Design and Access

Statement.

09/00298/FUL 25 MAR 2009

Design and Access Statement.

Contract:- Single dwelling

land adjoining
Greymar,,
Station Road,
Biddulph. ST8 6BS

This Design and Access Statement has been prepared in accordance with Circular 01/06 (DCLG) that a statement to be provided with all new commercial operations.

Design.

Use. It is proposed that the dwelling will adjoining an existing property .
The situation of the site is within a long established neighbourhood means that there is a broad range on community facilities within a 5 min walk. The location of the site close to established community, retail and open space facilities, and within walking distance of the town centre and close to public transport eg. bus routes.

Amount. The building will be 118.97 sq mts with garage and stores of 69.26sq mts. The size of the building will be 7.50m.x 10 this being the main building with a projection at the front of 2.80m x 2.00m
The proposed is for two storey building and the roof space will be used this will provide accommodation on three floors. The ground floor will be used for storage and garages with the middle floor for living accommodation and the roof space for bedroom accommodation.. The size of the buildings allows a building of sufficient scale to blend in with the surrounding buildings.

Layout. The layout of the development has been governed by the a existing stream adjoining, therefore all the living accommodation as been situated on the first floor level so not to be subject to any future flooding. To reduce the scale of the building the roof space has been used for bedroom accommodation.

Scale. The proposed buildings will be 7.50 m x 10.00 m with front projection of 2.80 m x 2.00m comprising of lower ground floor, ground floor, first floor accommodation. The building will be in proportion to the existing adjoining buildings within the area.

Landscape. The existing boundaries are well established hedges which will be retained, with two existing small trees removed. The existing large trees as shown on drawing are to be retained. The existing footpath will be extended along the front of the development, and this will be flanked with a new hawthorne hedge. Additional landscaping will be provided with in the site as new lawns and decorative shrubs.

Appearance The proposed building will be constructed of red multi rustic facing bricks and dark grey roofing tiles with UPVC windows. All to be constructed in accordance to the building regulations. Existing characteristics have been incorporated within the new design to reflex existing properties close to the site.

Access

Vehicle and Transport links

The site is within an existing road system therefore transport link to the site are existing, and this will not increase due to the proposed.

This has been designed within the guide lines prepared by Cheshire County Councils Parking facilities.

Inclusive Access

The buildings at present are designed in line with guidelines published by the office of the Deputy Prime Minister and Disability Rights Commission.

The building together with the management policy and procedures that can be adopted to achieve a reasonable level access to the premises in accordance with Part M of the Building Regulations.

PPS1 and RSS
On Climate Change.

RSS on Climate Change

The building is small scale development which will have no impact on climate change and sustainability . The design of the building will comply to the building regulations and all the present insulation values will met. It is proposed that solar panels will be incorporated within the roof to supply energy to the development. Also the use of modern condensating boilers with thermostatic valve controls on the radiators , heating will also be zoned.

PPS1

The proposed development is within an existing established residential area, and the Site is considered an infill site within this development.

FLOOD RISK ASSESSMENT FOR PLANNING APPLICATION.

SITE AND LOCATION SJ 883 581

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The site is within a floor zone 2.

The site is located off Station Road, Biddulph and adjoins the Gillow Shaw Brook which is to the west of the road.

Existing ground level to the site is 154.34 approx. The site is located to the west of Station Road and generally slopes from the road which is 156.01 to the west of the site 153.19.
There is also a slope from the north to south of 154.73 to 154.44 with the water level at this point of 153.75.
To the north of the site are detached dwelling of floor level of approx. 154.80, to the south are terraced cottages original and modern construction.

DEVELOPMENT PROPOSALS

The proposed dwelling comprises of two floors of 69.26 sq mts with a foot print of 80.60 sq mts, and a roof space accommodation of 49.71 sq mts. It is proposed that the lower ground floor areas will be used for garages and storage purposes, with the upper ground floor levels used for accommodation with a floor level of 157.25 this is some 3.275 mts above the existing water level of the brook..

EXSTING FLOOD DEFENSES

At present there is an existing bank between the site and the stream of approx. 1m, which will retain most flooding to the site.

EXISTING INFORMATION ON FLOOD RISK.

The site as a flood risk of Flood zone 2 on part of the site as informed by the local authority.

SURFACE WATER DRAINAGE STRATEGY

For attenuation off peak discharge of surface water and minimizing changes in the volume and rate of surface runoff we are considering Sustainable Drainage Systems.

That will include the provision of surface water storage comprising of 2m cub water storage tank for water recycling.

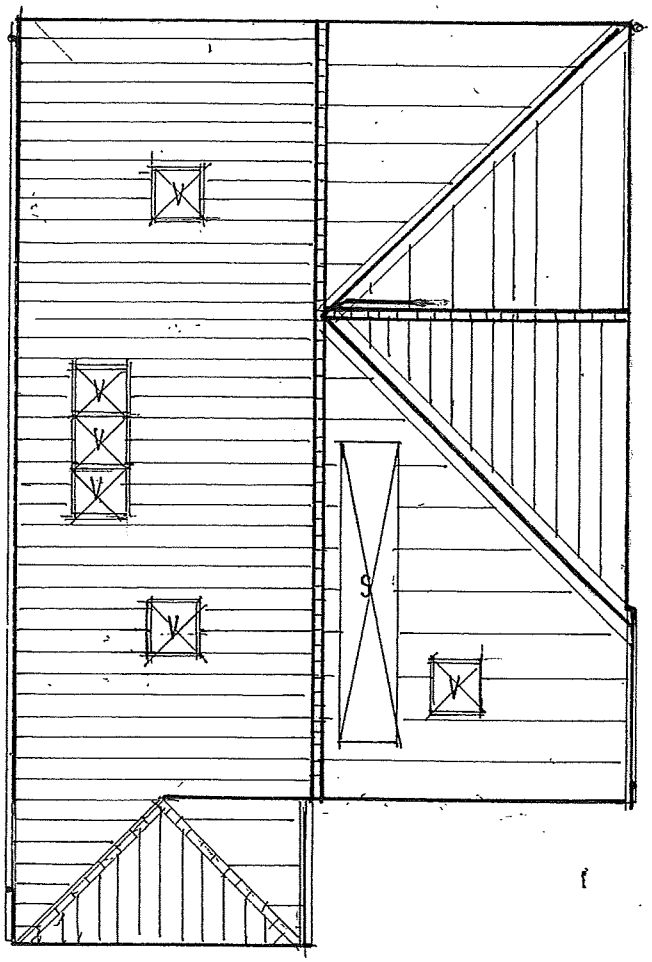
Additionally all external paved areas such as car park, access pavement and garden decking will receive permeable paving.

Rear garden of the property to be minimal 75% vegetated ground landscaped with smooth surfaces following the natural drainage pattern. All paved garden areas to be permeable and floating wooden deck with no alteration to drainage pattern and soil.

Run off water from boundary to be managed and ducted as appropriate. Downstream surface Runoff towards the house controlled through underground pipe systems.

SUMMARY

This simple floor assessment demonstrates that the development has considered and
Taken steps to manage flood risk as part of the development proposals. The proposed arrangement are a solution to ensure that there will be no increase risk of flooding to
The site and surrounding area.



KEY

Velux c04
550 x 980

Solar panel

ROOF PLAN PROFILE

ARCHTREND DESIGN
122 Waggs Road
Congleton
Cheshire
tel 01260 274221
e mail sb4221@aol.com

Proposed single dwelling land off
Station Road, Biddulph,
Stoke on Trent ST8 6BS

Dwg. No. 2659/04

Scale :- 1:100