SAXTON DESIGN LIMITED
Architectural Design Consultants

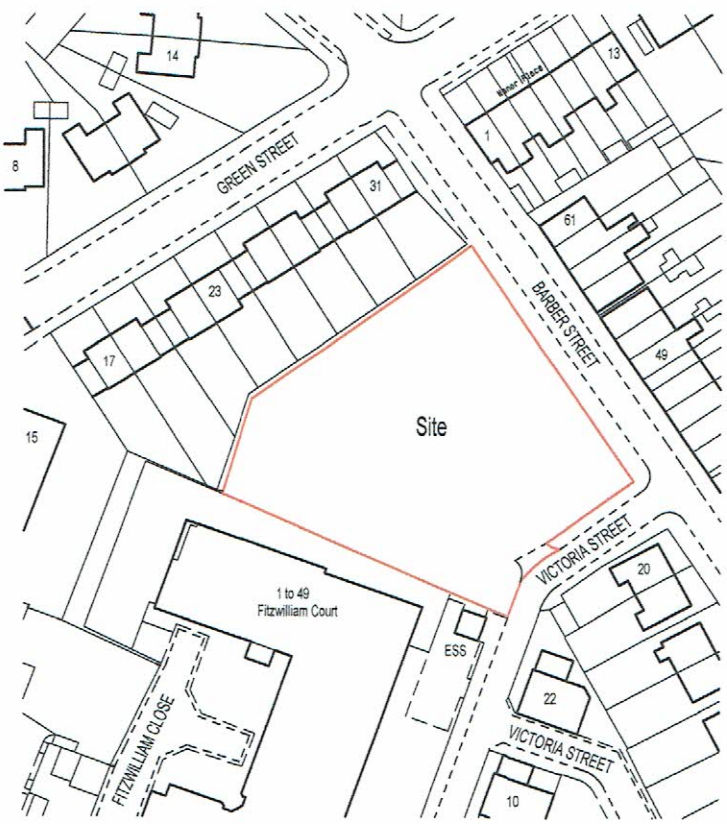
Drainage Strategy

Client: Hoober Ltd.

Project: Erection of 11 No. Dwellings at Barber Street, Hoyland, Barnsley.

Unit 1 Brancroft Farm, Bawtry Road, Austerfield, Doncaster. DN11 6EZ
Tel: 01302 – 771660
Email: rob@unicombox.co.uk

Proposed Residential Development at Barber Street, Hoyland,
Barnsley for Hoober Ltd.



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Drawn: R.W. Saxton.	
Date: October 2017	
Title: Location Plan	Scale: 1/1250 @ A4
Drawing No. 17.024.1	

SITE DESCRIPTION & HISTORY.

This report has been prepared in support of a planning application for the erection of 11 No. dwellings recently submitted to Barnsley MBC under planning reference 2017/1353.

The application site has an area of approximately 0.2 hectares & is bounded by Barber Street to the north-east, Victoria Street to the south-east, apartments at Fitzwilliam Court to the south-west & the rear gardens of residential properties along Green Street to the north-west.

The site is accessed off Victoria Street & was previously occupied by the Welcome Inn public which has been demolished.

Planning permission for a development of 11 terraced houses was granted on the 8th December 2010 under planning reference 2010/1280.

The site has been cleared for development & there are no trees present on the site.

The existing internal boundaries of the land consist of timber post & panel fences whilst the Barber Street & Victoria Street boundaries have been left open.

SURFACE WATER DRAINAGE:

As is normal practice the first preferred option for the discharge of surface water from the site would be to utilise soakaways. Should soakaways not be a viable solution then a discharge into the existing surface water sewer network of water course would be considered. A full ground investigation report has been prepared by Earth Environmental & contains the following statements:

Section 3.5 Hydrogeology & Hydrology.

The EA classifies the groundwater vulnerability & soil leaching potential on site as HU, a minor aquifer with high leaching potential. These soils are therefore assumed to be highly permeable in the absence of site specific information.

Section 7.5 Soakaways

Permeable strata suitable to facilitate the construction of soakaways were not identified during the site investigation, though the underlying sandstone may prove adequate. Infiltration testing will be required to confirm whether the strata is suitable for drainage soakaway construction & to assist with the design process.

It should be noted that infiltration testing & percolation test required to ascertain if the ground conditions would be suitable for soakaways where not part of the general investigation brief.

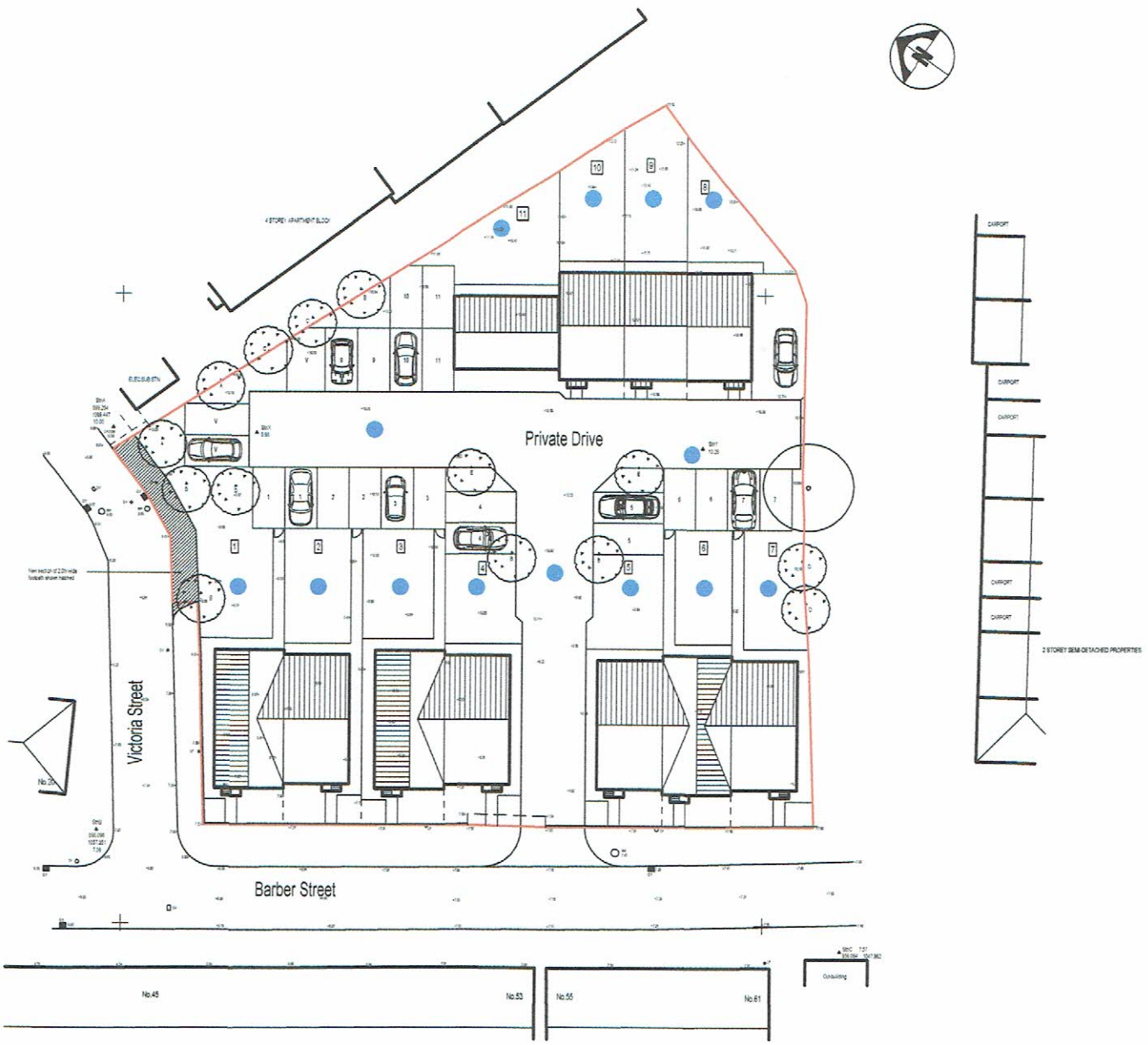
This being the case the applicant has commissioned EWE Associates in conjunction with Kepple Ltd the main site contractors to undertake the required percolation tests. Full results will be available shortly & will hopefully confirm that the use of soakaways is feasible.

Soakaway Construction:

2 types of soakaway construction will be considered depending on the percolation test results. Should the water table level be at a sufficient depth then the soakaways could be constructed in perforated concrete manhole rings. As an alternative, soakaway constructed using products such as Wavin Aqua or Polypipe Storm cells could also be used. These cells are suitable in all locations such as gardens & trafficked areas. All the soakaways will be located a minimum of 5.0m as required under current building regulation standards. A plan of the development showing where soakaways could be sited is attached to this report.

FOUL DRAINAGE:

Due to the lands former use as the site of a public house & the existing housing surrounding the site it is believed that the area is well served by existing public foul sewers. The sewers will be under the control of Yorkshire Water & an application to discharge & make a connection into the public sewer will be submitted by the main contractor prior to the commencement of any work on site.



Site Plan - Showing potential soakaway positions