

Excerpt from 1888 survey showing railway sidings and original road arrangement

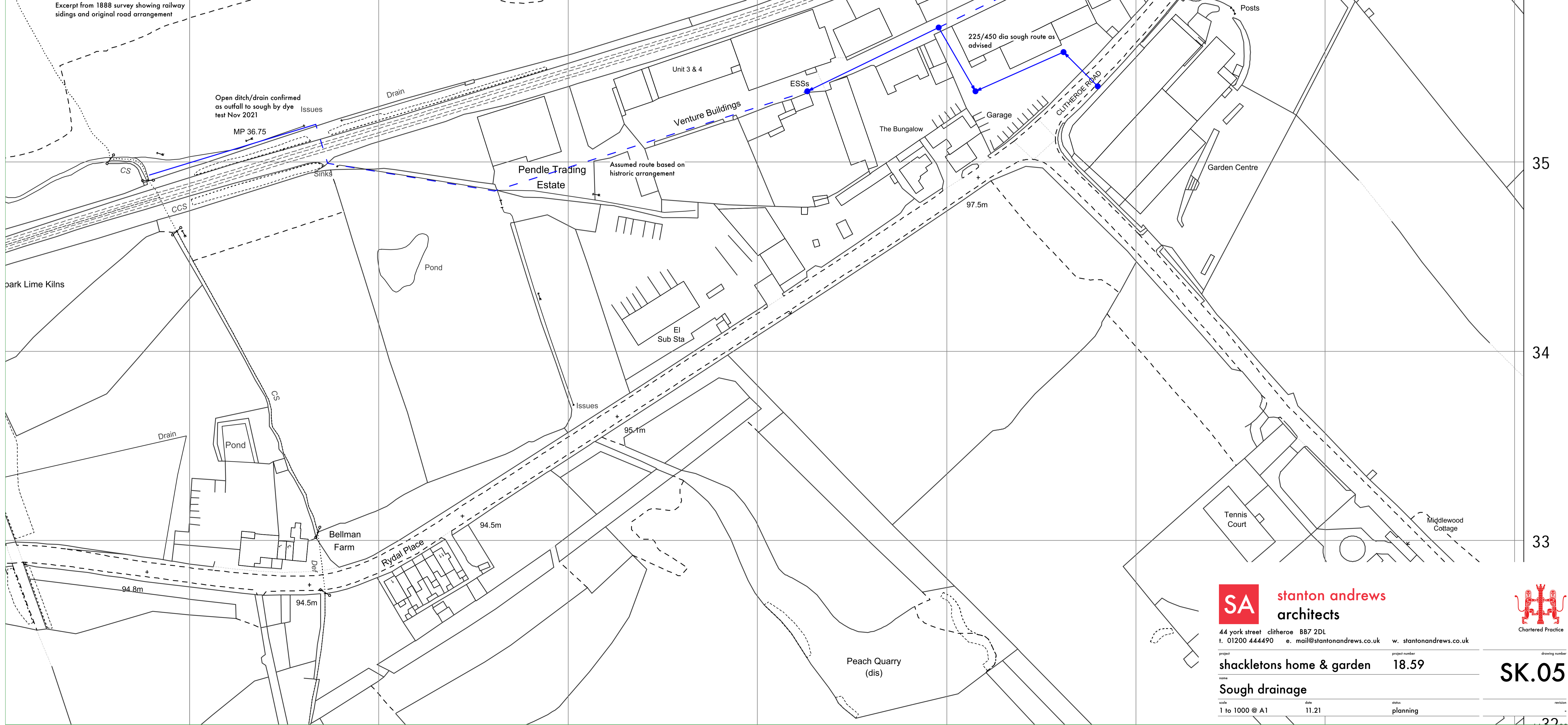
Stanton Andrews do not accept liability for any loss or degradation of information held in the drawing resulting from the translation from the original file format to any other file format or from the recipient's reading of it in any other programme or an earlier version of the programme. Stanton Andrews accepts no liability for use of this drawing by parties other than the party for whom it was prepared or for purposes other than those for which it was prepared.

DWG issues - when this drawing is issued in DWG format it is an uncontrolled version and is provided to enable the recipient to prepare their own documents/drawings for which it is solely responsible. It is based on background information current at the time of issue. Stanton Andrews accepts no liability for any alterations to, additions to or discrepancies arising out of changes to such background information which occur after it has been issued by Stanton Andrews.

This drawing must be printed in colour, if this text is not RED the drawing must be reprinted.

Do not scale, use figured dimensions only. All dimensions to be checked on site. This drawing should be printed and read at the original size, as stated in title block. Stanton Andrews accept no responsibility for errors that occur as a result of reviewing this drawing at any other size. Stanton Andrews to be notified of any discrepancies before proceeding. Drawing to be read in conjunction with all relevant consultants and specialist drawings. As existing drawings based on information provided by others - no measured survey of the property has been undertaken by the architect. This drawing is subject to copyright.

revision	date	note
	Nov 21	issued for information



Open ditch/drain confirmed as outfall to sough by dye test Nov 2021



stanton andrews
architects

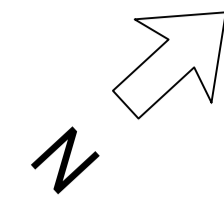
44 york street clitheroe BB7 2DL
t. 01200 444490 e. mail@stantonandrews.co.uk w. stantonandrews.co.uk



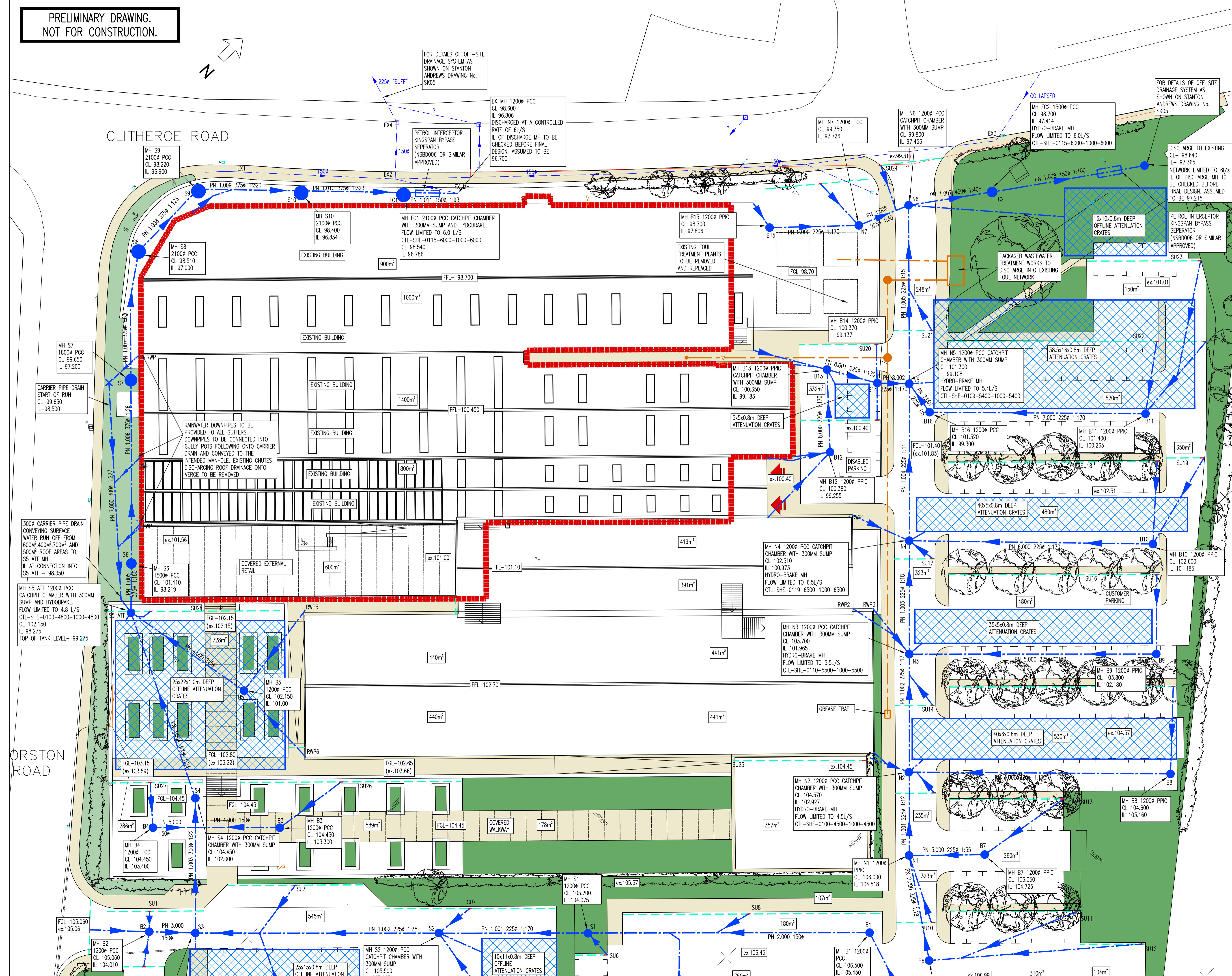
Chartered Practice

project	shackletons home & garden	project number	18.59	drawing number	SK.05
name	Sough drainage	scale	1 to 1000 @ A1	date	11.21
status	planning	revision			

PRELIMINARY DRAWING.
NOT FOR CONSTRUCTION.



CLITHEROE ROAD



LEGEND

- EXISTING SURFACE WATER DRAIN
- PROPOSED SURFACE WATER DRAIN
- PPIC PROPOSED POLYPROPYLENE INSPECTION CHAMBER
- PCC PROPOSED PRE-CAST CONCRETE MANHOLE
- PROPOSED GEO-CELLULAR ATTENUATION TANK
- PROPOSED FOUL WATER DRAIN

FOR GENERAL NOTES PLEASE REFER TO DRAWING NO. 10301-102

Rev	Details	Drawn By	Checked By	Date
P6	FINISHED FLOOR LEVELS ADDED.	SHR	SJR	15.10.24
P5	TREE AND GAS INSTALLATION ADDED DRAINAGE RUN AMENDED TO SUIT.	SHR	SJR	05.03.24
P4	DRAINAGE AMENDED TO INCLUDE RUNOFF FROM EXISTING BUILDING.	SHR	SJR	20.02.24
P3	DRAINAGE AMENDED TO INCLUDE RESULTS OF FURTHER SURVEY WORK.	SD	SJR	23.11.21
P2	DRAWING SCALE AMENDED. PROPOSED DRAINAGE NETWORK REFERENCES ADDED. EXISTING DRAINAGE AND KEY ADDED.	SD	SJR	29.10.21
P1	ISSUED FOR INFORMATION.	SD	SJR	18.03.20

Client: SHACKLETONS GARDEN CENTRE LIMITED

Project: PROPOSED DEVELOPMENT AT SHACKLETONS GARDEN CENTRE, CHATBURN

Title: PROPOSED DRAINAGE GENERAL ARRANGEMENT SHEET 1 OF 2

Issued For: INFORMATION

Reid Jones partnership
Consulting Civil & Structural Engineers

9 Orrell Road, Orrell, Wigan, WNG 9EY, Tel 01942 216006
3 Cross Street, Preston, PR1 3LT, Tel 01772 498007

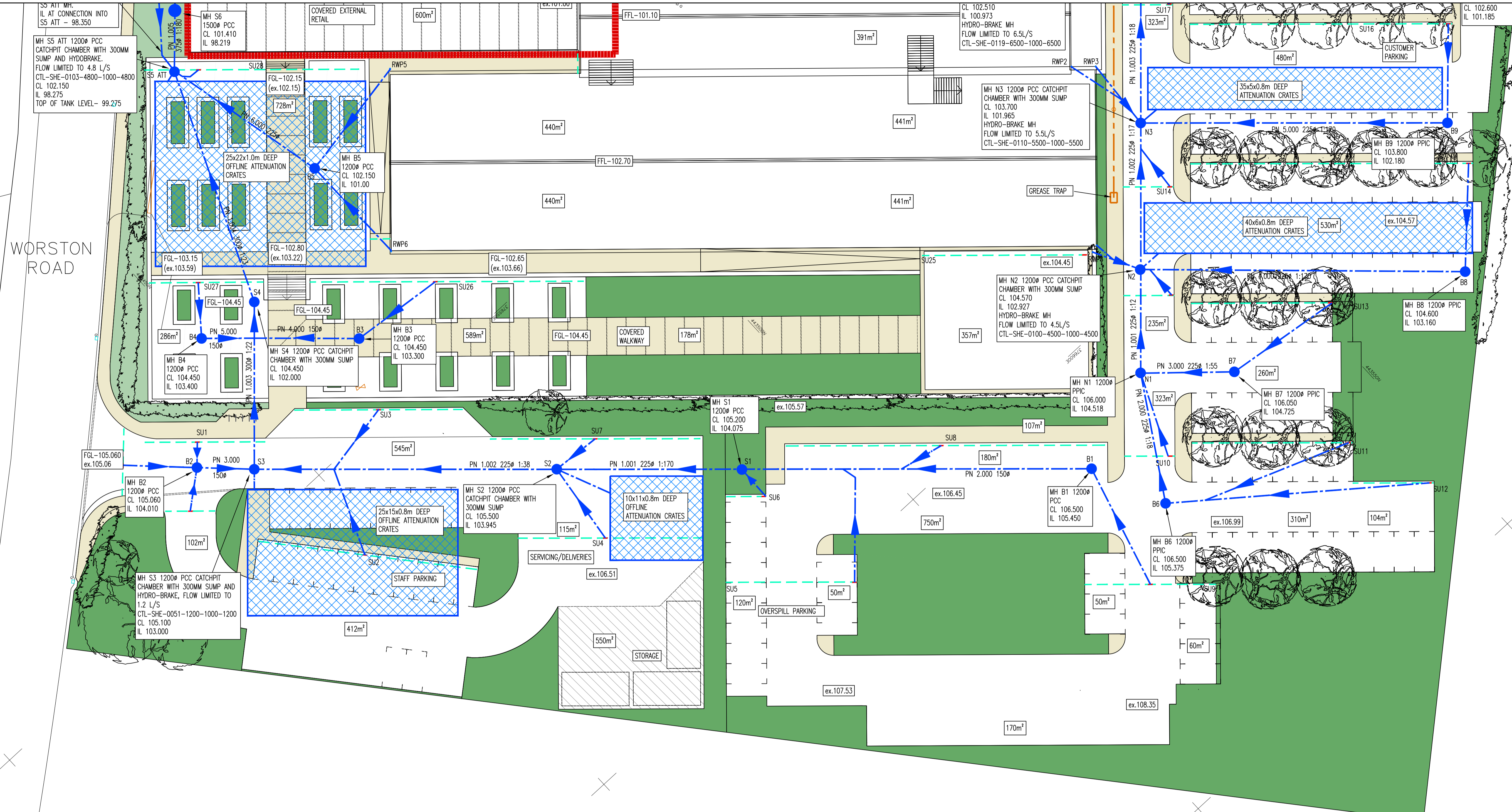
E-mail: enq@reidjonespartnership.co.uk
Web address: www.reidjonespartnership.co.uk

Scale: 1:250 @ (A1)

Project No:	Drawing No:	Issue:
10301	101	P6

DO NOT SCALE - USE FIGURED DIMENSIONS ONLY.
This drawing is confidential and is the property of Reid Jones Partnership. It must not be disclosed to any third party, copied or lent without prior written consent. The contractor is to check all dimensions on site prior to commencement of works.

ISO 9001:2015
REGISTERED



LEGEND

- EXISTING SURFACE WATER DRAIN
- PROPOSED SURFACE WATER DRAIN
- PPIC PROPOSED POLYPROPYLENE INSPECTION CHAMBER
- PCC PROPOSED PRE-CAST CONCRETE MANHOLE
- PROPOSED GEO-CELLULAR ATTENUATION TANK
- PROPOSED FOUL WATER DRAIN

- GENERAL NOTES**
- UN-ADOPTED FW & SW DRAINAGE IS TO BE CONSTRUCTED IN ACCORDANCE WITH CURRENT BUILDING REGULATIONS. INCLUDING APPROVED DOCUMENT H (UPDATED 2015); BS EN 752:2008 AND OTHER RELEVANT STANDARDS AND CERTIFICATES.
 - THE LOCATION AND LEVELS OF EXISTING DRAINAGE PIPES AND CULVERTS MUST BE CHECKED ON-SITE PRIOR TO CONSTRUCTION.
 - ALL EXISTING SERVICES TO BE LOCATED PRIOR TO THE COMMENCEMENT OF ANY DRAINAGE WORKS, AND WHERE NECESSARY PROTECTION OR DIVERSIONS TO BE UNDERTAKEN TO AVOID CONFLICT WITH THE PROPOSED WORKS.
 - DRAINS ARE TO BE CONSTRUCTED USING FLEXIBLY JOINTED VITRIFIED CLAY PIPES TO BS 65 (1991) AND BS EN 295 (2012 / 2013); OR UPVC BUILDING DRAINAGE SYSTEM PIPEWORK TO BS 4660 (2000), BS EN 13589-1 (2010) * BS EN 1401-1 (2009); BEDDED & BACKFILLED IN ACCORDANCE WITH THE MANUFACTURERS' INSTRUCTIONS.
 - BACKFILLING OF DRAIN TRENCHES ADJACENT TO DWELLINGS OR OTHER STRUCTURES TO BE IN ACCORDANCE WITH BS EN 1610 (1998) AND APPROVED DOCUMENT H.
 - ACCESS FITTINGS & INSPECTION CHAMBERS <1.2m DEEP ARE TO BE CLAYWARE OR PRE-FORMED POLYPROPYLENE AS APPROPRIATE TO THE NUMBER OF CONNECTIONS. POLYPROPYLENE CHAMBERS CAN BE USED UP TO 3m DEEP BUT REQUIRE A MAX 350mm DIAMETER RESTRICTOR RING TO PREVENT MAN ENTRY. INSPECTION CHAMBER SIZES ARE TO BE CONSTRUCTED IN ACCORDANCE WITH BS EN 752 (2008).
 - MANHOLE CHAMBERS ARE TO BE OF PRECAST CONCRETE CONSTRUCTION WITH 150mm INSITU CONCRETE SURROUND WITH A MINIMUM CLEAR OPENING OF 600mm.
 - POLYPROPYLENE INSPECTION CHAMBERS ARE TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.

- COVER LEVELS INDICATED ON THE DRAWINGS ARE NOMINAL AND MAY BE ADJUSTED TO SUIT FINISHED LEVELS AS NECESSARY. INSPECTION CHAMBER COVERS SHOULD BE GRADE A15 FOR PEDESTRIAN AREAS ONLY, C250 FOR LIGHTLY TRAFFICKED ROADS AND SMALL PRIVATE CAR PARKS, AND D400 WITHIN THE ACCESS ROAD.
- WHERE DRAINS PASS THROUGH FOUNDATIONS OR OTHER RIGID STRUCTURES, A LINTEL, OR SLEEVE IS TO BE USED & PROVISION FOR FLEXIBILITY IS TO BE MADE WITH ROCKER PIPES.
- ANY EXISTING LAND DRAINS SEVERED BY SITE OPERATIONS SHOULD BE DIVERTED AROUND ANY PROPERTIES/BUILDINGS AND RECONNECTED TO THE EXISTING LAND DRAINAGE SYSTEM VIA A SILT TRAP.
- CONCRETE PROTECTION REQUIRED TO PIPES WHERE DEPTH OF PIPE FROM GROUND LEVEL TO BARREL IS <0.6m WITHIN NON-TRAFFICKED AREAS; <0.9m WITHIN DOMESTIC DRIVEWAYS AND LIGHT ROADS; AND <1.2 m WITHIN THE PUBLIC HIGHWAY, OTHERWISE PIPES TO BE LAID IN CLASS S BEDDING (150mm GRANULAR BED & SURROUND).
- WHERE PIPES RUN UNDER BUILDINGS AND WHERE COVER TO UNDERSIDE OF SLAB IS LESS THAN 300mm, PROVIDE A CONCRETE BED AND SURROUND.
- UNLESS NOTED OTHERWISE, ALL FOUL DRAINS ARE 100mm DIA. AND SURFACE WATER DRAINS ARE 150mm DIA. SURFACE WATER CONNECTIONS FROM RWP'S TO BE 100mm DIA.
- MINIMUM GRADIENTS (UNLESS NOTED OTHERWISE):
 FOUL
 100 DIA FROM OUTLETS WITHIN BUILDING TO INSPECTION CHAMBER 1:40, THEREAFTER 1:80
 SURFACE WATER
 100 DIA 1:100, 150 DIA 1:150, 225 DIA 1:225
- ALL REDUNDANT DRAINS AND CHAMBERS TO BE REMOVED AS FAR AS PRACTICABLE OR ELSE GROUTED AND SEALED.
- BEDDING AND BACKFILL TO CONFORM TO THE REQUIREMENT OF THE WATER INDUSTRY SPECIFICATION 4-08-02 (TABLE A2).
- THE CHAMBER SIZE OF MANHOLES WITH MORE THAN ONE CONNECTION MAY NEED TO BE INCREASED AN INCREMENT TO ACCOMMODATE THE CONNECTORS AND BENDS.
- THE POSITIONS OF SVP'S, STUB-STACKS, WC OUTLETS AND RAINWATER DOWNPIPES ARE TO BE ACCURATELY LOCATED FROM THE ARCHITECT'S DRAWINGS.

Rev	Details	Drawn By	Checked By	Date
P3	FINISHED FLOOR LEVELS ADDED	SHR	SJR	15.10.24
P2	DRAINAGE AMENDED TO INCLUDE RUNOFF FROM EXISTING BUILDING.	SHR	SJR	20.02.24
P1	ISSUED FOR INFORMATION	SD	SJR	29.10.21

Client:
SHACKLETONS GARDEN CENTRE LIMITED

Project:
PROPOSED DEVELOPMENT AT SHACKLETONS GARDEN CENTRE, CHATBURN

Title:
PROPOSED DRAINAGE GENERAL ARRANGEMENT SHEET 2 OF 2

Issued For: **INFORMATION**

Reid Jones partnership
 Consulting Civil & Structural Engineers

9 Orrell Road, Orrell, Wigan, WNG 5EY, Tel 01942 216006
 3 Cross Street, Preston, PR3 3LT, Tel 01772 498007

E-mail: en@reidjonespartnership.co.uk
 Web address: www.reidjonespartnership.co.uk

Scale: **1:250 @ (A1)**

Project No: **10301** Drawing No: **102** Issue: **P3**

PRELIMINARY DRAWING. NOT FOR CONSTRUCTION.

DO NOT SCALE - USE FIGURED DIMENSIONS ONLY.
 This drawing is confidential and is the property of Reid Jones Partnership. It must not be disclosed to any third party, copied or lent without prior written consent. The contractor is to check all dimensions on site prior to commencement of works.

QMS
 ISO 9001:2015
 REGISTERED

CLITHEROE ROAD

EXISTING BUILDING
RAINWATER DOWNPIPES
DIVERTED ABOVE GROUND
LEVEL TO CONSTRUCTION
STAGE DRAINAGE SYSTEM
UNTIL PERMANENT SYSTEM
HAS BEEN CONSTRUCTED

WORSTON
ROAD

WHEEL WASHING FACILITIES

WHEEL WASHING FACILITIES

MH FC2 1500* PCC
INSTALLED TO LIMIT
DISCHARGE DURING
CONSTRUCTION PHASE
CL 98.700
IL 97.414
HYDRO-BRAKE MH
FLOW LIMITED TO 6.0L/S
CTL-SHE-0115-6000-1000-6000

DISCHARGE TO
EXISTING
CL- 98.640
IL- 97.365
NETWORK LIMITED TO
6L/S. I.I. OF
DISCHARGE MH TO BE
CHECKED BEFORE
FINAL DESIGN.
ASSUMED TO BE
97.215

PETROL
INTERCEPTOR
KINGSPAN BYPASS
SEPARATOR
(NSB0006 OR
SIMILAR APPROVED)

TEMPORARY
CONNECTION

TEMPORARY
CONNECTION

SETTLEMENT LAGOON TO
BE SIZED TO ACCOMMODATE
A 1 IN 2 YEAR
STORM(CONSTRUCTION
PERIOD ASSUMED TO BE
NO MORE THAN 12
MONTHS)

PROPOSED SILT FENCE
NETTING

SURFACE CROSS DRAINS

NEW PERMANENT DRAIN
CONSTRUCTED FIRST AND
USED AS PART OF THE
TEMPORARY DRAINAGE
SYSTEM

CONTRACTORS COMPOUND
WITH BUNDED FUEL
STORAGE AREA

LEGEND

- EXISTING SURFACE WATER DRAIN
- PROPOSED SURFACE WATER DRAIN
- PPIC PROPOSED POLYPROPYLENE INSPECTION CHAMBER
- PCC PROPOSED PRE-CAST CONCRETE MANHOLE
- ▣ PROPOSED SETTLEMENT LAGOON
- PROPOSED SURFACE CROSS DRAINS
- PROPOSED SILT FENCE NETTING
- PROPOSED CARRIER DRAIN

Rev	Details	Drawn By	Chk/App By	Date
P2	ADDED HYDROBRAKE MANHOLE AND AMENDED LOCATION OF LAGOON	SHR	SJR	15.10.24
P1	ISSUED FOR INFORMATION	SHR	SJR	22.02.24

Client:
SHACKLETONS GARDEN CENTRE LIMITED

Project:
PROPOSED DEVELOPMENT AT SHACKLETONS GARDEN CENTRE, CHATBURN

Title:
PROPOSED CONSTRUCTION STAGE DRAINAGE GENERAL ARRANGEMENT

Issued For:
INFORMATION

Reid Jones partnership
Consulting Civil & Structural Engineers

9 Orrell Road, Orrell, Wigan, WNG 5EY, Tel 01942 216006
3 Cross Street, Preston, PR1 3LT, Tel 01772 458007

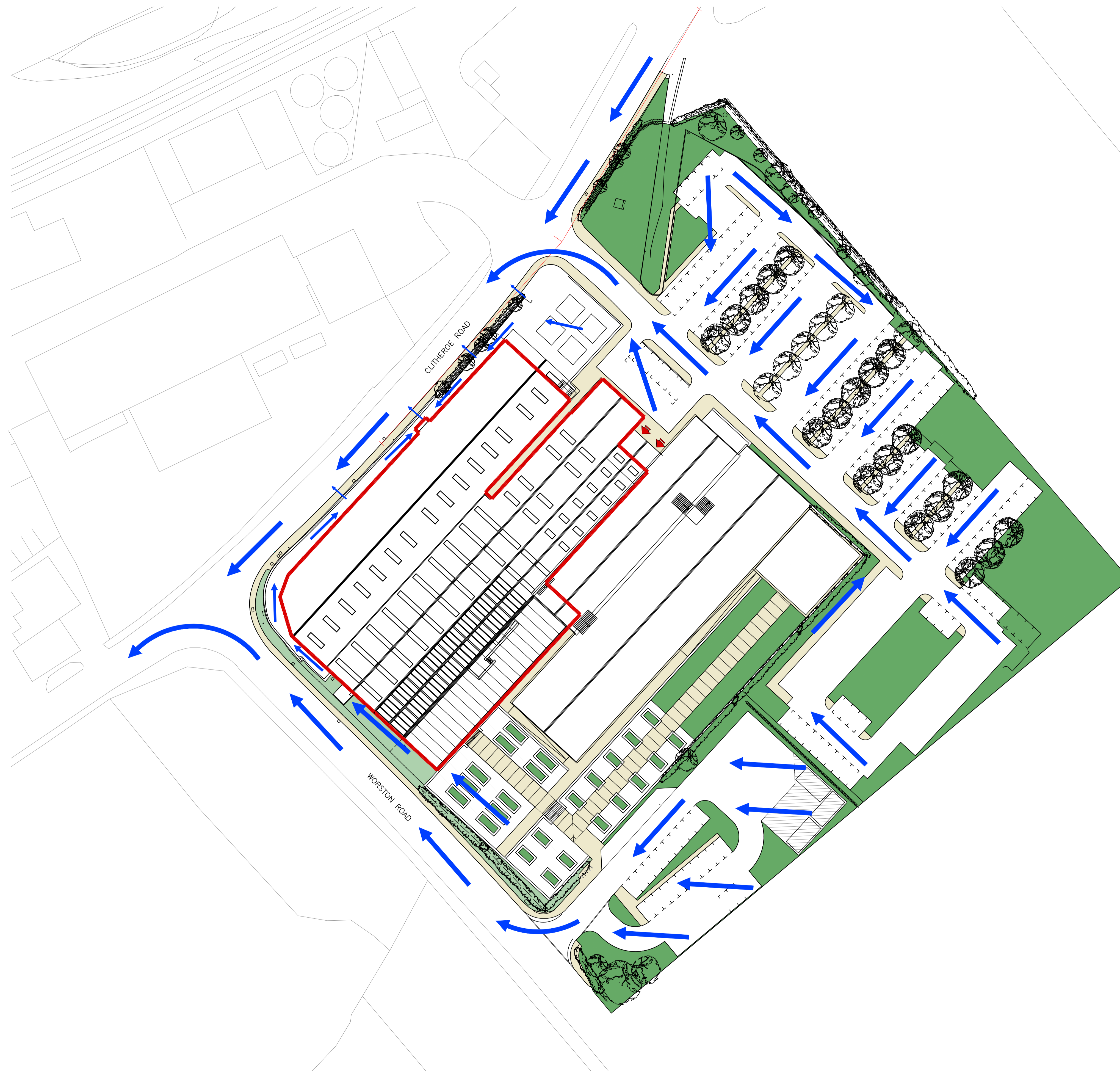
E-mail: enq@reidjonespartnership.co.uk
Web address: www.reidjonespartnership.co.uk

Scale:	1:300	@	(A1)
Project No:	10301	Drawing No:	103
		Issue:	P2

**PRELIMINARY DRAWING.
NOT FOR CONSTRUCTION.**

DO NOT SCALE - USE FIGURED DIMENSIONS ONLY.
This drawing is confidential and is the property of Reid Jones Partnership. It must not be disclosed to any third party, copied or lent without prior written consent. The contractor is to check all dimensions on site prior to commencement of works.





NOTES

← SURFACE WATER FLOW
DIRECTION EXCEEDANCE
ROUTE

P1	ISSUED FOR INFORMATION	SHR	SJR	16.10.24
Rev	Details	Drawn By	Chk/App By	Date

Client:
SHACKLETONS GARDEN CENTRE LIMITED

Project:
PROPOSED DEVELOPMENT AT SHACKLETONS GARDEN CENTRE, CHATBURN

Title:
SURFACE WATER EXCEEDANCE ROUTES

Issued For:
INFORMATION

Reid Jones partnership
Consulting Civil & Structural Engineers

9 Orrell Road, Wigan, WNG 5EY, Tel 01942 216006, em@reidjonespartnership.co.uk, www.reidjonespartnership.co.uk

3 Cross Street, Preston, PR1 3LT, Tel 01772 498007, www.reidjonespartnership.co.uk

Scale:	1:500	@	(A1)
Project No:	10301	Drawing No:	106
		Issue:	P1

DO NOT SCALE - USE FIGURED DIMENSIONS ONLY.
This drawing is confidential and is the property of Reid Jones Partnership. It must not be disclosed to any third party, copied or lent without prior written consent. The contractor is to check all dimensions on site prior to commencement of works.

**PRELIMINARY DRAWING.
NOT FOR CONSTRUCTION.**

