



# MANASHAY HOUSE

RETROSPECTIVE PLANNING APPLICATION FOR RETAINING WALL

115 Upper Brow Roa, Huddersfield, HD1 4UP



## DESIGN AND ACCESS STATEMENT

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## Site Address

Site Address: 115 Upper Brow Road, Huddersfield, HD1 4UP  
Local Authority: Kirklees Council.

## Project Introduction

Retrospective approval is sought for a retaining boundary wall at the West and South West Side of 115 Upper Brow Road.

The application site relates to a large plot whereby a detached two storey dwellinghouse and a detached garage sits on elevated ground due to historic retaining walls to its west and southwest. It has a gated large driveway with access from Upper Brow Road.

To the north is a rail line bridge and a pedestrian bridge over, to the west and south is a large plot of undeveloped cleared land at a lower elevation which is partially wooded. The plot is mostly surrounded by heavily vegetated banks, trees and greenery, some of which had been historically felled.

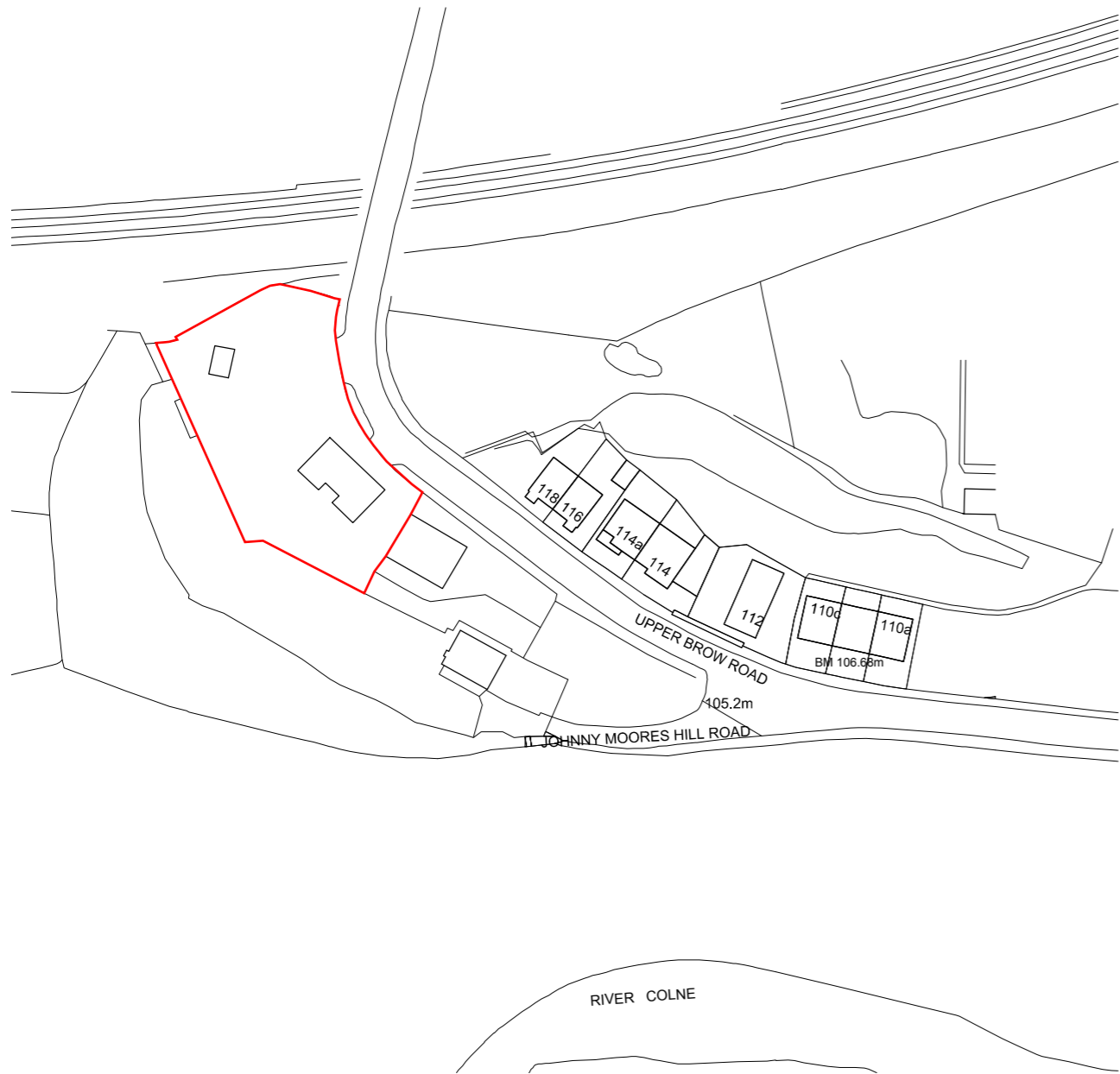
### History

Originally a retrospective planning permission was sought for the erection of a retaining wall with 1.6m height vertical slatted timber fence following the curved west/southwest boundary to form a shared neighbouring timber fence to the southwest boundary.

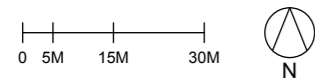
This most recent planning application, of which this document forms part of is to seek retrospective planning permission for the retaining wall whilst considering other options and introducing details to satisfy the comments in the Planning Officers Report.

Namely the below:

- 1.0 – Overview
- 2.0 – Visual Amenity and Screening
  - 2.1 - Height
  - 2.2 - Neighbours
  - 2.3 - Materiality
  - 2.4 - Screening
  - 2.5 - Existing vs Proposed
- 3.0 – Land Stability and Engineering



1:1250 AT A4



ST23.233.P - 1001  
LOCATION PLAN

115 UPPER BROW ROAD  
PADDOCK  
HUDDERSFIELD  
HD1 4UP



Fig. 2.0, Post 2020 Site Plan



Fig. 1.0, Pre 2020 Site Plan

1.0 - Overview

Pre 2020

Prior to the rebuilding of the retaining structures it can be noted that the vegetation and trees on the western boundary are lined with overgrown and mature trees. Based on online sources it can be estimated that this boundary has an overall height of between 10 to 15 metres. To further illustrate this please see figure 3.0 and refer to the garage on the drive and the overshadowing of the trees onto the adjacent site below.

The client has also provided images which illustrate the dense nature of the vegetation and mature trees on the Western and south-western boundaries please see figures:

When the hedge and mature trees were removed one can deduce that this caused instability in the ground which resulted in the walls at low-level failing. The existing trees and vegetation provided soil stabilisation and preventing erosion through their root system, water management and surface erosion protection via the canopies of trees and vegetation. See Fig 6.0

This can demonstrate that the gradients of the site are unstable without nature's structures and/or a man-made structural intervention.

Upon the collapse of the wall the client took the appropriate action to ensure stability of the landscape.

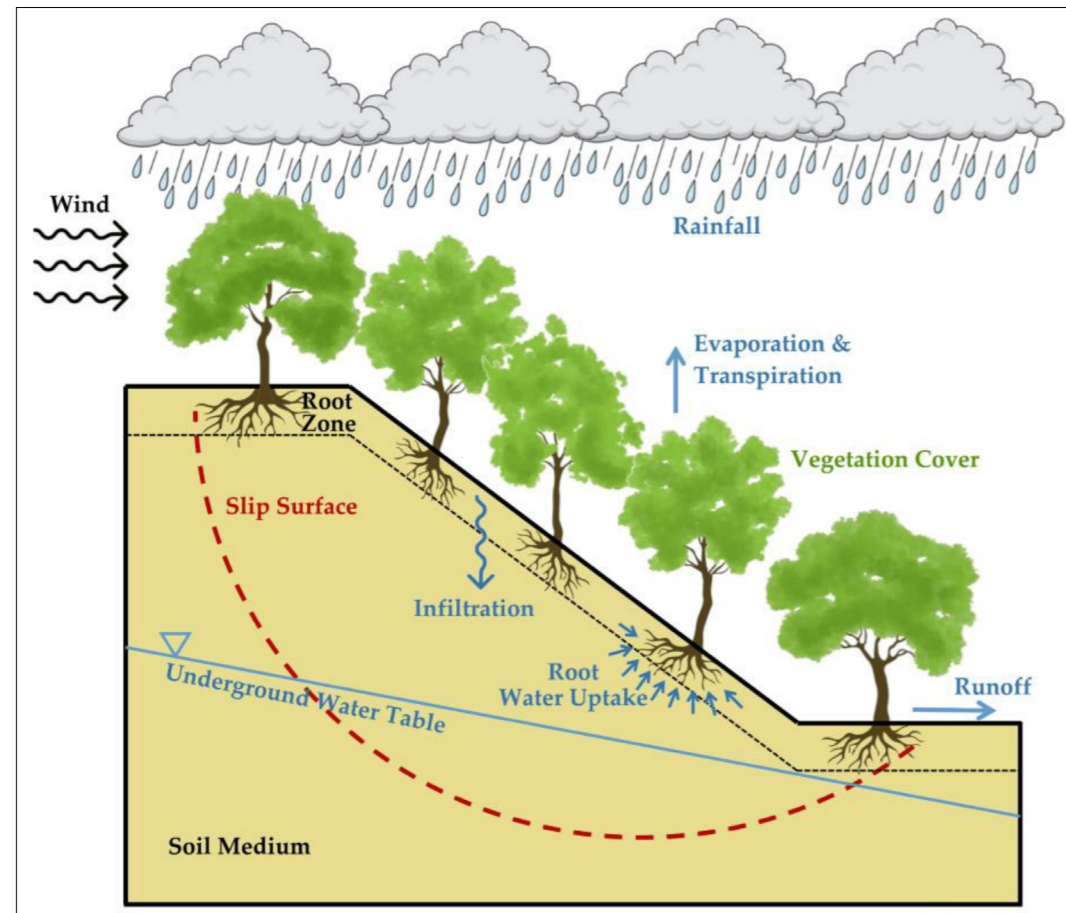


Fig. 6.0

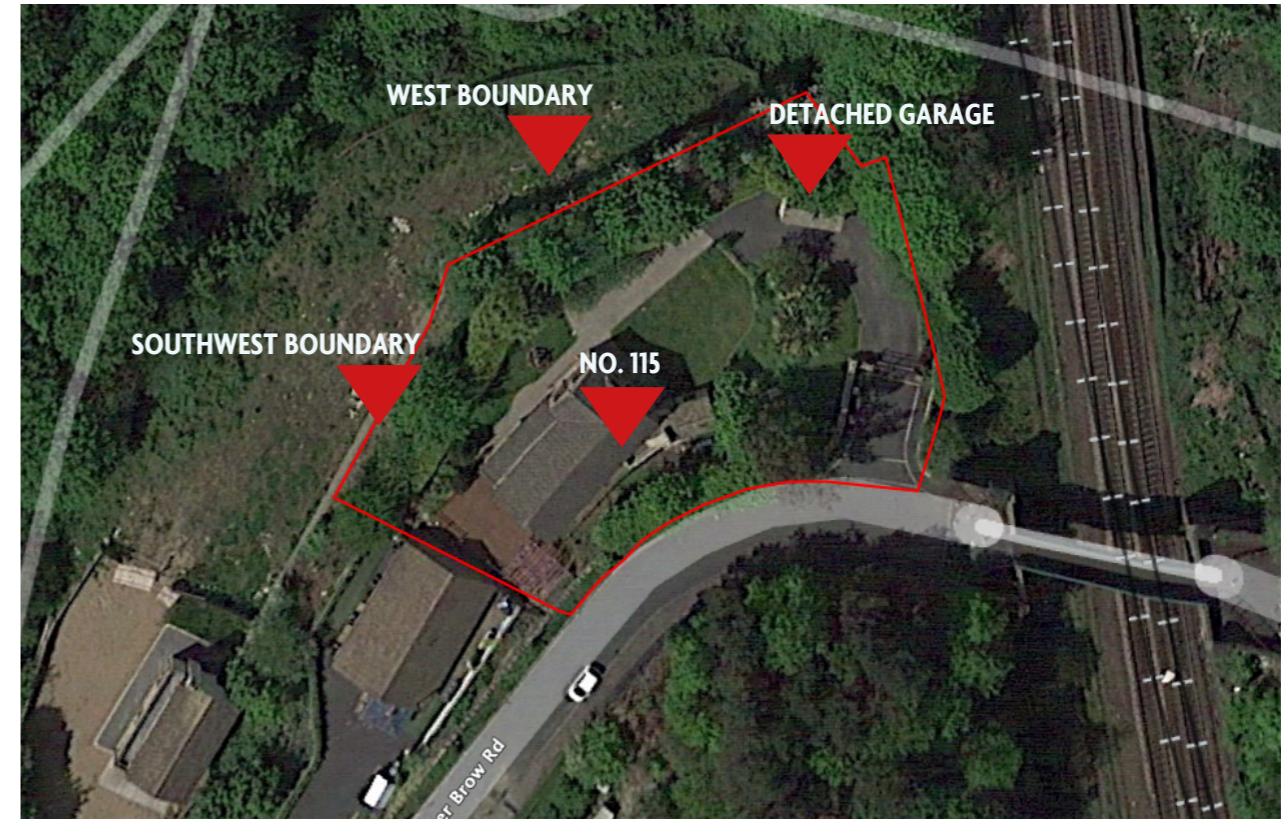


Fig. 3.0, Pre 2020 Site Plan



Fig. 4.1



Fig. 4.2



Fig. 4.3

1.0 - Overview Cont..

Post 2020

As the planning officers report outlines, the retrospective planning application was submitted midway through the build of the gabion basket retaining structure. The original design drawings were of a design which was more substantial and without any banking than this current application.

The current solution and the originally proposed solution in our opinion are the only real feasible options to construct a large retaining wall in this location. One cannot recreate over 20 to 30 years of natural habitat and soil stabilisation through the root systems of mature trees during a six-month construction period. It is unfortunate that the planning department has decided that the only action available at this current stage is legal action that suggests going back to what was there originally, which as mentioned above is not practical or feasible.

During the application process the applicant and agent had difficulty communicating and producing documents requested from the planning department. At this time Covid restrictions were at the highest and the whole country was facing significant disruption.

## 2.0 - Visual Amenity and Screening

The officers report made a number of observations, all of which are below with mitigation methods that from part of this current application.

### 1. The proposal is to increase the height of the boundary.

The existing site had dense vegetation on the boundary above a 3m retaining wall. Using online resource and previous planning history on the site the boundary height was between 10 to 15m. The proposal seeks approval for a boundary of maximum 7.5m, see Fig 4.1, 4.2, 4.3.

### 2. How the new boundary will affect future occupants of neighbouring development.

The South west boundary slopes away from the boundary at the top. The sectional drawings as approved of the adjacent development shows the distance between plot 6 and the boundary as 8.6m. with the new boundary retaining wall this has been increases to 9.1m, see Fig. 10.0

### 3. Gabion wall contrasting with the natural coursed stone.

The neighbouring property has identical gabion baskets thus forming a precedent of this typology in the area. See Fig 8.0.

### 4. No proposal to visually mitigate the gabion structure.

The west boundary has a new planting proposal between the original wall and the gabion baskets. The planting scheme will consist of planning fast growing coniferous plant and climber plants planted at the higher level so they can be maintained from the applicants drive above. This will screen the gabion basket on the western boundary. See Fig 9.0

### 5. The wall considerably larger and in contrast with the adjacent original retaining wall of its neighbouring property

The Existing wall was 3m and the new is 3.75m high. The new wall slopes away from the boundary and has an increased height of 750mm. in its context is not a substantial increase as the land does slope towards the northwest. See Fig 8

### 6. Section of higher ground has been added to the elevated position.

The introduction of the planting scheme will screen this higher level. Although the pre 2020 boundary was over 11m and the post 2020 boundary is just over 7m, see Fig 4.1, 4.2, 4.3.

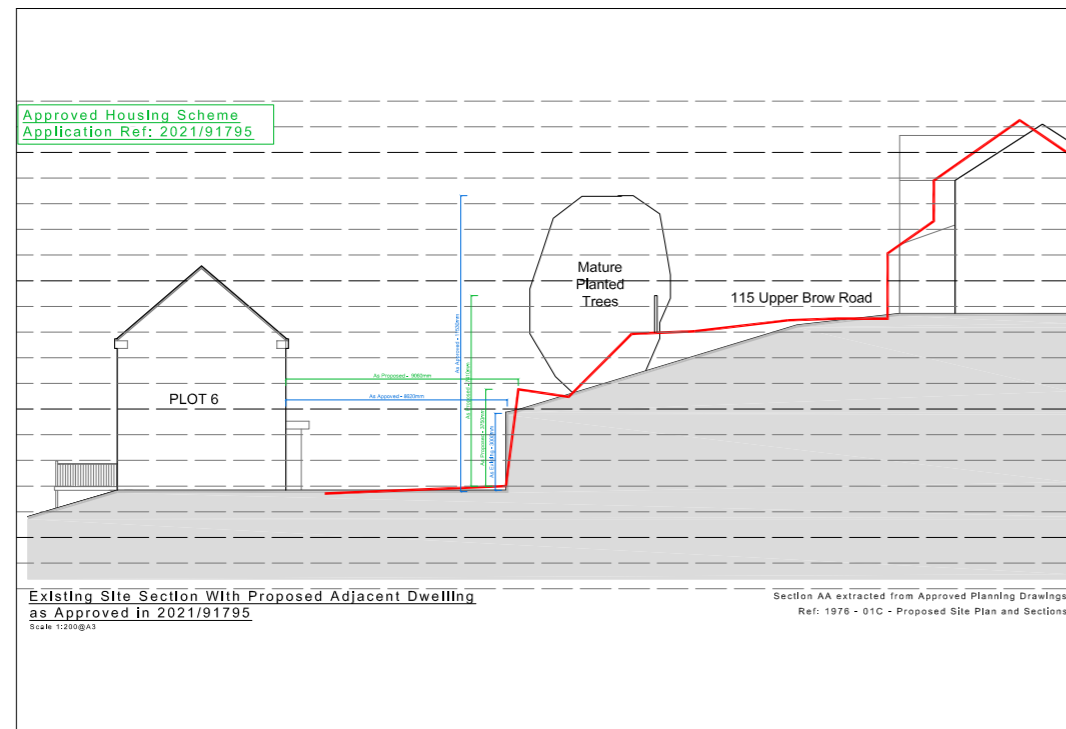


Fig. 10.0

Fig. 8.0



Fig. 9.0



Fig. 9.0



Fig. 4.1



Fig. 4.2



Fig. 4.3

### 3.0 - Land Stability

The Planning officer notes that following a meeting with the initial agent to discuss the safety of the development it was advised that a full structural survey be submitted by a competent structural engineer to assess the stability and soundness of the structure. The officer advises that "repeated requests within nearly 12 months had not resulted in Officers receiving a satisfactory response with a Survey supplied".

We have the below reports and engineering drawings appended which will form part of this application. The Full reports are uploaded to the portal

CONDITION & DILAPIDATIONS REPORT  
OF  
Retaining Wall

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REPORT OF  
Ashley France

DATED  
22<sup>nd</sup> November 2022

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On instructions of : Rafeen Bi

Reference : 20750

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Batty France Ltd  
1 Rosse Street  
Shipley  
Bradford, BD18 3SX  
Tel: 01274-582661  
Web: [www.battyfrance.co.uk](http://www.battyfrance.co.uk)

Manashay House  
115 Upper Brow Road  
Huddersfield, HD1 4UP

Report of : Batty France Limited  
On behalf of : Mr I and Mrs R Bi

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R1


2

**ELYSIUM STRUCTURES** 115 Upperbrow Road, Huddersfield ES453

**SCOPE**

Design calculations for proposed works for Gabion Basket Wall for a Residential Dwelling

FROM SITE MEASUREMENTS 

RELEVANT ARCHITECTURAL DRAWINGS 

**RELEVANT CODES OF PRACTICE**

	BRITISH STANDARDS	EUROCODES
GENERAL	Building Regulations 2010 PP7312:2002	EN 1990 - Eurocode 0: Basis of structural design
LOADING	BS 6999 (19996 ; 21997 ; 3 1988)	EN 1991 - Eurocode 1: Actions on structures
STEELWORK	BS 5950 (1:2000) SCI Steelwork Design Guide to BS 5950 - 6 <sup>th</sup> Edition	EN 1993 - Eurocode 3: Design of steel structures
TIMBER	BS 5368 (1:2001 ; 3:1998)	EN 1995 - Eurocode 5: Design of timber structures
MASONRY	BS 5628 (19992 ; 2:2000)	EN 1996 - Eurocode 6: Design of masonry structures
CONCRETE	BS 8100 (19997)	EN 1992 - Eurocode 2: Design of concrete structures
FOUNDATIONS	BS 8004 (1986)	

**NOT FOR BUILDERS**  
Builders must use drawings only

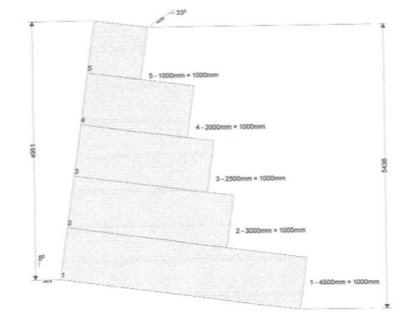
Job Ref: ES453  
Sheet no./rev: 02

Project: 115 Upperbrow Lane, Huddersfield  
Section: Gabion Basket Retaining Wall Design

01422 861145  
info@elysiumstructures.co.uk

Calc. by: SB Date: 03/02/21 Chk'd by: SB Date: 03/02/21 App'd by: Date:

**GABION RETAINING WALL ANALYSIS & DESIGN**  
In accordance with BS8002:2015 - Code of Practice for Earth Retaining Structures and the UK National Annex  
Teds calculation version 2.0.1



**Wall geometry**

Width of gabion 1	w <sub>1</sub> = 4000 mm
Height of gabion 1	h <sub>1</sub> = 1000 mm
Width of gabion 2	w <sub>2</sub> = 3000 mm
Height of gabion 2	h <sub>2</sub> = 1000 mm
Step to front face between courses 1 and 2	s <sub>1</sub> = 5 mm
Width of gabion 3	w <sub>3</sub> = 2000 mm
Height of gabion 3	h <sub>3</sub> = 1000 mm
Step to front face between courses 2 and 3	s <sub>2</sub> = 5 mm
Width of gabion 4	w <sub>4</sub> = 2000 mm
Height of gabion 4	h <sub>4</sub> = 1000 mm
Step to front face between courses 3 and 4	s <sub>3</sub> = 5 mm
Width of gabion 5	w <sub>5</sub> = 1000 mm
Height of gabion 5	h <sub>5</sub> = 1000 mm
Step to front face between courses 4 and 5	s <sub>4</sub> = 5 mm
Wall inclination	α = 8.0 deg

**Gabion properties**

Unit weight of fill	γ <sub>fill</sub> = 18.0 kN/m <sup>3</sup>
Friction between gabions	δ <sub>gab</sub> = 38.0 deg
Leakage	
Permanent surcharge	q <sub>perm</sub> = 5 kN/m <sup>2</sup>
Variable surcharge	q <sub>var</sub> = 3 kN/m <sup>2</sup>

**Soil properties**

Shape of retained soil	β = 33.0 deg
Characteristic peak shearing resistance angle	φ <sub>pk</sub> = 28.0 deg
Characteristic saturated density of retained soil	γ <sub>sat</sub> = 14.0 kN/m <sup>3</sup>
Coefficient for wall friction	tan δ <sub>w</sub> = 0.75
Wall friction angle	δ <sub>w</sub> = 18.0 deg
Characteristic base friction angle	δ <sub>ba</sub> = 30.0 deg
Bearing capacity of founding soil	q = 200 kN/m <sup>2</sup>

**Wall geometry**

Horizontal distance to centre of gravity gabion 1	x <sub>g1</sub> = w <sub>1</sub> /2 = 2000 mm
Vertical distance to centre of gravity gabion 1	y <sub>g1</sub> = h <sub>1</sub> /2 = 500 mm
Width of gabion 1	w <sub>1</sub> = w <sub>1</sub> = w <sub>1</sub> = 4000 mm
Horizontal distance to centre of gravity gabion 2	x <sub>g2</sub> = w <sub>1</sub> /2 + w <sub>2</sub> = 1500 mm
Vertical distance to centre of gravity gabion 2	y <sub>g2</sub> = h <sub>1</sub> /2 + h <sub>2</sub> = 1500 mm

#### 4.0 - Conclusion

In summary, the retrospective planning application presented for the retaining wall represents a conscientious effort to address the concerns that led to the refusal of the previous application. Crucial information, which was not communicated effectively in the initial submission, has now been clarified and substantiated.

Firstly, it is important to acknowledge the difference to the wall's height. The proposed structure is 4 meters lower than the existing boundary, thus actually reducing visual impact and potential overshadowing of neighbouring properties.

Secondly, the proximity of the new design to adjacent properties has been reassessed. The plans and sections show that the wall is set further away from the neighbours than the pre-existing wall, thereby mitigating any concerns regarding encroachment or intrusion.

In response to preservation of the local character, it has been demonstrated that the design inspiration for the proposed wall is reflective of similar structures in the vicinity, particularly pointing to an analogous retaining wall belonging to the next-door neighbour. This ensures that the wall is harmonious with the established aesthetic of the area and does not disrupt the visual coherence within the landscape.

Furthermore, the proposal has been fortified by the inclusion of technical evidence certifying the structural integrity of the proposed retaining wall. This adds considerable weight to the application, affirming that the design adheres to safety and construction and structural standards.

An additional and significant improvement presented in this application is the incorporation of bio-intensive features. The introduction of climbing plants and comforting trees as part of the design not only enhances the ecological value of the retaining wall but also contributes positively to local biodiversity and green coverage. This green screening serves to soften the visual presence of the wall and integrate it seamlessly with the natural surroundings.