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N

0 5 10 15m

1:200 Scale

KEY

EXISTING BUILDING

PROPOSED BUILDING

INDICATIVE DRAINAGE KEY

SURFACE WATER DRAINAGE

FOUL DRAINAGE

Northcoat Road

KLARGESTER BAx SEWAGE TREATMENT PLANT INSTALLED TO MANUFACTURERS GUIDANCE

ACO DRAIN CONNECTED TO SURFACE WATER DRAINAGE

SHRUBS

NATIVE HEDGEROW

SANDSTONE FLAG PAVING

PROPOSED MANAGERS AND FAMILY ACCOMMODATION

SOAKAWAY TO BE CONSTRUCTED IN PERFORATED PIPE, LAID IN TRENCHES WITH THE SAME GRADIENT, NO STEEPER THAN 1:200. PIPES TO BE LAID UPON 300mm LAYER OF SHINGLE. TRENCHES MUST BE FILLED 50mm ABOVE PERFORATED PIPE. WITH MEMBRANE AND THEN FILLED IN WITH SOIL. TO BE MIN 5M AWAY FROM BUILDINGS

PERMEABLE TARMAC DRIVEWAY

BIN COLLECTION

EXISTING GARAGE FOR TRACTOR

EXISTING ANIMAL PHYSIOTHERAPY CENTRE

PROPOSED HAY STORAGE EXTENSION

PROPOSED TREATMENT STABLE

PROPOSED ISOLATION STABLE

PROPOSED ISOLATION STABLE

PROPOSED MACHINE STORE

EXTEND HARDSTANDING ACCESS TO MENAGE

RELOCATE GATE AND FENCE

Rev C: Updated following redesign, indicative foul and surface water drainage added. 03.08.2026 CH
Rev B: Landscaping added around dwelling, and bin collection area annotated. 07.07.2026 CH
Rev A: Updated scheme proposal. 30.06.2026 CH

Client
Mrs Kath Vines

Job Title
Lowerfold Stables,
1 Northcote Park
Langho
Blackburn
BB6 8FB

Drawing Title
Proposed Overall Site Plan and Drainage Strategy

Scale	Date	Drawn
1:200 @ A1	April 2026	Craig Harrison

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PROPOSED OVERALL SITE PLAN
SCALE 1:200