

DESCRIPTION OF PROPOSED WORKS

21 Hey Croft, Whitefield

Overview

The front garden of 21 Hey Croft is adjacent to a pond which floods into the garden at a low point on the fence during heavy rain and in the winter season. There has also been considerable soil erosion from the garden into the pond due to heavy rainfall. That is now weakening the foundation of the drive.

To prevent this, it is proposed building a reinforced concrete flood barrier/soil retention wall at the low point A-B on the site plan. The wall will be 1metre 10cm high and 51cm above the low point, enabling the front garden to be raised to the higher point of the garden, and thereby making the whole garden level.

This will prevent further topsoil erosion into the pond and prevent cracking and further damage to the newly built drive. Cracks have already started to appear on the drive.

The depth of the wall below the low point (4) where the fence base is broken and collapsing, will be 60cm and it is estimated that at least 30 tonnes of topsoil will be required to level the garden.

The current position is that a wooden fence has been erected on the garden of 21 Hey Croft in front of the trees and foliage. This foliage is the natural division between the garden of 21 Hey Croft and the pond. According to the Land Registry there is no defined boundary between the garden of 21 Hey Croft and the pond.

The fence is to be removed and be replaced with wrought iron railings, matching the railings already in place along the length of the drive as indicated in the photograph attached – IMAGE 2. The wrought iron railings will be fixed on top of the wall – which will itself be hidden by the topsoil – and the railings will continue the length of the garden, secured in place with concrete postholes.

This will provide a stronger and more secure fence. The fence will be weather resistant, especially from storm and high wind damage, and will provide better and permanent security.

The existing fence has been placed on unstable and unsuitable soil and is in a poor state of repair. It is in danger of collapsing, either into the pond or onto the garden of 21 Hey Croft during periods of high wind or heavy rain, which could result in damage or personal injury.

Drawing No. 1

This is a plan of the entire site. The proposed wall is marked in red as A – B. The wall is 8 metres long and made of reinforced concrete. The wall will not be visible from the pond or from 21 Hey Croft as it will be hidden with topsoil.

Drawing No. 2

This shows the proposed railing fence. The railings will be set into the concrete wall along the 8-metre length. The garden will be raised to a single level and the remaining fence will be secured in position with concrete post holes. This compares with IMAGE 1. IMAGE 2 shows the proposed railings.

Drawing No. 3

This shows the design of the wall. A trench will be dug and reinforcing rods fixed in place with shuttering to form the wall. The total depth of the wall will be 1100mm and 300mm width at the base.

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