

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 = 1,630m² (0.16 Hectres, 0.4 Acres)



- Proposed 1800 mm height feather board timber divisional garden screen fences between adjoining dwellings.
- Proposed 1.1m ht vertical steel railings as parapet/handrails to outer sides of steps. Dark charcoal/ Black coloured finish to mat windows and doors.
- Red line indicates site boundary



rev	description	date	drawn	check
A	Highways amended to show 2m service strip, driveway lengths added to plot 8, fence locations noted.	31/05/17	HLY	NA

client
Berkshire Homes

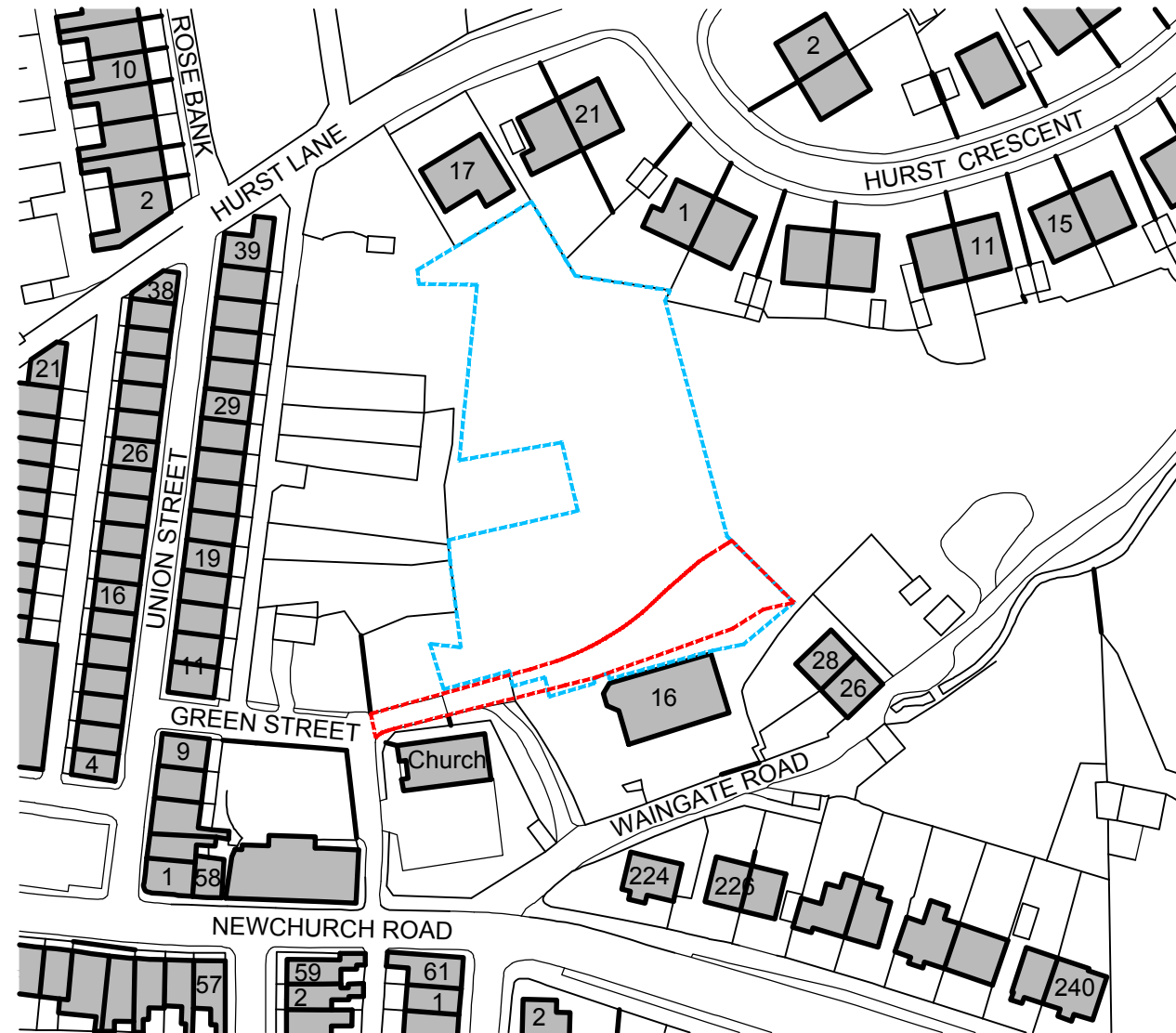
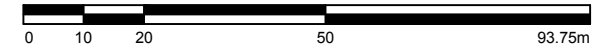
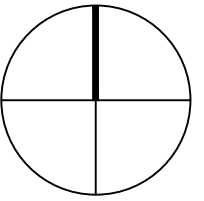
project
New Housing Development, Hurst Platt Rawtenstall

drawing		
Proposed site layout		
file name	rev	scale
Union Street - Proposed Site Model - Floor Plan - Site	A	1/200 @ A2
16-2218-PN001	A	1/200 @ A2
issue status	original by	HLY
Planning	checked by	NA

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

----- Road & Retaining Wall

----- 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 slope north of site	06-Apr-17	RJE	NJA

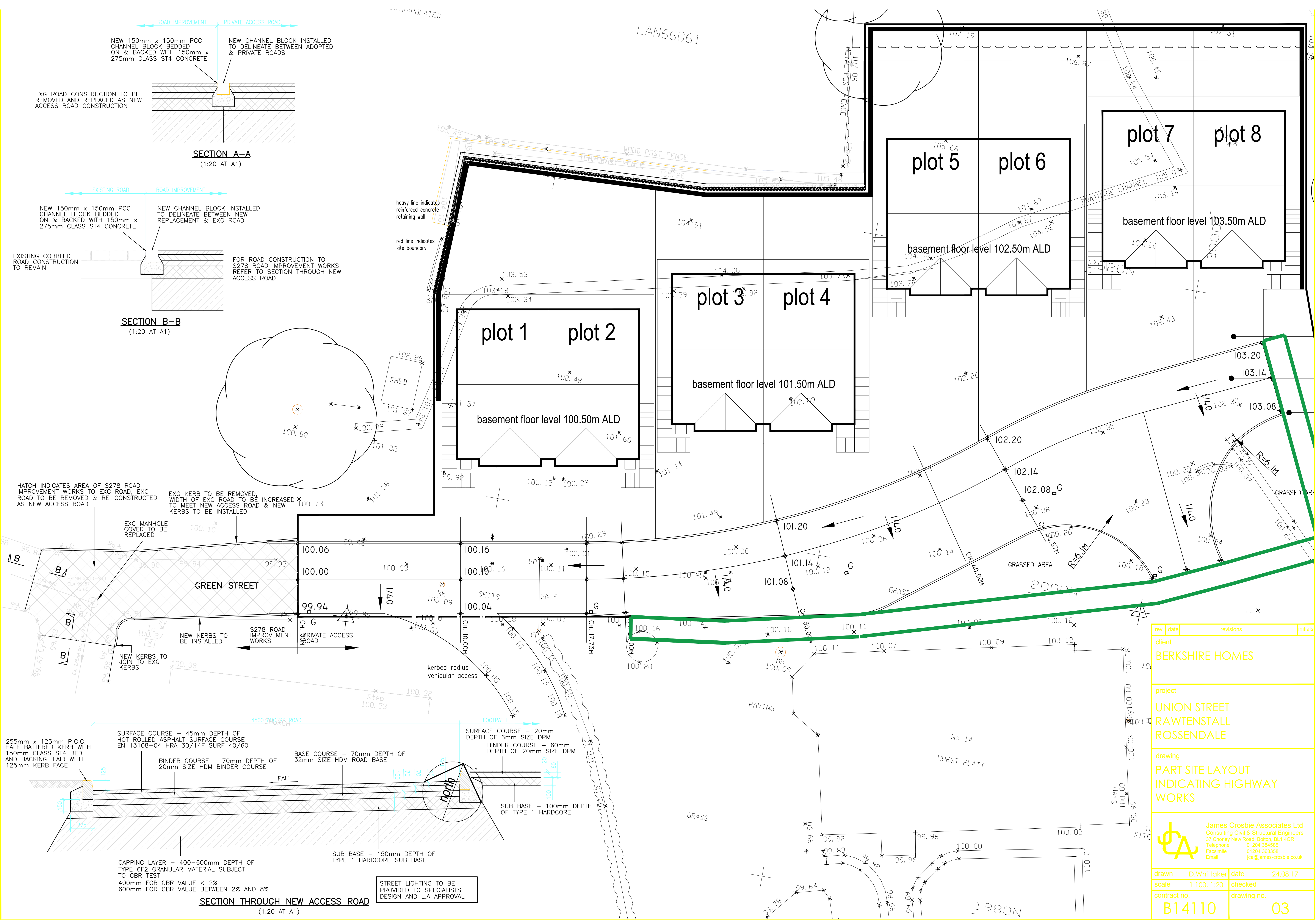
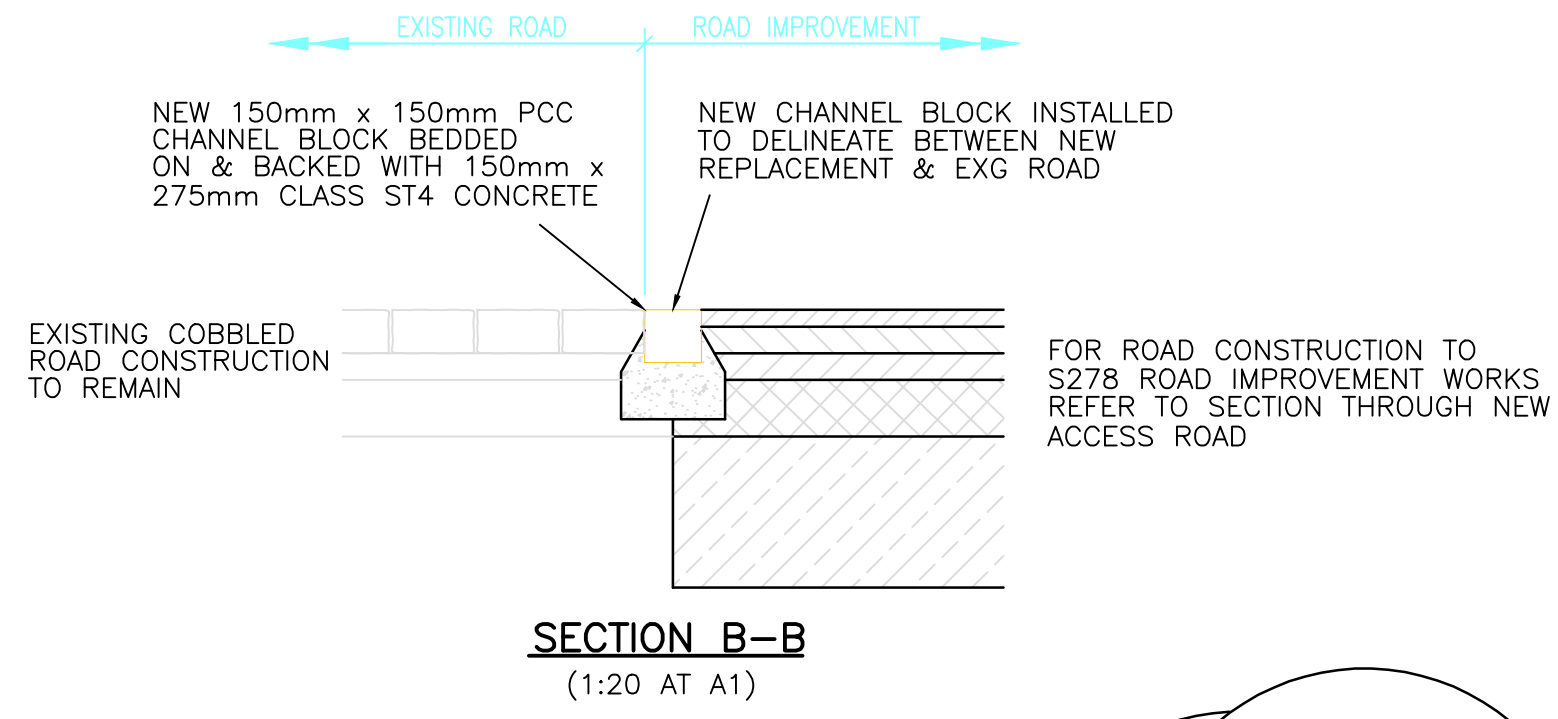
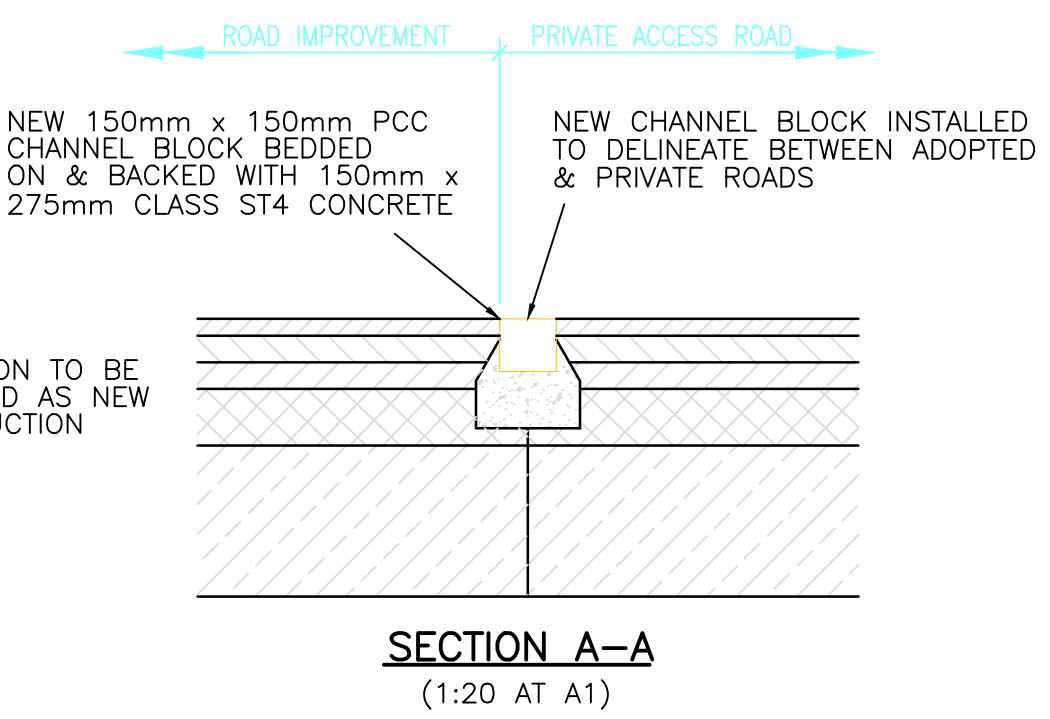
client			
Berkshire Homes			
project			
New Housing Development			
Hurst Platt			
Rawtenstall			
drawing			
Existing Site Location Plan			
file name		drawn	
16-2218-EX001 Site Location Plan Rev B		6-Nov-17	
drawing reference		rev	scale
16-2218-EX001		D	1:1250 @ A3
issue status		original by	
Planning		RJE	
		checked by	
		NJM	

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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 JOIN TO EXG KERBS

NEW KERBS TO BE INSTALLED

S278 ROAD IMPROVEMENT WORKS

PRIVATE ACCESS ROAD

kerbed radius vehicular access

255mm x 125mm P.C.C. HALF BATTERED KERB WITH 150mm CLASS ST4 BED AND BACKING, LAID WITH 125mm KERB FACE

SURFACE COURSE - 45mm DEPTH OF HOT ROLLED ASPHALT SURFACE COURSE EN 13108-04 HRA 30/14F SURF 40/60

BINDER COURSE - 70mm DEPTH OF 20mm SIZE HDM BINDER COURSE

BASE COURSE - 70mm DEPTH OF 32mm SIZE HDM ROAD BASE

SURFACE COURSE - 20mm DEPTH OF 6mm SIZE DPM

BINDER COURSE - 60mm DEPTH OF 20mm SIZE DPM

SUB BASE - 100mm DEPTH OF TYPE 1 HARDCORE

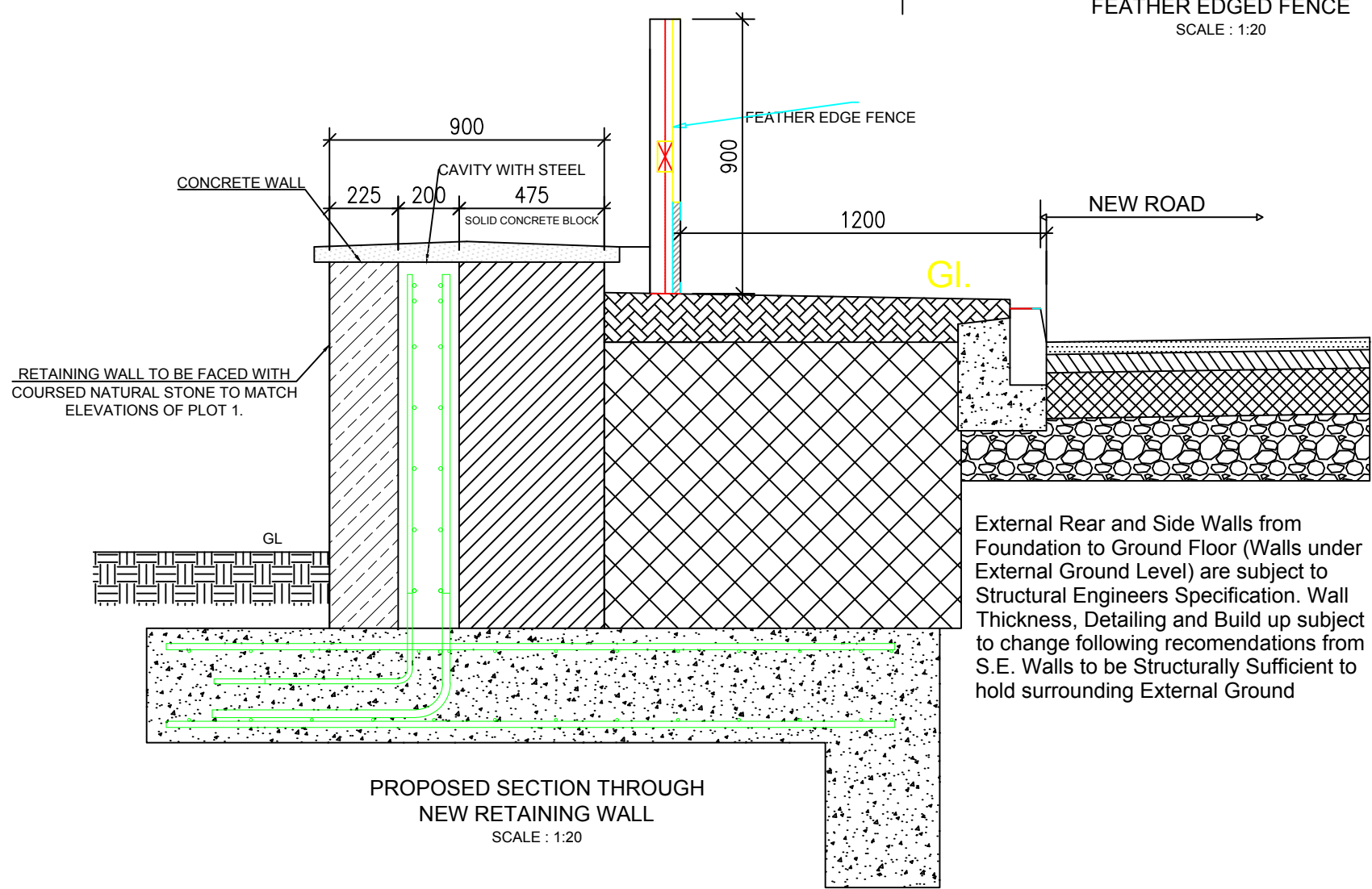
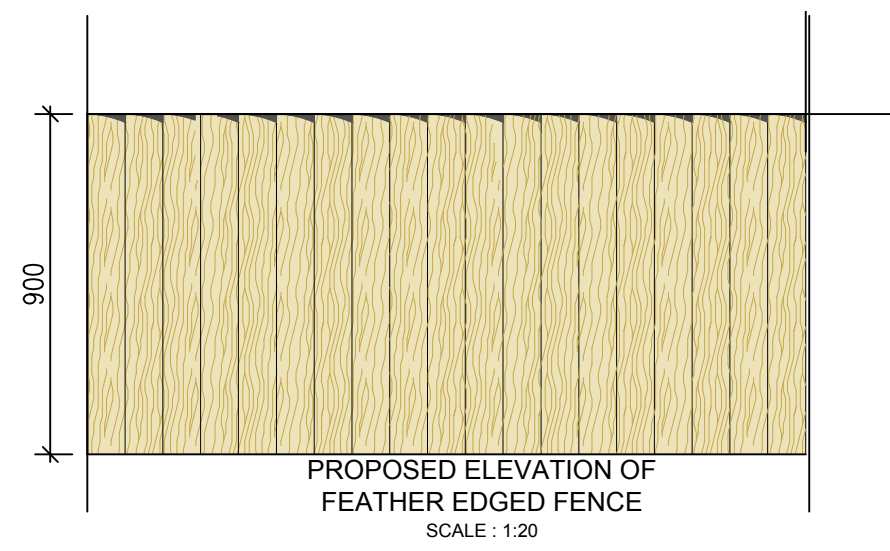
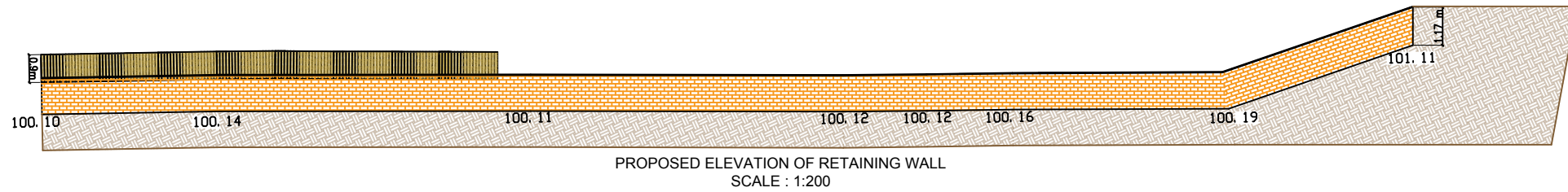
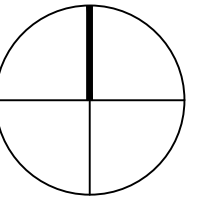
CAPPING LAYER - 400-600mm DEPTH OF TYPE 6F2 GRANULAR MATERIAL SUBJECT TO CBR TEST
400mm FOR CBR VALUE < 2%
600mm FOR CBR VALUE BETWEEN 2% AND 8%

SUB BASE - 150mm DEPTH OF TYPE 1 HARDCORE SUB BASE

STREET LIGHTING TO BE PROVIDED TO SPECIALISTS DESIGN AND L.A. APPROVAL

SECTION THROUGH NEW ACCESS ROAD (1:20 AT A1)

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



External Rear and Side Walls from Foundation to Ground Floor (Walls under External Ground Level) are subject to Structural Engineers Specification. Wall Thickness, Detailing and Build up subject to change following recommendations from S.E. Walls to be Structurally Sufficient to hold surrounding External Ground

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REVISIONS:



BELMONT HOUSE
2 DALTON COURT
COMMERCIAL ROAD
DARWEN
BB3 0DG

project title:
PROPOSED RESIDENTIAL DEVELOPMENT
COMPRISING 4 NO 3 BED SEMI-DETACHED
HOUSES WITH BASEMENT GARAGE AT
UNION STREET

drawing title:
PROPOSED RETAINING WALL DESIGN
&
FENCE DESIGN

issue stage:

date: 02/10/2017 drawn: A.H scale @ A3: 1:200

drawing number: 05 revision: