

Design and Access Statement with Flood Risk Assessment for:

Burntwood Kitchen Garden

Introduction

The following planning statement has been prepared in support of planning application for proposed alterations and extensions to form additional services at Burntwood Kitchen Garden, Moor Lane, Brierly, Barnsley, Yorkshire, S72 9HD.

This statement has been submitted to set out the planning policy context and to highlight the design and access issues that have been considered during the preparation of the application proposals.

Appraisal of the Site

The enclosed planning application relates to Burntwood Kitchen Garden, Moor Lane, Brierly, Barnsley, Yorkshire, S72 9HD. The total area of the site is 1 acre.

The existing area is disused. The ground is predominantly an overgrown grassland. At the front of the property is a wooden gate which opens onto a smaller driveway off Southmoor Road.

The existing boundary walls are grey brickwork with natural colour mortar pointing.

The following pages show images of the front elevation of the existing site and the existing site plan as shown on Google Earth:

The left hand gate will be moved to the centre



Image 1 - Roadside elevation of site



Image 2 - Site Plan

Proposals

The aim of the proposed development is to provide additional services for leisure activities such as bowling and horse-stabling.

The development includes:

- A new grass crete car park towards the front of the site with 11 car spaces, of which 2 are allocated to be disabled spaces. A new gate is to be installed for access into this area.
- A new grasscrete driveway out of the main car park and onto the gravel drive which runs alongside the bowling green and down to the horsebox parking at the rear of the site.
- Additional parking beside the bowling green with a capacity of 5 cars (including 1 disabled space)
- A new 690m² or 0.19 acre grassed bowling green
- A new stable block consisting of 4 stables, a feed store and a tack room.
- A new manure store
- New changing facilities
- New trees planted as shown on the proposed site plan

The proposed external finishes of the new buildings will match those of the existing Burntwood Cottages, and the roof will be finished in tiles, to match the existing.

The applicant is keen to promote sympathy and sustainability and wherever possible the materials or products used will be locally sourced and environmentally friendly.

There is no evidence on site of protected species, flora or geological features within the site.

There will be a total of 3 persons employed full time on the site. These include 1 to maintain the stable block and care for the horses and 2 others for the maintenance and care of the bowling green.

Construction Method Statement

This method statement has been prepared for alterations to Burntwood Kitchen Garden.

- All materials that cannot be reused or recycled will be disposed of in the appropriate manner.
- As the property is adjacent to a residential area, the demolition/ construction work will be carried out between working hours during the week and only till midday on Saturdays. No work will be carried out on Sundays or Bank Holidays.
- Cement and plaster will be stored in a secure area. A skip will be kept on site to hold all waste.
- Concrete will not be poured in wet weather to ensure run-off does not occur.
- Diesel and oil will not be stored on the site to prevent accidental spillage.
- The materials used on the construction site will be sustainability sourced where possible.
- To ensure minimum quantities of waste are sent to landfill sites, it is proposed that materials are recycled or reused wherever possible.
- All materials wastes should be stored in designated areas which are isolated from surface drains.
- Special care shall be taken during deliveries to prevent accidental spillage

- All construction plant and equipment shall be maintained in good working order.

Flood Risk Assessment

The following flood risk assessment for the proposed alterations to the Kitchen Garden adjacent to Burntwood Cottages has been prepared.

The flood risk maps provided by the Environment Agency, show that the application site is not within a flood risk zone.

Summary

Overall, the alterations and extensions to the Kitchen Garden provide an excellent opportunity to provide an area for leisure activities for those from the local care home and other interested parties, with all the space and facilities one would expect of a bowling green and stables.

The design and materials used in these proposals will enable the building to function well and will fit comfortably into the immediate surroundings.