Plot H, Charles St, Manchester

Shooters Brook Easement Statement

25415-ROS-XX-XX-R-C-0155

January 2026

Plot H, Charles St, Manchester

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REPORT ISSUE TABLE

Purpose of Issue	Status	Revision	Date	Prepared By	Checked By
FIRST ISSUE	S2	P01	13/01/25	AY	JT

This drainage statement has been prepared by Roscoe to aid in the planning application for Plot H, Charles St, Manchester.

For additional information on the Shooters Brook Sewer and alternative options for a diversion that had been reviewed and discounted, refer to Roscoe document '25415-ROS-XX-XX-R-C-0150'.

Proposed Build-over Solution.

The proposal for the build-over and foundational design is shown within Appendix 2.

The foundation solution for the scheme utilises piled foundations that transfer all loads into the bedrock at a depth far below the level of the culvert. Where superstructure columns are in the vicinity of the culvert, bridging foundations will be used to span over the sewer and transfer loads into piles and then to the bedrock at depth. Image 1.5 below provides a 3D visual representation of the proposed foundations.

As the sewer is within riparian ownership and classified as a private sewer by United Utilities, there is no set requirement for the easement of the Shooters Brook Watercourse whilst is passes within the redline boundary. In order to ensure protection of the sewer though and ensure maintenance / repair can be carried out in future if required, an easement has been taken into consideration as 3m either side of the sewer.

For maintenance the proposed design removes any existing construction over the sewer by approximately 70%, with voids in the foundation solution that allows for access to the remaining sewer being built over if major repair work is required in future. In addition, the two manholes that are situated within the development, which provide maintenance access to the sewer, are now easily accessible. As part of the overall maintenance strategy for the project, it is also proposed that a plan is implemented to reduce the risk of low flow debris build-up, via means of regular wash down at a rate and frequency agreed with the LLFA.

The proposal is viewed as a benefit on the existing situation for Shooters Brook from a maintenance, access and environmental perspective.

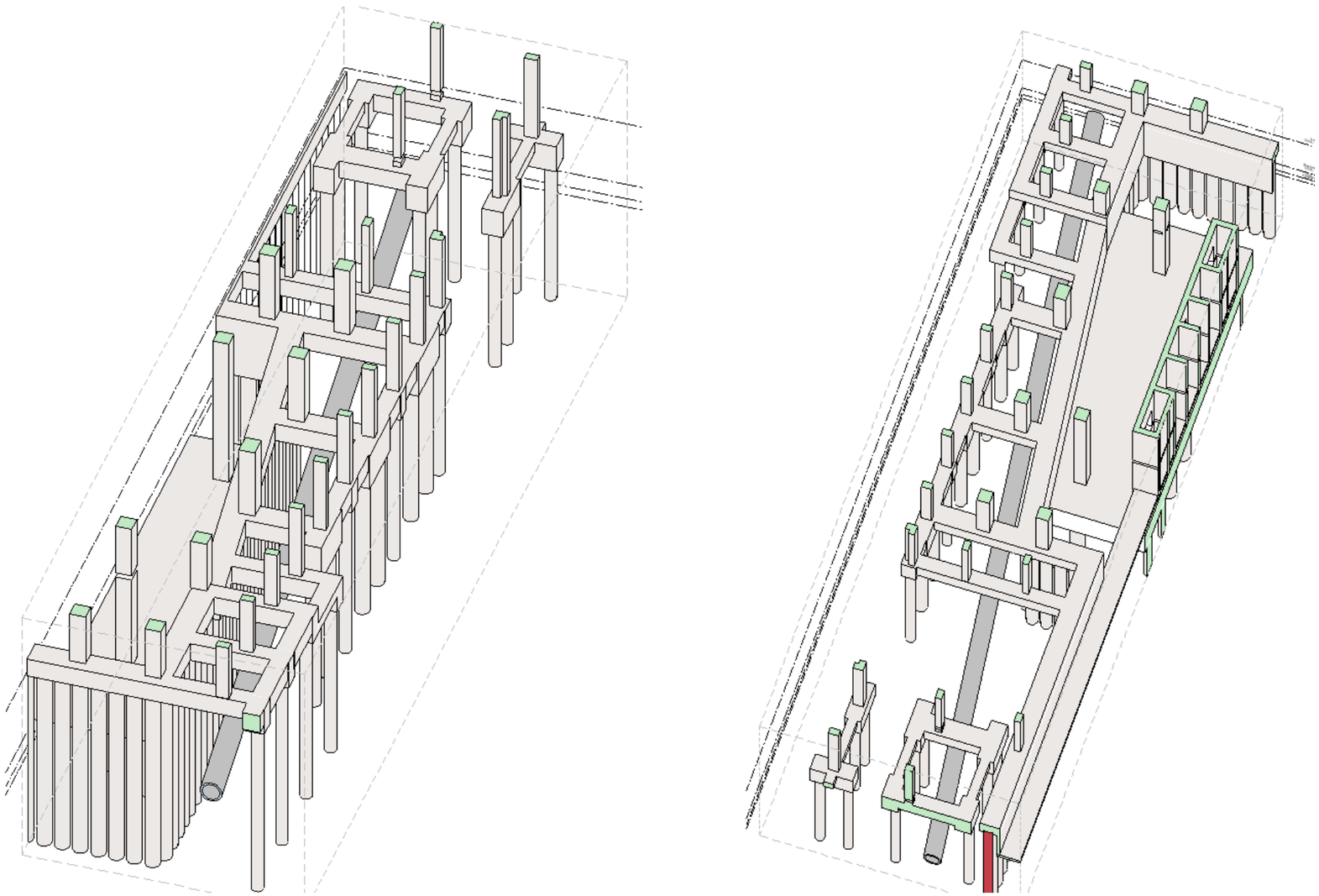
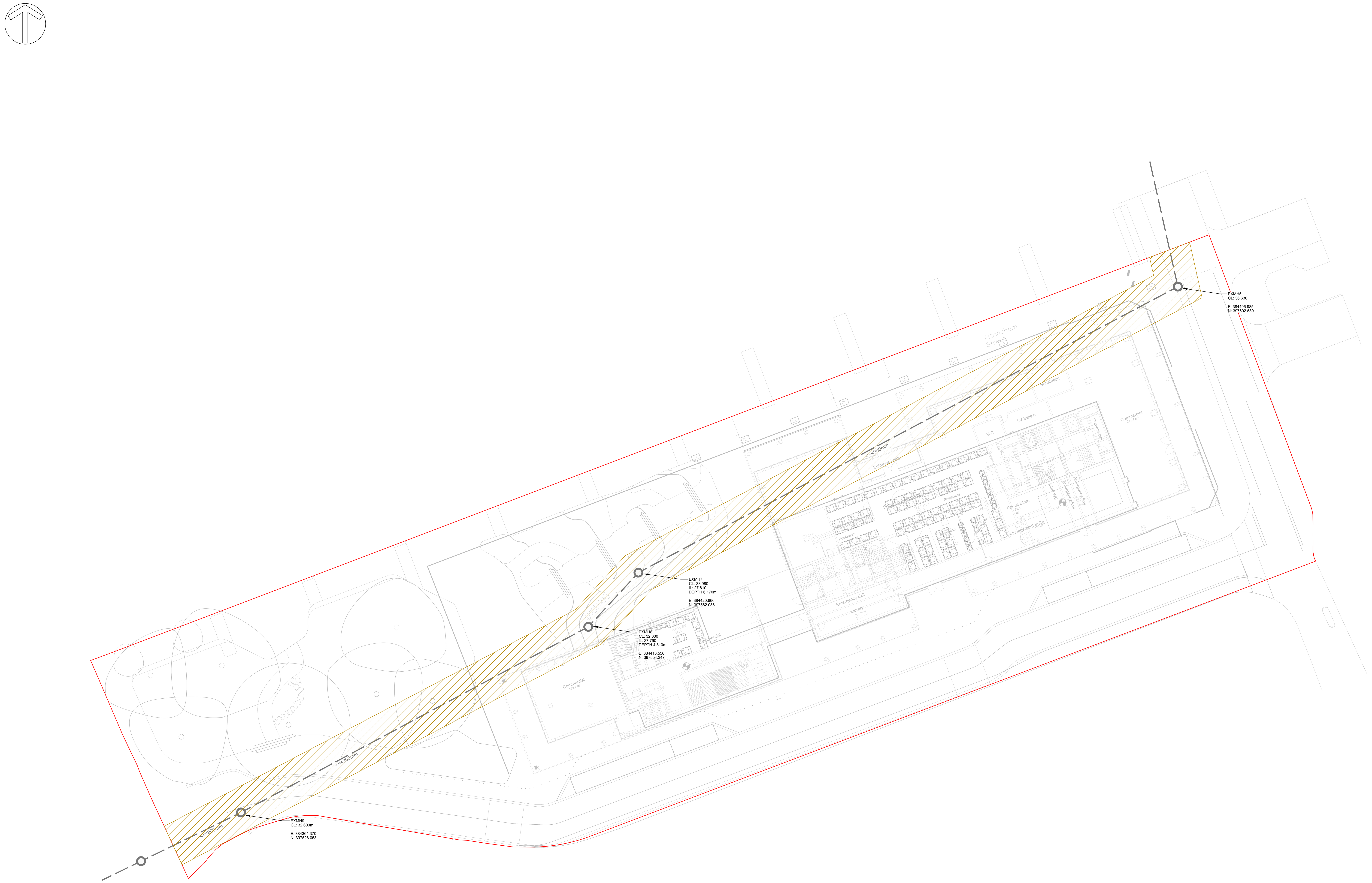


Figure 1.5: 3D view of proposed foundation arrangement

APPENDIX 1: ASSET ROUTE AND EASEMENT PLAN



DO NOT SCALE

NOTES:

1. Any cover levels, invert levels and depths shown are based upon C-SE Surveying and Engineering, September 2025 ref AC192 - 001.
2. Easement in accordance with United Utilities Easement Local Practice minimum standards.

Drainage Key

- Red Line Boundary
- Existing Surface Water Drainage
- Easement within riparian ownership

REV	DATE	BY	DESCRIPTION	CHK	APP
P01	13.01.26	KT	FOR INFORMATION	JT	AW

DRAWING STATUS: FOR INFORMATION

Roscoe
CIVIL & STRUCTURAL ENGINEERS
INSPIRING BUILT ENVIRONMENTS

CLIENT: RG GROUP

ARCHITECT: HODDER + PARTNERS

PROJECT: CHARLES STREET MANCHESTER

TITLE: PROPOSED DEVELOPMENT, ASSET ROUTE AND EASEMENT

SCALE @ A0:	CHECKED:		APPROVED:
1:200	JT		AW
PROJECT NUMBER:	DESIGNED:	DRAWN:	DATE:
25415	AY	KT	JAN 2026

DRAWING No: 0667-ROS-00-00-DR-C-09500

REV: P01

Important CDM / H&S note

The Designers would draw the readers attention to the key residual health and safety risks that have not been eliminated from the designs shown on this drawing by the design process. These key residual risks are identified below:

- Existing Drainage and Service Infrastructure not to be compromised.
- Care to be taken around deep excavations. Plant to be kept at safe distance.
- Moving plant. Care to be taken around site.
- Care to be taken in vicinity of existing high voltage below and above ground electric cables. REFER TO UTILITIES SURVEYS FOR DETAILS.
- Care to be taken when working in the vicinity of existing and proposed watercourses and existing ponds.

Any construction personnel including operatives intending to construct the designs shown on this drawing should ensure that they have been regularly and thoroughly briefed by the principal Contractor on all health and safety matters and have had sight of:

1 - The full Designers and Contractors risk assessments and risk registers.
2 - The developed construction health and safety plan.
3 - The Contractors construction method statements.

Hazards that are obvious to a competent Contractor are not shown, as are every day and low risk hazards.

APPENDIX 2: PROPOSED BUILDOVER DESIGN

CONCRETE NOTES:

ELEMENT	CONCRETE GRADE	ROSCOE STRUCTURAL SPECIFICATION CLAUSE	REINFORCEMENT ESTIMATES
BLINDING	GEN 3	E10/132C	
FOUNDATIONS (ALL)	C35/45	E10/132B	• PILECAPS = 150kg/m³ • CORE BASES = 150kg/m³ • GROUND BEAMS = 150kg/m³
GROUND FLOOR SLAB	C35/45	E10/132B	ALLOW FOR 1 LAYER A393 MESH + ADDITIONAL LAYER TO SLAB THICKENINGS & SLAB EDGE DETAILS
SUSPENDED SLABS	C35/45	E10/132D	• SLABS (250 THK) = 120kg/m³ • LEVEL 01 LINK SLAB (375THK) = 145kg/m³
COLUMNS	C50/60	E10/132E	• LEVEL XX-XX = 300kg/m³ • LEVEL XX-XX = 250kg/m³ • LEVEL XX-XX = 200kg/m³
CORE WALLS & LINK BEAMS	C50/60	E10/132A	• LEVEL XX-XX = 225kg/m³ • LEVEL XX-XX = 175kg/m³ • LEVEL XX-XX = 125kg/m³

FOR FULL CONCRETE SPECIFICATION NOTES, REFER TO GENERAL NOTES DRG No. 0667-ROS-ZZ-ZZ-DR-S-00002

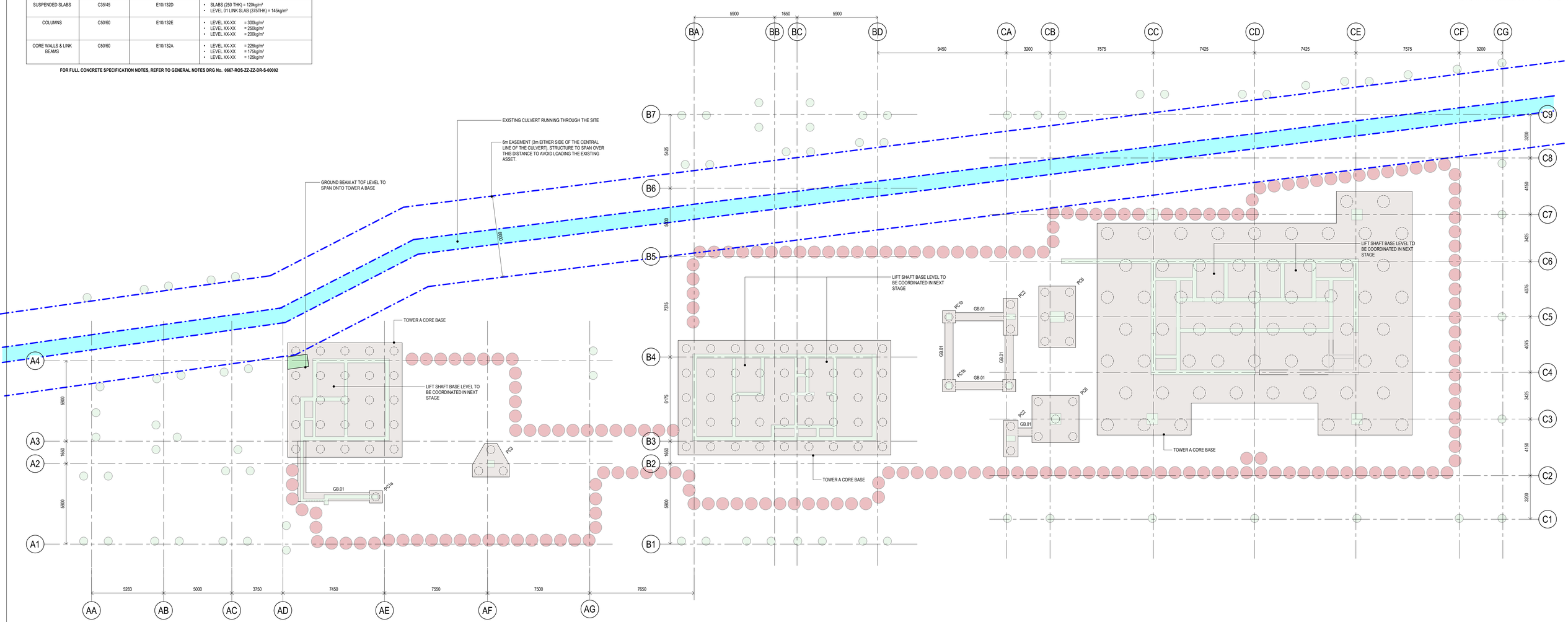
FOUNDATION NOTES:

- ALL GROUND WORKS TO BE UNDERTAKEN IN LINE WITH RECOMMENDATIONS PROVIDED WITHIN SITE INVESTIGATION REPORT.
- ALLOWANCE TO BE MADE FOR WATERPROOF ADMIXTURE TO ALL LIFT PITS, REFER TO ARCHITECTS/TECHRETE'S DETAILS FOR REQUIREMENTS.
- ALL BURIED CONCRETE TO HAVE DESIGN SULPHATE CLASS DS-1 AND AC-1 AS PER PHASE II SITE INVESTIGATION

DO NOT SCALE

GENERAL NOTES:

1. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE LATEST EDITION OF ARCHITECTS, ENGINEERS AND SPECIALIST DRAWINGS.
2. ALL WORK IS TO BE CARRIED OUT IN ACCORDANCE WITH THE LATEST EDITION OF BUILDING REGULATIONS, BSI CODES OF PRACTICE AND LOCAL AUTHORITY REQUIREMENTS.
3. ARCHITECT IS TO CONFIRM ALL SETTING OUT
4. REFER TO DRG No. **0667-ROS-ZZ-ZZ-DR-S-00002** FOR GENERAL NOTES
5. REFER TO DRG No. **0667-ROS-ZZ-ZZ-DR-S-00003** FOR ZONING PLAN



ALL ZONES - LOWER FOUNDATION GENERAL ARRANGEMENT

1 : 100

PILE CAP SCHEDULE

Type Mark	Type	Count
PC1a	950x900x1100dp WITH 1No. 600 Ø PILE	2
PC1b	950x900x1500dp WITH 1No. 600 Ø PILE	20
PC2	1500x2700x1900dp WITH 2No. 600 Ø PILES	28
PC3	1500dp WITH 3No. 600 Ø PILES	3
PC5	2550x2550x2000dp PILE CAP WITH 5No. 600 Ø PILES	1
PC6	2700x4500x1500dp WITH 6No. 600 Ø PILES	1
PC(A)	1800dp RC CORE PILE CAP (TOWER A)	2
PC(B)	1800dp RC CORE PILE CAP (TOWER B)	1
PC(C)	2500dp RC CORE PILE CAP (TOWER C)	1

GROUND BEAM SCHEDULE

REF.	SIZE
CAP.GB.01	1400 x 1000mm CAPPING BEAM
CAP.GB.02	1200 x 1000mm CAPPING BEAM
CAP.GB.03	1500 x 1000mm CAPPING BEAM
GB.01	600 x 600mm GB
GB.02	900 x 1000mm GB
GB.03	1250 x 1000mm GB
GB.04	750 x 600mm GB
GB.05	900 x 600mm GB

BELOW GROUND OBSTRUCTIONS:

ALLOWANCE TO BE MADE FOR THE REMOVAL OF BURIED STRUCTURES AND FILL WHERE NECESSARY.

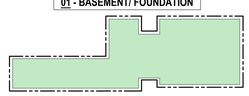
PILE LAYOUT ASSUMES ALL FOUNDATIONS TO EXISTING BUILDING ARE REMOVED. THE FORM OF CONSTRUCTION OF THESE ARE UNKNOWN.

IF THE EXISTING BUILDING IS PILED THEN THE DESIGN OF THE PROPOSED FOUNDATION STRUCTURE WILL NEED TO AVOID CLASHING WITH THESE PILES.

THIS COULD RESULT IN AN INCREASED NUMBER OF PILES AND DEEPER CAPPING STRUCTURES TO BRIDGE OVER EXISTING FOUNDATIONS. A REDESIGN EXCERCISE WILL BE REQUIRED WHICH SHOULD BE ALLOWED FOR IN THE COST PLAN AND PROGRAMME DURING THE NEXT DESIGN STAGE.

IT IS THEREFORE RECOMMENDED THAT:
- DEMOLITION CONTRACTOR TO ALLOW FOR REMOVAL OF ALL FOUNDATIONS AND TO IDENTIFY WHETHER PILES ARE EVIDENT.
- IF PILES ARE FOUND TO BE PRESENT THEN A FULL SURVEY IS REQUIRED WITH PILES LOCATED TO COORDINATES.
- ROSCOE TO REDESIGN FOUNDATION PRIOR TO ANY PILING CONTRACT BEING LET.
- IN ORDER TO BETTER UNDERSTAND THE POTENTIAL IMPLICATIONS OF ENCOCUNTERING EXISTING PILES IN ADVANCE OF DEMOLITION WORKS, WE RECOMMEND THAT INTRUSIVE SURVEYS BE UNDERTAKEN OF THE EXISTING BUILDING.

00 - ALL ZONES
01 - BASEMENT/ FOUNDATION



KEY PLAN

ALL LOWER LEVEL FOUNDATIONS AND GROUND BEAMS TO HAVE TOP OF FOUNDATION (ToF) LEVEL:

+31.000m

UNLESS NOTED OTHERWISE

KEY TO HEALTH & SAFETY SYMBOLS

WARNING RISK
INDICATES A RESIDUAL RISK AS A WARNING.

COMPULSORY RISK
INDICATES A RESIDUAL RISK REQUIRING A COMPULSORY ACTION.

PROHIBITIVE RISK
INDICATES A RESIDUAL RISK REQUIRING A PROHIBITIVE ACTION.

INFORMATION RISK
INDICATES A RESIDUAL RISK FOR INFORMATION.

Rev.	Date	Description		
P01	19.12.25	STAGE 3A	CR	AW

DRAWING STATUS:

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PROJECT NUMBER: 25415	DESIGNED:	DRAWN:
DRAWING No: 0667-ROS-ZZ-FN-DR-S-01700		REV: P01