

## DESIGN STATEMENT

04 March 2026

### **PROPOSED SINGLE STOREY EXTENSIONS TO FRONT AND SIDE, INTERNAL ALTERATIONS, ROOF EXTENSION AND LOFT CONVERSION TO 5 SHAW CLOSE, ELMER.**

#### **BIODIVERSITY ENHANCEMENT STATEMENT**

The proposal for this application is to extend and totally refurbish a very dilapidated and rundown property at 5 Shaw Close Elmer. Currently there is very little if any ecology or biodiversity values to the front or rear of this semi-detached dwelling and I attach photos of the front and rear for clarification of this statement. The front garden and additional strip of land under ownership is just grass with access paths to the rear and front entrances. The rear garden is predominantly patio with concrete slabs, small areas of grass and the remanence of old shed bases now removed.

The applicant has purchased this dwelling to make a forever home with his partner and will be landscaping the front and rear areas with new hard paved parking area, access paths, rear patio area, shrub planted borders front and back, laid to lawn areas to front and some tree planting which will improve the BNG of the plot considerably.

We would also like to point out that this is a Householder application which we thought was exempt from this requirement.



Frontage



Rear Garden

## **DRAINAGE IMPACT ASSESSMENT**

The foul drainage system originally installed at the application site is an underground foul sewer system presumably managed and maintained by southern water. The proposed extension and refurbishment work's will be connected to the foul drainage system and where necessary the old and possibly damaged connections will be renewed as necessary and if public will be the subject of a build near/over agreement with Southern Water.

The surface water drainage will be re-laid with new Upvc flex jointed pipework to new underground soakaways formed with Polystorm Geocellular units wrapped in Geotextile wrap all to the approval of building control examination and inspection.

The existing house is a 2 bedroom house with kitchen, utility room and bathroom facilities and the extension works will only add an extra bathroom but remove the utility room and therefore will add very little to the foul and waste disposal on this property.