

CoDa Structures

Consulting Civil & Structural Engineers
14 Springfield Court
Guisley
Leeds LS20 8FD

**FLOODING & DRAINAGE ASSESSMENT
FOR A MIXED USE DEVELOPMENT SITE
ADJACENT CLITHEROE ROAD, WHALLEY**

APPENDIX A

PROPOSED DEVELOPMENT PLAN

XX-Site Plan_Option 13
1:1000



Notes
The Contractor is to check all dimensions and conditions on site before commencing. Do not scale from this drawing. This drawing remains the copyright of POZZONI Architecture Ltd.

Scale Bars TO BE USED ONLY AS GUIDANCE

| | | | | | | |
|--------|----|-------|------|-------|-----|-------|
| 1:100 | 0m | 10m | 20m | 30m | 40m | 50m |
| 1:200 | 0m | 5m | 10m | 15m | 20m | 25m |
| 1:500 | 0m | 2.5m | 5m | 7.5m | 10m | 12.5m |
| 1:1250 | 0m | 1.25m | 2.5m | 3.75m | 5m | 6.25m |

KEYPLAN

| | | | | | | | | | |
|--|--|--|--|--|--|--|--|--|--|
| | | | | | | | | | |
|--|--|--|--|--|--|--|--|--|--|

ACCOMMODATION SCHEDULE

Residential bungalows:

- Type A - 15no. 772 sqft. 2 bed semi detached
- Type B - 8no. 922 sqft. 2 bed detached
- Type C - 15no. 1,107 sqft. 3 bed detached
- Type D - 5no. 672 sqft. 1 bed

Total 43 units

Drive Thru: 1,830 sqft

Employment Unit 1: 4,300 sqft

Employment Units 2-5: 2,150 sqft

Employment Units 6, 7, 10, 11, 12, 13, 2,650 sqft

Employment Units 8, 9: 3,100 sqft

Employment Units 14: 5,300 sqft

TOTAL EMPLOYMENT: 40,300 sqft

Care Home: 64 Bed

LANDSCAPE KEY

Site Boundary

HARD LANDSCAPING

- 6.0m Spine Road (Commercial)
- 4.8m Spine Road (Residential)
- Shared Vehicle / Pedestrian Access Road & Parking
- Building Perimeter Paving and Footpaths
- Amenity Paths

SOFT LANDSCAPING

- Existing Tree to be Retained
- Proposed Trees
- Private Gardens with hedge / fence delineation
- Planting / Soft Landscaping at edge of amenity grass / native planting and wild flowers
- Hedge planting to plot boundaries and footpath edges
- Proposed Drainage Swale

| | | | |
|---|--|----|----------|
| 2 | Masterplan updated in-line with clients comments. Drive thru spaces increased to 23 and garages removed from bungalow type A | DC | 24.05.19 |
| 1 | Masterplan updated in-line with highways comments / additional employment units added | DC | 21.05.19 |

| Rev | Description | By | Date |
|-----|-------------|----|------|
| | | | |

Client: Maple Grove / Eric Wright

Drawn: Whalley, Clitheroe

Proposed Masterplan

P5035_1200 2

5035-PAL-00-00-DR-A-1200

Date: Apr 19 Scale: 1:1000 @ A1

Author: SK Designer: JW

Project Phases: Planning, Tender, Construction

Project Phases: Design, Contract, As Built

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FOR COMMENT



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APPENDIX B

SITE LOCATION PLAN - FIG. 1

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No 2 Harewood Yard

Harewood

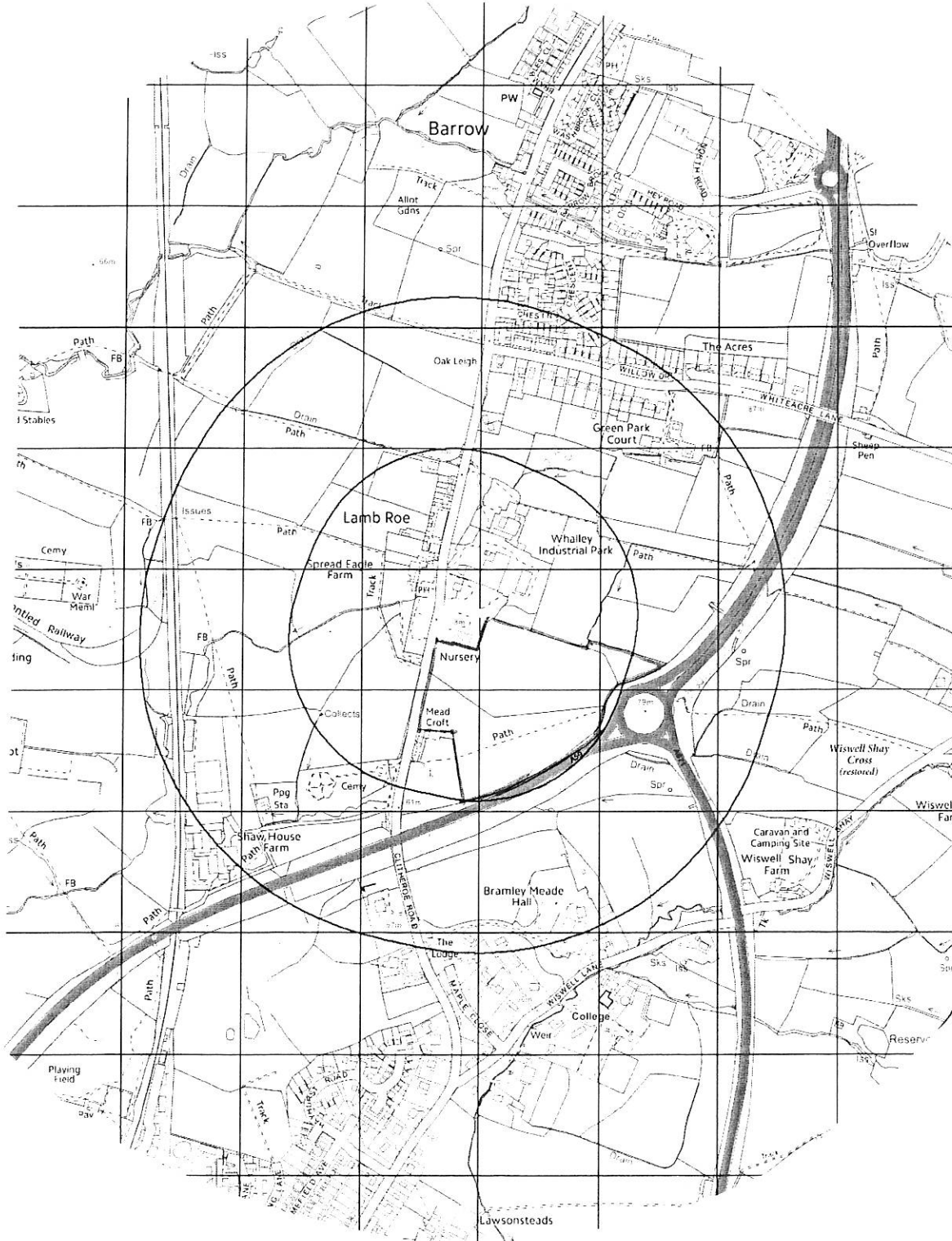
Leeds LS17 9LF

Tel: 0113 288 6766

Fax: 0113 288 6765



| | | | | |
|---------|------------------------|---------|-------|-----------|
| Project | Clitheroe Road Whalley | | | Rev. |
| Title | Site Location Plan | | | |
| Drawn | JL | Date | 02.19 | Drng. No. |
| Scale | 1:10000 | Checked | JL | 7847/Fig1 |
| | | | | - |



APPENDIX C

SITE TOPOGRAPHICAL SURVEY - FIG. 2

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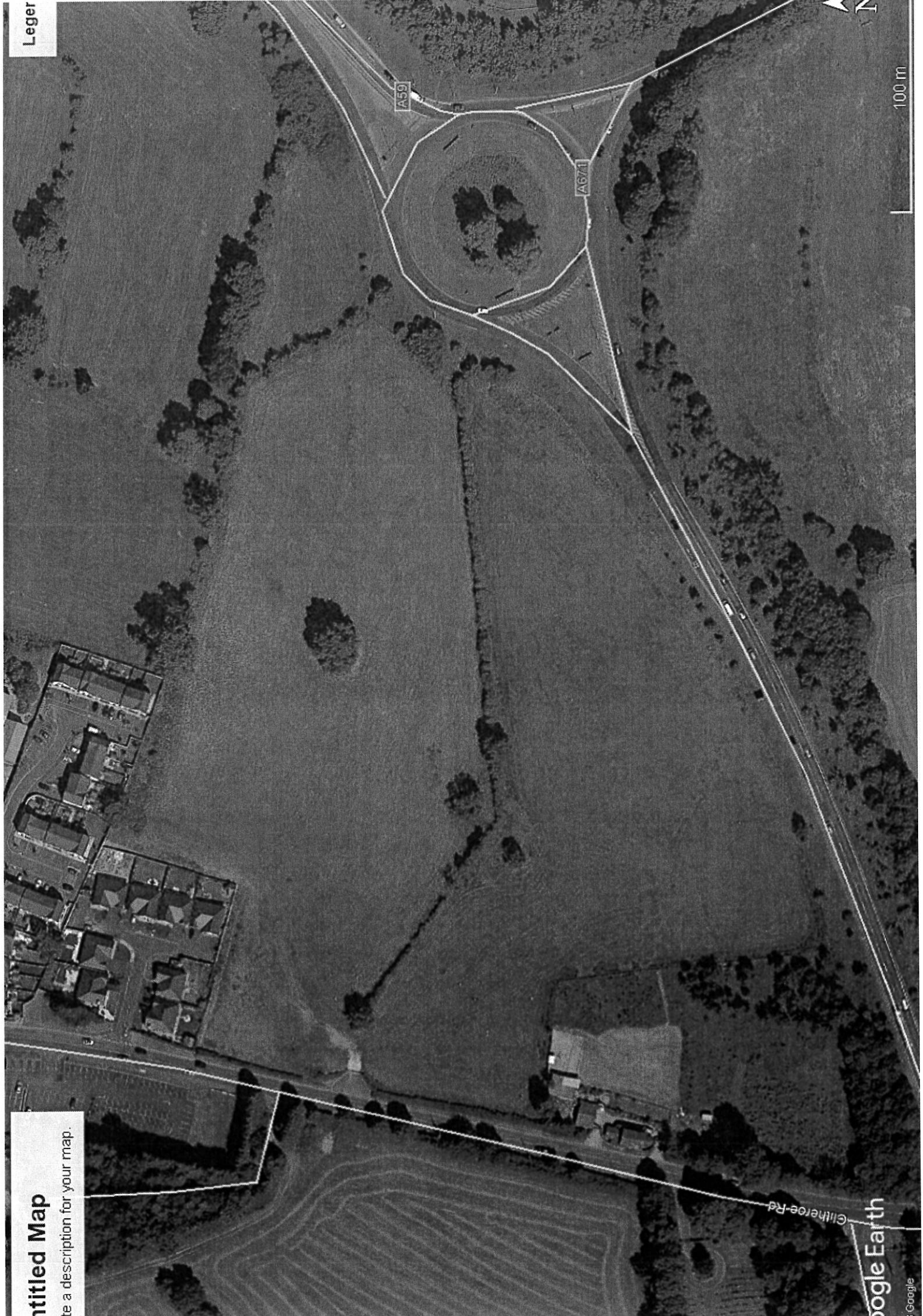
**FLOODING & DRAINAGE ASSESSMENT
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APPENDIX D
SITE AERIAL PHOTOGRAPH

Untitled Map

Write a description for your map.

Leger

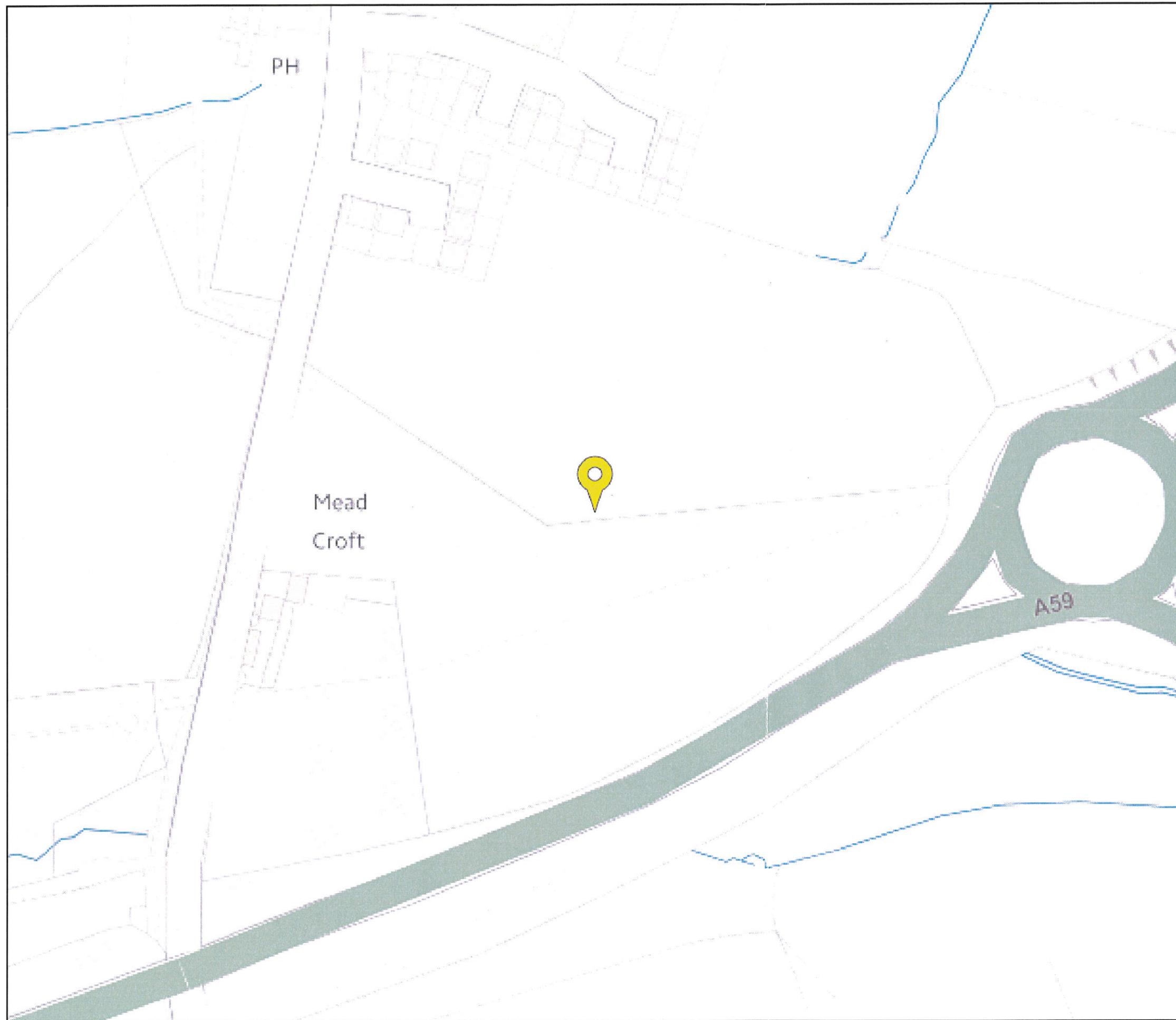


Google Earth

© Google

APPENDIX E

ENVIRONMENT AGENCY FLOOD MAP



Flood map for planning

Your reference
7749

Location (easting/northing)
373648/437360

Scale
1:2500

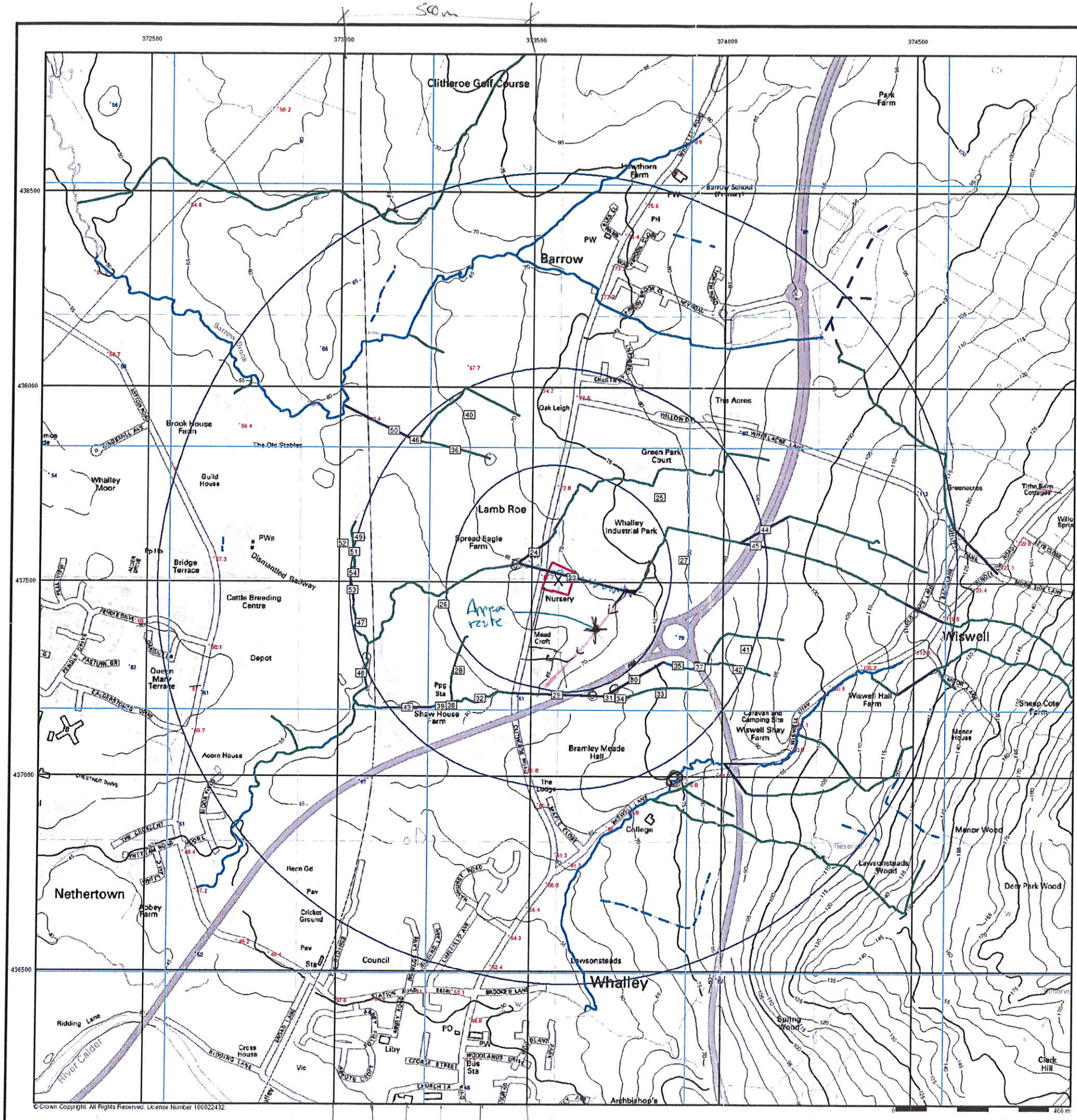
Created
18 Apr 2018 9:44

-  Selected point
-  Flood zone 3
-  Flood zone 3: areas benefitting from flood defences
-  Flood zone 2
-  Flood zone 1
-  Flood defence
-  Main river
-  Flood storage area



APPENDIX F

ENVIRONMENT AGENCY RIVER NETWORK MAP



General

- △ Specified Site
- Specified Buffer(s)
- X Bearing Reference Point
- Map ID

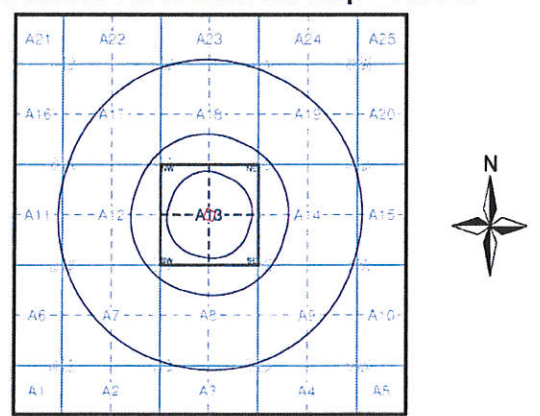
EA Detailed River Network Data

- Primary River
- Secondary River
- Tertiary River
- Canal
- - - Canal Tunnel
- Undefined River
- - - Lake/Reservoir
- - - Offline Drainage Feature
- Extended Culvert (greater than 50m)
- Underground River (inferred)
- Underground River (local knowledge)
- Downstream of High Water Mark
- - - Downstream of Seaward Extension
- - - Not assigned River feature

Contours (height in metres)

- Standard Contour — 105
- Index Contour — 100
- *167.3 Spot Height
- *45.8 Air Height

EA Detailed River Network Map - Slice A



Order Details

Order Number: 56881149_1_1
 Customer Ref: 7379
 National Grid Reference: 373570, 437510
 Slice: A
 Site Area (Ha): 0.46
 Search Buffer (m): 1000

Site Details

Site at 373570, 437510



Tel: 0844 844 9952
 Fax: 0844 844 9951
 Web: www.envirocheck.co.uk

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APPENDIX G

ENVIRONMENT AGENCY WEBSITE RISK OF FLOODING FROM SURFACE WATER MAPS

Basic view



Detailed view

Location

bb7 6wp



Flood risk from rivers or the sea



Extent of flooding



Flood risk from surface water



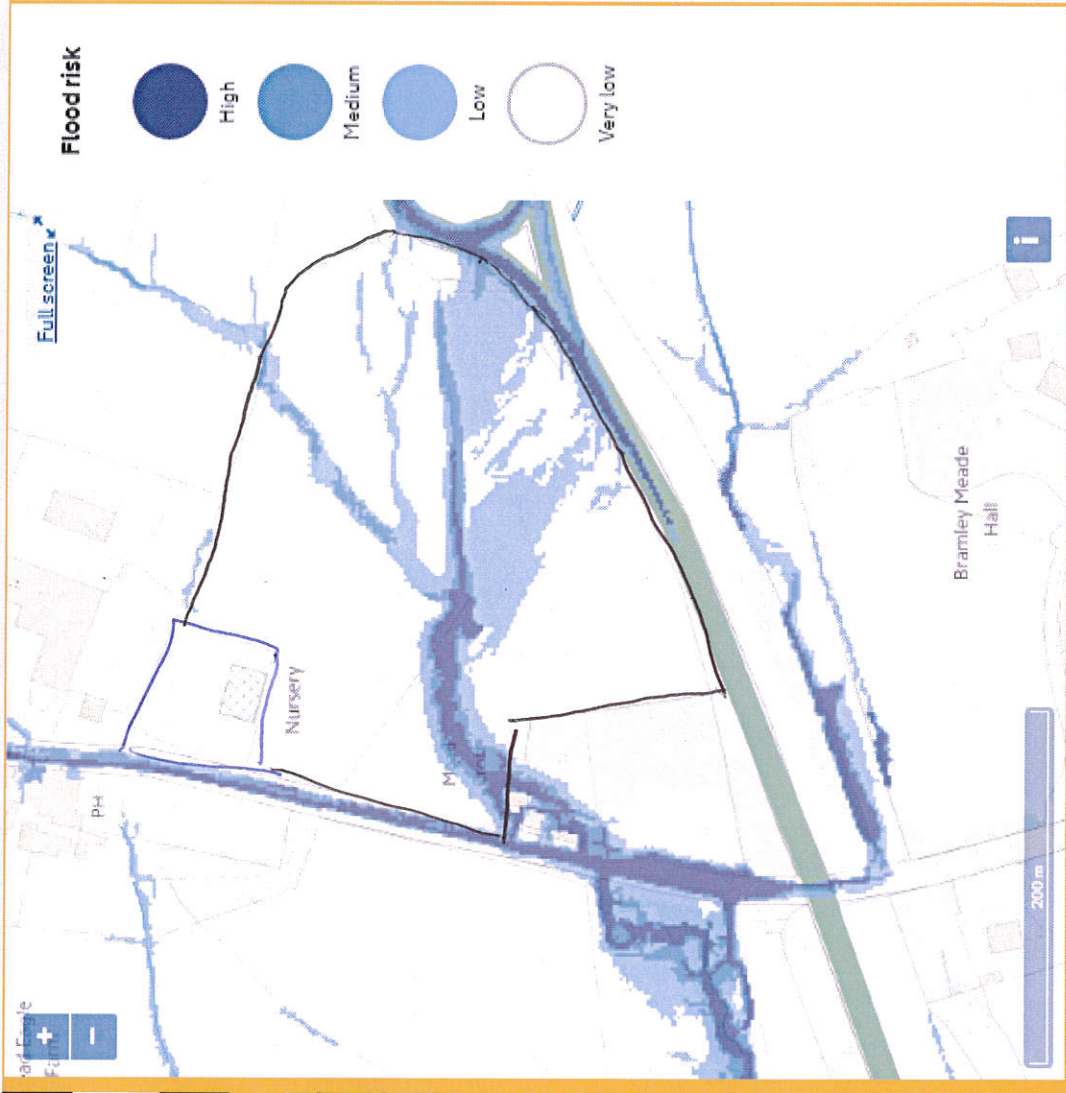
Extent of flooding



Flood risk from reservoirs



Extent of flooding



Basic view Detailed view

Location



Flood risk from rivers or the sea

- Extent of flooding
- Depth and flow estimates at monitoring stations

Flood risk from surface water

- Extent of flooding
- High risk: depth
- High risk: velocity
- Medium risk: depth
- Medium risk: velocity

Low risk: depth

- Low risk: depth
- Low risk: velocity

Flood risk from reservoirs

- Extent of flooding
- Flood depth
- Flood speed



Basic view Detailed view

Location



Flood risk from rivers or the sea

- Extent of flooding
- Depth and flow estimates at monitoring stations

Flood risk from surface water

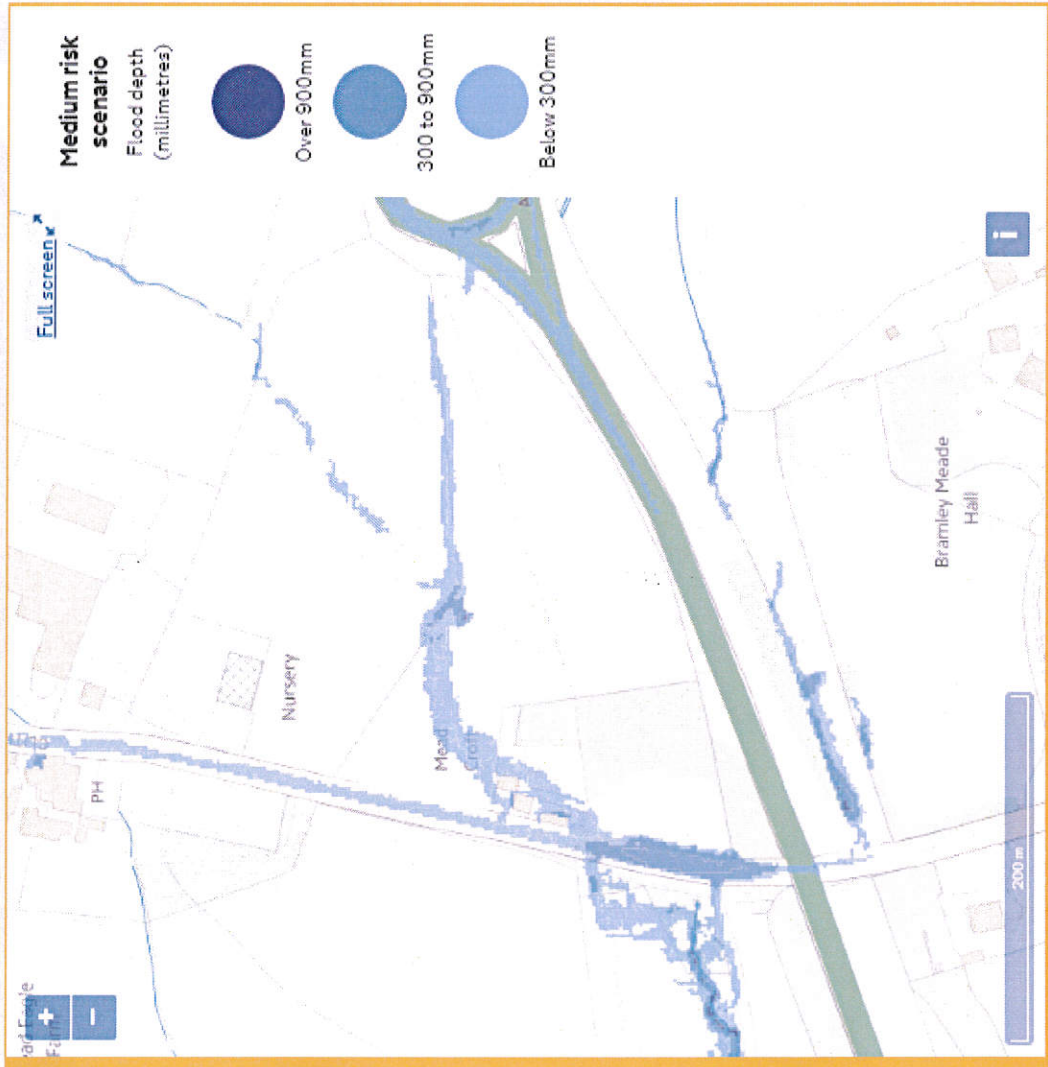
- Extent of flooding
- High risk: depth
- High risk: velocity

Medium risk: depth

- Medium risk: velocity
- Low risk: depth
- Low risk: velocity

Flood risk from reservoirs

- Extent of flooding
- Flood depth
- Flood speed



Basic view



Detailed view



Location

bb7 6wp



Flood risk from rivers or the sea



- Extent of flooding
- Depth and flow estimates at monitoring stations

Flood risk from surface water



- Extent of flooding
- High risk: depth
- High risk: velocity
- Medium risk: depth
- Medium risk: velocity
- Low risk: depth
- Low risk: velocity

Flood risk from reservoirs



- Extent of flooding
- Flood depth
- Flood speed



APPENDIX H

EXTRACT FROM THE PUBLIC SEWER RECORD

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APPENDIX H

EXTRACT FROM THE PUBLIC SEWER RECORD

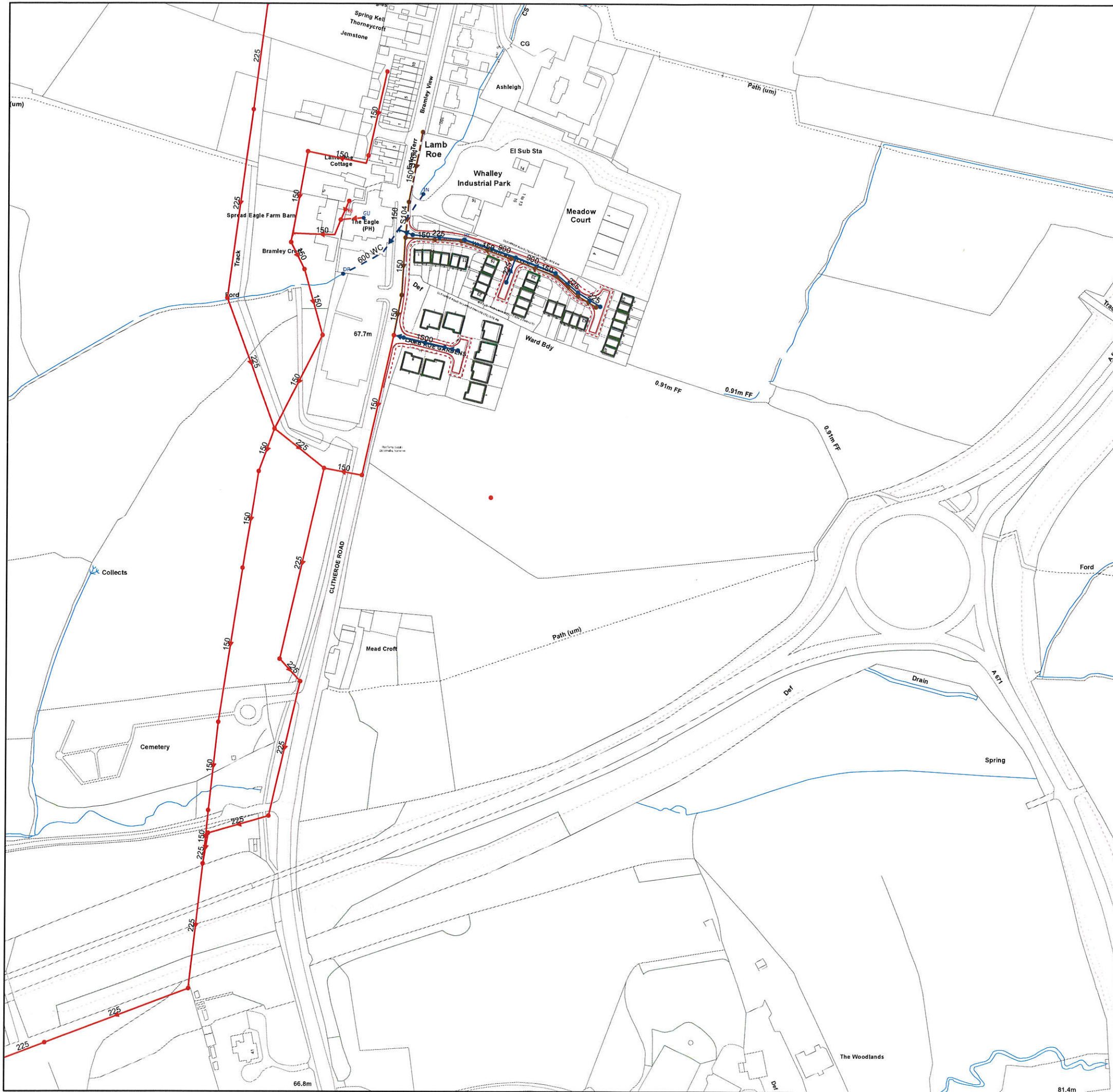
Extract from Map of Public Sewers

The position of the underground apparatus shown on this plan is approximate only and is given in accordance with the best information currently available.

The actual positions may be different from those shown on the plan and private pipes, sewers or drains may not be recorded.

United Utilities Water will not accept liability for any loss or damage caused by the actual position being different from those shown. Crown copyright and database rights [2016] Ordnance Survey 100022432.

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Clitheroe Road

Printed By: Property Searches Date: 04/12/2018

DO NOT SCALE
Approximate Scale: 1:2500

