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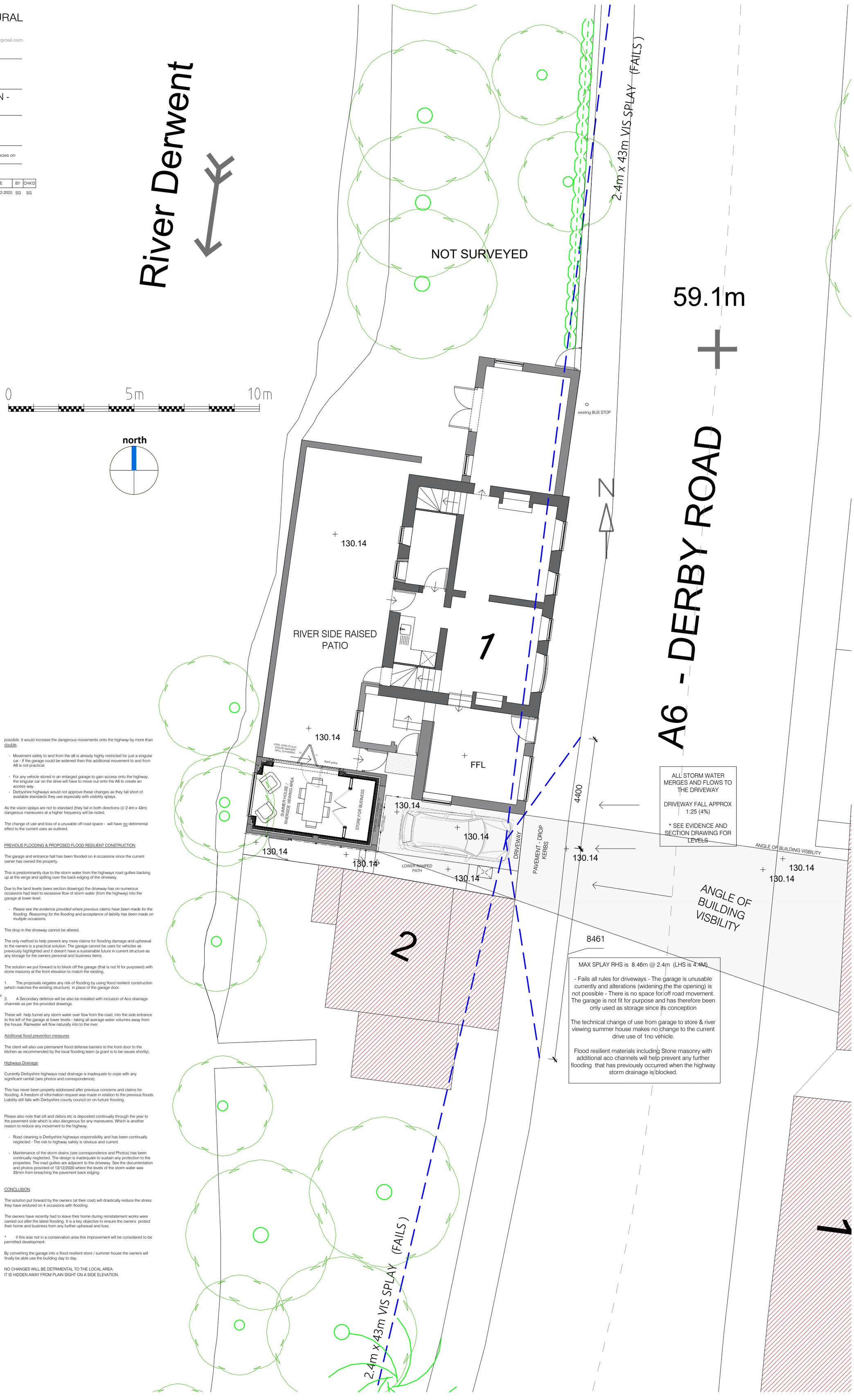
04 - PROPOSED BLOCK PLAN - PLANNING

SG PROJECT NO.	PAPER SIZE	DRAWN BY
162	A2	SG

REVISION: PLANNING
SCALES: 1:100 PLAN

Drawing measurements shall not be obtained by scaling. Verify all dimensions prior to construction. Immediately report any discrepancies on this document to SG ARCHITECTURAL DESIGN.

REV.	DESCRIPTION	DATE	BY	CHK'D
P1	FIRST ISSUE	11-12-2020	SG	SG



FRONT ELEVATION - MATERIAL CHANGES AND SPEC

- Remove concrete lintel & existing metal garage door
- Install stone masonry to match the existing like for like
- Flush pointing to match the garage existing

ELEVATION VIEW

Please note this elevation is only visible from the a6 and adjacent pavements on the very now splay show.

The viewing splay is at a maximum of 6m wide from the opposite side of the a6.

The current garage / store is set back from the rear edging of the pavement by on average 5.7m.

ANY CHANGES WILL NOT BE DETRIMENTAL TO THE LOCAL AREA. IT IS HIDDEN AWAY FROM PLAIN SIGHT.

REAR ELEVATION - MATERIAL CHANGES AND SPEC

- Remove Concrete Lintel & existing casement window
- Install a 1755 (w) x 2150 (h) wide Picture window - In timber to match the existing patio doors to the side extension previously permitted
- Brickwork infill to match the existing above in place of the concrete lintel
- Timber to painted in the heritage green

NO CHANGES WILL IMPACT THE NEARBY TREE OR BANK SIDE

ELEVATION VIEW

Please note the rear elevation is only visible at 51.4m distance from the Milford Bridge - no other properties can see this elevation

- During April to October the elevation cannot be seen from the bridge due to cloaking by the riverside trees *Please see photos provided.

WINDOWS AND NATURE VIEWING

The natural setting of the proposed store / summer house lends its self to viewing the Riverside setting in a safe and controlled location.

The client has had very favorable reaction from local community groups wishing to use the building to the view the abundance of wildlife etc on the river from a safe position.

This will involve the school and photography groups.

Whilst the rear elevation window contains a larger section of glazing, this conforms to all building regulations.

It matches the materials already permitted on the patio doors to a previous extension. The fixed frame dimensions will be same at this patio door.

NO CHANGES WILL BE DETRIMENTAL TO THE LOCAL AREA.
IT IS HIDDEN AWAY FROM PLAIN SIGHT ON A REAR ELEVATION.

RIGHT HAND SIDE ELEVATION - MATERIAL CHANGES AND SPEC

- Remove Stone Lintel & existing METAL door.
- Widen and install a suitable lintel to accommodate a 2.4m timber bi fold door in the same style at the previously permitted on the extension.
- 3 Pane but one fixed pane to the LHS will increase light into the store/summerhouse viewing area.
- Install a Derbyshire Stone Lintel (2 Piece) to Suit, on a Steel lintel as per the engineer.

- Timber to match the existing patio doors to the side extension previously permitted
- Stone work infill to match in place of any existing lintel alterations
- Timber to painted in the heritage green

NO CHANGES WILL IMPACT THE NEARBY TREE OR BANK SIDE

- A section of built in storage for the business (floristry) will be build against the existing front elevation as per the layout plans
- Bi fold doors will enable storage to be moved into the building & will allow extra daylight to enter.
- Fold up tables etc will be able to be moved inside the store areas

It matches the materials already permitted on the patio doors to a previous extension. The fixed frame dimensions will be same at this patio door.

ELEVATION VIEW

Please note the side elevation is only visible whilst on the applicants property. No public can view this elevation.

CURRENT USE & CHANGE IMPLICATIONS

- The driveway is only used by the owners for a single car
- When parked on the drive the car doors cannot be opened fully - therefore is not used on a regular basis. Available parking on the road used by neighbours is used day to day.

- The existing garage has never been used as a regular car garage. It is only used as a store (see claims for damage from previous flooding)
- Previous owners also only used the garage only as a store

- Movement to and from the garage is impossible apart from in a small below average car (see block plan & dimensions)

- Overall Drive widths (limited by a change in levels to the side path shown) and a pinch point to the existing building, limit the widths to 1975mm. This dimension reduces further on any turning paths.

For the garage to be used then it would need drastic widening works, that would encroach onto the side entrance pathway or maybe onto the patio areas. This is not possible. It would increase the dangerous movements onto the highway by more than double.

- Movement safely to and from the a6 is already highly restricted for just a singular car - If the garage could be widened then this additional movement to and from A6 is not practical.

- For any vehicle stored in an enlarged garage to gain access onto the highway, the singular car on the drive will have to move out onto the A6 to create an access way.
- Derbyshire highways would not approve these changes as they fall short of available standards they use especially with visibility splays.

As the vision splays are not to standard (they fail in both directions @ 2.4m x 43m) dangerous maneuvers at a higher frequency will be noted.

The change of use and loss of a unusable off road space - will have no detrimental effect to the current uses as outlined.

PREVIOUS FLOODING & PROPOSED FLOOD RESILIENT CONSTRUCTION

The garage and entrance hall has been flooded on 4 occasions since the current owner has owned the property.

This is predominantly due to the storm water from the highways road gullies backing up at the verge and spilling over the back edging of the driveway.

Due to the land levels (sees section drawings) the driveway has on numerous occasions had lead to excessive flow of storm water (from the highway) into the garage at lower level.

- *Please see the evidence provided where previous claims have been made for the flooding. Reasoning for the flooding and acceptance of liability has been made on multiple occasions.*

The drop in the driveway cannot be altered.

The only method to help prevent any more claims for flooding damage and upheaval to the owners is a practical solution. The garage cannot be uses for vehicles as previously highlighted and it doesn't have a sustainable future in current structure as any storage for the owners personal and business items.

The solution we put forward is to block off the garage (that is not fit for purposed) with stone masonry at the front elevation to match the existing.

1. The proposals negates any risk of flooding by using flood resilient construction (which matches the existing structure) in place of the garage door.

2. A Secondary defence will be also be installed with inclusion of Aco drainage channels as per the provided drawings.

These will help funnel any storm water over flow from the road, into the side entrance to the left of the garage at lower levels - taking all average water volumes away from the house. Rainwater will flow naturally into to the river.

Additional flood prevention measures

The client will also use permanent flood defense barriers to the front door to the kitchen as recommended by the local flooding team (a grant is to be issues shortly).

Highways Drainage

Currently Derbyshire highways road drainage is inadequate to cope with any significant rainfall (see photos and correspondence).

This has never been properly addressed after previous concerns and claims for flooding. A freedom of information request was made in relation to the previous floods. Liability still falls with Derbyshire county council on on furture flooding.

Please also note that silt and debris etc is deposited continually through the year to the pavement side which is also dangerous for any maneuvers. Which is another reason to reduce any movement to the highway.

- Road cleaning is Derbyshire highways responsibility and has been continually neglected - The risk to highway safety is obvious and current.

- Maintenance of the storm drains (see correspondence and Photos) has been continually neglected. The design is inadequate to sustain any protection to the properties. The road gullies are adjacent to the driveway. See the documentation and photos provided of 13/12/2020 where the levels of the storm water was 35mm from breaching the pavement back edging.

CONCLUSION

The solution put forward by the owners (at their cost) will drastically reduce the stress they have endured on 4 occasions with flooding.

The owners have recently had to leave their home during reinstatement works were carried out after the latest flooding. It is a key objective to ensure the owners protect their home and business from any further upheaval and loss.

* if this was not in a conservation area this improvement will be considered to be permitted development.

By converting the garage into a flood resilient store / summer house the owners will finally be able use the building day to day.

NO CHANGES WILL BE DETRIMENTAL TO THE LOCAL AREA.
IT IS HIDDEN AWAY FROM PLAIN SIGHT ON A SIDE ELEVATION.