14 It is likely that nesting birds will be present within the hedgerows, introduced shrub, and scattered trees. The recognised nesting season falls between March and August inclusive. Under the Wildlife and Countryside Act 1981 (as amended), all birds are protected from killing and injury and their nests and eggs are protected from damage or destruction while that nest is in use or being built. To avoid committing an offence, necessary site clearance should be undertaken outside the breeding bird season (i.e., works should be conducted from the end of August to February inclusive). If site clearance needs to occur within the breeding bird season, a check for the presence of birds and their nests should be undertaken by a suitably qualified ecologist immediately before vegetation removal. If an active nest is discovered, then work in that area should cease until the young have fledged or the nest is no longer active.

White-clawed crayfish

- 5.3.15 There is no suitable habitat for crayfish on site and no records of crayfish within 2km of the site. No further survey or mitigation will be required for these species.

Other species

- 5.3.16 Given the presence of suitable habitat the degree of connectivity and records of in the vicinity it is possible/likely that hedgehogs, will be present. These species benefit from partial protection under the Wildlife & Countryside Act (1981) (as amended). To avoid committing an offence, necessary site clearance should be undertaken with care to avoid injuring any animals present.

- 5.3.17 If any of the trees or scrub are to be removed, this material should immediately be shredded, burned or removed from site to avoid attracting hedgehogs and other animals which may later be injured.
- 5.3.18 Hedgehogs are species listed as a species of principal importance under Section 41 of the Natural Environment and Rural Communities (NERC) Act 2006. These are the species found in England which were identified as requiring action under the UK BAP and which continue to be regarded as conservation priorities under the UK Post-2010 Biodiversity Framework. The S41 list is used to guide local and regional authorities in implementing their duty under section 40 of the NERC Act 2006. This "biodiversity duty" places the responsibility on all local authorities to conserve wider biodiversity in addition to the statutory protection given to certain sites and species.
- 5.3.19 Further measures for enhancing the site for these species on completion of the development are given in Section 5.4.

Invasive species

- 5.3.20 Wall cotoneaster and montbretia are both listed on Schedule 9 of the Wildlife and Countryside Act 1981 (WCA), the principal legislation dealing with non-native species. Section 14(2) of the WCA makes it illegal to plant or cause to grow in the wild any plant listed on Schedule 9 to the Act.
- 5.3.21 A method statement for control of these species should be produced to ensure that they are disposed of correctly when works get underway.

5.4 Biodiversity gains

- 5.4.1 In line with the National Planning Policy Framework (NPPF) and local planning policy (see [Appendix 3](#)), measures to protect and enhance along with providing net gains for biodiversity on site should be incorporated into any scheme. The recommendations are based on information in this report along with information from the desk study. Wherever relevant, enhancement suggestions are linked to goals and targets contained within local planning policy documents, including targets for the restoration of and re-creation of priority habitats and the recovery of priority species populations.
- 5.4.2 Measures that could be considered for inclusion in the final scheme are given in Table 6 below and on Figure 4.
- 5.4.3 Following completion of further surveys more specific recommendations may be made with regard to these species.

Table 6: Biodiversity enhancement measures suitable for inclusion on site

Item	Ease (+++++ easiest)	Effectiveness (+++++ most effective)	Species most likely to benefit
Include suitable roost features for bats in the new building. These include bat bricks and integrated roost features such as those produced by Schwegler or Habitat.	++++	++	Bats
To maximise invertebrate diversity some or all the following could be included within the scheme: living walls, habitat walls, bee bricks, bug houses and insect hotels.	+++	+++	Insects Birds Bats Shrews
Create and maintain a compost heap; Make the heap as big as possible; put it in a sunny spot, but close to a hedge or ground cover; replenish the heap with compost, kitchen waste, grass cuttings, manure, dead leaves or sawdust; and, where reptiles may be present, do not turn the heap between mid-June and late September, as eggs may be inside.	+++++	+++	Hedgehogs Insects Birds Bats Shrews
Hedgerows should be managed to maximise the benefit for birds e.g., species such as hawthorn produce berries on second year of growth; management should therefore be done on a rotational basis of two or more years. In addition, constructing a hedge with a large basal	++++	++++	Birds Invertebrates Small mammals

Item	Ease (++++ easiest)	Effectiveness (++++ most effective)	Species most likely to benefit
area will encourage a wider diversity of bird species.			
Include suitable nesting features for birds in new building. These could include self-contained chambers specifically designed for bird species such as swifts, house martins and swallows.	+++++	+++	Birds
Erect nests for solitary bees and wasps on a south-facing wall between 30cm and 100cm off the ground and in full sun. Make sure the home is tilted slightly to ensure rain cannot get in.	+++++	+++++	Solitary bees and wasps
Gaps 13cm x 13cm at the base of the wooden fence could be created to allow the movement of small mammals such as hedgehogs across the site.	+++++	+++	Hedgehog Polecat Shrews

84, London Road, Horndean, PO8 0DD

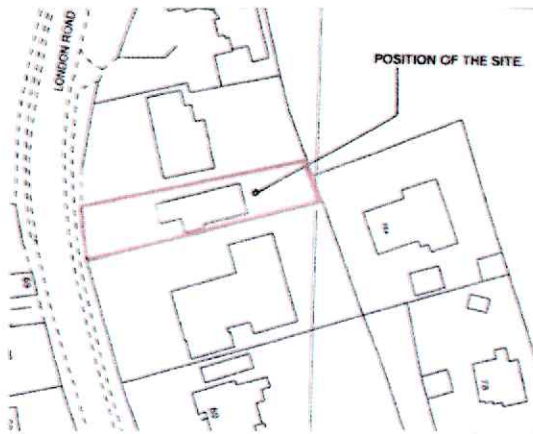
Review of reptile potential at 84 London Road, Horndean, PO8 0DD

Summary

The information provided below is considered sufficient to evidence that the amenity grassland (tiny lawns) and ornamental vegetation provides little if any reptile potential.

A Reptile Mitigation Strategy is included which will help ensure that in the unlikely event of reptiles being present, they will not be harmed by the proposed development.

In conclusion, we do not consider a reptile survey to be justified and would request that this be reconsidered in the light of fresh evidence and information.



Site Visit

A site was made 30th June 2022 to survey and photograph the garden lawns at 84 London Road, Horndean, PO8 0DD. The results of this visits are detailed below.

The images above show the location of the proposal and the location of the identified garden lawns.

A simple numbering system has been employed, with 1 indicating the 'western' lawn and 2 the 'eastern' most lawn. I believe the photographs need little explanation.





The areas of lawn are small in extent and unlikely to harbour or support reptile species. Whilst it is rarely possible to rule out occasional presence within the ivy under the ornamental planting, it is possible to safeguard any reptiles that however unlikely might be present.

Mitigation Method Statement to protect reptile species

Phased Grass Reduction and hand removal of ornament ground cover is required and detailed below.

Stage 1

From March and no later than October begin a phased reduction of the grassland/tall ruderal habitats to be removed ONLY.

Phase 1: Cut the habitats from southwest towards the northeast towards the agricultural field just beyond the properties boundary. Cut no less than 150mm in height on the first phase.

Phase 2. Two days later, cut the grass again to no less than 50mm, again towards the Heras fencing.

Reptiles will therefore no longer inhabit this cut area as it will have no suitability. Any reptile present will have moved into the uncut protected area or into suitable connected habitat offsite, leaving the cut area available for the development phase.

Stage 2.

Hand removal of all ground flora species within the construction zone and provide an additional buffer of at least 2m. Remove all vegetation by hand exposing the soil surface. Move the vegetation to the far northeast corner of the site.

Stage 3.

Install reptile fencing.

The reptile fencing should now be installed. It is advisable to erect this fencing across the width of the site at the north-eastern end of the site to prevent reptiles from passing from the agricultural land through the site.

Stage 4.

Maintenance of development area.

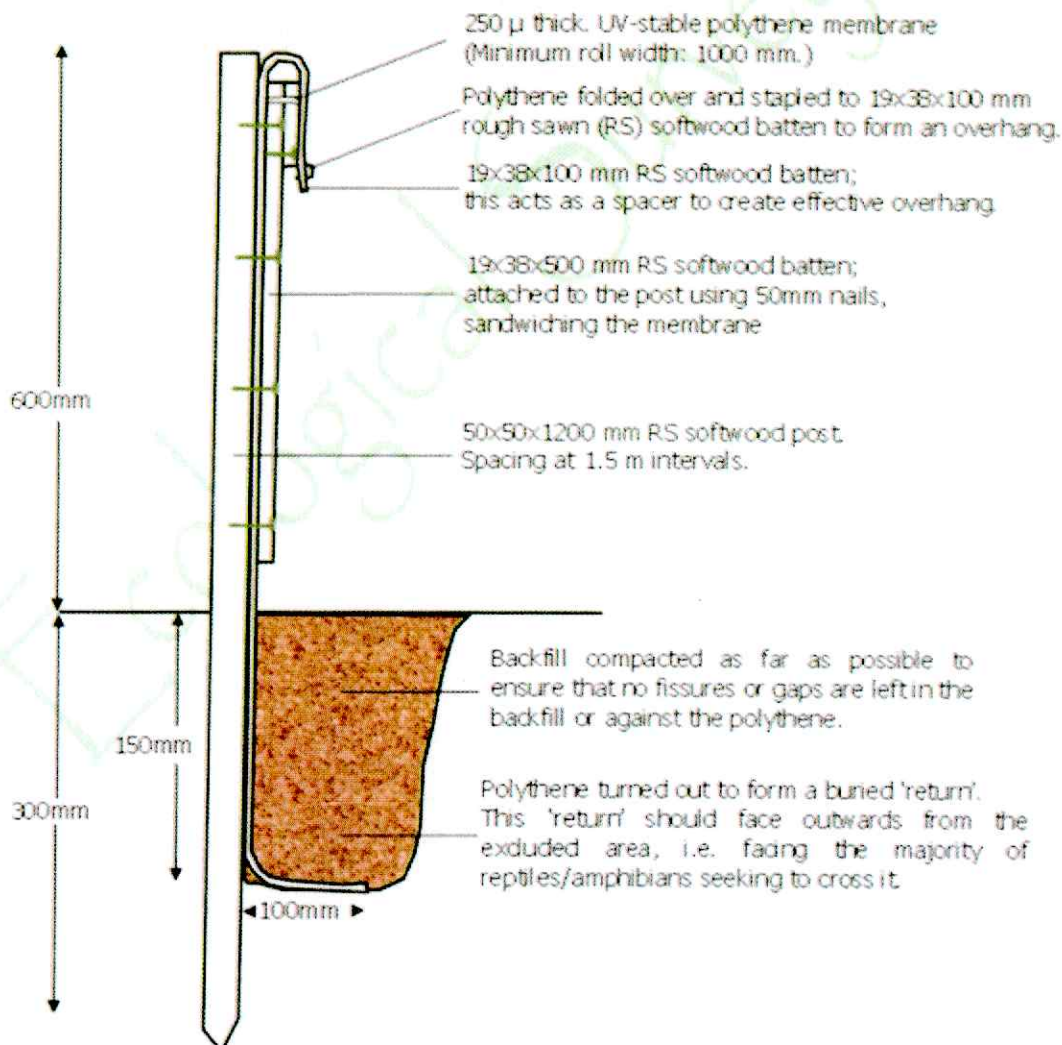
Any remaining grassland within the construction zone should be managed to ensure it remains unappealing for habitation by reptiles. Maintain the grass at a short length within this area at no more than 50mm.

Stage 5

Post-construction phase

Once all construction works are complete, remove the reptile fencing can be removed and reptiles will be permitted to re-occupy the whole site if they desire.

A suitable Reptile Fence Design is provided below



Conclusion

The legislation generally quoted to support a request for protected / priority species is:
ODPM Circular 06/2005

GOVERNMENT CIRCULAR: BIODIVERSITY AND GEOLOGICAL CONSERVATION – STATUTORY OBLIGATIONS AND THEIR IMPACT WITHIN THE PLANNING SYSTEM

99. It is essential that the presence or otherwise of protected species, and the extent that they may be affected by the proposed development, is established before the planning permission is granted, otherwise all relevant material considerations may not have been addressed in making the decision. The need to ensure ecological surveys are carried out should therefore only be left to coverage under planning conditions in exceptional circumstances, with the result that the surveys are carried out after planning permission has been granted. However, bearing in mind the delay and cost that may be involved, developers should not be required to undertake surveys for protected species unless there is a reasonable likelihood of the species being present and affected by the development.

It is considered that the likelihood of reptiles residing on this location is low/negligible, nonetheless a Mitigation Method Statement as set out above will provide reassurance that in the unlikely event of reptile presence on site, these species will be adequately considered and protected.

Paul

Paul Diamond

Managing Director - Ecological Surveys Ltd

RHS Cert (Hort), BSc (Hons), MSc, MCIEEM, MArborA.

Associate Member of the Landscape Institute (ALI).

Direct Line - 01503 240846 / Mobile - 07736458609

www.ecological-surveys-ltd.co.uk

www.biodiversitynetgain-bng.co.uk



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6. Parking & Highways.

Having regards to Highways it should be noted that a recent Planning Approval was granted under Application No. 59539. This included repositioning the access to No. 84, London Road and designating this as an entrance only approach to the site with the current access to No. 82, London Road being restricted to an exit only facility. This proposal has been included within this new application and is therefore considered to be to the required standards.

The applicant owns both No. 82 & No. 84, London Road. No. 82 is a long standing established Nursing Home. As such, they have direct experience of the parking requirements and they actually maintain a precise log of the visitors to their current site. It is not, therefore, considered unreasonable to utilize this information to project the parking requirements for this new project.

An analysis of the log kept for No.82 from the 1st June 2020 until the 20th July 2020 [a copy of same has previously been issued and could be provided again if requested] highlight the following:

1. There were a total of 485 visitors to the site.
2. 146 of these visits were by car.
3. 23 of these visits by car were by Contractors.
4. 21 of these visits by car were by Health Care Professionals.
5. This shows that 295 visits were undertaken without the benefit of an individual car.
6. Of the visitors shown as N/A this reflects the fact that they did not come by car on their own but could have been a passenger in one of the cars or came by public transport, by foot or by cycle.
7. It will be noted that on two of the days no cars visited the site.
8. On the busiest days 8 cars visited on two occasions, 7 cars on one occasion and 6 cars also on one occasion.
9. It will be noted that on the majority of days during the period only 1 to 5 cars accessed the site.

With the average car movements logged accurately it will be seen that there is sufficient parking for visitors and also staff [who work on a shift basis].

The location of the Nursing Home and also the proposed new property benefits from the following:

1. Being within a residential area an average of 20% of their staff live locally and travel to site by foot.
2. There are public transport facilities within 100 metres of the site. Bus Nos. 8 & 37 have regular routes both north and south covering all local areas as well as Old Portsmouth, Havant and Petersfield.

Assessment for this new project based on the accurate history for No. 82, results in the following:

1. No. 82 London Road, with 27 residents and the benefit of 16 parking bays experiences no problems with the parking facilities available.
2. With the new project there will be 40 residents in total. However the number of overall parking spaces will increase to 25, including 2 disabled bays.
3. The ratios between those that are existing at No. 82 London Road and those proposed to serve the new extended facility virtually match each other. This confirms that there would be no adverse parking issues. It could even be considered that the number of parking bays would be in excess of those actually required.

FOOTNOTES:

The current application reflects a fewer number of rooms for residents but the parking facilities would not be reduced from that previously approved as being acceptable.

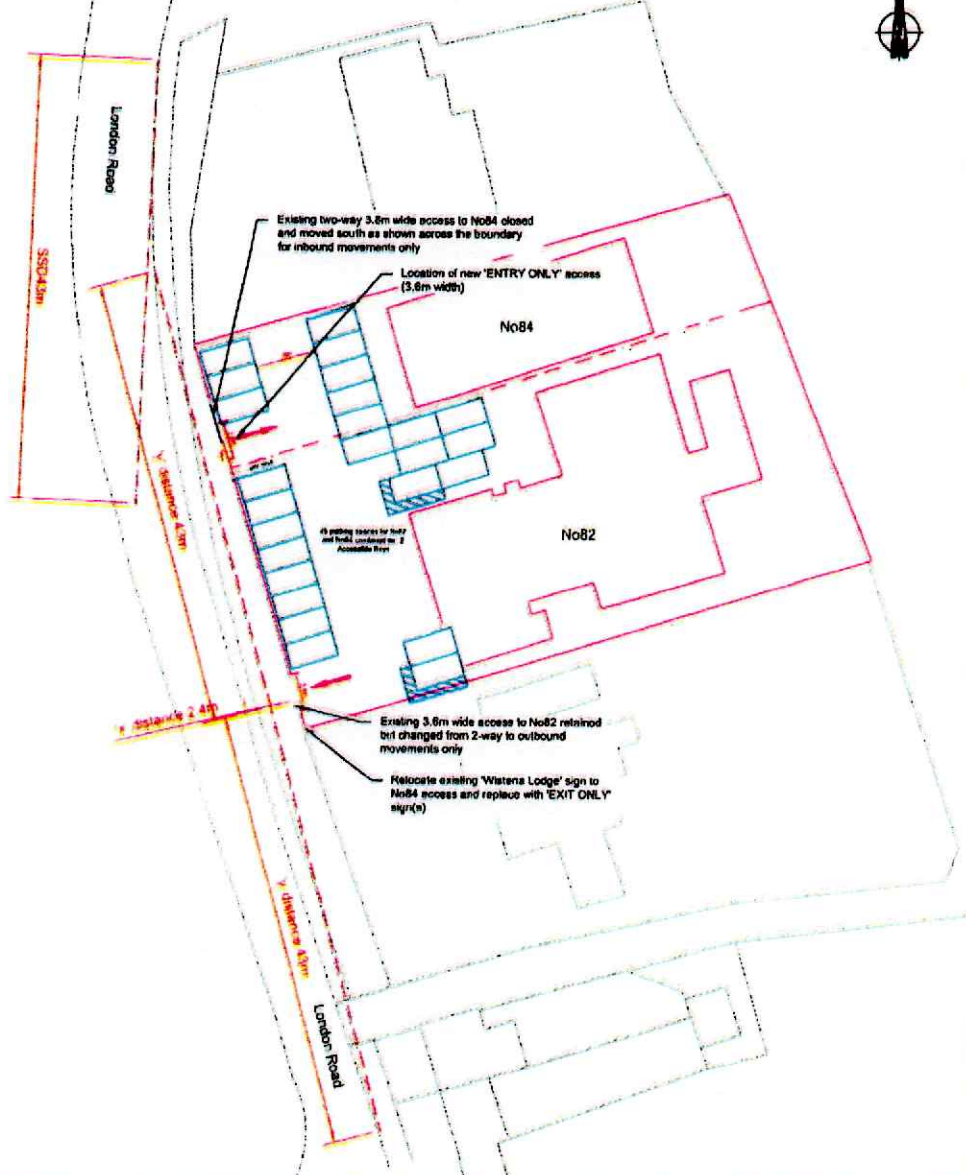
Other visitor logs for other periods could be made available if required.

Charging points will be provided for electric cars and also mobility vehicles.

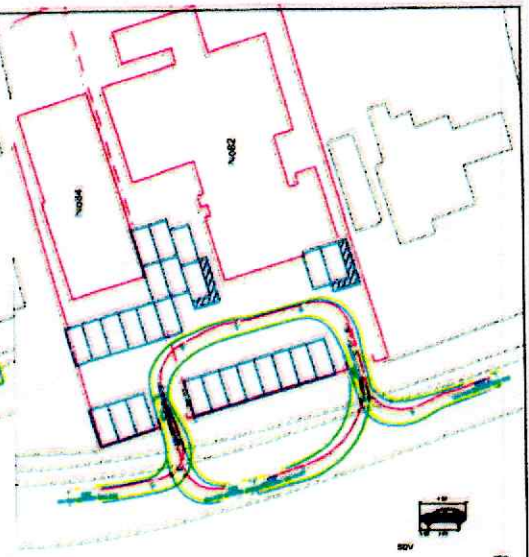
Cycle parking is shown as being provided to the front of the property.

Apart from the details shown on Drg. No. 02/04/LR – 23 a further drawing is also attached that was produced and provided by a Specialist Consultant – Transport Seeds.

Drawing Notes:
 Drawing reproduced from TP&P (measured on site) and Ordnance Survey mapping (Licence Crown Copyright and Database Rights 2021 1000)



TRACKING - AMBULANCE



TRACKING - PRIVATE CAR INBOUND AND OUTBOUND MOVEMENTS



TRACKING - PARKING BAY MANOEUVRABILITY 1

TRACKING - PARKING BAY MANOEUVRABILITY 2



info@transportseeds.co.uk
 www.transportseeds.co.uk

client
 The Project Support Practice

project
 DEVELOPMENT AT No 82-84 LONDON ROAD,
 HORNDEN

title
 PROPOSED ACCESS AND PARKING
 ARRANGEMENTS
 Dimensions, Visibility Splays and Tracking
 Sheet 1 of 2

date
 20 February 2023

scale
 1:500 @ A3

drawing number
 TS9012-TR-1002

rev.
 -

7. Amenity Facilities.

The applicants own both properties with No. 82 having operated as a Nursing Home since 1986. [Planning Approval Ref: 29113] The current Nursing Home prides itself as it constantly operates to an extremely high standard. The strict requirements of the Care Quality Commission are obviously complied with, and this standard would be maintained for the proposed extension and link.

A number of the main requirements that have to be adhered to in respect of the internal amenities are as follows:

Residents Rooms have to be to a minimum size of 12 metres square and common amenity areas have to equate to 4.1 metres square per resident.

This Nursing Home has constantly taken the view that the Residents Rooms should exceed the 12 Square metre rule and they have ensured that the amenity spaces are in excess of the minimum requirements. With the new extension in place the internal areas available to the residents and also their guests would include:

Lounge.

Quiet room.

Dining Room.

Two Garden Rooms.

Family Meeting Room.

Open Areas for interaction.

There is also a Hairdressing Salon.

Having regard to the external amenities the current private patios and first floor terrace would be complimented by the presence of additional patio seating areas and a lawned and landscaped garden.

The Nursing Homes approach has always been drawn toward the word 'home' where the resident's comfort and wellbeing are the main objectives.

Attached are relevant photographs that reflect the quality that the applicants have injected into their current Nursing Home. The existing patio shown is actually smaller in area than that proposed to support the new extension. The inside of the new garden room would be designed and finished to a high standard, thus matching that of the existing facility as illustrated.

This Nursing Home has been recognised and applauded nationally. The attention to the quality of the amenities currently offered for residents' enjoyment is excellent and this approach would obviously be retained once the extension was in place.

This is why this Nursing Home has been voted as within the top six within the country.







8. Planning Policies.

The site lies within a settlement policy boundary as set out in the adopted Local Plan.

Policy CP1 of the Joint Core Strategy applies to development within the Settlement Policy Boundary where there is a presumption in favour of development.

Policy CP2 is complied with as the site is not too distant from the main centre of the village.

Policy CP11 [Housing Tenure, Type And Mix] includes for extra care housing and housing for those with special or supported needs.

Policy CP12 Reflects on extra care accommodation to meet the needs of the local aging population.

Policy H6. Restricts the net loss of residential accommodation 'except' where the proposals would be beneficial to the local area.

Policy HE2 of the Local Plan.

As pointed out in the Design & Access Statement the width and area of the plot allows for the proposals to be instigated without jeopardising the design, scale and character of the local area.

Policy CP27 of the Joint Core Strategy.

It is felt that with a pastiche approach being taken, matching the existing design and architectural finishes on No. 82 London Road would maintain the high quality external appearance that is currently present. The proposed design would contribute to the general overall appearance of the area. The current out of character property, No. 84 London Road, would therefore be replaced with a building more in keeping with the current street scene.

Policy CP27 also refers to possible impact on the amenity of the occupiers of neighbouring properties. When reflecting on the current and proposed footprints it is felt that this requirement is not compromised. With the reduced height of the proposed building it is actually felt that the amenity issue is improved.

Policy CP29 of the Joint Core Strategy.

The question of the proposals being sympathetic to its setting in terms of scale, height, massing and density has been qualified within the Design & Access Statement.

Policy H13.

It is considered that this policy is a key policy as far as this proposed development is concerned.

It will be seen that the suggested layout would comply with the following requirements:

1. The home would be totally accessible to key facilities and services.
2. Public Transport passes the site so would be available for staff and visitors.
3. The location of the site offers interesting outlooks not only within the site but also beyond the front boundary.
4. Level access would be available to all garden and sitting out areas.
5. The proposal would not detract from the character of the area.
6. Part M of the Building Regulations would be fully complied with.
7. With the new construction, external insulated walls and double-glazed joinery, energy efficiency would be to the highest standards.
8. Recycling of rainwater would be seen as an environmentally friendly approach

CONCLUSION.

When taking all the above into account and the fact that previous Planning Approvals have been granted for larger scale projects, it is felt that the new proposals cannot be considered as being controversial. If, however, the Case Officer has any points of concern the agent would be only too pleased to attend a meeting in order to hopefully address same.