

Corona, 37 Upper Northam Road, Hedge End – Householder Supporting Information

I am John Pateman, and I make this supporting statement as the applicant and on behalf of our Hedge End family who has resided in this town/formerly village for 6 decades. This minor loft conversion project is to enable our elderly father/grandfather who has been recently widowed to have the assisted living arrangements he needs. We are passionate about nature, being good custodians to this land and wish this statement to be taken into consideration.

- Ecology

There is one tree root protection area identified by the ecologists and agents we have employed. I am a qualified highway civil engineer with experience of working on construction sites alongside very sensitive woodlands, in fact some of the most protected sites in the country (including experience of working alongside ancient forests). I can confirm I am project manager for the site for this loft conversion project (MAPM). The root protection area is highlighted in Figure 1 below and currently sits beneath a concrete slab laid in the 1950s. On top of the concrete slab there is currently approximately 20mm of soil/grass.

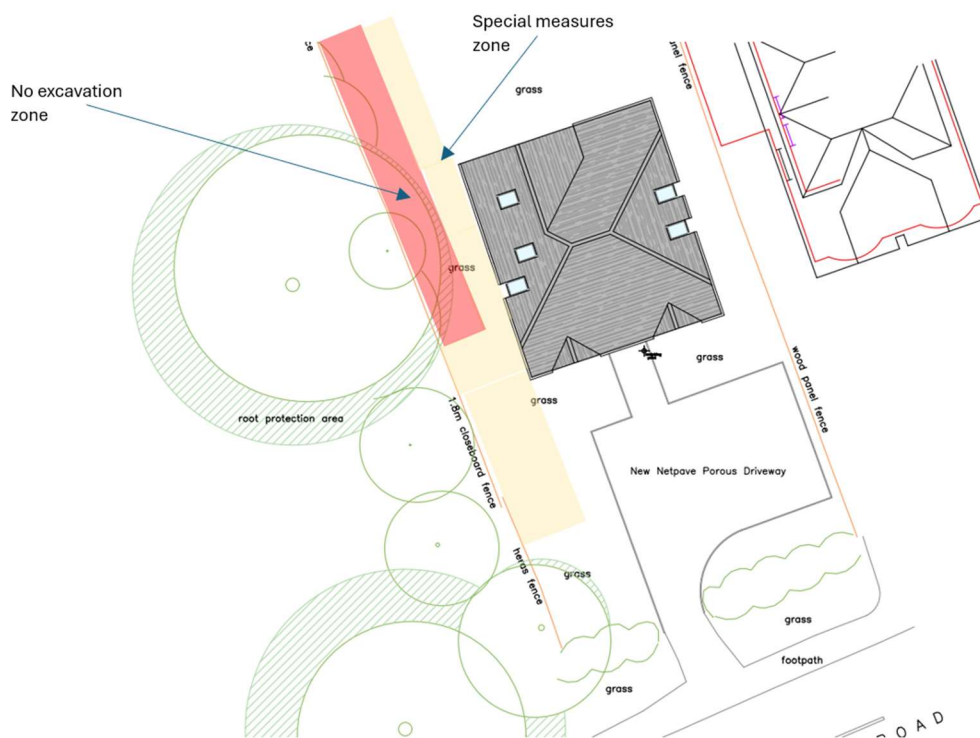


Figure 1 - Root protection area -special measures zone

A full pre-construction information (PCI) and construction phase plan (CPP) will be produced in line with CDM regulations however I can confirm that **no excavation** will be undertaken at all in the root protection area identified, and only non-mechanical methods of excavation will be undertaken on the west side of the dwelling if excavation is required at all – for example for trial holes. In the unlikely event that foundation work is required to the property, vacuum excavation will be considered to protect the wider root system. To reiterate no excavation will be permitted within the root protection area.

John Pateman MEng (Hons) MSc MAPM



Figure 2 - 1950s concrete slab under the existing grass on top of the root protection area

There is only limited machinery required for the wider project, and no heavy machinery is expected to be used which could have an impact on the root protection area, however the concrete slab is considered to offer adequate protection to the root system for any machinery or materials that may be transported. During construction of the loft conversion, no materials or welfare facilities will be stored to the west side of the dwelling.

All native trees on the land are protected by Tree Preservation Orders (TPOs) and are a considerable distance to the rear of the dwelling and will remain as they are now. We are extremely proud of the great oaks and other trees on our land, will continue to be good custodians and to protect them well as we have for the last 6 decades. The TPO was not required in this regard.

The family have traditionally kept a small number of fruit trees. There are currently three fruit trees on the main rear lawn, again all will be retained, and we plan to introduce a small number of additional fruit trees to the rear of the current lawn.

Traditionally to the rear (north) of the fruit trees has been an area of long grass and wild flowers. We plan to keep this special area as it is and encourage more wild flowers in a small area – 4m x 6m to encourage bees and pollinators.

At the base of the hill in the centre of the garden is an area the family has reserved for deadwood covering an area of 4.4m x 10m. This area was established 10 years ago and is now brimming with insect life and various fungus.

In July 2024 the 1.5metre stock fence installed by the Town Council in 1986/87 has been replaced with a 1.2metre fence chain link fence with space underneath for small creatures to traverse and a lower height to allow local deer to enter and continue to enjoy respite from users of the Bridget Mary Gardens – see Figure 3 overleaf.

The close board fence adjacent to the dwelling was replaced in May/June 2024, with the introduction of spaces underneath the footing boards for wildlife (Figure 3).



Figure 3 - Reduced height eco-friendly fencing installed – 150mm gaps introduced for wildlife under the fences

- Sustainability/ CO2 / Climate Change

This development involves a loft conversion and therefore minimises construction CO2 and makes use of all the existing drainage. We propose to introduce 2 new water butts to collect rainwater from the part of the dwelling that discharges surface water to the foul sewerage.

All garden lighting is proposed to be replaced with lighting with a colour temperature under 2700K to reduce the impact on species contained within the garden and with the neighbouring properties. Lighting to be minimised and on timers where required for security and access.

External dwelling lighting and power is to be powered by a new purchased solar PV off grid array (2 x 380W – Q.PEAK DUO BLK MLG9s) located to the rear of the existing grass lawn instead of the current mains supply. The off-grid system uses a Victron Energy MPPT100 SmartSolar charge controller/system and four lithium-ion batteries.

- EBC Local Plan

Responses to previous applications have described Corona, 37 Upper Northam Road as one of the original bungalows. The original bungalows in Upper Northam Road were constructed in the 1920s and 1930s. “Corona” along with the two storey dwellings at numbers 29 and 31 (former Police house) are all later additions and are post WW2 constructions. Corona was constructed in 1953, the year of Queen Elizabeth 2 coronation, hence its name. Constructed by Mr Kimber (an original Hedge End carpenter).



Figure 4 – undeveloped site from aerial photograph from 1949 - family papers - all copyright reserved.

This loft conversion development supports EBC Local Plan policies DM26, DM27 and DM31 to allow a small annexe to meet the needs of the elderly population – i.e. the recently widowed elderly father/grandfather who is frail and has complex needs/assisted living arrangements.

Allowing this minor development to proceed will free up two local properties, effectively adding two new dwellings to the local housing supply as follows:-

- A four bedroom terraced property
- A three bedroom semi-detached bungalow

Taking into consideration all the points above the family believe that the high benefits, including social and wider public benefits of this project far outweigh the minor impact of a roof of a post war dwelling being raised by 80cm to bring it into line with the original prewar neighbouring properties. We would respectfully ask that this development, more akin to a permitted development is approved.