

Design and Access Statement:

Proposal	Install floodgates to boundary wall of Albert Terrace
Location	No 1-3 Albert Terrace, Llowes, Powys, HR35JA

1.	Proposal
	The installation of 2No flood gates either side of Albert Terrace is part of a flood alleviation scheme provided by Powys County Council with grant funding from the Welsh Government within the village of Llowes. Serious flooding has occurred at this location in the past and has flooded the property. The installation of the gates will provide must needed protection from flooding to the property.
2.	Use
	To significantly reduce the effect of flooding to the Listed Building known as Albert Terrace.
3.	Amount
	The one listed building of Albert Terrace is the only building having flood gates installed within the Flood Alleviation Scheme, with two gates being fitted within the existing boundary wall of the property.
4.	Layout
	The layout and design of the proposed flood gates is detailed on drawing No: H2919_028_D_007 and H2919_028_D_005 supplied as part of the application. Photos of the locations and the proposed design are also supplied in documents H2919_008 and H2919_009

5.	<p>Scale</p> <p>The scale of the proposals with dimensions are detailed on drawing No: H2919_028_D_007 and H2919_028_D_005 supplied as part of the application. The Flood gates have a maximum height of 900mm and will be 50mm thick. The gates will be permanently fixed to the external walls but will have removeable fittings (bolts and screws).</p>
6.	<p>Landscaping</p> <p>Some repairs may be necessary to the entrance floor at both locations. Materials used will be consistent with those already in situ and kept to the minimum required.</p>
7.	<p>Appearance</p> <p>The design of both gates will be the same using a timber construction and using metal fixings for gate goods such as hinges and latches, we propose to use a black metal finish for these. The timber appearance will be natural tan as per photo H2919_009. The gate design can be found in drawing No. H2919_028_D_007</p>
8.	<p>Access to the developmen</p> <p>No change to level of the access at both locations, however, as part of the design for flood gates to work a small, raised lip is required to ensure that the gate is stopping any water from entering the property. This can be mitigated in one direction by a small ramp on the inside of the property, however, the other side will remain as a stop. Users of the entrances will require to step over this small upstand and wheelchair uses will find this has an impact on their ease of access to the property, however the height of this lip will be the same as an existing access kerb and therefore accessible to all users.</p>