

LANDSCAPING DETAILS

Document number 007

SITE ADDRESS:

Proposed Northerly House
Plot of land at the end of Lister Row, Great Houghton, Nr Barnsley, S72 0AY

NATURE OF THE DEVELOPMENT:

Erection of a two storey detached house with parking space.

Rear Garden Area

As mentioned in the design and access statement, a 1.8 metre high garden fence is proposed to be erected around the back garden, on the north eastern and north western boundaries as shown on the Site Layout Plan, drawing number 001. This will match and connect with the south eastern boundary fence, which will be built as part of the adjacent 2012/0296 planning permission, so enclosing the back garden.

The back garden area will be mainly laid to lawn with shrub borders and a fruit or small ornamental tree.

A patio area is proposed to be created at the rear of the house, in block paving, extending around the north east side of it, to link with the hard standing car parking area, on the south east side of the dwelling.

Front Garden Area

It is proposed that the area to the north west will be laid to lawn with the remaining area surfaced with a solid bound material, to provide a car parking and maneuvering area, as shown on the Site Layout Plan, drawing number 001.

No additional fencing is to be erected around the area to the front of the house and the existing post and rail fence towards Hodster Lane will remain.

door of the proposed new dwelling. The minimum useable width at the 'pinch point' between the post (near the corner of number 15), Lister Row and the post and rail fence is 3.8 metres. This is after the flood alleviation culvert has been taken into consideration. Emergency vehicles have then the option of reversing back down the straight Lister Row and then exiting in a forward direction via the new proposed crossover on to the High Street. Alternatively, these vehicles can turn around on the solid bound material surfaced area in front of the approved adjacent house (2012/0296) and the side of number 15 Lister Row.

Please see the site plan with fire vehicle access (drawing number 011). The Y shaped turning circle proposed, is the same as in the earlier granted 2012/0296 planning permission and has already been approved by the South Yorkshire Fire Service, as a result of consultations with them, during the consideration of this earlier planning application.

Lister Row Surface

Lister Row currently has an uneven surface made up of rough tarmac and sections of porous surface material. The uneven nature of its surface has a great safety advantage for both pedestrian and vehicles, as it ensures that vehicle speeds are kept to a minimum, without the need to build and maintain speed bumps or other traffic calming measures.

As a result of the recent flood alleviation works and the further proposed flood alleviation works described below, the surface of Lister Row should now be more robust and therefore less prone to damage from surface water flooding or by any slight increase in traffic, as a result from this proposed development.

Additionally, it is noted for both pedestrian and vehicle safety, Lister Row currently has the benefit of street lighting.

Vehicle Parking

The hard standing in the front of the proposed dwelling will provide car parking for two vehicles. This space plus the shared space in front of the approved adjacent house (2012/0296) will allow vehicles to turn around and be able to leave the site in a forward direction. A solid bound material hard surface will lead from the car parking area to Lister Row, as shown on the Site Layout Plan, drawing number 001.

Vehicular Access to the back of Lister Row and Fieldsend House.

Vehicular access to the back of the Lister Row properties and Fieldsend House rear gate will not be impeded, and will be across the shared hard surfaced area, in front of the adjacent approved house (2012 / 0296) and to the side of number 15, and it will have a minimum width of 3.1 metres.

Disabled Access

There will be a continual paved area from the proposed hard standing car parking area, to the front door of proposed dwelling, which will facilitate wheelchair access to and from the house.

All doorways within the house will be of sufficient width for wheelchair access and other internal arrangements will contain all disable features complying with current Building Regulations.

SUSTAINABILITY

Close to Public Transport and Local Amenities

The site is just a few metres away from a bus stop. The centre of Great Houghton itself, with its varying amenities (shops, public houses, school, churches and skate board park), is within a short walking distance.

Flood Risk

The site is not within a flood plain or in an area of extreme flooding, as indicated on the Environment Agency's flood map. Please see the separate flood map, document number 008.

Recent Barnsley Council flood alleviation works have taken place in the Lister Row area, to create a dry pond on the adjoining Green where the surface water can now drain, reducing significantly any flooding on Lister Row, after very heavy rain.

Exactly as described in the earlier granted 2012/0296 planning application, it is proposed to create an extension to these works, by digging a culvert along the side of Hodster Lane to the north, to divert rainwater from this area and the site itself, into the dry pond where it will eventually soak away, as shown on the Site Layout Plan, drawing number 001.

Further Flood Alleviation Work Details

Specifications for the culvert agreed with the council's drainage engineers, during the consideration of the earlier 2012/0296 planning application, and are as follows:-

- The culvert will be approximately 1 metre wide at the top, with sloping sides to a depth of approximately 0.43 metres with 0.15 metre width at the bottom, getting gradually deeper, so the water flows downhill towards the dry pond.
- The culvert will be unlined to allow water to soak away along its length and will be open, except for a 5 metre long closed section, at the pinch point adjacent to the front corner of 15, Lister Row, as shown on the Site Layout Plan, drawing number 001.

- An access width of 3.8 metres and the 1 metre wide culvert itself can be accommodated at this 4.8 metres pinch point, if the culvert is covered. Covering the culvert will help with safety, as it will give wider vehicles driving around the end of house in Lister Row, a little more room and will remove the requirement to add any additional safety structures (i.e. posts or fencing) to alert drivers to the location of it, which in themselves would also have taken up valuable space, at this pinch point. It is proposed to lay, in the covered section, 2 lengths of 2.5 metre, approximately 335mm barrel diameter, top perforated, concrete pipe, backfilled with gravel, so some rain water can still drain into the culvert in this section.
- The lower section of the culvert to the dry pond would be open again, with a shallower slope of approximately 30 degrees, for safety, on the one side away from the fence, giving about 1.4 metres width at the top.
- If any newly required sewerage drainage piping has to cross the culvert, it will be position so as not to affect the flow of water down the culvert.

Old Water course pipe

An old water course pipe runs under ground at the rear of the Lister Row properties and across the site, and its approximate position is marked in yellow on the Site Layout Plan with drainage, drawing number 010, as also detailed in the earlier 2012/0296 application. The exact course of the pipe will be located and it will be rerouted, if necessary, so it will not run under the proposed new dwelling or the adjacent approved dwelling or interfere with any new drainage or similar piping, but with its function retained.

CONTAMINATION ASSESSMENT

As mentioned above, the full site historically contained 6 terrace houses, built around the 1890s, but these were demolished around 35 years ago and the site has remained overgrown and derelict ever since. It is extremely unlikely for there to be any chemical contamination on the site. Also, as it is in a residential area, it has not been used for any form of landfill, etc.

MATTERS TO BE RESERVED FOR LATER APPROVAL

Samples of external materials.

