barrie
newcombe
ASSOCIATES

Job No:1600 Job Title: Barngate Street - Leek

AMENDMENT TO EXTERNAL WORKS

During a site visit it was apparent that there are a number of issues relating to the external finishes to the perimeter of the development abutting the back edge of the pavement.

After consideration we propose to remove the low garden walls along the frontage of plots 9 - 13 as the space between the proposed boundary wall and front of the houses is very limited and therefore restricting the type of ground finish. It was felt that this limited space would not be sufficient for access to maintain any ground finish or even in some cases maintain the house ie cleaning of windows etc..

It was felt more appropriate to remove these boundary walls and infill between the back edge of pavement and the building in tarmac, which would be in line with the perimeter of the adjacent apartment block, Waterloo Mill across the street and the Victorian terraces we are emulating on both Waterloo Street and Barngate Street. In the vicinity of the site it is only James Street and Langford Street and the newer houses on Waterloo Street that have front boundary walls which is reflected in the proposal. We will continue to retain the low garden walls to Blocks 1 and 2, together with plots 6,7 and 8 of Block 3.

It was originally proposed to provide a planting bed alongside the flank wall of plot 6 which was to extend along the boundary garden wall as well. The view taken from the visit was that this was an extensive amount of planting which would effectively be on the outside of the house curtilage and may give rise to issues in respect to maintenance etc..

On further reflection the relocation of this garden wall to the back edge of the pavement (as shown on the attached revised site layout plan, 1600-120D) would be beneficial in as much it reduces the planting bed, excludes the need for maintenance and would increase the size of the garden.

The proposals for boundary walls, planting etc to the balance of the site perimeter will remain as originally proposed.