



Design & Access Statement

Works Proposed Extensions and Alterations

Side Address at The Old School Inn
Battle Green
Epworth
North Lincolnshire
DN9 1JT

Client Mr J. Dent

Reference 301EPWO

Date January 2014

Design & Access Statement

- 24th January 2014 Planning Issue
A - -

318NEWD – Proposed Extensions and Alterations at The Old School Inn, Battle Green, Epworth, DN9 1JT

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Assessment

1.0 Physical Context

- 1.1 The proposed site is located off Battle Green in the centre of Epworth, North Lincolnshire, DN9 1JT.
- 1.2 The site occupies a plot totalling approximately 2,280m², and includes a former Victorian School converted into a bar and restaurant, with gardens to the rear and parking to the front of the site.
- 1.3 The buildings to the immediate area are generally domestic houses, built from brickwork with pitched, tiled or slate roofs.
- 1.4 The site itself is currently developed, with access off Battle Green on the Eastern boundary. There is ample parking and turning on the site.
- 1.5 The existing facility was constructed in local facing brickwork and natural slate tiles, with additions finished with flat roofs to the North and North West of the building.

2.0 Social and Economic Context

- 2.1 The predominantly domestic nature of the centre of the town where the site is located, suggests that proposals for minor extensions and alterations for expanding business use, are satisfactory to provide suitable facilities for local residents, and those from further afield.
- 2.2 The proposals to create additional dining and WC facilities, are in line with the extant commercial use.
- 2.3 Public transport is easily accessible from the bus stops in the immediate vicinity, which serve the rest of the Isle of Axholme, and Scunthorpe and Doncaster.

3.0 Involvement

- 3.1 This Design and Access Statement will support the Planning Application for an 3 small extensions to the existing facility.
- 3.2 Due to the minor nature of the proposals, no pre-application advice has been sought.

4.0 Evaluation

- 4.1 The proposal to extend the restaurant, to occupy small areas of hard-standing, are required to satisfy the applicants growing business and provide further services for the local community.
- 4.2 There is presently insufficient space in the existing facility to satisfy the requirements of the applicant, and the hard-standing areas adjacent to the existing building, provide ample space for the proposed developments.

5.0 Use

- 5.1 The existing buildings are the used for the business of providing food and drink.
- 5.2 The site would be well suited to providing additional restaurant seating and the private hire of the new facility, and would not adversely affect the site or adversely impact on the surrounding area.
- 5.3 The proposed scheme will have no detrimental impact on the surroundings and would be in keeping with the existing buildings. The extensions being to the rear, will not affect the street scene.

6.0 Amount

- 6.1 This Planning Application is for three extensions for additional restaurant, WC and storage spaces, linking with the existing facilities.
- 6.2 The extensions shall total an additional 32.3m² of floor area, 8.0m² of restaurant seating, 11.7m² of new WC's, and 12.6m² of additional storage space.
- 6.3 The ridge of the restaurant extension shall be lower than the existing. The WC and storage roofs shall be flat roofs in line with the existing flat roof.

7.0 Layout

- 7.1 The works shall consist of a new restaurant seating area, open onto the private gardens, with flexible internal layout. The WC's shall be extended to provide suitable facilities for the new restaurant, suitable for private hire use. A new storage area shall be provided off the Kitchen areas.
- 7.2 The three extensions, totalling only 32.3m², will be in two distinct areas, which will blend in with the existing building without creating an additional mass.

8.0 Scale

- 8.1 The new restaurant extension roof line shall be lower than the existing ridge line, blending into the existing roof to minimise its impact. The flat roof extensions will continue the existing flat roof form, reducing the impact of the proposals when viewed from the North.
- 8.2 The proposed extensions shall be of single storey construction, and will therefore be subservient in mass and scale.
- 8.3 The internal spaces will be altered to allow access to the new facilities, but will not affect the external appearance of the existing building.

9.0 Appearance

- 9.1 The proposals have been specified to reproduce existing local styles as accurately as possible.
- 9.2 The chosen materials will match the existing as closely as possible, and take the following forms.

Brickwork – Red / brown smooth faced brickwork to match existing.

Roof Tiles – Natural or reconstituted slate roof tiles to match existing.

Windows – White and brown painted timber or uPVC or aluminium to match existing.

Fascia & Rainwater Goods – Dark brown stained timber fascia, with black uPVC rainwater goods to match existing.

10.0 Access

- 10.1 Access to the new extensions shall be via the existing building, with the restaurant extension having new large access doors on the North West elevation. The storage extension will have additional external pedestrian access for deliveries and access.
- 10.2 The existing main access door to the front elevation shall remain. This is the principle access. The rear of the site is secured from access by a 1.800m high metal gates.

11.0 Landscaping

- 11.1 The existing landscaped gardens will be largely unaffected by the extensions. The new restaurant extension will provide additional access into the gardens via a raised decking with steps down.
- 11.2 There are no proposals to enhance the site with additional landscaping.
- 11.3 The access drive shall remain as existing, as will the access and car parking areas to the front of the site.

12.0 Secured by Design

- 12.1 The extensions have been designed to extend the existing facility, and there is high visibility from the new extension to all elements of the site.
- 12.2 The accesses will be secure, with suitable, 5-point locking mechanisms to the doors.
- 12.3 The intruder alarm system currently in operation, will be extended to the new areas.

13.0 Sustainability

- 13.1 Where possible, this scheme will incorporate the highest standards of sustainable design.
- 13.2 The materials chosen for the conversion of the building, will be sourced, where possible, from the most local manufacturers and suppliers.
- 13.3 Where possible, further elements will be assessed and incorporated to provide sustainable benefits to the residents and local environment.

APPENDIX A

AERIAL PHOTOGRAPH

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APPENDIX B

FLOOD RISK ASSESSMENT

Assessment

1.0 Preamble

1.1 This Flood Risk Assessment will accompany a Planning Application for the proposed extensions at The Old School Inn, Epworth.

1.2 The site is currently occupied by a bar and restaurant facility.

1.3 The proposed site is located off Battle Green in the centre of Epworth, North Lincolnshire, DN9 1JT.

1.4 The purpose of this assessment is to comply with National Planning Policy Framework (NPPF); to enable an investigation into the potential flood associated risks relating to the development. The purpose of the Flood Risk Assessment is therefore to: -

- Demonstrate whether a particular project is likely to be affected by flooding from any source, both now and in the future;
- Satisfy the Local Planning Authority that the development is safe and, where possible, reduces the flood risk overall.
- Demonstrate whether it will increase the flood risk elsewhere.
- Demonstrate the measures proposed to deal with the identified risks.

2.0 Initial Assessment

- 2.1 A search on the British Hydrological Society Chronology of British Hydrological events website, and other searches found no record of past flooding in this area of Scunthorpe.
- 2.2 Below is an extract of the Environment Agency Flood Zone Map, showing the proposed site location.



The site is in an area that has a very low chance of flooding from rivers or the sea.



Very low means that each year, this area has a chance of flooding of less than 1 in 1000 (0.1%).

This takes into account the effect of any flood defences that may be in this area. Flood defences reduce, but do not completely stop the chance of flooding as they can be overtopped or fail.

2.3 Below is an extract from North Lincolnshire's Strategic Flood Risk Assessment Map, which shows the location of the site in a Zone 1 Low Probability area.



2.4 The SFRA Zone 1 Low Probability, comprises land assessed as having a less than 1 in 1000 annual probability of river or sea flooding in any year (< 0.1%).

- 2.5 This relates to a Zone 1 Low Probability under the National Planning Policy Framework Technical Guidance (below).

Zone 1 - low probability

Definition

This zone comprises land assessed as having a less than 1 in 1,000 annual probability of river or sea flooding (<0.1%).

Appropriate uses

All uses of land are appropriate in this zone.

Flood risk assessment requirements

For development proposals on sites comprising one hectare or above the vulnerability to flooding from other sources as well as from river and sea flooding, and the potential to increase flood risk elsewhere through the addition of hard surfaces and the effect of the new development on surface water run-off, should be incorporated in a flood risk assessment. This need only be brief unless the factors above or other local considerations require particular attention.

Policy aims

In this zone, developers and local authorities should seek opportunities to reduce the overall level of flood risk in the area and beyond through the layout and form of the development, and the appropriate application of sustainable drainage systems².

- 2.6 Taking NPPF Table 2 (below), buildings used for commercial uses are defined as ‘less vulnerable’ classification.

Less vulnerable

- Police, ambulance and fire stations which are *not* required to be operational during flooding.
- Buildings used for shops, financial, professional and other services, restaurants and cafes, hot food takeaways, offices, general industry, storage and distribution, non-residential institutions not included in “more vulnerable”, and assembly and leisure.
- Land and buildings used for agriculture and forestry.
- Waste treatment (except landfill and hazardous waste facilities).
- Minerals working and processing (except for sand and gravel working).
- Water treatment works which do *not* need to remain operational during times of flood.
- Sewage treatment works (if adequate measures to control pollution and manage sewage during flooding events are in place).

2.7 Under NPPF Table 3 (below), confirms that the development is appropriate, and does not require an exceptions test.

Flood Risk Vulnerability		Essential Infrastructure	Water Compatible	Highly Vulnerable	More Vulnerable	Less Vulnerable
Flood Zone	Zone 1	✓	✓	✓	✓	✓
	Zone 2	✓	✓	Exception Test Required	✓	✓
	Zone 3a	Exception Test Required	✓	✗	Exception Test Required	✓
	Zone 3b (Functional Floodplain)	Exception Test Required	✓	✗	✗	✗

Key:

- ✓ Development is appropriate
- ✗ Development should not be permitted

2.8 As the site is ‘Zone 1, Low Probability’, and the proposed vulnerability is classed as ‘Less Vulnerable’, it is noted that an Exception Test is not required, and the development is deemed ‘appropriate’.

3.0 Sequential Test

- 3.1 Taking the Environmental Agency's standing advice document in relation to this we have looked at the following points and responded as follows:-

In relation to the Development Plan, the site lies within an area of established commercial use.

Does the site fall within the windfall criteria? North Lincolnshire Council's current Local Plan does not identify 'windfall' sites and as such we conclude we cannot satisfy this criteria.

Are there available alternative local sites located in Zone 1? Due to the nature of this Planning Application (extensions to an existing facility) we can confirm that there are no other sites suitable in alternative Zones 1 or 2, as the extensions must be directly linked to the existing facility. This therefore satisfies the criteria.

Availability of similar sites in Zone 2 – there are no other available sites within Zone 2 locally as described above, which could provide an alternative location which is better or worse than that chosen. This therefore satisfies the criteria.

We therefore conclude that the Sequential Site has been adequately demonstrated.

4.0 Exceptions Test

- 4.1 Further to point 2.8, under NPPF, and exceptions test for this type of development is not required, and deemed appropriate.

5.0 Conclusions

- 5.1 We conclude that, as the site lies outside of a zone with potential of flooding, we consider the test to be passed due to the commercial use of the site.

APPENDIX C

PHOTOGRAPHIC ASSESSMENT



North West Elevation - Looking North



North West Elevation - Looking North East

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North East Elevation - Looking West



North West Elevation - Looking South East

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