



Legend:

Phasing to be read in conjunction with Design & Access Statement.

Phase 1 - consists of lifting and relaying rail track to establish the new track layout, and rationalising the areas for stores around the site. These works will be undertaken by the ELR's volunteer workforce and are needed to create cleared construction sites for both the proposed Carriage Shed/Carriage Restoration Workshop and the proposed Running Shed/Heavy Maintenance Shed.



Phase 2 - comprises the construction of the proposed Carriage Shed/Carriage Restoration Workshop and establishing the vehicular access route to this building alongside the boundary with Metrolink. It is envisaged that this phase will be undertaken by a mix of Construction Contractors and the ELR's volunteer workforce.



Phase 3 - comprises the works to repair and restore the historic 1857 Loco Works/Carriage Shed together with the construction of the proposed Running Shed/Heavy Maintenance Shed, and the proposed extensions to the 1862 Office Block. Due to the greater sensitivity and complexity of these works it is envisaged that this phase will be carried out exclusively by Construction Contractors led by a specialist Conservation Contractor.

Proposed Phasing Plan
Scale 1:500

0m 10m 20m 30m 40m

NOTES

This drawing is the property of Equilibrium Architects and copyright is reserved by them. This drawing is not to be copied or disclosed by or to any unauthorised persons without the prior written consent of Equilibrium Architects.
Do not scale from this drawing.
All dimensions are to be checked on site prior to construction, manufacture of any components and ordering of materials and equipment.
Any discrepancies are to be reported to the architect for clarification.

All materials and workmanship to be in accordance with the current British Standards and codes of practice.
This drawing is to be read in conjunction with all relevant Architectural, Structural Engineers, Mechanical Engineers, Electrical Engineers and Specialists drawings and specifications.
As with all construction projects the CDM 2015 regulations apply and the work on this project may require both the issue of a notification to the HSE (because of the duration of the works on site) and the client may also need to appoint a

Principal Designer because there may be more than one contractor working on site. The Principal Designer will be able to coordinate the pre-construction information and also ensure that all duty holders under CDM comply with their relevant duties.
The building owner is to serve a Party Wall Act Notice as applicable to adjoining property owners as outlined in The Party Wall Act 1996. The Building Contractor is to verify the thickness of the party walls prior to commencement of the proposed works.

EAST LANCASHIRE RAILWAY

B	Updated Red & Blue Line to include Barron street works & Phase 3	10.01.2022
A	Added accessible & electrical charging parking bays	24.11.2020
REV	DESCRIPTION	CHECK DATE

CLIENT
East Lancs Railway

PROJECT
ELR Buckley Wells Masterplan

DRAWING
Proposed Phasing Plan

SCALE	DATE	DRAWN	CHECKED
1:500@A1	Sept' 2018	PB	
DRAWING NO.	CAD REFERENCE NO.	REVISION	
C-0340-10		B	



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