mboothdesign

architectural design and building consultants

The Director of Planning
Barnsley MBC
Planning and Transportation Service
PO Box 604
BARNSLEY
S70 9FE

25 May 2017

MJB/JB 15.25

Dear Sir

**Re: Erection of Dwelling and garage with alterations to existing access**
**Planning Ref: 2016/0302**

I am attaching details to address pre-commencement planning conditions in respect of the planning approval referred to above.

**Condition No 3 – Details of Materials**

1. Roofing - Bradstone Old Quarried artificial stone slates, colour ref Lichen Green

2. Rainwater Goods – Aluminium ogee gutters and circular rainwater pipes – black ppc finish.

3. Walling – Regularly coursed natural sandstone with natural stone heads and cills.

4. Windows – Upvc off white window frames.

5. Doors – Composite doors with medium oak appearance.

6. External surfaces – Natural stone flag paths; bonded gravel to driveway; natural stone setts to parking areas and crossover at site access.

**Condition 5 – Tree Protection Details**

Refer to information from James Royston Arboricultural Consultant for details of tree protection barriers, tree protection plan and method statement.

**Condition 7 – Drainage**

Foul drainage to connect to existing sewers in Common Road via sewage pumping station; refer to details attached.

Surface water drainage to be discharged to soakaway in accordance with the drainage design provided by Stevenson Associates.

Fairfield House Berneslai Close off Churchfield Barnsley S70 2EL

Directors: Mr MJ Booth MCIAT Mrs J Booth
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**12 – Construction Method Statement**

A plan is included at Appendix A which shows the site and includes information on the following where necessary:

- The parking of vehicles for site operatives and visitors is shown on the plan at Appendix A.
- Access for construction traffic will be taken from the existing access to Common Road which will be increase in width for the construction period. Improvements to the access and laying of a stone road base will be undertaken at commencement of the works.
- Loading and unloading of plant and materials to take place within the site on land adjacent to the access so that delivery vehicles do not need to leave a clean stoned prepared surface.
- Storage of plant and materials will be available within the area indicated on the plan at Appendix A.
- Wheel washing facilities will be provided in a designated loading area as shown on the plan at Appendix A adjacent to the access, however delivery vehicles should not need to leave a prepared surface.
- The contractor shall limit the presence of dust by damping down as required.
- Noise levels can be controlled by ensuring that all machinery is properly maintained and has exhaust silencers in good working condition.

**Condition 14 – Hard and Soft Landcaping**

Hard landscaping details referred to under Condition 3, item 6 above. Refer to Landscape Design drawings for details of soft landscaping.
I trust that the information provided will allow you to discharge the pre-commencement planning conditions however please let me know if you require any further information.

Yours faithfully

[redacted]

MJ Booth
MBOOTH DESIGN LTD

NORTH

Trees to rear retained but not shown - refer to Tree Survey Report for details of maintenance works to protected trees.

Soakaway as before

Soakaway using drainage proprietary drainage crates - see soakaway design.

Garden

Refer to Engineers details for further information regarding foundations.

Rev B
Supported rc floor to Pool Hall and Plant room. Reposition pool.

Pool
Pool FL 90.500
Pool FL 91.000

Prop FL 92.300

TERRACE

Beam and block floor span

Maintain cross ventilation to subfloor through internal walls.

Rev A
Add foundation nib

Non loadbearing blockwork walls built off beam and block floors.

215mm blockwork foundation walls under internal walls at bearing ends of beam and block floor joists.

Proposed Dwelling
Prop FL 92.300

Annex
Prop FL 92.300

215mm blockwork foundation walls under internal walls at bearing ends of beam and block floor joists.

Beam and block floor span

100 Dia SW drain

100 Dia Foul drain

Channel drainage

IC F1 CL 92.000 IL 91.350

IC F2 CL 92.150 IL

IC F3 CL 92.150 IL 91.550

IC F4 CL 92.100

IC F5 CL 92.000 IL 90.980

IC F6 CL 92.150 IL 90.800

IC F8 CL 94.030 IL 93.770

IC in garage to have screw down air tight cover.

75mm fall to garage floor

Garage
Prop FL 92.150

F7 Pump Chamber CL 92.500 Incoming IL 90.700

Waste bin storage

PARKING

1.5m high stone wall

Cliff face

Alignment of house frontage

Alignment of frontage

Gabion retaining wall to rear of garage, max 1.5m high.

Existing stone wall to frontage to be retained

Retain T15 to T20 at site frontage.

Existing ground levels within root protection area of retained trees to be maintained.

Reposition existing lamp post to west of access as shown.

Reposition existing access, increase width to 4.5m and construct 2.0m pedestrian visibility splays from back edge of footway as shown. Construct drop kerb to width of access to Local Highways Authority requirements.

Fill quarry to 92.0m contour.

Setting out dimension

Common Road

ADDITIONAL MATERIAL STORAGE.

AREA TO BE STONED FOR ACCESS, DELIVERIES & WHEEL WASHING.

STORAGE OF MATERIALS

PARKING FOR CONSTRUCTION & VISITORS.

SITE CABINS

INCREASE EXTG OPENING TO PROVIDE SITE ACCESS.

CONSTRUCTION METHOD STATEMENT INDICATIVE PLAN.

## KEY:

- Existing Level
- Existing ground level contours in metres.
- Proposed Level
- Trial Pit Locations 08/02 /2015 Refer to SI Rport by Eastwood and partners.
- Existing tree cross referenced with Tree Survey;
- Existing trees to be removed - T1 T7-T14 T22 T23-T26 T45. The Arboricultural Survey recommends the removal of T1 T14 and T25.
- Lower part of quarry below countur 92.0 to be filled with clean inert material and capped in accordance with Engineers recommended details.
- Permeable open textured tarmac finish to access road with optional permeable finish such as SureSet permeable bonded gravel. Block paved edge set in concrete race.
- Indian stone buff multi flags to paths and terraces where shown.
- Marshalls Tegula priora free draining setts to parking areas as shown.

**Landscaping**
The site has the benefit of mature trees the majority of which are to be retained and improved by a maintenance programme aimed at crown lifting an thinning to secure their longevity. Additional tree planting within the site is considered unnecesary.

**Principals of Drainage**
Foul drainage to connect to existing sewer in Common Road. Yorkshire Water Sewer Records indicate the depth of the sewer in Common Road to be approximately * * *m and therefore a packaged foul water pump station with a rising main is to be used between F7 and F8 to tilt the invert of the drain and allow a gravity connection from F8 to the sewer in Common Road.
Surface water to be taken to soakaways as shown. Refer to detailed soakaway design for further details.

**Below Ground Drainage Workmanship**
Drainage generally to be in accordance with BS8000:Part 14:Code of Practice for Below Ground Drainage. Min fall 1 in 60.
* Drains passing through walls to be lintelled over with concrete lintels min 50mm above pipe and opening around the pipe to be min 50mm all round. Mask the opening both sides of the wall at pipe entry with rigid sheet material to prevent the entry of fill or vermin. Fill void around the pipe with suitable compressible sealant to prevent the entry of gas.
* Drains passing under buildings to be surrounded in min 100mm granular material, but where the crown of the pipe is within 300mm of the underside of any concrete floor slab, drain to be encased in min 100mm concrete with movement joints at each pipe joint of thick compressible board.
* Drainage trenches within 1m of buildings, which are lower than the foundations, to be encased in concrete up to a level equal to the underside of the foundation with movement joints at each pipe joint of thick compressible board.
* Covers and gratings to all gulleys to be solid plastic or metal and mechanically fixed in place to prevent the ingress of vermin.
* Inspection Chambers to be 450mm diamater polypropylene in lightly trafficed areas up to a maximum of 1.0m deep. Manholes less than 1.5m deep to be in Class B eng brickwork on 150mm conc base with an internal clear length and width, and clear opening size of not less than 750x600mm. Manhole covers to be cast iron medium duty with pedestrian areas and heavy duty within areas accessible for vehicles.

**Drainage Key**

| | |
|---|---|
| | Foul drain |
| | Surface water drain |
| SPV | Soil pipe vented to external air |
| SP | Soil pipe with durgo valve |
| Rwp | Rainwater pipe with gully |
| WG | Waste Gully (Foul) |
| Re | Rodding eye |
| * 97.270 | Existing level |
| 92.000 | Proposed level |

Royd View Cottages
No 3

**C** 25.05.2017 - Update to match soakaway design.
**B** 11.07.2016 - Update position of Pool and floor construction to Pool Hall Plant Room and Garage.
**A** 23.06.2016 - Amend paths and surface finishes; add setting out dimensions; add foundation to pier adj soil pipe in Living Room.

PROPOSED DWELLING
THE OLD QUARRY
COMMON ROAD
BRIERLEY BARNSLEY

**DETAILED PROPOSALS**

**SITE PLAN**

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|---|---|---|---|
| Scale | 1:100 @ A1 | Drawn | MJB |
| Date | June 2016 | Ref. | 15.25 |
| Dwg No. | WD01 | Rev. | C |

0cm 2cm 4cm 6cm

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**SITE PLAN** 1:100