

- KEY:**
- 'RED LINE' APPLICATION BOUNDARY
  - 'BLUE LINE' WIDER SITE BOUNDARY
  - INDICATIVE PROPOSED SURFACE WATER DRAINAGE
  - INDICATIVE PROPOSED SURFACE WATER MANHOLE
  - INDICATIVE PROPOSED CELLULAR STORAGE LOCATED BENEATH AREAS OF PERMEABLE PAVING (SEE INDICATIVE DETAIL)
  - INDICATIVE PROPOSED FILTER DRAIN WITH CELLULAR STORAGE LOCATED BENEATH FILTER MATERIAL (SEE INDICATIVE DETAIL)
  - EXISTING SURFACE WATER SEWER AND MANHOLE
  - EXISTING HIGHWAY DRAIN

- NOTES:**
1. ALL DIMENSIONS ARE IN METRES UNLESS OTHERWISE SPECIFIED.
  2. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER RELEVANT DRAWINGS & SPECIFICATIONS.
  3. THIS DRAWING IS FOR USE IN PLANNING APPLICATION SUBMISSION ONLY. PERMEABLE PAVING TO INCORPORATE CHECK DAMS AS APPROPRIATE.
  4. ALL TANK SEWERS AND MODULAR STORAGE TANKS TO BE CONSTRUCTED WITH INTERNAL FALLS OF NO GREATER THAN 1 IN 500.
  5. FINAL FORM AND LOCATION OF STRUCTURE TO INTERCEPT OVERLAND FLOWS TO BE CONFIRMED AT DETAILED DESIGN.
  6. DESIGN BASED UPON PRELIMINARY ESTIMATED SITE LEVELS ONLY ASSUMES ON SITE HIGHWAYS AND UNADOPTED SHARED DRIVE TO BE CONSTRUCTED WITH GRADIENT OF NO STEEPER THAN 1 IN 20.
  7. PRELIMINARY ESTIMATED SITE LEVELS INDICATES NORTHERN BOUNDARY WILL NEED TO ALLOW FOR EMBANKMENT OF RETAINING WALL OF UP TO 5M HIGH. APPROPRIATE LAND TAKE TO BE ALLOWED TO PERMIT CONSTRUCTION OF EMBANKMENT OF RETAINING WALL.
  8. PRELIMINARY DRAINAGE DESIGN INCLUDES SEWERS TO BE CONSTRUCTED AT DEPTHS OF OVER 6M.

**CONSTRUCTION (DESIGN & MANAGEMENT) REGULATIONS 2015 (CDM REGULATIONS 2015)**

THE PROPOSED CONCEPTUAL SURFACE WATER DRAINAGE ARRANGEMENTS ARE BASED ON THE FOLLOWING INFORMATION AVAILABLE AT THE TIME:

- TOPOGRAPHIC SURVEY PROVIDED BY PARAGON SURVEYS DRAWING No. PS-1496-TS-3D DATED APRIL 2017.
- PROPOSAL DRAWING PROVIDED BY BALDWIN DESIGN DRAWING No. HH/SL/JBC/01 REVISION G DATED MARCH 2016.
- EXISTING PUBLIC SEWERS PROVIDED BY INVEK SURVEYS APRIL 2017.

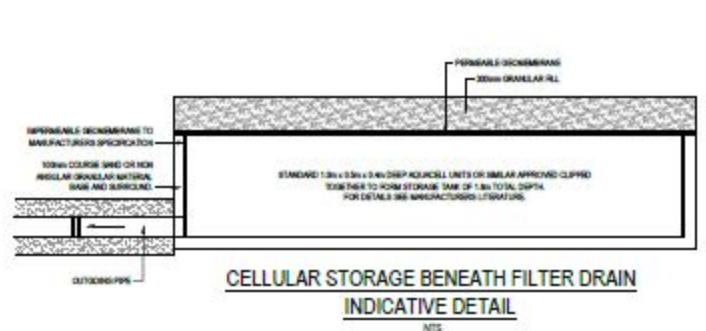
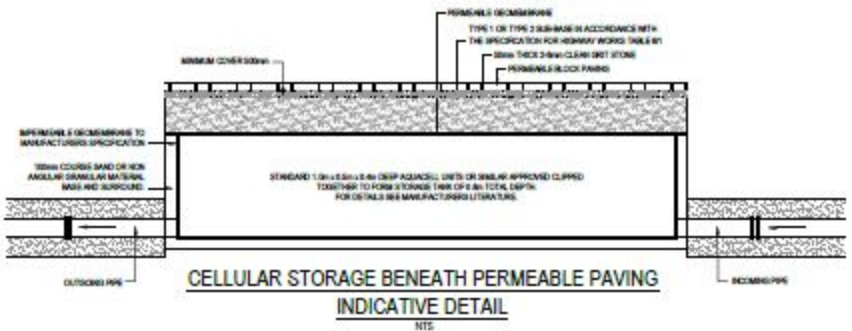
AT THIS CONCEPT DESIGN STAGE IT HAS NOT BEEN POSSIBLE TO ELIMINATE ALL THE HEALTH AND SAFETY RISKS AND RESIDUAL RISKS TO THE PROPOSED GROUND WORKS, FOR EXAMPLE, IN RELATION TO THE LOCATION OF UNDERGROUND UTILITIES & GROUND CONDITIONS. SUCH RESIDUAL RISKS NEED TO BE MITIGATED AGAINST BY THE CLIENT AND COMMUNICATED TO FUTURE DESIGN TEAMS SO THAT AN ATTEMPT CAN BE MADE TO DESIGN THEM OUT AS THE DETAILED DESIGN IS PROGRESSED AND SITE CONSTRAINTS ARE FULLY UNDERSTOOD. ANY RISKS THAT ARE NOT DESIGNED OUT DURING THE DETAILED DESIGN STAGE MUST BE COMMUNICATED FURTHER TO THE CONSTRUCTION TEAM AND END USER SO THAT ADEQUATE MITIGATION MEASURES CAN BE PLANNED FOR AND MANAGED.

Mark	Revision	Date	Drawn	Chkd	Appd

SCALING NOTE: Do not scale from this drawing. If in doubt, ask.  
 UTILITIES NOTE: The position of any existing public or private sewers, utility services, plant or apparatus shown on this drawing is believed to be correct, but no warranty to this is expressed or implied. Other such plant or apparatus may be present but not shown. The Contractor is therefore advised to undertake their own investigation where the presence of any existing sewers, services, plant or apparatus may affect their operations.

Drawing Issue Status: **FOR INFORMATION**

**LAND AT JOHNNY BARN CLOSE  
 PROPOSED SURFACE WATER  
 MANAGEMENT STRATEGY**



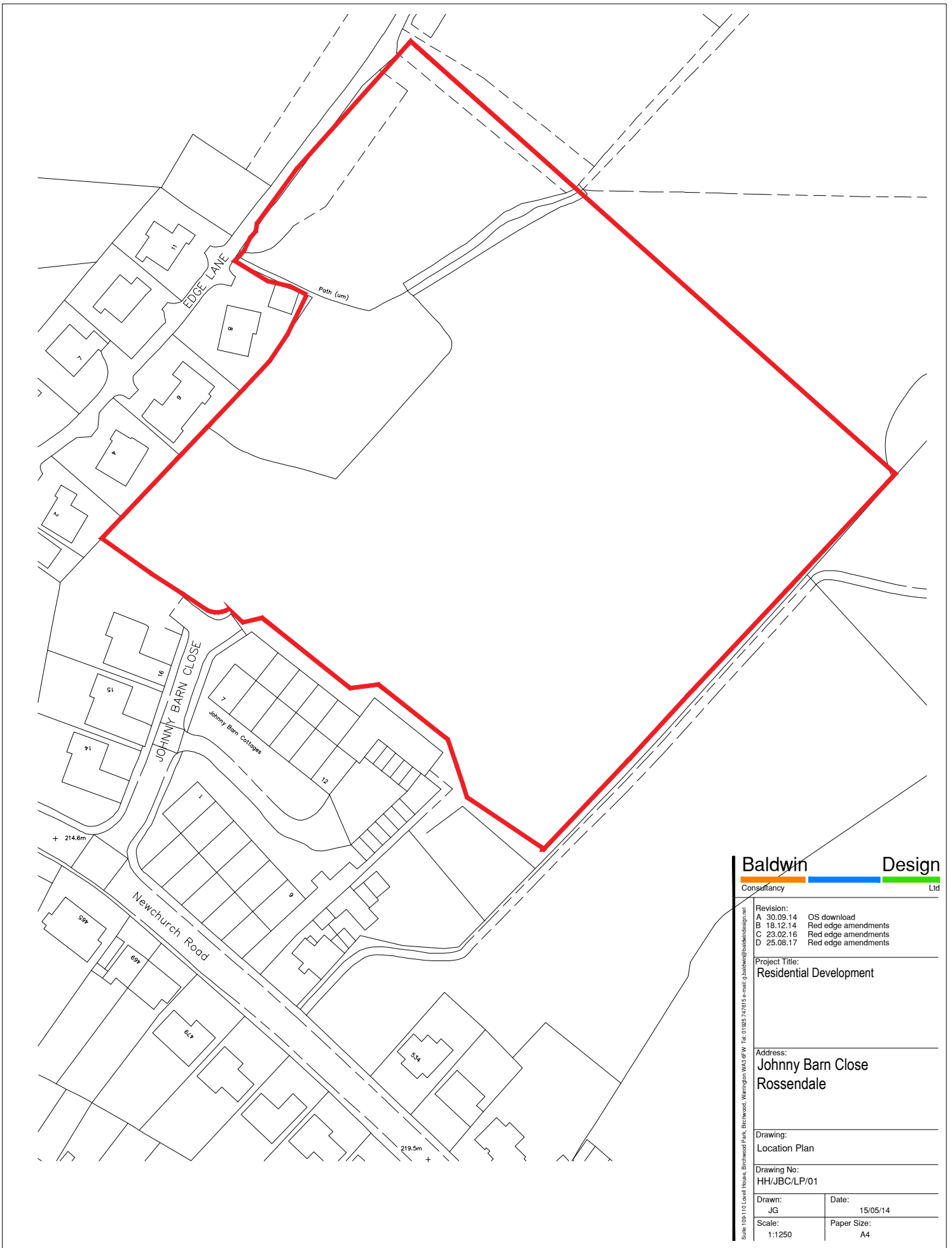
Client: **CRYSTAL HURSTWOOD**

Date of 1st Issue: 22.08.2017  
 Designed: EJT  
 Drawn: MW

A3 Scale: 1:500  
 Checked: EJT  
 Approved: BG

Drawing Number: 29669/4003/002  
 Revision: -

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<b>Baldwin</b>		<b>Design</b>
Consultancy		Ltd
Revision: A 30.09.14 OS download B 18.12.14 Red edge amendments C 23.02.16 Red edge amendments D 25.08.17 Red edge amendments		
Project Title: <b>Residential Development</b>		
Address: <b>Johnny Barn Close          Rossendale</b>		
Drawing: <b>Location Plan</b>		
Drawing No: <b>HH/JBC/LP/01</b>		
Drawn: JG	Date: 15/05/14	
Scale: 1:1250	Paper Size: A4	
<small>Suite 109-110 Lovell House, Birchwood Park, Birchwood, Warrington WA3 9FW Tel: 01925 747615 e-mail: g.baldwin@baldwindesign.net</small>		

# Johnny Barn Close, Rossendale



**Baldwin Design**  
 Consultancy Ltd

Revision:  
 A 18.12.14 Red edge amendments  
 B 18.08.15 Scheme re-drawn  
 C 19.01.16 Plan amended

Project Title:  
 Residential Development

Address:  
 Johnny Barn Close  
 Rossendale

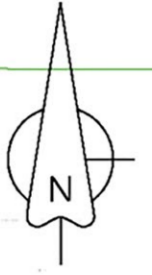
Drawing:  
 Parameters Plan

Drawing No:  
 HH/JBC/PP/01

Drawn: JG Date: 02/04/14  
 Scale: 1:500 Paper Size: A2

Suite 109-110, Lovell House, Birchwood Park, Warrington, Cheshire. Tel: 01925 747915 e-mail: graham.baldwin@baldwin.co.uk

# Johnny Barn Close, Rossendale



## Accommodation Schedule

House Type	No.	Sq. ft.	Total Sq. ft.	Beds	Storey
Bung 1	3	1000	3000	3	1
Bung 2	3	1200	3600	4	1
A2 (affordable)	5	725	3625	3	2
C (affordable)	4	816	3264	3	2
H	4	1004	4016	4	2
K	3	1087	3261	4	2
P+	2	1473	2946	4	2
S	4	1400	5600	4	2
Y	2	1910	3820	5	2

<b>TOTAL</b>	<b>30</b>	<b>33132</b>
Gross Site Area		2.308 acres
Nett Site Area		2.308 acres
Total sq.ft per acre		14355 sq.ft/acre



'FOR INDICATIVE PURPOSES ONLY'

**Baldwin Design**  
 Consultancy Ltd

Revision	Date	Description
A	19.06.13	Mix amended following Client comments
B	18.08.15	Redrawn in accordance with development boundary review
C	27.08.15	Redrawn to client comments
D	27.10.15	Revised following client comments
E	02.11.15	Bungalow sizes amended
F	29.02.16	Parking amended, Pedestrian links added, Access road widened
G	16.03.16	Plot 30 Parking amended
H	25.08.17	Red edge added

**Project Title:**  
 Residential Development

**Address:**  
 Johnny Barn Close  
 Rossendale

**Drawing:**  
 Sketch Site Layout

**Drawing No:**  
 HH/SL/JBC/01

<b>Drawn:</b> JG	<b>Checked:</b> GB	<b>Date:</b> 07/05/13
<b>Scale:</b> 1:500	<b>Paper Size:</b> A2	

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