

SAXTON DESIGN LIMITED

Architectural Design Consultants

SUDS Statement

Client: Blunt Homes LLP.

Project: Erection of 10 No. 3 Bedroom Town Houses at
Hunningley Close, Stairfoot, Barnsley.

SITE DESCRIPTION & HISTORY.

The application site is located on the eastern side of Hunningley Close, Stairfoot & was the site of a former clinic. The site area is 0.28 hectares & the former clinic was located centrally on the site with associated car parking & service areas. The clinic has now been demolished & the site is clear for development.

An outline planning approval for the erection of 10 No. 2.5 storey high 3 bedroom town houses was approved on the 28th October 2014 under planning reference 2014/0882. This full planning application seeks to gain approval for a change in house type design, all other aspects of the development including the site access & parking arrangements remains as shown on the previous approved plans.

SURFACE WATER DRAINAGE:

It is proposed in the first instance to utilise soakaways for the disposal of all surface water from the development. Percolation tests are to be undertaken prior to the commencement of any other work on site in order to assess the sites suitability for soakway use. However it is thought that the use of soakaways will not be a problem in this particular area.

The total site area of 0.28 hectares comprise an impermeable area of houses, private drive & parking court of 0.14 hectares & a permeable area of gardens also of 0.14 hectares. The rear gardens to the dwellings are quite long at approximately 20.5m so the siting of soakaways will not be an issue.

Run-off from the 2 blocks of town houses will be discharged into soakaways located to the rear of the dwellings which are to be sited a minimum of 5.0m from all dwellings.

Run-off from the private drive & parking area will also be discharged to soakaways which will be located to the rear of the site between the parking bays for plots 5 & 6. The private drive will also incorporate drainage channels to prevent any discharge of surface water onto the Hunningley Close carriageway.

The soakways will be constructed utilising Wavin Aqua Cell Eco units which are designed for use in garden areas. Should it be necessary to site any soakaways directly under the private drive then Wavin Aqua Cell Core units would be used which are designed for use in heavily trafficked areas. Rodding eyes for the maintenance of the soakaways will also be provided.

The cubic capacity of each soakaway will be calculated based on the impermeable area to be accommodated & also the average rainfall figures for the area.

Future residents of the dwellings will be given the option of a water butt where it is practical for the storage of surface water run-off which could then be used for garden watering.