DESIGN AND ACCESS STATEMENT AND FLOOD RISK ASSESSMENT FOR

PROPOSED NEW DWELLING AT 251 BURTON ROAD BARNSLEY S71 2QE

Scheme Information

Scheme Name: New Detached Dwelling House and Garage

Date: 15th June 2009

Local Area: Monk Bretton

Proposed Use: Private Dwelling

Size of Site (approx.): 471sqm

Anticipated Scale (approx.): 83.75sqm new build ground floor and 83.75sqm new build first floor

Type: New Build 4 Bedroom 2 Storey Detached House with integral Garage and Open Car Port

Designations of Site and Surrounding Area: Site of former detached derelict 2 storey dwelling house. Housing Policy on the UDP

Site covered by design/planning/development brief or master plan?:

No

Site Analysis

Location:

251 Burton Road, Barnsley, S71 2QE

Size and Shape:

The Existing dwelling house has been demolished as it was unsafe, see photos below








Burton Road
Burton Road
Fish Dam Lane



The Proposals are for a replacement dwelling house with integral garage and car port to the front of the property

Boundaries:

The existing boundary treatments are not affected by these proposals and comprise facing brick walls to the South, East and West, a new wall will be constructed to the back of the footpath on Burton Road

General History:

The site is currently vacant; the original house has been demolished as it was unsafe.

Planning History:

An application for a 3 storey detached house was granted on 5 August 1998, but the approval has lapsed, no further applications have been made.

Access:

The existing vehicular access/ egress site lines will be retained and are not affected buy the proposals

Natural Features:

No existing natural features will be affected by these proposals

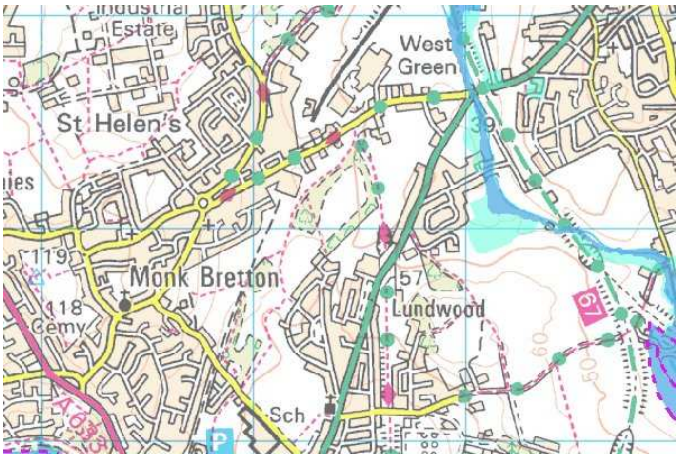
Land use:

The surrounding area is predominantly residential

The Site does not lie within the Green Belt or a Conservation Area

The Site lies within the confines of the existing village and is `Brownfield` and is not safeguarded for other purpose

The Site is not identified by the Environment Agency as an area where flooding is a risk.



Following recent national flood events, guidelines have been developed to assist The planning authorities in situations where flooding is probable" The Environment Agency aims to ensure that all future developments are assessed With these guidelines in mind.
These planning guidelines emphasise the need to redevelop land in the flood plain rather than develop new areas. However, the restrictions on the suitability of using a particular site for any category of development in such areas, are becoming more rigid. The latest edition of PPS 25 discusses the sequential and exception test for development in flood risk areas.
A desk study of the site was undertaken and the Environment Agency were consulted with regard to the known flooding regime. The requirements of the guidelines have also been considered. The site is outwith of the flood risk zone and therefore the risk should be based on what effect this development will have on the water regime. The sequential and exception test are not required as the site is not within the flood zone.

Development Types:

The site lies within an area of a mixture of detached and semi detached properties of varying styles and ages that form part of the traditional fabric of the village.

Roofs cape:

Concrete tiled roof with pitch to match adjoining properties of approx 30deg.

Height:

The original house had a ridge height of approx 7.3m; the proposed dwelling would have a ridge height of not more than 8.9m on the building line.

The site is slightly elevated from the main road

Building Lines & Setbacks:

There appears to be a general building line to the site, the new proposal will be set back to this line.

Architectural Style & Details:

No attempt has been made to duplicate the appearance of the previous dwelling but will be in keeping with the styles of the surround properties, the size and accommodation proposed is considered appropriate for the location when assessed in relation to other residential developments in the locality and market forces.

The orientation and aspect of the proposal has been designed with regard to adjoining buildings, footways, highways, site topography and scale of surrounding features, there will be no excessive overshadowing or overlooking of adjacent residential properties.

Topography:

There are no significant changes in level to the surrounding area and the site is flat

Open space:

There are no POS affected by the proposals

Public Consultation:

No Public Consultations have taken place

Street Network:

The site is located on a main road to the local village and the existing access and current parking arrangements are unaffected by the proposals

Parking:

Off street parking will be provided within the site for 3 cars

Policy Background

Unitary Development Plan/Local Development Plan:

The Unitary Development Plan adopted has been consulted and the relevant policies relate to Housing

Disability Discrimination Act:

The existing access from Burton Road will be used and the drive will rise to a flat area where the Car Port will start, level access will be provided to the principle entrance door the dwelling as required by legislation.

Other supplementary planning guidance:

N/A

Development Objectives

Objectives:

The proposal is for the construction of a two storey detached house garage and car port.

Design Solutions

Layout (i.e. context, orientation, connections, car parking):

The layout takes maximum advantage of the available site area.

Built form (i.e. scale, mix, and massing):

The proposal will be in keeping with the existing adjacent properties, and will be sympathetic in scale and mass

Accessibility (i.e. permeability, entrance, service provision):

The existing access arrangements are not affected by the proposals, a SUDS will be incorporated with surface water run off taken to soakaways (ground conditions permitting), any hard paved areas will be constructed using permeable construction methods.

Details and materials (i.e. façade treatment, roofscape, materials, colours):

The roof and walls will comprise matching materials to the adjacent properties, with brickwork, and art stone features

Landscape (i.e. open space, streetscape, planting):

The private garden areas will be landscaped and significant changes in level are envisaged.

Sustainability (i.e. energy efficiency, resource conservation, flexibility/adaptability):

The proposals will be built to meet he latest requirements for the Building Regulations in terms of conservation of power, heat and CO2 emissions

Impact (i.e. on neighbours, travel patterns, historic features, character or regeneration of area):

There will no impact on neighbours, travel patterns, historic features, character or regeneration of the area