

Please Note

Drawings are based on those submitted as part of previously approved application (Application Number 2014/0168). We are acting as agents on behalf of the applicant and do not assume copyright or ownership of any design or intellectual property.

Site area = 2,547m² (0.25 hectares, 0.63 acres)

..... Site boundary

..... Client ownership

.....
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rev	description	date	drawn	check
B	Blue edge amended following email from Planning on 19.04.2015	25-Apr-17	NJA	RJE
A	Application red edge amended to incorporate works to scope north of site.	06-Apr-17	RJE	N/A

client

Berkshire Homes

project

New Housing Development

Hurst Platt

Rawtenstall

drawing

Existing Site Location Plan

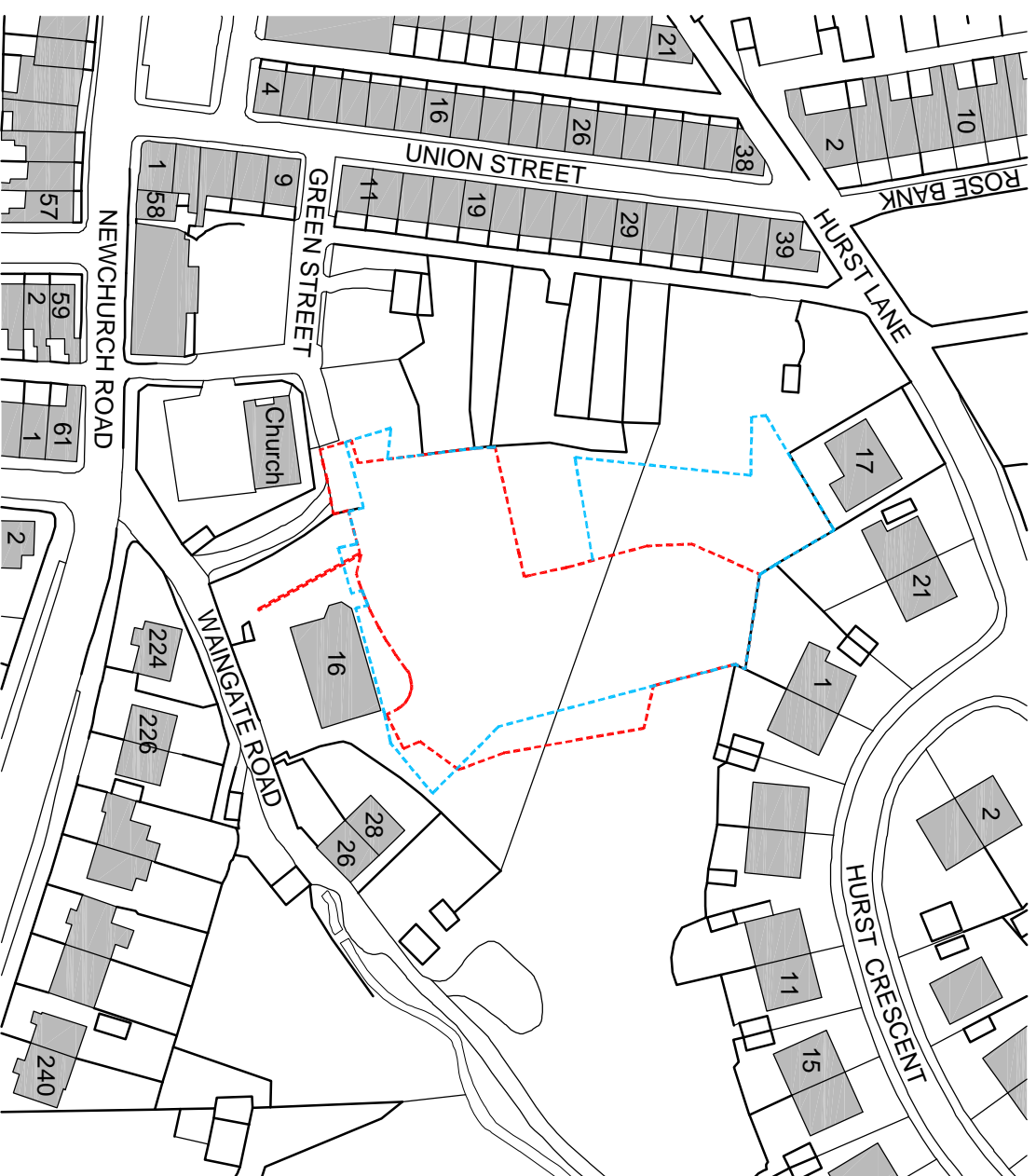
file name 16-2218-EX001 Existing Site Location Plan Rev B drawn 25-Apr-17

drawing reference	rev	scale
16-2218-EX001	B	1:1250 @ A3

issue status

Planning original by RJE checked by NJM

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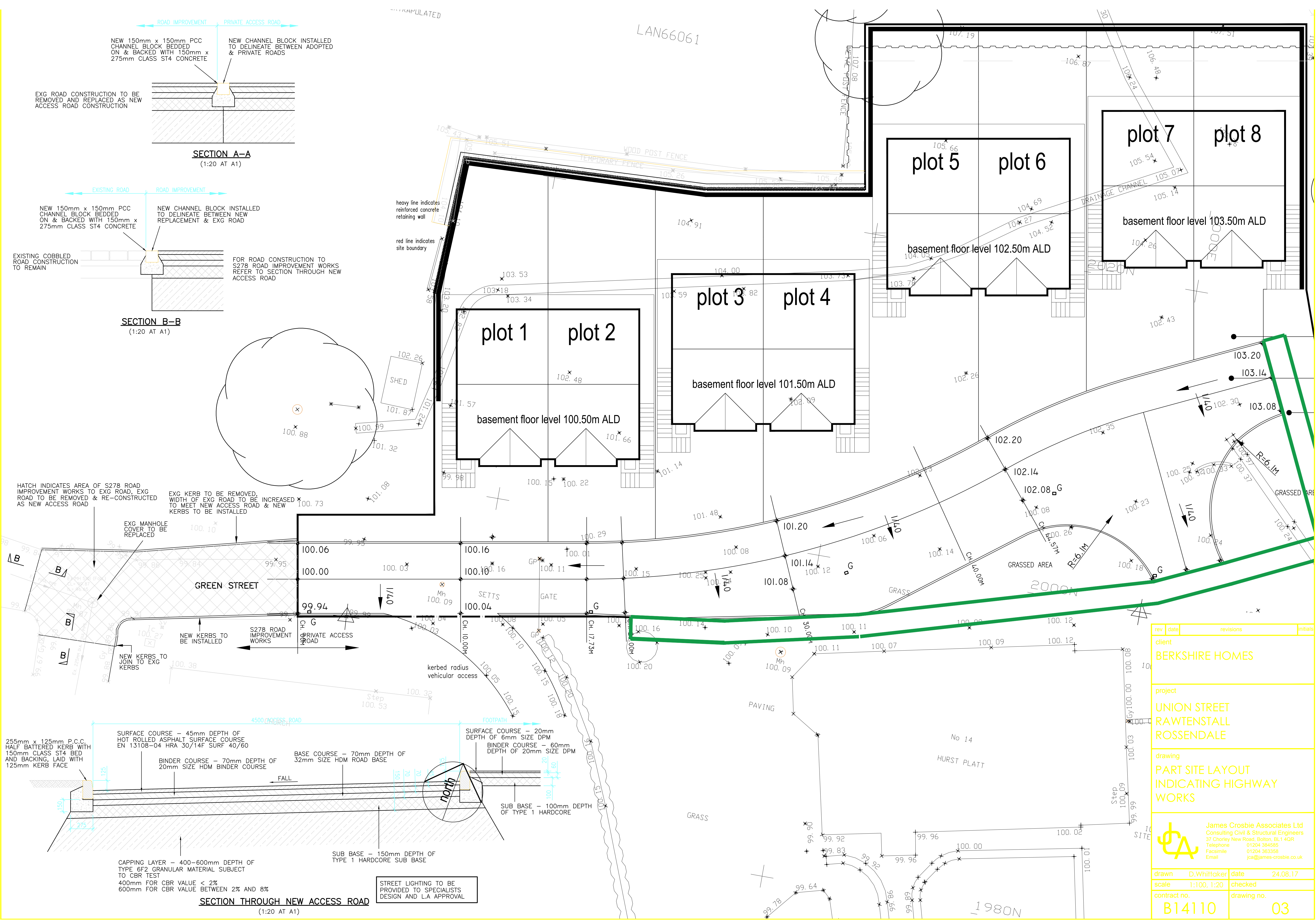
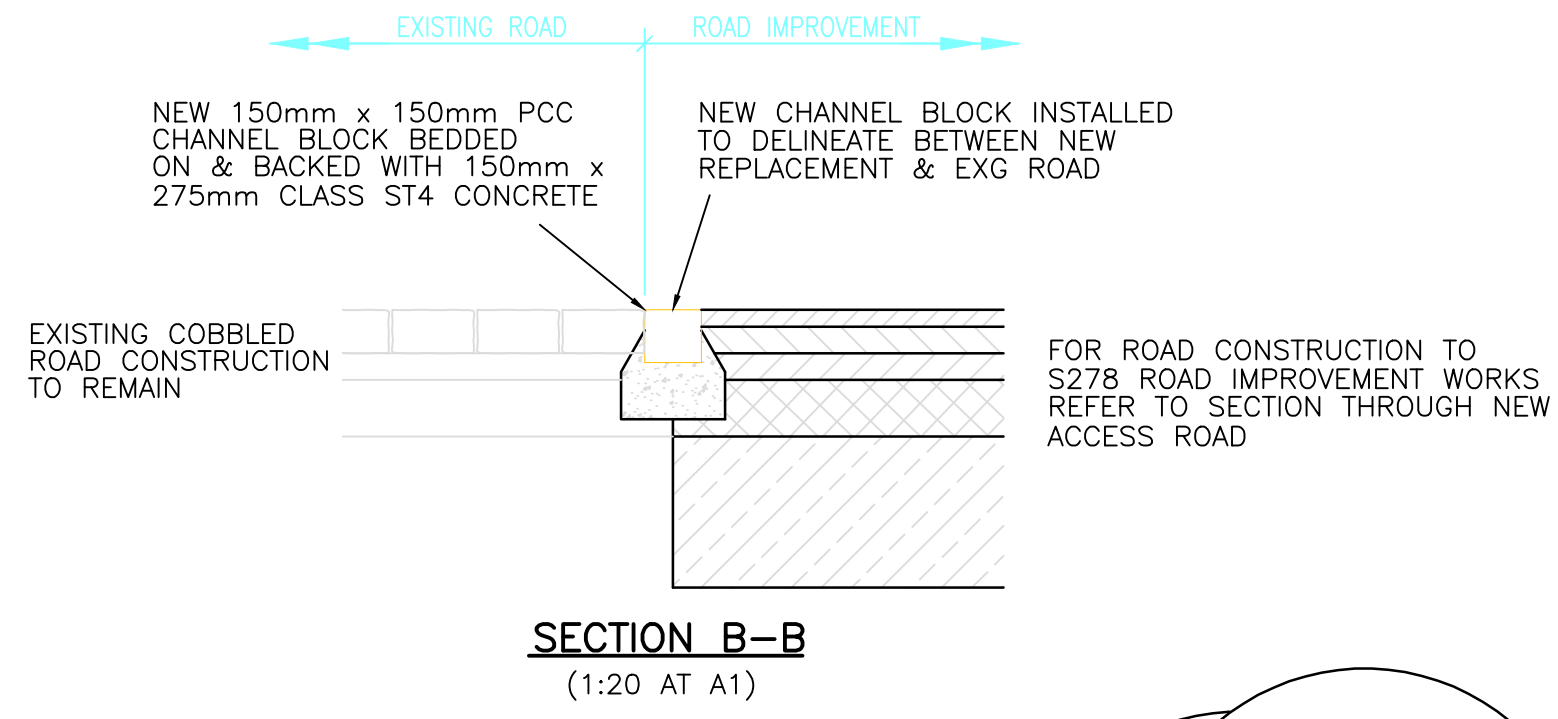
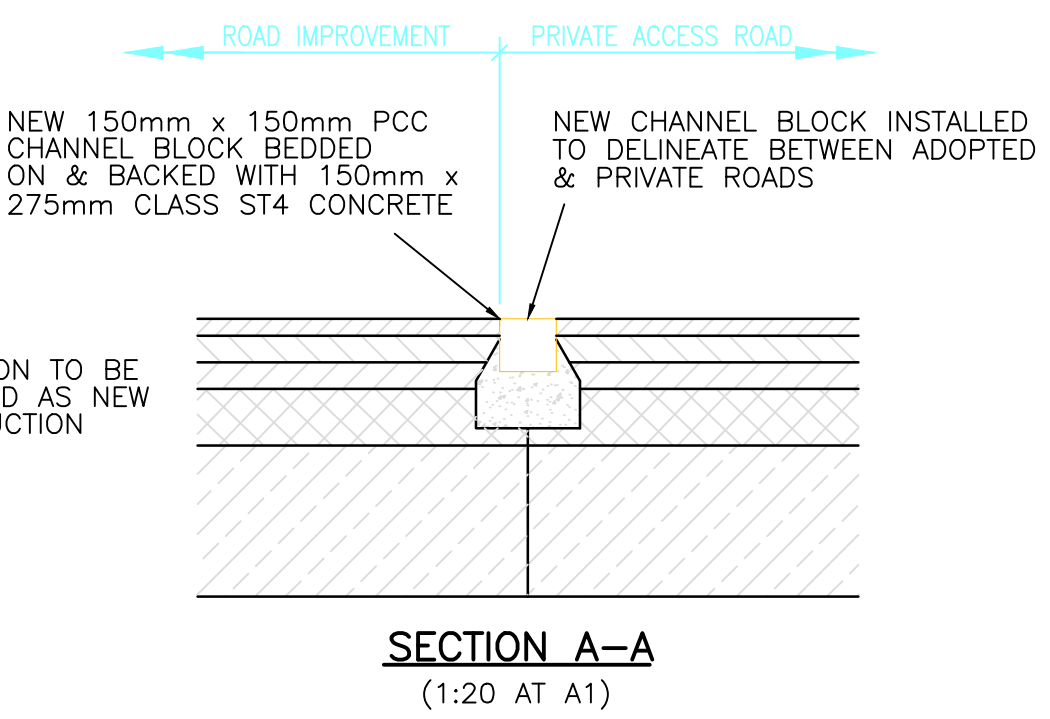


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croft goode
 architects

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LAN66061



HATCH INDICATES AREA OF S278 ROAD IMPROVEMENT WORKS TO EXG ROAD, EXG ROAD TO BE REMOVED & RE-CONSTRUCTED AS NEW ACCESS ROAD

EXG KERB TO BE REMOVED, WIDTH OF EXG ROAD TO BE INCREASED TO MEET NEW ACCESS ROAD & NEW KERBS TO BE INSTALLED

EXG MANHOLE COVER TO BE REPLACED

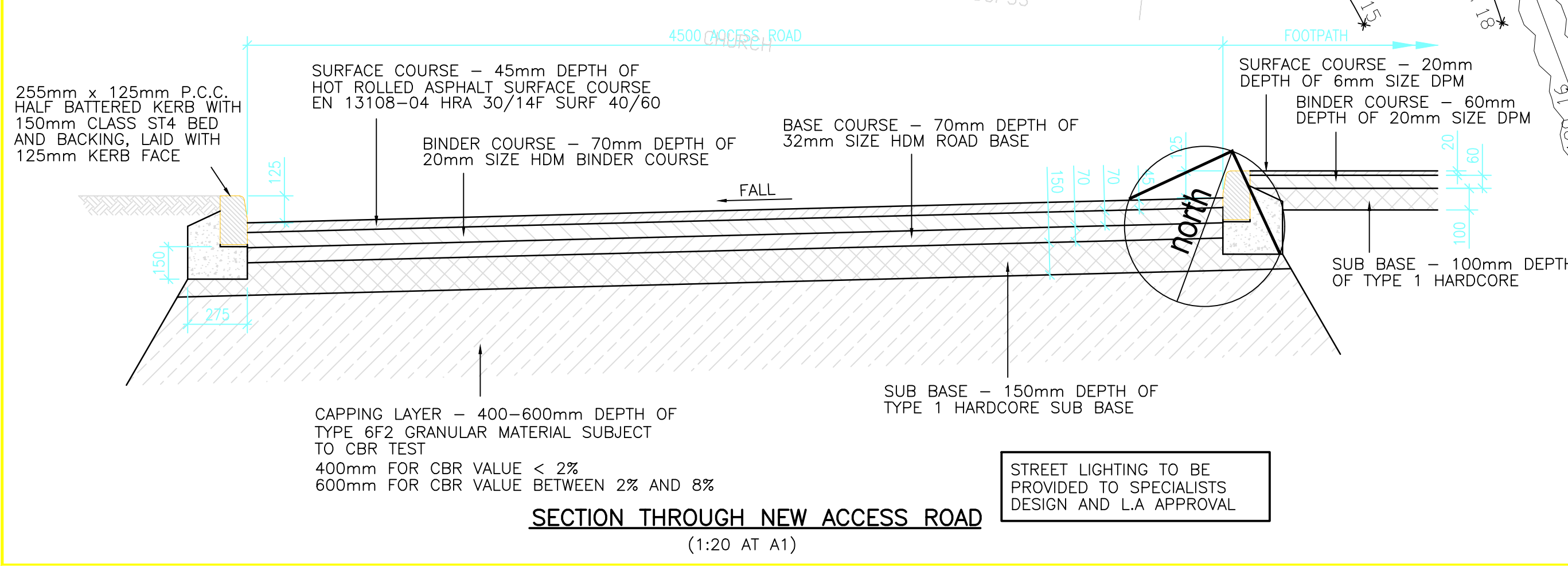
NEW KERBS TO BE INSTALLED

S278 ROAD IMPROVEMENT WORKS

PRIVATE ACCESS ROAD

NEW KERBS TO JOIN TO EXG KERBS





kerbed radius vehicular access

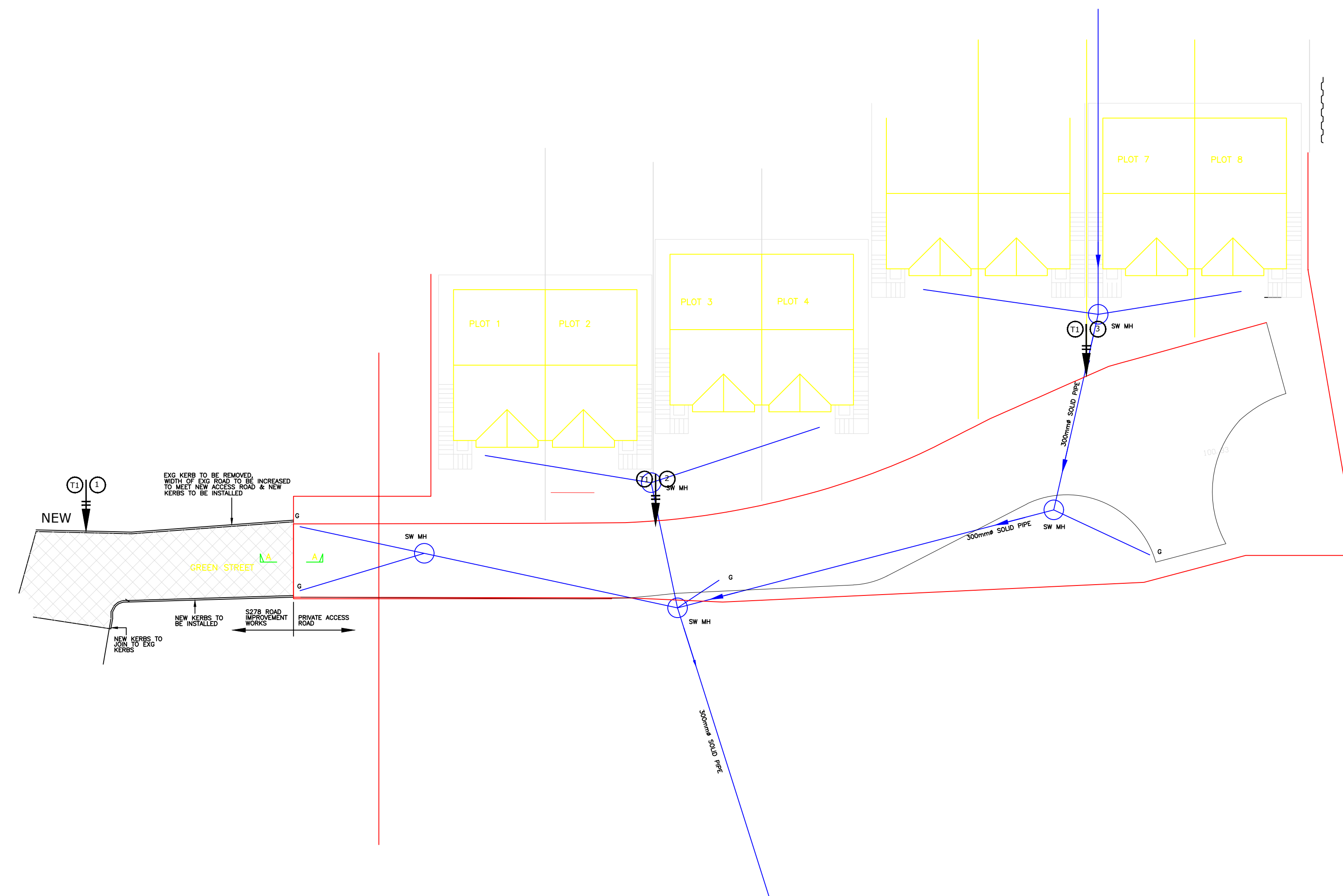


rev	date	revisions	initials
client BERKSHIRE HOMES			
project UNION STREET RAWTENSTALL ROSENDALE			
drawing PART SITE LAYOUT INDICATING HIGHWAY WORKS			
James Crosbie Associates Ltd Consulting Civil & Structural Engineers 37 Chorley New Road, Bolton, BL1 4QR Telephone 01204 384585 Facsimile 01204 383358 Email jca@james-crosbie.co.uk			
drawn	D.Whittaker	date	24.08.17
scale	1:100, 1:20	checked	
contract no.	B14110	drawing no.	03

NOTE: Drawings are purely indicative of the proposed cable routes.

KEY

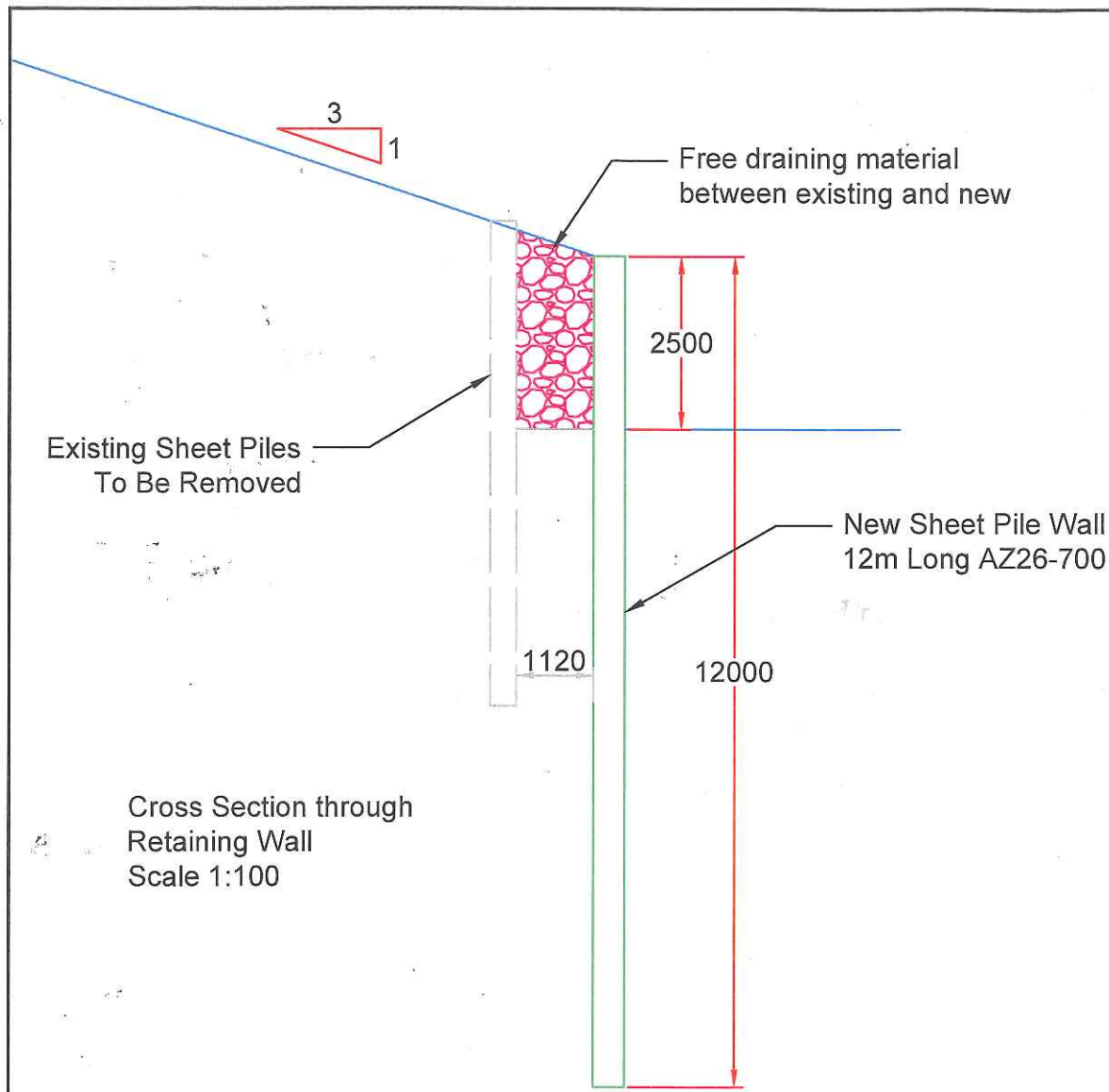
-  5M TUBULAR STEEL LIGHTING COLUMN WITH GLASS EPOXY ROOT TREATMENT.
-  COLUMN TO BE FITTED WITH 1NO. CIVITEQ 12LED @370mA R2/S5 WITH SS12A DIMMING CELL
-  COLUMN IDENTIFICATION NUMBER.
-  CABLE TERMINATION TYPE.
- NEW ENW NEW CONNECTION



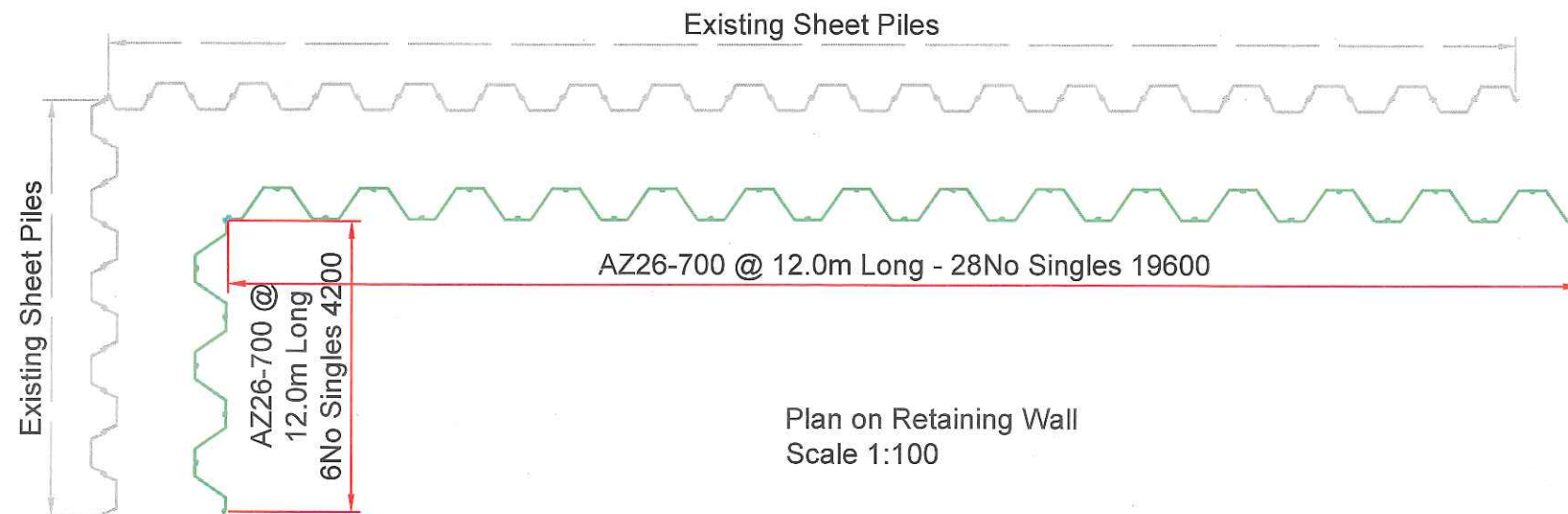
No.	DATE	AMENDMENT DETAILS	CHECKED BY	DRAWN BY
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REVISIONS

		Community Services	
Highways			
PROJECT TITLE		Sec 278 Union Street, Rawtenstall	
DRAWING TITLE		Street Lighting	
DRAWN BY	Katie	PROJECT No.	
CHECKED BY	Nigel	DRAWING No.	
DATE	25-09-17	SHEET No.	
SCALE	1 / 200 @ A1	CLIENT No.	



Cross Section through Retaining Wall
Scale 1:100



NOTES

GENERAL

- DO NOT SCALE FROM THIS DRAWING
- All dimensions are in mm and levels are in mOD unless otherwise stated.
- This drawing is currently on PRELIMINARY.
- The installation of Sheet Piles is a "best-fit" using modules that are pre-fabricated to within a tolerance. Therefore the as-built layout is likely to vary from the idealised layout shown on this drawing.

RISK ASSESSMENT

- The designer is to be notified if the ground conditions and water levels stated within this document are not encountered on Site during the execution of the works.
- The designer is to be notified if piles do not reach the design length stated in the schedule due to obstructing on cobbles or boulders.
- No spoil is to be stored to the rear of the Sheet Piles
- Slope to the rear of the wall is to be graded no steeper than 1 in 3

DESIGN CONSTRUCTION SEQUENCE

- Sheet Piles installed with Top at 2.5m above EGL
- Free draining material installed between existing and new piles
- Installation of Jet Filter or similar weep holes at 0.5m and 1.0m above formation level
- Remove existing sheet piles.

Rev	Date	Description	By	Chk
		Revision		

Drawing Status **PRELIMINARY**

VolkerGround Engineering

VolkerGround Engineering Ltd.
The Lancashire Hub
Preston City Park
Bluebell Way
Preston, PR2 5PE
Telephone: 01772 708 690
Registered in England No. 981398

CLIENT
B.A.K Building Contracts

PROJECT
Waingate Mews

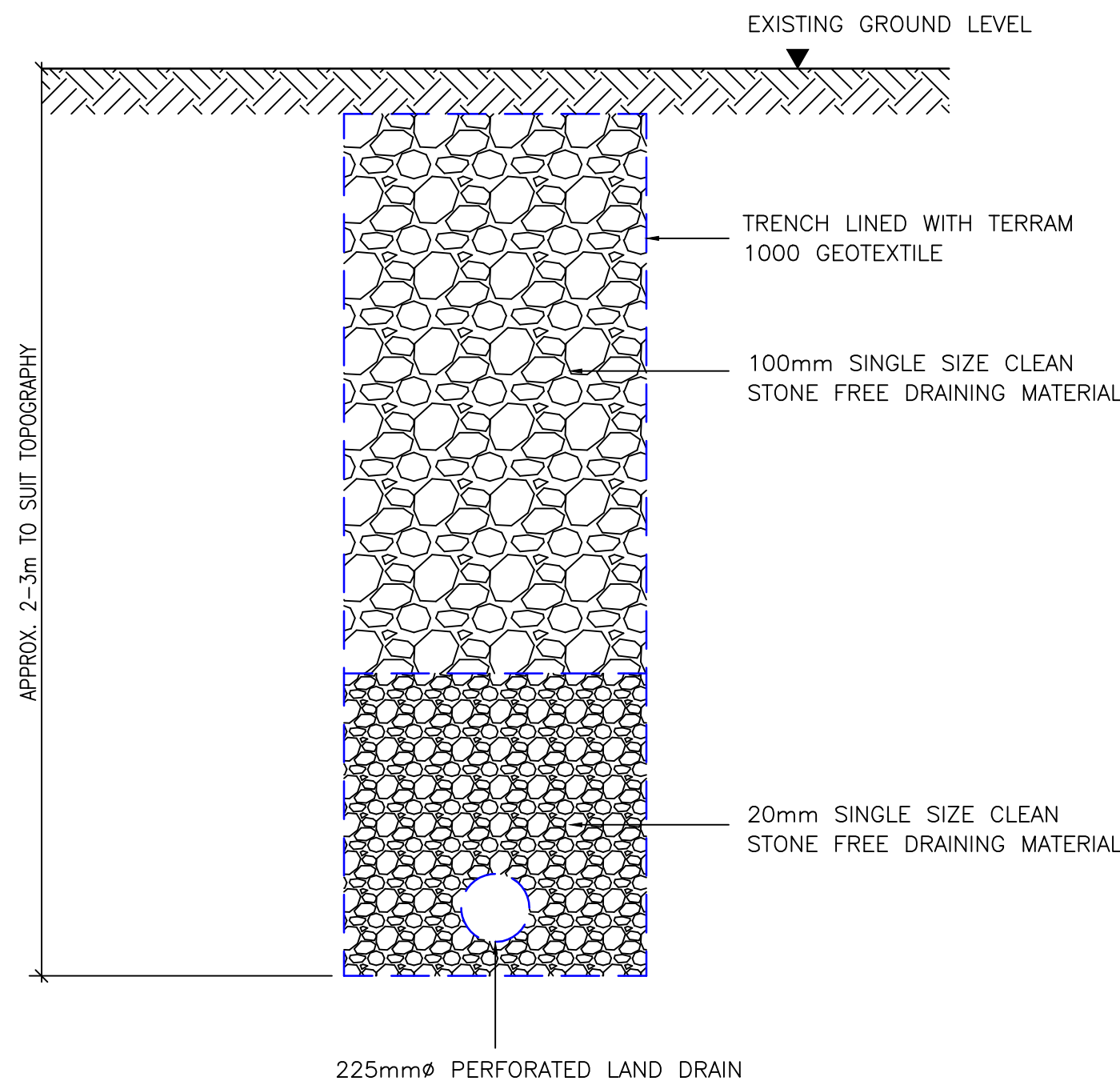
TITLE
Permanent Sheet Pile Wall

Designed	DC	07/07/2017	Scales:	1:100
Drawn	DC	07/07/2017	Drawing No.	C12538-PW01-101
Checked			Rev.	0

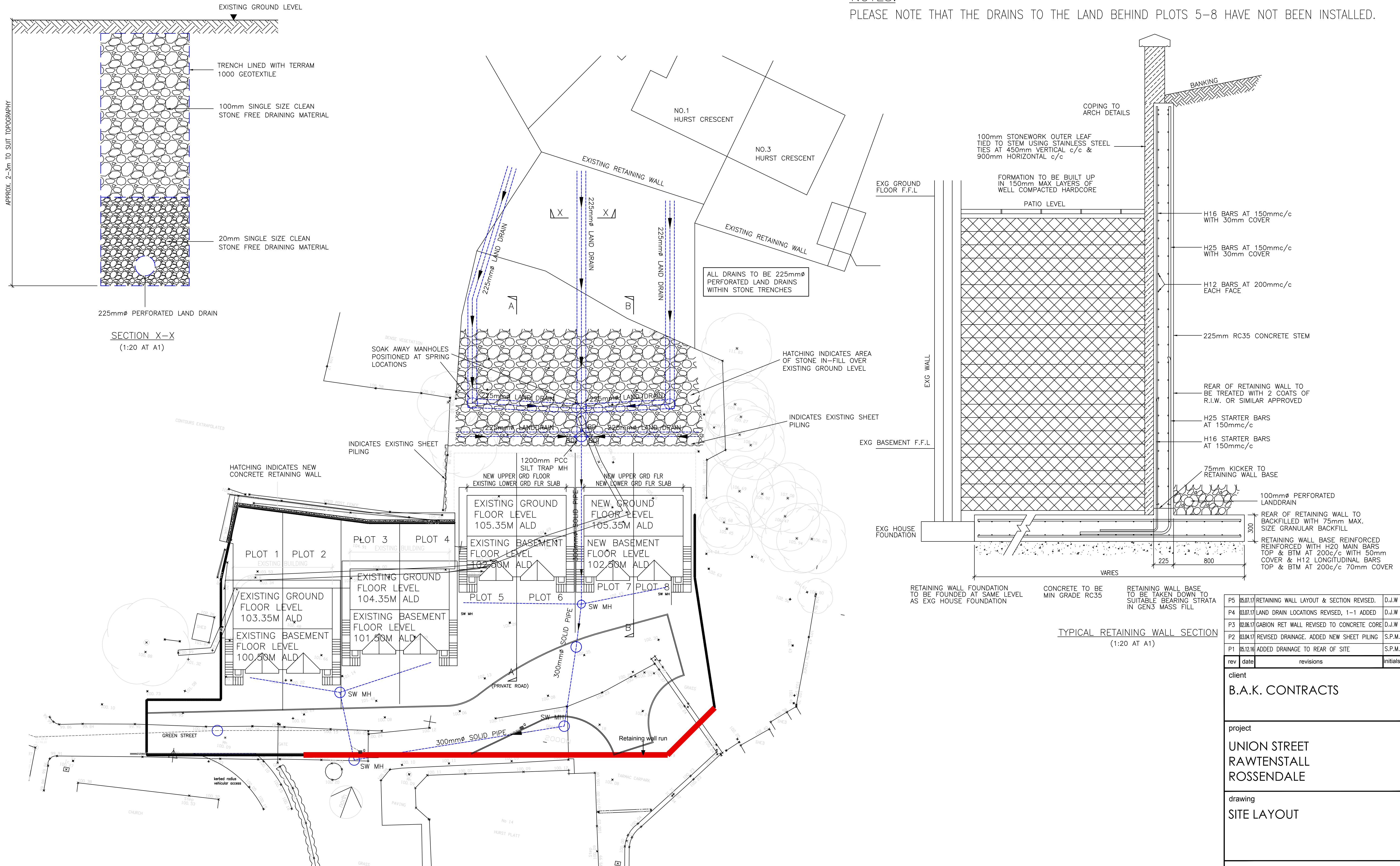
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NOTES:

PLEASE NOTE THAT THE DRAINS TO THE LAND BEHIND PLOTS 5-8 HAVE NOT BEEN INSTALLED.



SECTION X-X
(1:20 AT A1)



TYPICAL RETAINING WALL SECTION
(1:20 AT A1)

rev	date	revisions	initials
P5	05.07.17	RETAINING WALL LAYOUT & SECTION REVISED.	D.J.W
P4	03.07.17	LAND DRAIN LOCATIONS REVISED, 1-1 ADDED	D.J.W
P3	02.06.17	GABION RET WALL REVISED TO CONCRETE CORE	D.J.W
P2	03.04.17	REVISED DRAINAGE. ADDED NEW SHEET PILING	S.P.M.
P1	05.12.16	ADDED DRAINAGE TO REAR OF SITE	S.P.M.

client
B.A.K. CONTRACTS

project
**UNION STREET
RAWTENSTALL
ROSSENDALE**

drawing
SITE LAYOUT

 **James Crosbie Associates Ltd**
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drawn	S.P.M.	date	31.07.19
scale	1:200	checked	
contract no.	B14110	drawing no.	03 P6