

Asset Protection Development Questionnaire

At no time should you consider accessing Network Rail property without first contacting the appropriate Asset Protection Project Manager. The railway is an extremely hazardous environment and your Health, Safety and Welfare is important to us.

Please complete as much information as possible, however headings marked with an asterisk (*) are considered essential and email to: - assetprotectionlnwnorth@networkrail.co.uk

Date	17.02.17
Network Rail Enquiry No.	
Network Rail Project No.	

* Your Contact details	
Name/Company name	Sunderland Peacock and Associates Ltd

Contact	Louise Read
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Address	Hazelmere, Pimlico Road, Clitheroe Lancs, BB7 2AG
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Telephone *	01200 423178
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Fax	
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Email	louise@sunderlandpeacock.com
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* Your clients contact details	
Name/Company name	Alan Jackson

Contact	
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Address	9 Downham Road, Chatburn, Clitheroe, Lancs, BB7 4AU
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Telephone	07714 090743
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Fax	
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Email	ejacksonlimited@aol.com
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320170169P

Consultants/contractors contact details

Name/Company name	Not yet appointed
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Contact	
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Address	
----------------	--

Telephone	
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Fax	
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Email	
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*** Location of the works**

Building name	Land to the rear of
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Street name	9 Downham Road
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Town	Chatburn
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County	Lancs
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Postcode	BB7 4AU
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Grid reference	SD 76972 44080
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*** Programming of the works**

Start on site date:	Phase 1 March / April 2017
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Finish on site date:	Late 2018
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Other key dates:	Phase 2 to commence in 2018
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*** Brief outline of scheme**

To include whether the works are for residential, business, industrial or change of use.

Phase 1 involves the demolition of an existing workshop and conversion of an existing workshop to provide a first floor annex to serve Plot 2 (once constructed).

Phase 2 involves the construction of 2 no detached dwellings, this phase is due to commence in 2018.

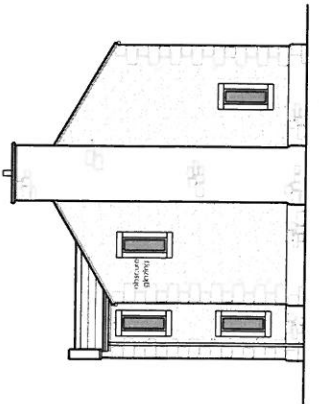
Is demolition of existing buildings proposed	Yes 1 no workshop – indicated with green hatching on the enclosed site plan.
What types of foundations are proposed? (please provide details of any ground remediation (improvement) works)	Phase 1 – traditional concrete strip foundations to support reconstructed gable to the West gable (opposite side to Network Rail land). Phase 2 – assumed traditional concrete strip TBC.
Do you have boundary issues or concerns?	No
Are either mobile or static cranes proposed on this site?	Not during Phase 1, there use in Phase 2 is TBC.
Are Drawings Available for Network Rail Review? (Please provide copies of General Arrangement, Elevations, Drainage, Foundation Layout, Site levels.)	Drawings 5203 – 01 REV B, 02 REV B, 03 REV C, Network Rail Boundary and Phase 1 Works drawings enclosed. Pictures of the existing buildings are also enclosed.
Are there any Restrictive Covenants in favour of Network Rail in relation to this site?	Unknown
Confirm whether there are any Network Rail Wayleaves, Easements, or Licences that relate to the site	Unknown
Confirm whether the Party Wall Act 1996 applies to the positioning and nature of your works	No
Do you require access to Network Rail land?	No
Are your works in the vicinity of a Network Rail bridge, tunnel, building retaining wall or level crossing?	-
Do your works require road closures?	No
Confirm Town and Country Planning Authority, Application reference and date approval granted, as applicable	Ribble Valley, 3/2016/0711, approved 24.11.2016
Have you applied for buried services?	-
Are the works covered by NRSWA?	-
Do you have a Customer Relations	-

reference number?	
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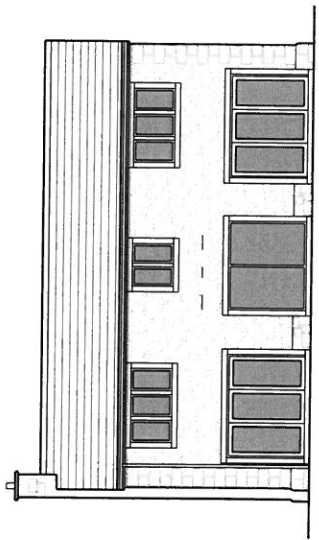
Please supply photos of the site if available to help us understand any particular site constraints, issues hazards that are present.	Pictures of the existing buildings are enclosed.
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Additional Comments:	
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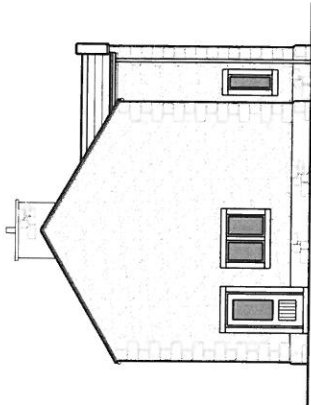
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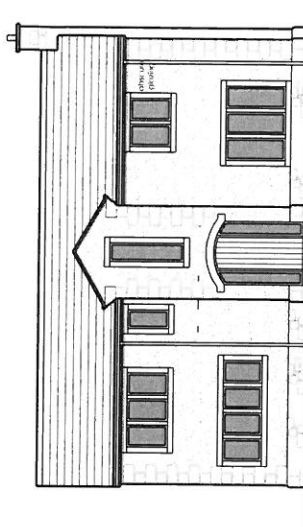
Side Elevation
Scale 1:100



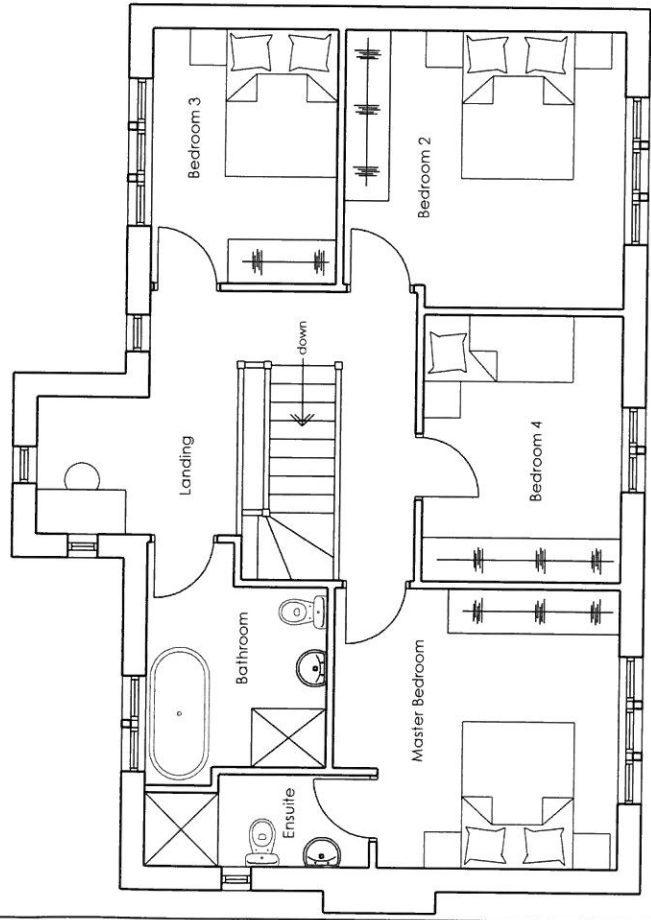
Rear Elevation
Scale 1:100



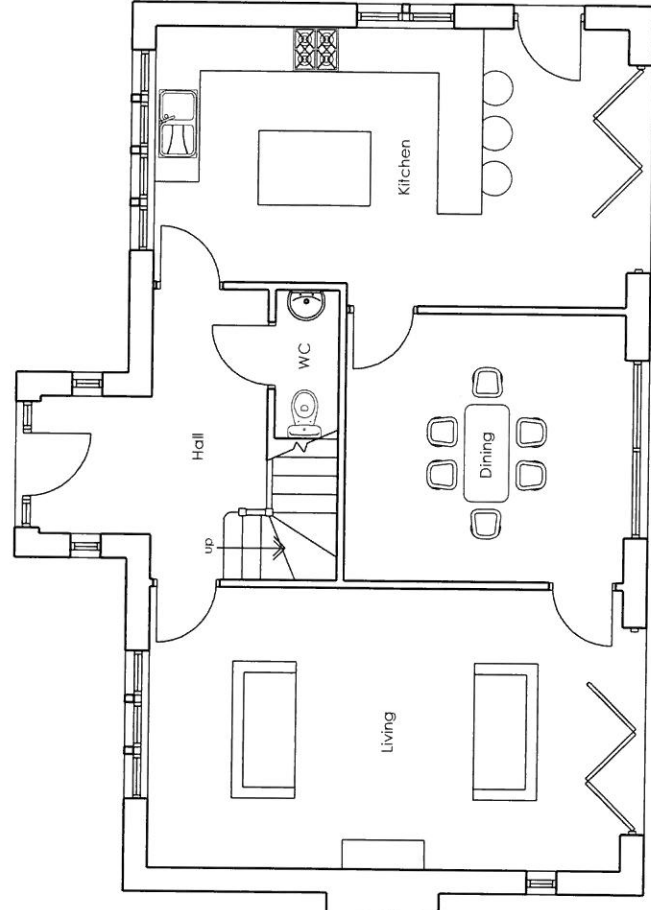
Side Elevation
Scale 1:100



Front Elevation
Scale 1:100



First Floor Plan
Scale 1:50



Ground Floor Plan
Scale 1:50

B LG First floor layout altered following planning officer comments 02/11/16
A LG Drawing revised following client comments 08/10/16

Prepared by: Mr A Jackson
Date: 02/11/16

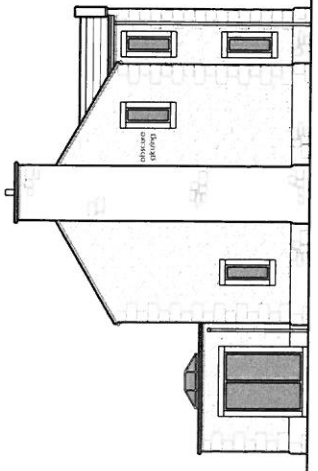
Proposed Dwellings to the Rear of
9 Downham Road
Chilworth
BB7 4AS

PLOT 1
Proposed Floor Plans and Elevations
Scale: 1:50/100 @ A3 Oct 2016 LFG

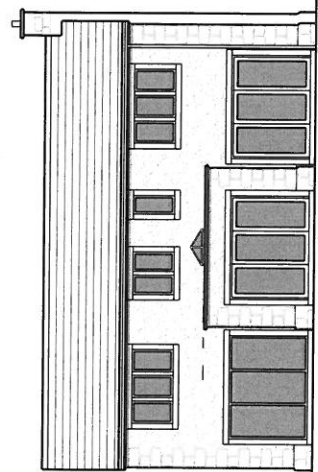
spa
SUNDERLAND PEACOCK ARCHITECTS
100-102, THE ARCADE, SUNDERLAND, TYNE AND WEAR, NORTH EAST, ENGLAND, NE1 2EX
Tel: 0191 276 1111
www.spaarchitects.co.uk

5203 -01 B

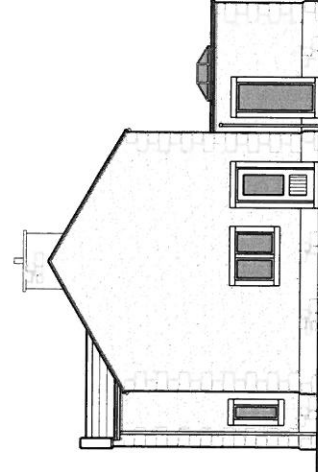
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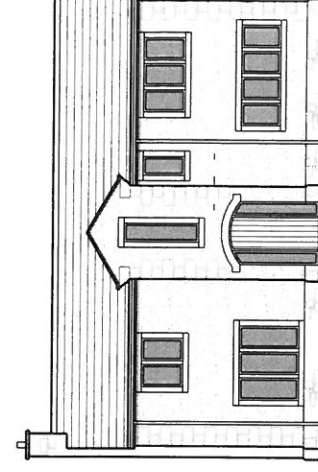
Side Elevation
Scale 1:100



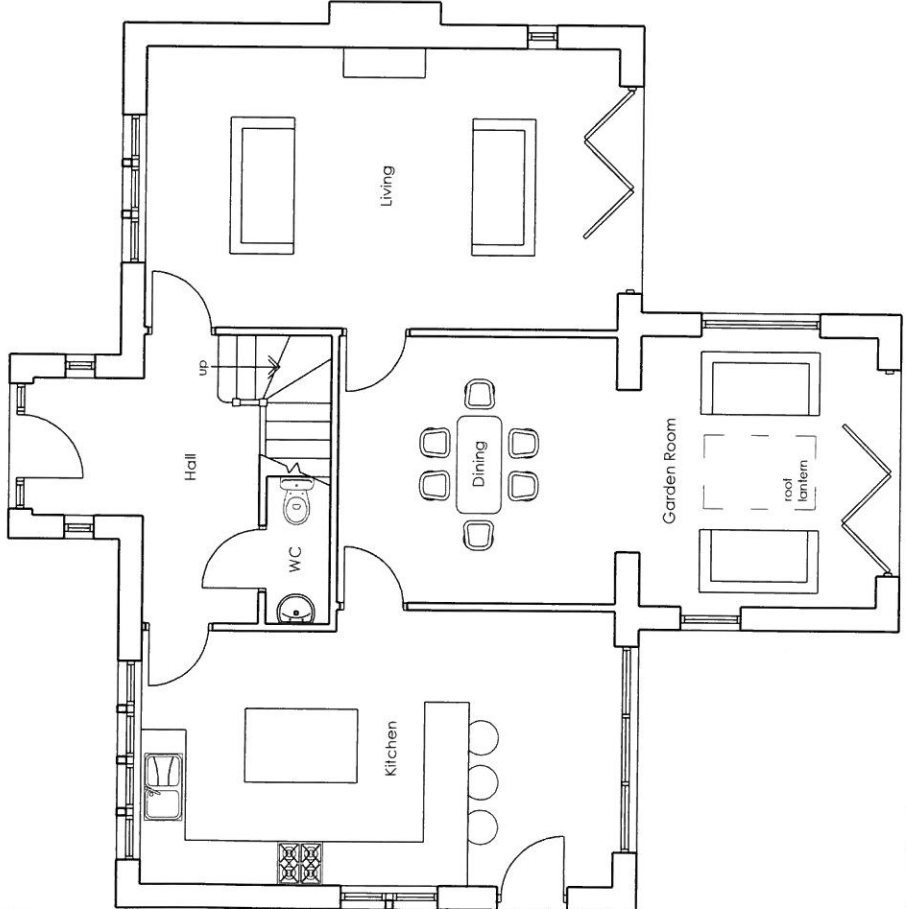
Rear Elevation
Scale 1:100



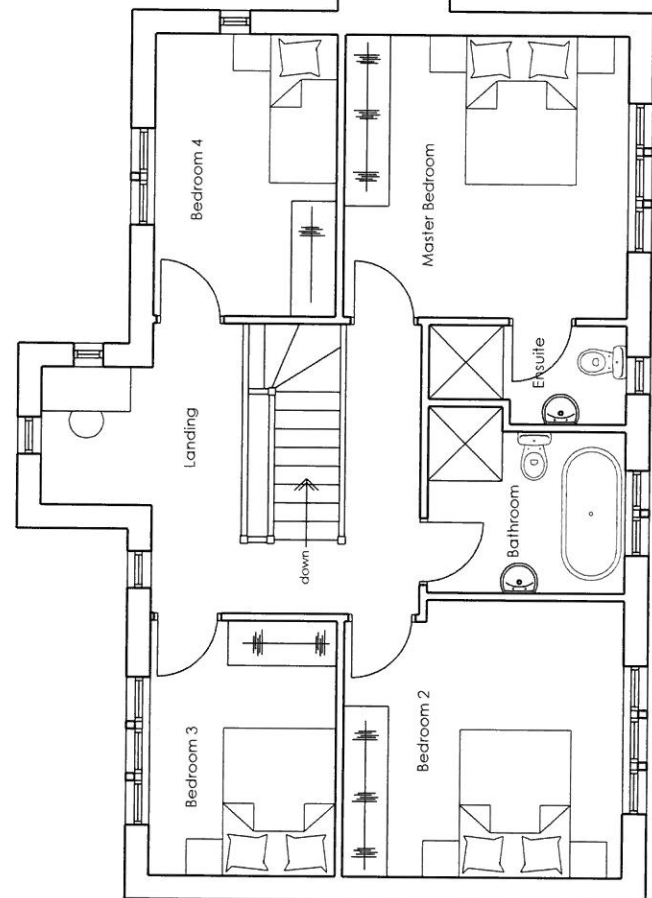
Side Elevation
Scale 1:100



Front Elevation
Scale 1:100



Ground Floor Plan
Scale 1:50



First Floor Plan
Scale 1:50

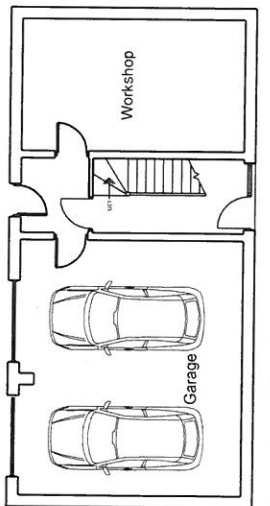
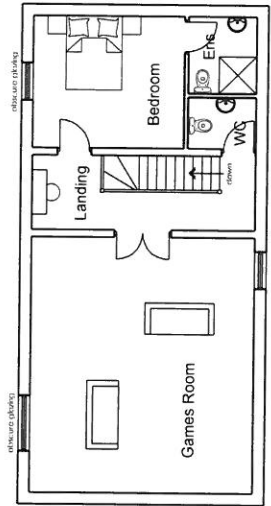
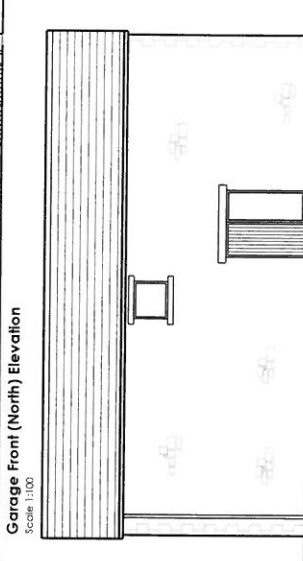
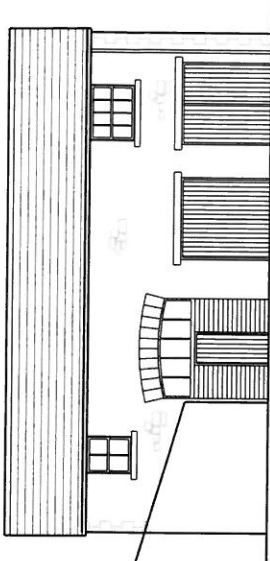
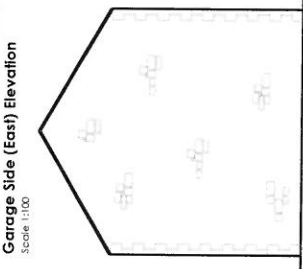
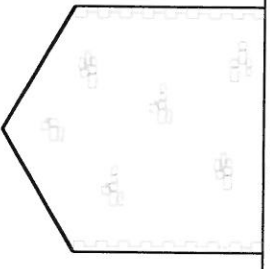
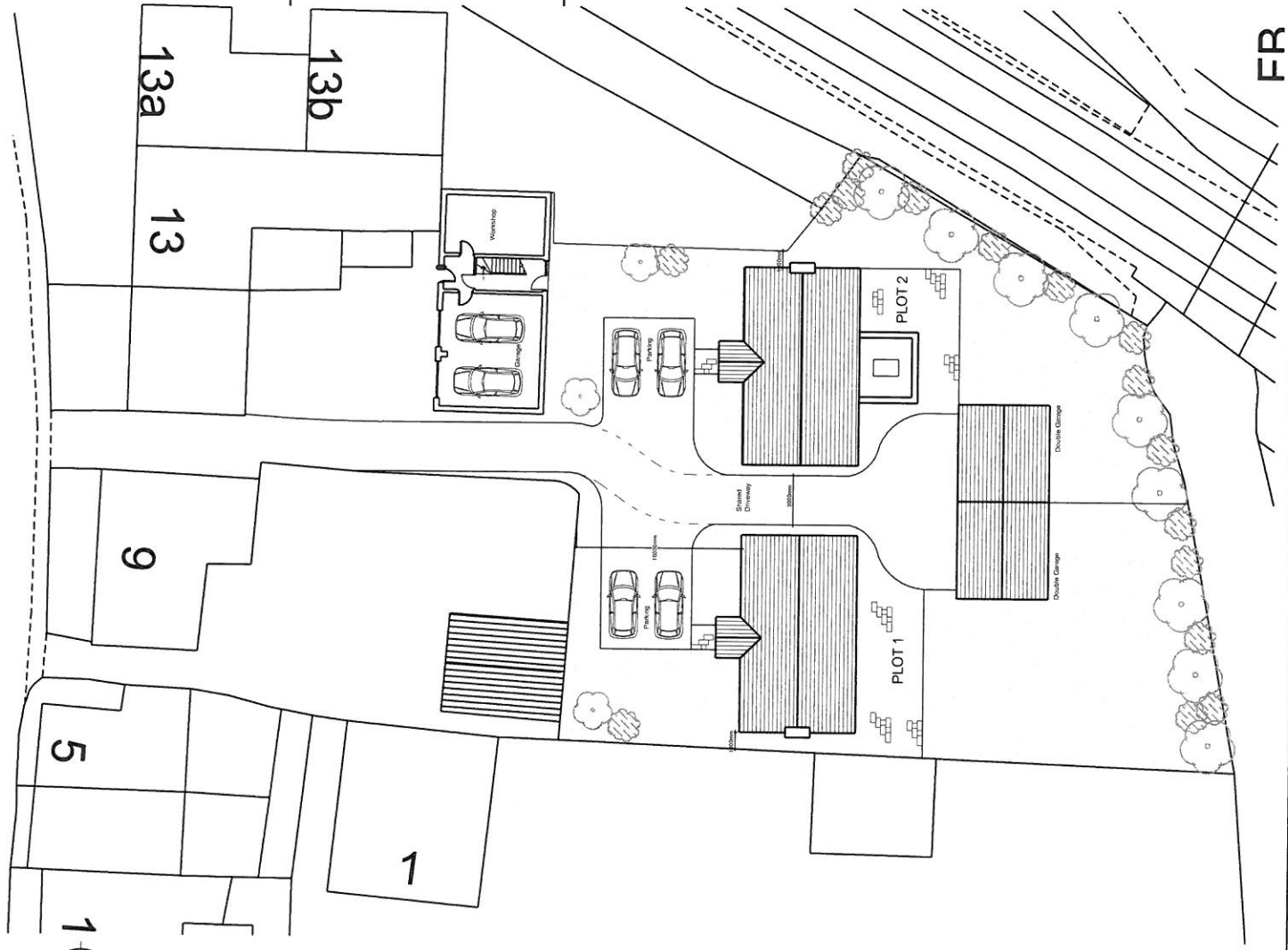
B LG Obscure glazing added to side elevation 02 11 16
 A LG Drawing revised following client comments 08 10 16
 Date: 02 11 16
 By: Mr A Jackson
 Title: Proposed Dwellings to the Rear of Chaburn Road Clitheroe BB7 4AS

Proposed Dwellings to the Rear of Chaburn Road Clitheroe BB7 4AS

PLOT 2
 Proposed Floor Plans and Elevations
 1:50/100 @ A4 Oct 2016 LFG

spa ARCHITECTS
 SUNDERLAND PEACOCK ARCHITECTS
 5203 -02 B

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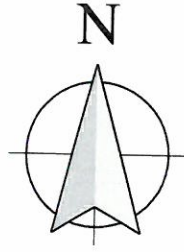
C LG Scheme amended 25.10.16
 B LG Elevations added 24.10.16
 A LG Drawing revised following client comments 08.10.16

Prepared by SPA Architects
 Mr A Jackson
 Proposed Dwellings to the Rear of
 9 Downham Road
 Clifton
 Bristol
 BS7 4AS

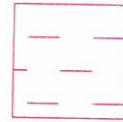
Proposed Site Plan and
 Garage Floor Plans
 1:200/100 @ A2 Oct 2016 LFG

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 SUNDERLAND PEACOCK ARCHITECTS
 5203 -03 C

1



KEY



Extent of Network Rail land

1000mm

Parking

PLOT 1

9 Downham Road
Chatburn

Proposed Construction of 2 Detached Houses
and Conversion of Existing Building

Proposed Site Plan

1:200 @ A3

5203 - Network Rail Boundary



Proposed Development on land to the rear of 9 Downham Road, Chatburn



Existing building to be demolished during Phase 1 to make way for Plot 2 during Phase 2



Existing building to be converted during Phase 1



Existing blockwork building in the foreground to be converted during Phase 1, the attached brick building to the rear will be demolished during Phase 1