

Dear Councillor

12 November 2013

DEVELOPMENT CONTROL COMMITTEE - TUESDAY, 19TH NOVEMBER 2013

Please find enclosed location and layout plans for the planning applications, where applicable, that are to be considered at the above meeting of the Development Control Committee.

Agenda No Item

- a) 13/00813/FUL - Morgan Bros (Chorley) Ltd, Units 5 - 7 Primrose Bank Mill, Friday Street, Chorley (Pages 5 - 12)
- | Proposal | Recommendation |
|---|---------------------------------|
| Single storey extension at rear of main building (to north of site) | Permit Full Planning Permission |
- b) 13/00816/FUL - Morgan Bros (Chorley) Ltd, Units 5 - 7 Primrose Bank Mill, Friday Street, Chorley (Pages 13 - 20)
- | Proposal | Recommendation |
|--|---------------------------------|
| Erection of a single storey extension along the east face of the main building | Permit Full Planning Permission |
- c) 13/00875/FUL - 109 Chorley Road, Heath Charnock, Chorley, PR6 9JT (Pages 21 - 26)
- | Proposal | Recommendation |
|---|---------------------------------|
| Erection of single storey side extension to form garage | Permit Full Planning Permission |
- e) 13/00803/OUTMAJ - Land North of Lancaster Lane and Bounded by Wigan Road and Shady Lane, Lancaster Lane, Clayton-le-Woods
- | Proposal | Recommendation |
|---|-------------------------------------|
| Section 73 application to vary condition 2 (Code for Sustainable Homes) attached to outline planning approval 12/00941/OUTMAJ | Permit (Subject to Legal Agreement) |
- f) 13/00753/FULMAJ - Land West of Cypress Close, Clayton-le-Woods (Pages 27 - 36)
- | Proposal | Recommendation |
|--|-------------------------------------|
| Part revision of planning permission no. 12/01081/FULMAJ to amend plots 5-7 and 19-34 to change dwelling types and increase dwelling numbers from 38 to 44 | Permit (Subject to Legal Agreement) |

- g) 12/01131/FUL - The Beeches Care Home, 25 Park Road, Coppull, Chorley, PR7 5AH
(Pages 37 - 44)

Proposal

28 Bedroom Extension to the existing
Nursing Home

Recommendation

Permit Full Planning Permission

- h) 13/00798/CB4 - Former Site of Douglas House, Hodder Avenue, Chorley (Pages 45 - 60)

Proposal

Erection of 24 no. affordable dwellings
(including 14 x flats, 8 x houses and 2 x
bungalows) and associated parking and
infrastructure

Recommendation

Permit Full Planning Permission

- i) 13/00867/FUL - Ground Floor and First Floor, The Community Church, 12 - 16
Halliwell Street, Chorley, PR7 2AL (Pages 61 - 66)

Proposal

Change of use from existing mixed use
comprising B1(a) (offices) and D1 (place
of worship) use to form 6no. one
bedroom apartments. External works to
include renovation of external elevations
to insulate and render the building,
alterations to windows and doors and
alterations to the existing ground floor
access ramp.

Recommendation

Permit (Subject to Legal Agreement)

- k) 13/00675/FUL - Lower House Cottage, Towngate, Eccleston, Chorley, PR7 5QS
(Pages 67 - 74)

Proposal

Erection of dormer bungalow

Recommendation

Permit (Subject to Legal Agreement)

Yours sincerely



Gary Hall
Chief Executive

Louise Wingfield
Democratic and Member Services Officer
E-mail: louise.wingfield@chorley.gov.uk
Tel: (01257) 515123
Fax: (01257) 515150

Distribution

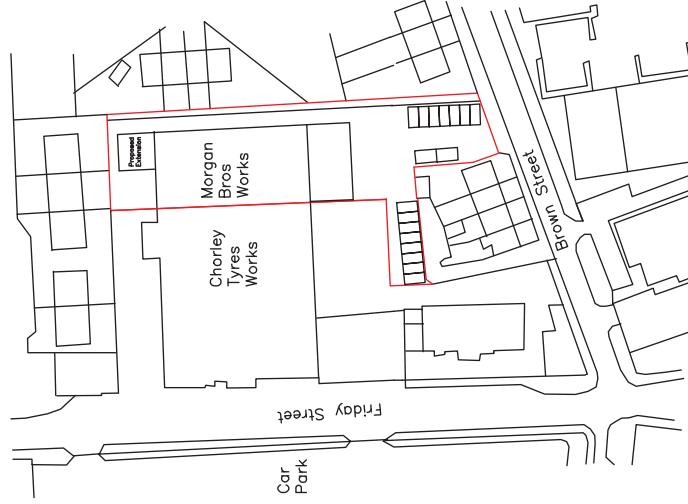
1. Agenda and reports to all Members of the Development Control Committee.

If you need this information in a different format, such as larger print or translation, please get in touch on 515151 or chorley.gov.uk

This page is intentionally left blank



BLOCK PLAN Scale 1/500



LOCATION PLAN Scale 1/1250

Green Farm House, Wood Lane
 Heskin, CHORLEY, Lancs PR7 5NP
 Telephone: 01257 451228
 Mobile: 07818 088740
 Fax: 01257 451228
 E Mail: nra@nrfdbiz

Do not scale this drawing
 All dimensions to be checked and verified on site.
 Any discrepancies in the drawing to be immediately reported to NFD.
 © COPYRIGHT NFD 2005 original size 50mm

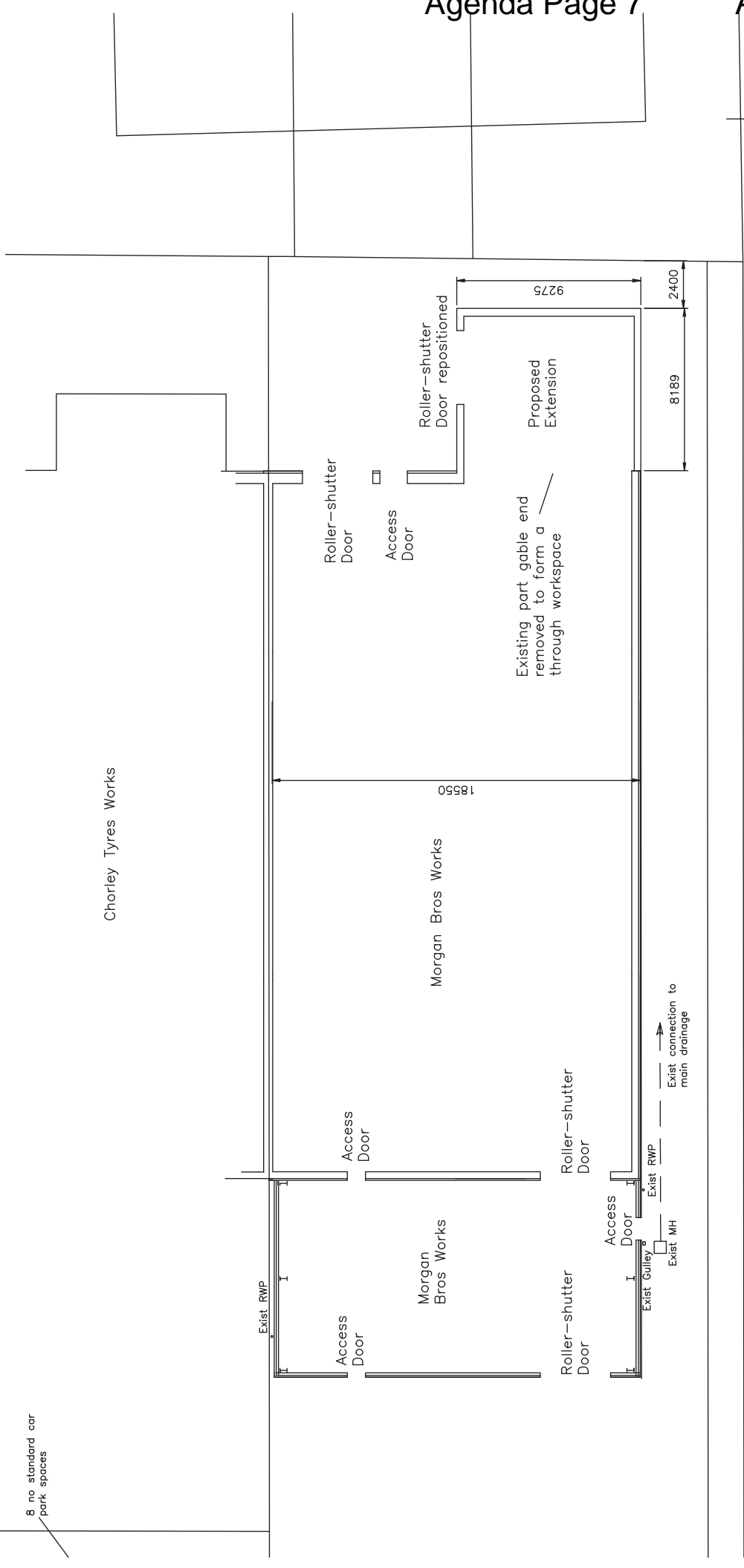
Client
 Morgan Bros (Metalwork Solutions) Ltd
 Project
 Primrose Bank Mill, Friday Street, Chorley

Rev.	Date	By	Description

Title		Single Storey Rear Extension - Location and Block Plan	
Drawn	Date	Scales	Drawing Number
ALN	23.08.13	as drawn	101/116/379
			Rev.



This page is intentionally left blank



Rev.	Date	By	Description

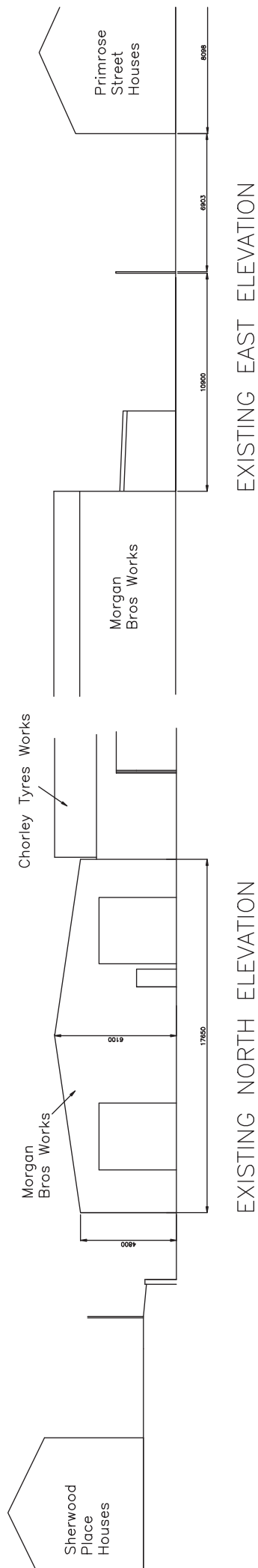
Title		Single Storey Rear Extension - Plan View	
Client		Morgan Bros (Metalwork Solutions) Ltd	
Drawn	Date	Scales	Drawing Number
ALN	26.08.13	1/200	101/116/381
Project		Primrose Bank Mill, Friday Street, Chorley	

Do not scale this drawing
 All dimensions to be checked and verified on site.
 Any discrepancies in the drawing to be immediately reported to MFD.
 © COPYRIGHT MFD 2005 original size 50mm

Green Farm House, Wood Lane
 Heskin, CHORLEY, Lancs PR7 5NP
 Telephone: 01257 451228
 Mobile: 07818 088740
 Fax: 01257 451228
 E Mail: nfa@mfd.biz

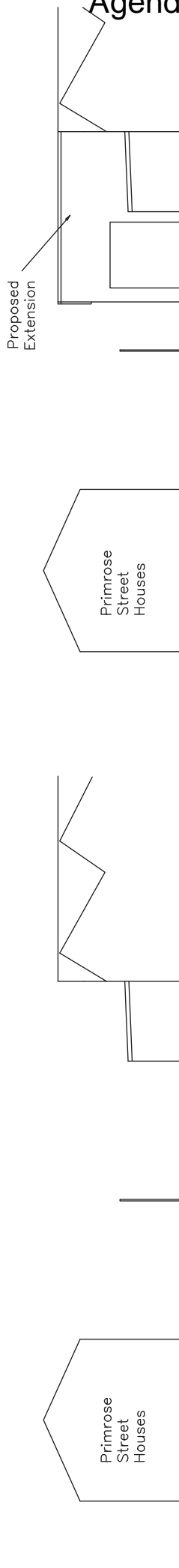


This page is intentionally left blank



EXISTING EAST ELEVATION

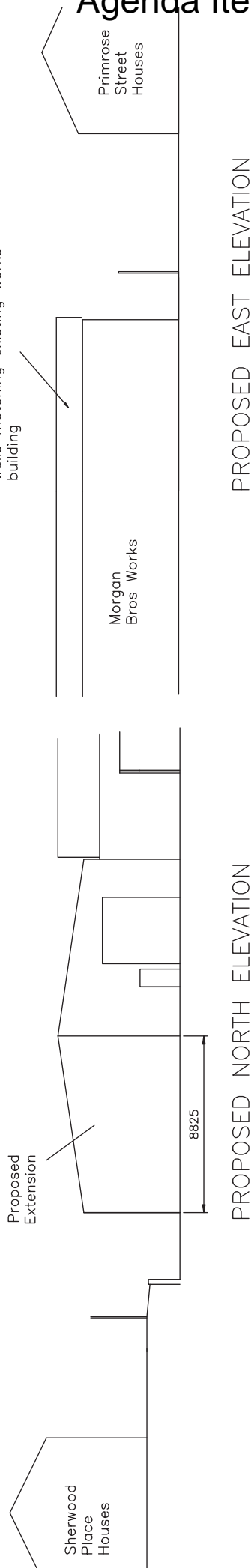
EXISTING NORTH ELEVATION



EXISTING WEST ELEVATION

PROPOSED WEST ELEVATION

Extended light grey roof and walls matching existing works building



PROPOSED NORTH ELEVATION

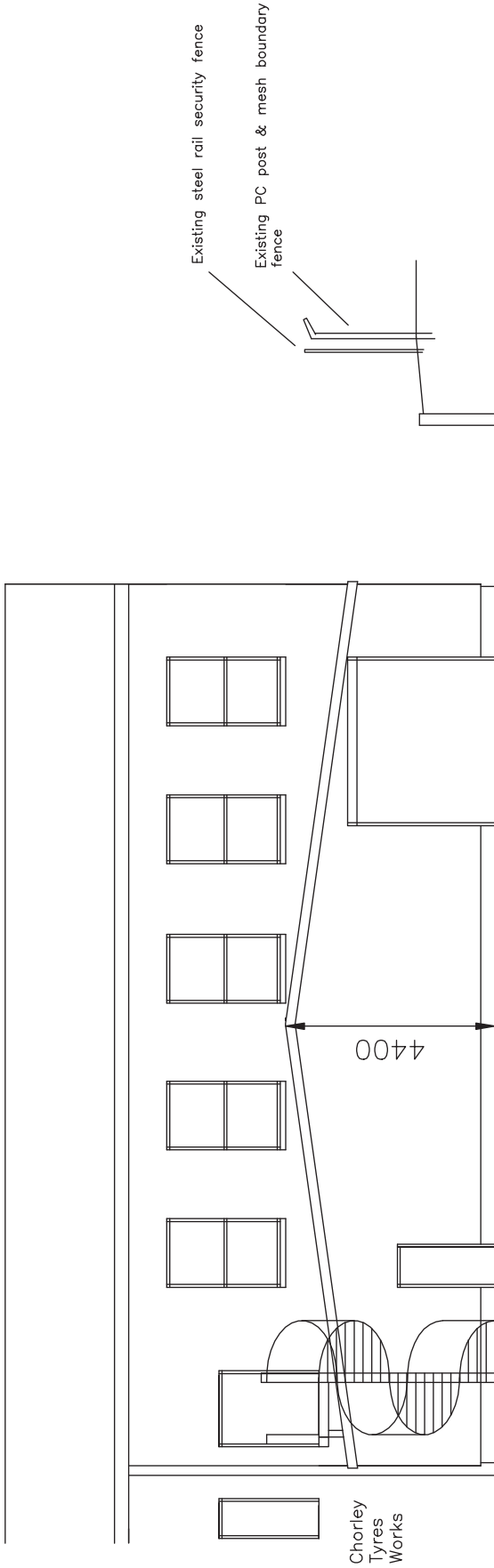
PROPOSED EAST ELEVATION

Rev.	Date	By	Description
A	29.8.13	aln	Elevation labels revised

<p>Green Farm House, Wood Lane Heskin, CHORLEY, Lancs PR7 5NP Telephone: 01257 451228 Mobile: 07818 088740 Fax: 01257 451228 E Mail: nfd@nfd.biz</p>	<p>Do not scale this drawing All dimensions to be checked and verified on site. Any discrepancies in the drawing to be immediately reported to NFD. © COPYRIGHT NFD 2005 original size 50mm</p>	Client	Morgan Bros (Metalwork Solutions) Ltd
		Project	Primrose Bank Mill, Friday Street, Chorley
Title		Single Storey Rear Extension - Existing and Proposed Elevations	Rev.
Drawn		ALN	Date
Scales		1/200	Drawing Number
Date		26.08.13	101/116/380
A			A



This page is intentionally left blank



EXISTING AND PROPOSED SOUTH ELEVATION

Composite roof and walls clad with sound and thermal insulation material bonded between an outer 0.5 mm Plastisol coated steel weather sheet and an internal 0.4 mm white faced polyester lining panel, external colour to match existing works roof.

Optional GRP rooflights (total area sized to a minimum of 10 % of the roof area)

Pressed steel galvanised roof purlins and walplates with 1 no rows of sag rods, joint sleeves and rafter stays

Steel hollow section wind bracing in roof

Pressed steel galvanised box gutter

UB eaves beams

Gable and each side, except for windows and doorways, clad with composite fire wall cladding fixed to pressed steel galvanised sheeting rails with corner and cill flashings. External colour to match existing works building.

2 no UB portal frames approx 8.5m span with stanchion baseplates 300 mm below FFL.
STEELWORK DETAILING AND MANUFACTURE TO BE COMMENCED ONLY AFTER SITE WIDTH (FENCE TO WALL) HAS BEEN CHECKED TO ACCOMMODATE FRAME AND SHEETING

FFL

RC slab, min thickness 200mm on min 250mm consolidated hardcore.

West stanchion bases to be moment resisting and sized by the steelwork designer.

PROPOSED SECTION

Rev.	Date	By	Description
A	29.8.13	alm	South Elevation added

Title
 Single Storey Rear Ext - Proposed Section and South Elevation

Client
 Morgan Bros (Metalwork Solutions) Ltd
 Project
 Primrose Bank Mill, Friday Street, Chorley

Do not scale this drawing
 All dimensions to be checked and verified on site.
 Any discrepancies in the drawing to be immediately reported to MFD.
 © COPYRIGHT MFD 2005 original size 50mm

Green Farm House, Wood Lane
 Heskin, CHORLEY, Lancs PR7 5NP
 Telephone: 01257 451228
 Mobile: 07818 088740
 Fax: 01257 451228
 E Mail: nra@mfd.biz



Drawn
 ALN

Date
 26.08.13

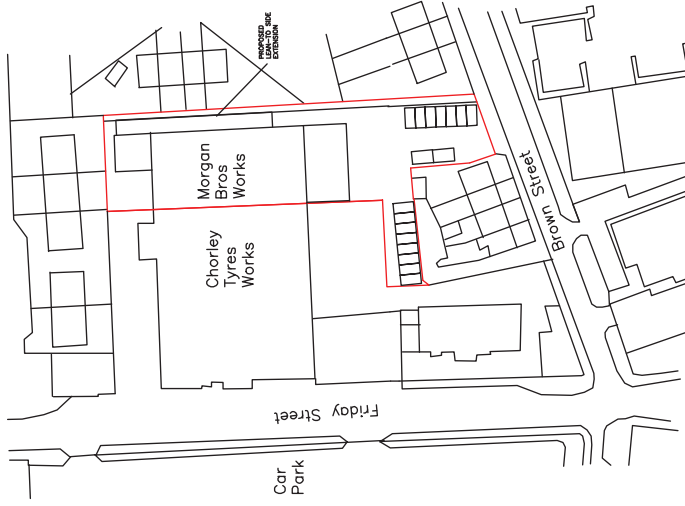
By
 ALN

Scalcs
 1/100

Drawing Number
 101/116/382

Rev.
 A

This page is intentionally left blank




LOCATION PLAN Scale 1/1250



BLOCK PLAN Scale 1/500

Green Farm House, Wood Lane
 Heskin, CHORLEY, Lancs PR7 5NP
 Telephone: 01257 451228
 Mobile: 07818 088740
 Fax: 01257 451228
 E Mail: nra@nrfdbiz

Do not scale this drawing
 All dimensions to be checked and verified on site.
 Any discrepancies in the drawing to be immediately reported to NFD.
 © COPYRIGHT NFD 2005  original size 50mm

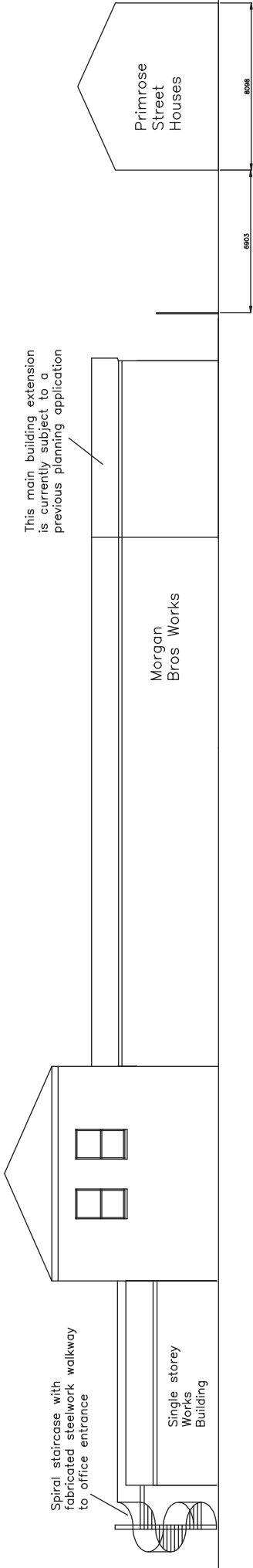
Client
 Morgan Bros (Metalwork Solutions) Ltd
 Project
 Primrose Bank Mill, Friday Street, Chorley

Rev.	Date	By	Description

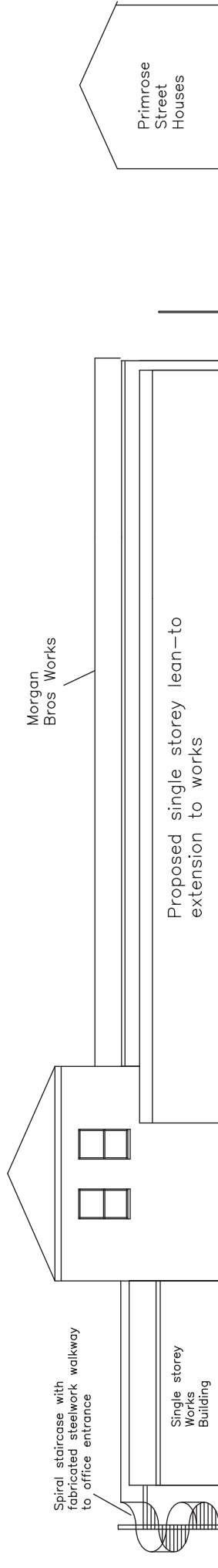
Title Single Storey Side Extension - Location and Block Plan			
Drawn	Date	Scales	Drawing Number
ALN	29.08.13	as drawn	101/116/384
			Rev.



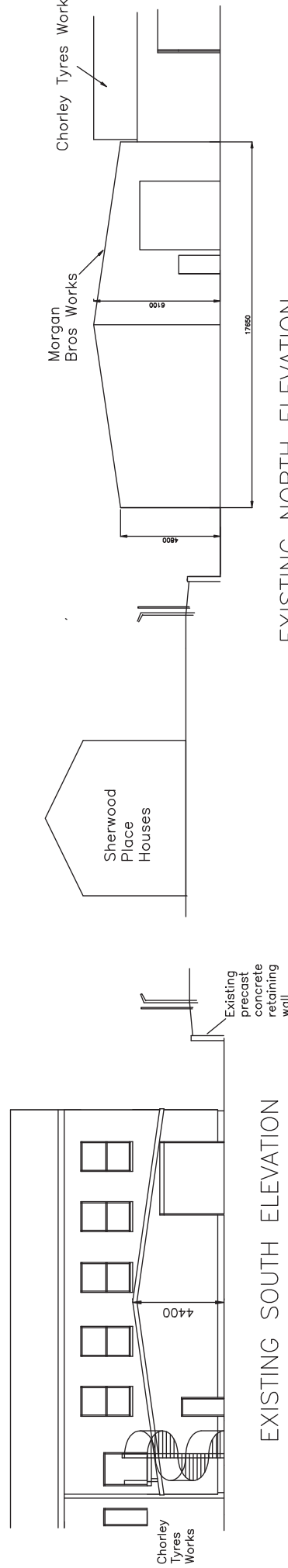
This page is intentionally left blank



EXISTING EAST ELEVATION



PROPOSED EAST ELEVATION



EXISTING NORTH ELEVATION

Rev.	Date	By	Description

Title			
Single Storey Side Extension - Existing and Proposed Elevations			
Drawn	Date	Scales	Drawing Number
ALN	29.08.13	1/200	101/116/385
Rev.			

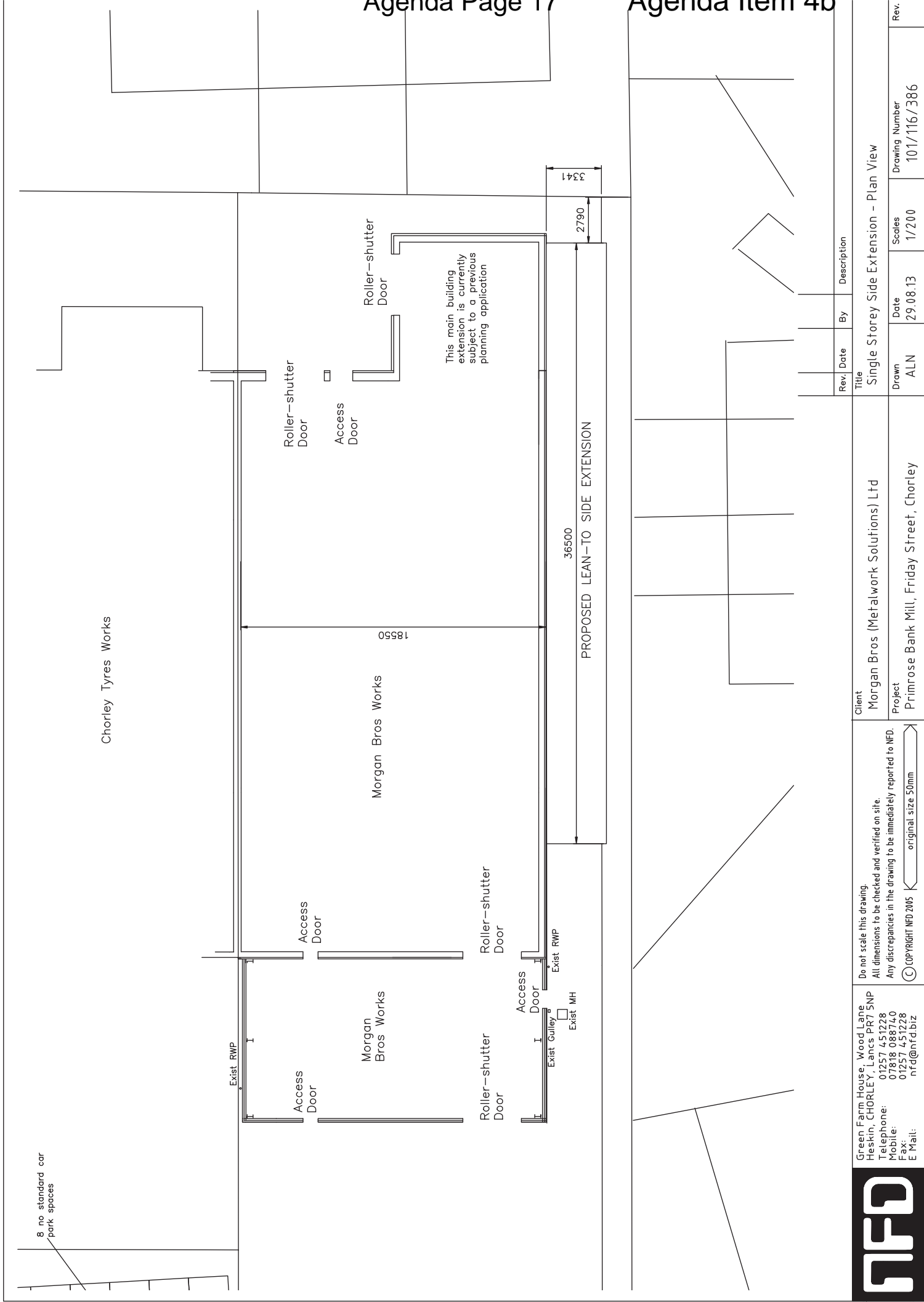
Client	
Morgan Bros (Metalwork Solutions) Ltd	
Project	
Primrose Bank Mill, Friday Street, Chorley	

Do not scale this drawing
 All dimensions to be checked and verified on site.
 Any discrepancies in the drawing to be immediately reported to MFD.
 © COPYRIGHT MFD 2005 original size 50mm

Green Farm House, Wood Lane
 Heskin, CHORLEY, Lancs PR7 5NP
 Telephone: 01257 451228
 Mobile: 07818 088740
 Fax: 01257 451228
 E Mail: nfa@mfd.biz



This page is intentionally left blank



<p>Client Morgan Bros (Metalwork Solutions) Ltd</p>		<p>Title Single Storey Side Extension - Plan View</p>	
<p>Project Primrose Bank Mill, Friday Street, Chorley</p>		<p>Drawn ALN</p>	<p>Date 29.08.13</p>
<p>Do not scale this drawing. All dimensions to be checked and verified on site. Any discrepancies in the drawing to be immediately reported to MFD. © COPYRIGHT MFD 2005</p>		<p>Scales 1/200</p>	<p>Drawing Number 101/116/386</p>
<p>Green Farm House, Wood Lane Heskin, CHORLEY, Lancs PR7 5NP Telephone: 01257 451228 Mobile: 07818 088740 Fax: 01257 451228 E Mail: nfa@mfd.biz</p>			<p>Rev.</p>

This page is intentionally left blank

Composite roof and walls clad with sound and thermal insulation material bonded between an outer 0.5 mm Plastisol coated steel weather sheet and an internal 0.4 mm white faced polyester lining panel, external colour to match existing works roof.

Optional GRP rooflights (total area sized to a minimum of 10 % of the roof area)

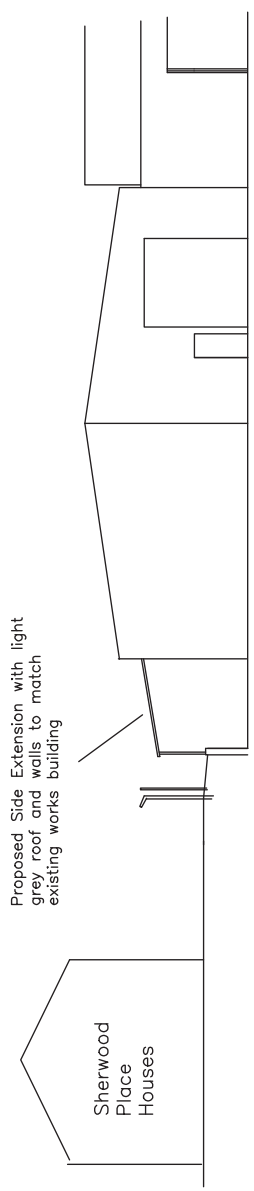
Pressed steel galvanised roof purflins and wallplates with 1 no rows of sag rods, joint sleeves and rafter stays

RSC portal frames approx 3.2m span at 4.0m c/c

STEELWORK DETAILING AND MANUFACTURE TO BE COMMENCED ONLY AFTER SITE WIDTH (FENCE TO WALL) HAS BEEN CHECKED TO ACCOMMODATE FRAME AND SHEETING

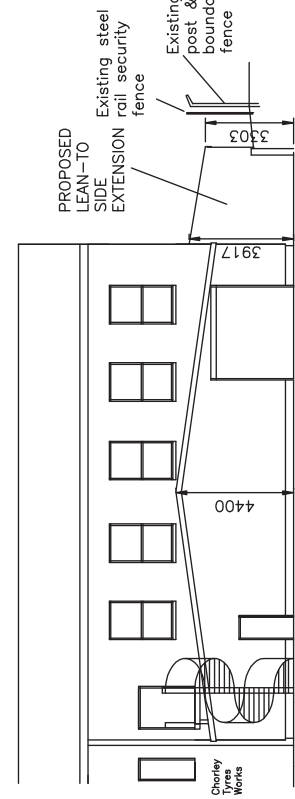
Existing PC post & mesh boundary fence

Existing steel rail security fence

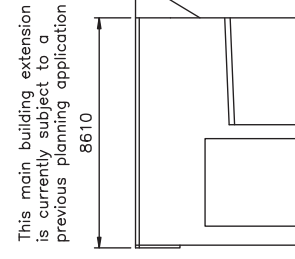


PROPOSED NORTH ELEVATION

PROPOSED SECTION 1/100



PROPOSED SOUTH ELEVATION



EXISTING AND PROPOSED WEST ELEVATION

Green Farm House, Wood Lane Heskin, CHORLEY, Lancs PR7 5NP
 Telephone: 01257 451228
 Mobile: 07818 088740
 Fax: 01257 451228
 E Mail: nfa@mfd.biz

Do not scale this drawing
 All dimensions to be checked and verified on site.
 Any discrepancies in the drawing to be immediately reported to MFD.
 © COPYRIGHT MFD 2005 original size 50mm

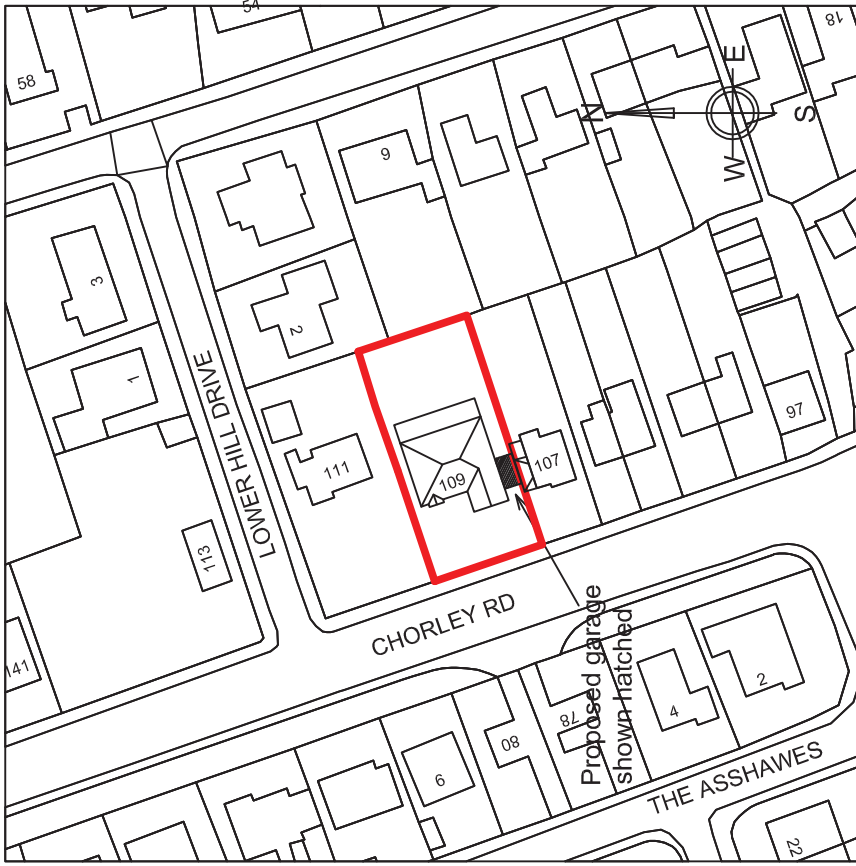
Client: Morgan Bros (Metalwork Solutions) Ltd
 Project: Primrose Bank Mill, Friday Street, Chorley

Rev.	Date	By	Description
Drawn	ALN		
Date	29.08.13		
Scales	1/200		
Drawing Number	101/116/387		
Rev.			

Title: Single Storey Side Ext - Proposed Section and Elevations



This page is intentionally left blank



PROPOSED 1:1250 LOCATION MAP

A	Garage and conservatory for 107 added	08/10/2013
	Rev	Date
Description		
1:1250 & 1:500 LOCATION PLANS		
Dwg No	Drawn	DP
1353 / 100A	Date	Sept 2013
	Scale @ A4	1:1250 1:500

97 THE FARTHINGS
ASTLEY VILLAGE
CHORLEY
LANCASHIRE
PR7 1SH
www.extendeddesign.co.uk
mail@extendeddesign.co.uk

EXTENDED DESIGN LTD

TEL 07702 682888

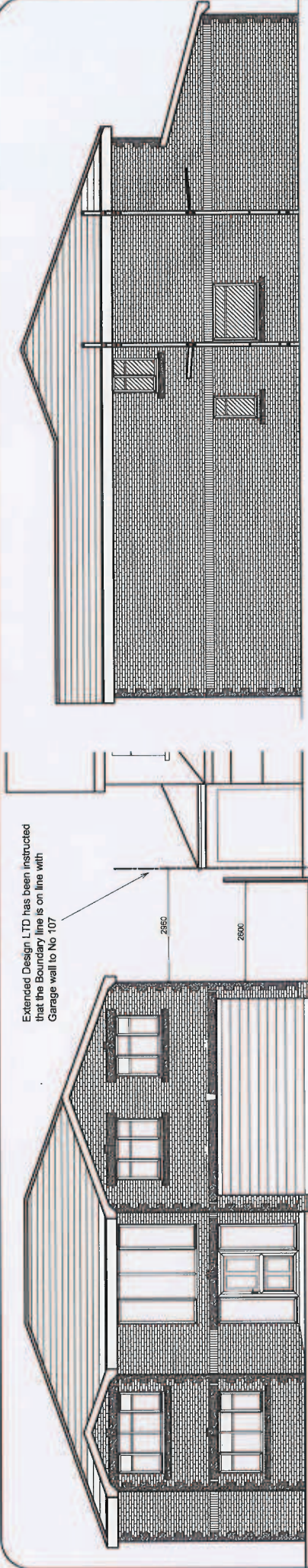
Proposed Garage at 109 CHORLEY RD HEATH
CHARNOCK PR6 9JT

MR MUKESH PATEL



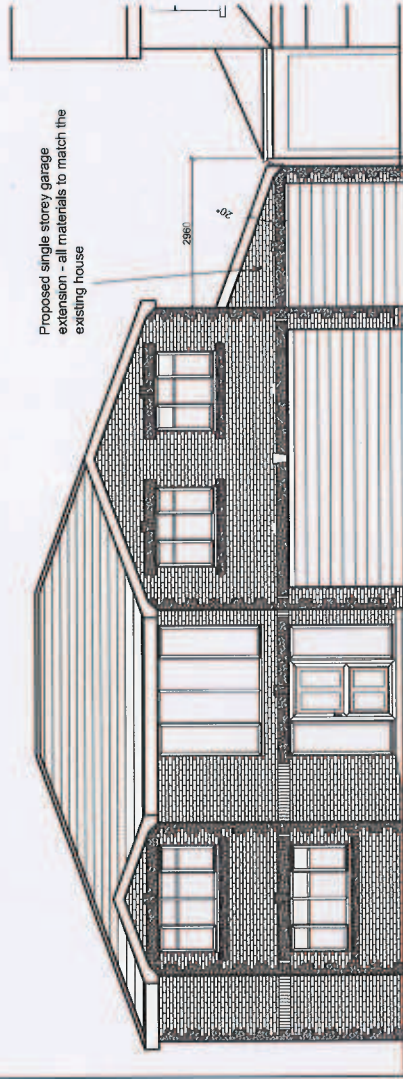
PROPOSED 1:500 LOCATION MAP

This page is intentionally left blank



Extended Design LTD has been instructed that the Boundary line is on line with Garage wall to No 107

EXISTING RIGHT ELEVATION



Proposed single storey garage extension - all materials to match the existing house

EXISTING FRONT ELEVATION

PROPOSED FRONT ELEVATION

PROPOSED RIGHT ELEVATION

BT THE FATHINGS
 ASTLEY VILLAGE
 CHORLEY
 LANCASHIRE
 PR7 1SH
 www.extendeddesign.co.uk
 TEL 07702 62888
 mail@extendeddesign.co.uk
 Proposed garage at 109 CHORLEY RD HEATH
 CHARNOCK PHO 5UT
EXTENDED DESIGN LTD
 Drawn: **MR MUKESH PATEL**
 Date: **Sept. 2013**
 Scale: **0.43**
 11100

A	Existing patterns added to garage	Date
Rev	Description	Date

EXISTING AND PROPOSED ELEVATIONS
 Drawn: **1353 / 101A**
 Date: **Sept. 2013**
 Scale: **0.43**
 11100

This page is intentionally left blank

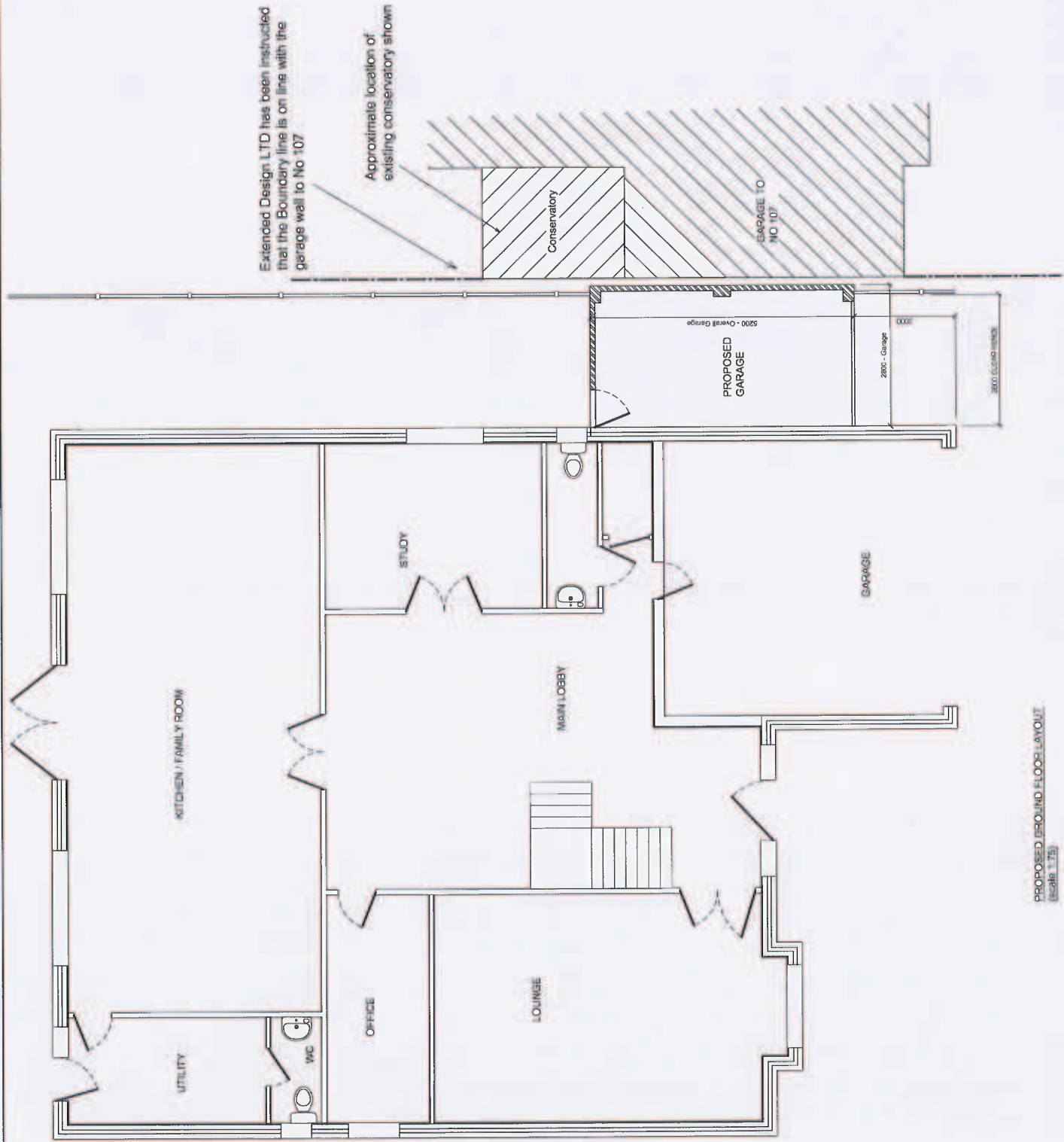
EXTENDED DESIGN LTD
 97 THE FATHINGS
 ASTLEY VILLAGE
 CHORLEY
 LANCASHIRE
 PR7 3SH
 TEL 07702 882888
 www.extendedesign.co.uk
 info@extendedesign.co.uk
 Registered in office at 109 CHORLEY RD HEATH
 CHARNOCK RIS BJT

MR MUKESH PATEL

Conservatory added to 107	08/02/13	Date
Rev	Description	Date
PROPOSED GROUND FLOOR PLAN		
Drawn	BP	Scale
Date	Sept 2013	1:75
1353 / 102A		

Extended Design LTD has been instructed that the Boundary line is on line with the garage wall to No 107

Approximate location of existing conservatory shown



PROPOSED GROUND FLOOR LAYOUT
 Scale 1:75

This page is intentionally left blank



This page is intentionally left blank



REDROW
 HOMES
 Redrow Homes Ltd - Lancs Division
 The Old Mill, Mill Lane, Mill Lane, Mill Lane, Mill Lane

Baldwin Design Ltd
 Consultancy

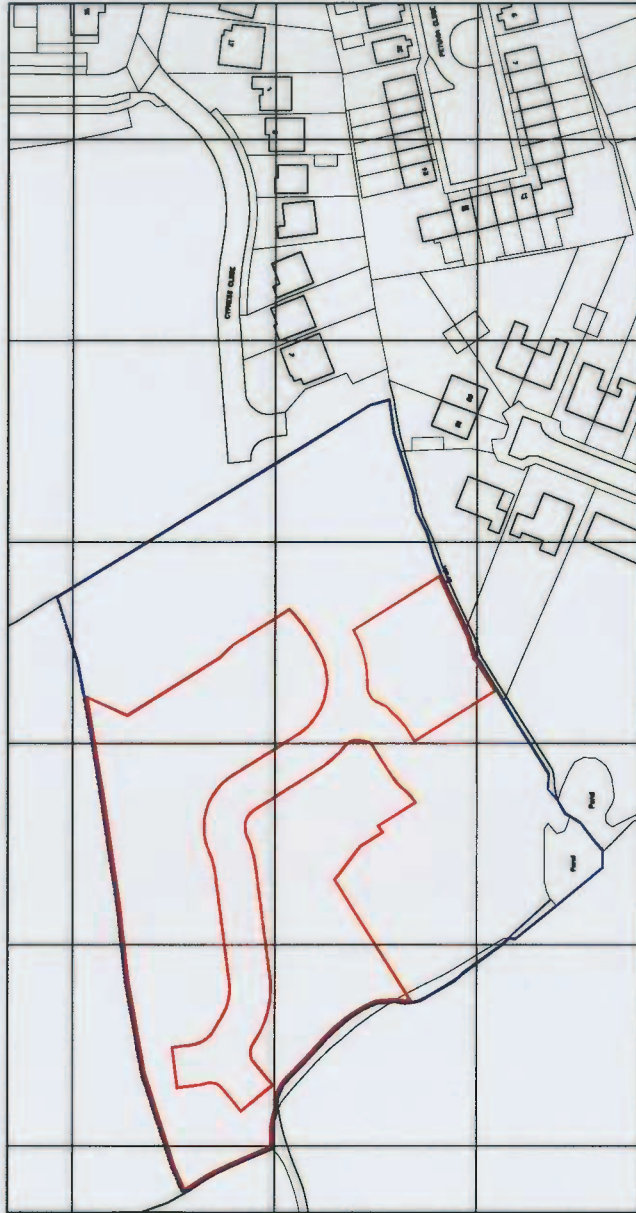
Revision:
 A 01.12.11
 B 23.03.12
 C 01.12.11
 D 01.12.11
 E 01.12.11
 F 01.12.11
 G 01.12.11
 H 01.12.11
 I 01.12.11
 J 01.12.11
 K 01.12.11
 L 01.12.11
 M 01.12.11
 N 01.12.11
 O 01.12.11
 P 01.12.11
 Q 01.12.11
 R 01.12.11
 S 01.12.11
 T 01.12.11
 U 01.12.11
 V 01.12.11
 W 01.12.11
 X 01.12.11
 Y 01.12.11
 Z 01.12.11

Project Title:
Sketch Masterplan
 Address:
**Land at Wigan Road,
 Clayton - Le- Woods**

Drawing:
Proposed Residential Master Plan
 Drawing No:
REDMAPM03
 Date:
18/11/11
 Scale:
A0
 Paper Size:
A0

Town Farm, 77 Oxford Close, Gibsons, Warrington, Cheshire, WA3 2NP Tel: 01942 718510 e-mail: graham.baldwin@bdn.co.uk

This page is intentionally left blank



N

REV	DESCRIPTION	DATE



Rowland

Rowland Homes Limited
 Farningham House, Stonfield Business Park, Stonfield Lane,
 Farningham, Kent, ME10 2JF
 Tel: 01772 621166 Fax: 01772 623552 www.rowland.co.uk

DRAWING
LOCATION PLAN

PROJECT
CYPRESS CLOSE, CLAYTON LE WOODS

SCALE	DATE	REV	DRAWING NO.
1:1250 @ A3	JULY 2012		RO65/100.1

DRAWN	CHK

This page is intentionally left blank

SCHEDULE OF ACCOMMODATION

A2	2 BED AFFORDABLE	700	7
A3	3 BED AFFORDABLE	915	4
B1	BURLINGTON	700	4
E	ELMURIDGE	530	2
VIC	VICTORIA	800	7
BOW	BOWES	1110	8
R	RENSHAW	1230	3
HA	HATTON	1304	2
B	BONNINGTON	1240	4
BEL	BELGRAVE	1422	2
BEL	BELGRAVE @	1422	1
TOTAL		44,814	64

44,814 SQ.FT 44M²



KEY

- bins
- bin collection area
- 1.8m high screen fence
- Screen wall to separate detail
- Existing trees & hedges to be retained
- indicative tree planting
- indicative shrub planting
- Root Protection Area

Rowland

Rowland Homes Limited
 Farnham House, 100, The Quadrant, Farnham, Surrey, GU10 2AA
 Tel: 01778 621116 Fax: 01778 625552 www.rowland.co.uk

PLANNING LAYOUT

CYPRESS CLOSE
CLAYTON-LE-WOODS

DATE	NO.	BY	SCALE
10/01/2010	LA	LA	R065/1-1

TWENTY 10

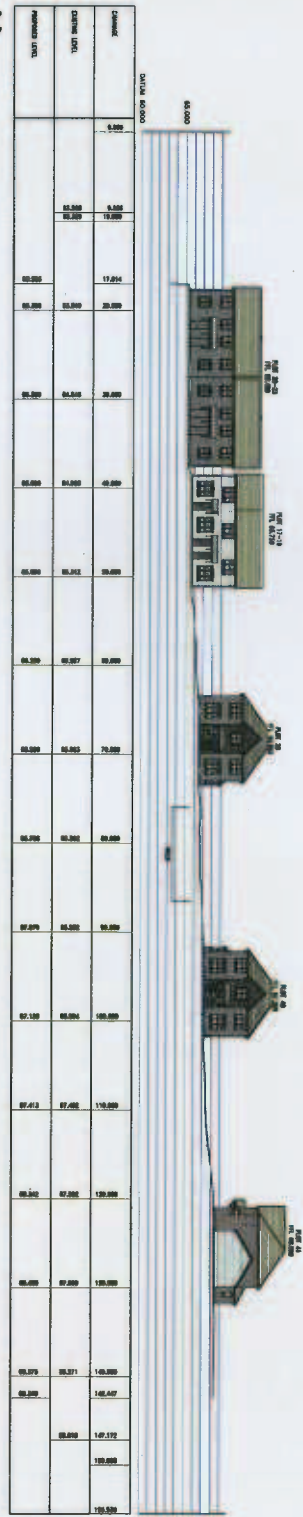
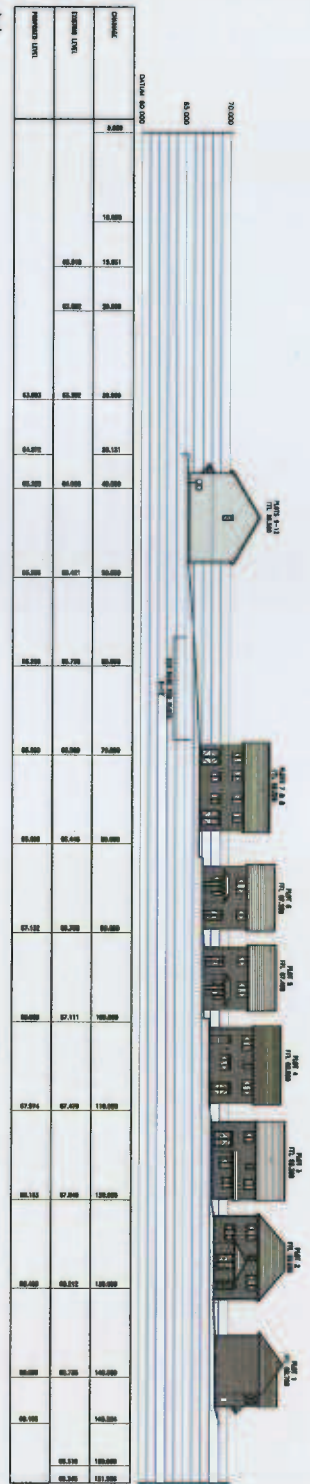
DESIGN AND PLANNING

2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100

CYPRESS CLOSE, CLAYTON-LE-WOODS

This page is intentionally left blank

This page is intentionally left blank



1. This document is the property of CampbellReith Inc. and shall not be used, copied, or distributed without the express written consent of CampbellReith Inc.

2. This document is intended for the sole use of the client and is not to be used for any other purpose.

3. The client agrees to hold CampbellReith Inc. harmless from all claims, damages, and expenses arising out of the use of this document.

4. The client understands that this document is preliminary and subject to change without notice.

5. The client understands that this document is not a contract and does not constitute an offer of any financial product.

CampbellReith

LONDON, ONTARIO
 1600 EASTERN AVE. SUITE 100
 LONDON, ONTARIO N6C 2V8
 TEL: (519) 833-2118
 WWW.CAMPBELLREITH.COM

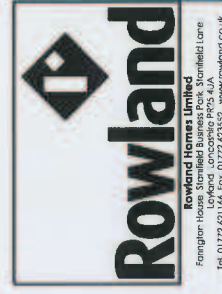
OWENS CORNING FIBER GLASS

ROSLAND HOKES

PRELIMINARY SITE CROSS SECTIONS
 SHEET 1 OF 2

DATE	2014/01/15	SCALE	1:200
PROJECT	11005	DATE	2014/01/15

This page is intentionally left blank



Rowland Homes Limited
 Formfield Lane
 Levens, Lancashire PR25 4JA
 Tel: 01772 421164 Fax: 01772 423359 www.rowland.co.uk

STREET SCENES

PROJEC:
 CYPRESS CLOSE
 CLAYTON LE WOODS

SCALE	1:1000000	REV.		DRAWING NO.	
DATE	24.11.13				R0657/103
DRAWN	TWENTY10				

TWENTY 10
 DESIGN AND PLANNING

2013 FORMFIELD LANE, LEVENS, LANCASHIRE PR25 4JA
 TEL: 01772 421164 FAX: 01772 423359 WWW.TWENTY10.CO.UK

CYPRESS CLOSE, CLAYTON LE WOODS

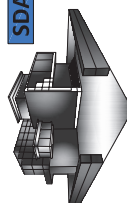
This page is intentionally left blank

This page is intentionally left blank

Copyright © 2007 SDA Design & Architecture Ltd
 All rights reserved
 No part of this drawing may be reproduced or transmitted in any form or by any means, electronic or mechanical, including photocopying, recording, or by any information storage and retrieval system, without the prior written permission of SDA Design & Architecture Ltd.
 No part of this drawing may be used for any purpose other than that for which it was prepared, and no liability shall be accepted by SDA Design & Architecture Ltd for any loss or damage, including consequential loss or damage, arising from the use of this drawing for any purpose other than that for which it was prepared.
 Do not scale from this drawing, only work from written reports, drawings and specifications.
 This drawing is not to be copied or disclosed by or to any unauthorised persons without the prior written permission of SDA Design & Architecture Ltd.

DO NOT PROCEED WORKS IN THE EVENT OF A DISCREPANCY
 For all structural aspects please refer to Structural Engineers reports, complete reference to drawings, details and calculations with this drawing.
 SDA Design & Architecture Limited holds no responsibility or liability for any works carried out on site.

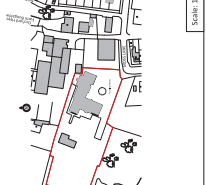
Revision	Issue	Date	Description	Author
A	1	21.10.13	For parking amended as requested by Planning Department	SNL



SDA Architecture
 6 BLOSSOM HILL, WINDY HILLS, WINDY HILLS
 OFFICE TEL: 01842 610935 - Fax: 01842 663274
 MOBILE: 07780 60121
 WWW: www.sdaarchitecture.co.uk
 Company Registration England & Wales No: 631887

Making Dreams Reality...

SITE LOCATION PLAN



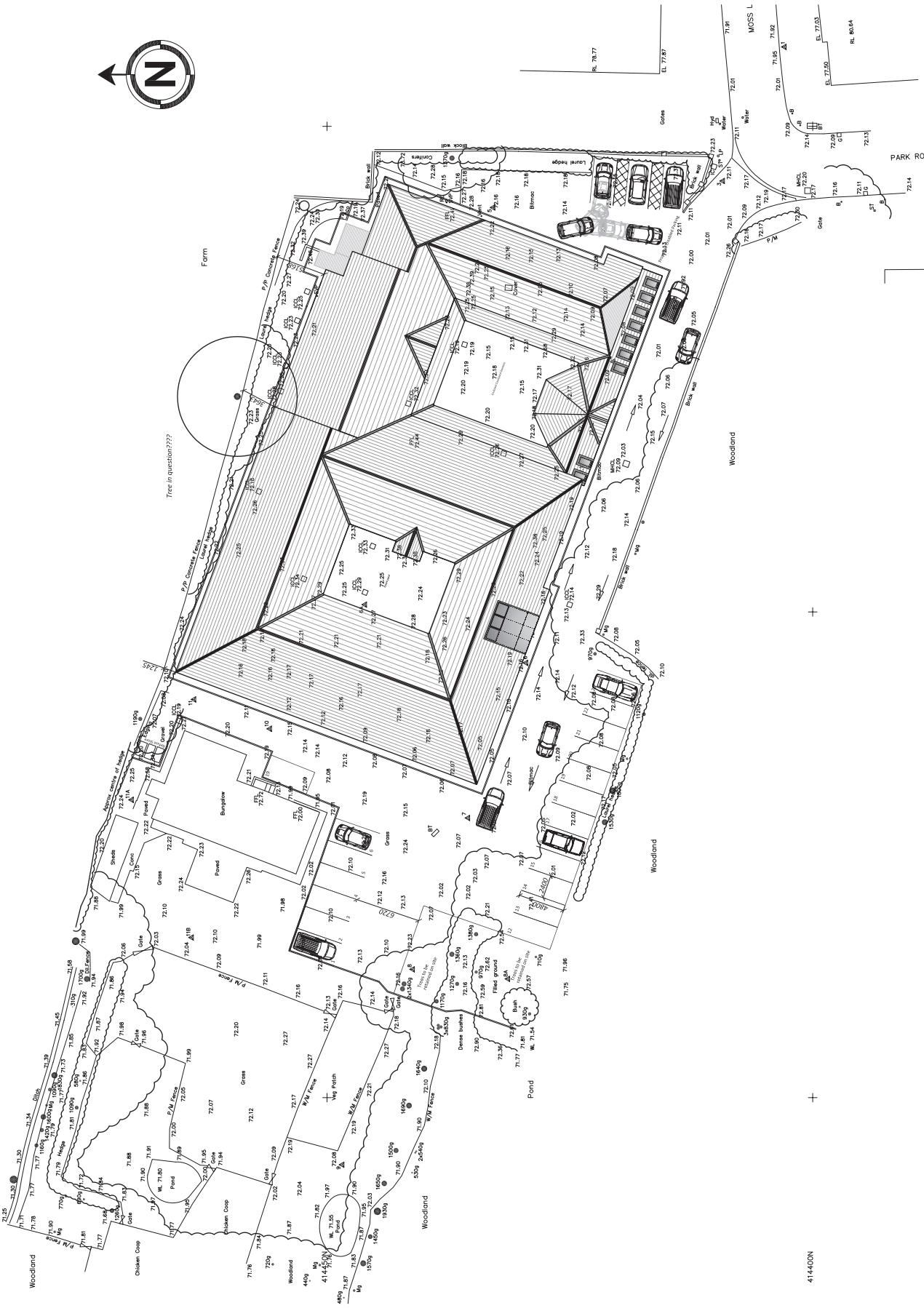
PROJECT INFORMATION

Client: M & Management, Mr. Hassan	Project Description: Proposed 28 Bedroom Extension
Site Address: The Briches Nursing Home	State: PLANNING PERMISSION
Date: 07/08/2012	Sheet Size: A1
Drawn By: SNL	Scale: 1:200
Drawing Title:	

Parking Plan & Site Topography Survey as Proposed

Job Number:	170	PL-08	A
Revision:			

DO NOT SCALE



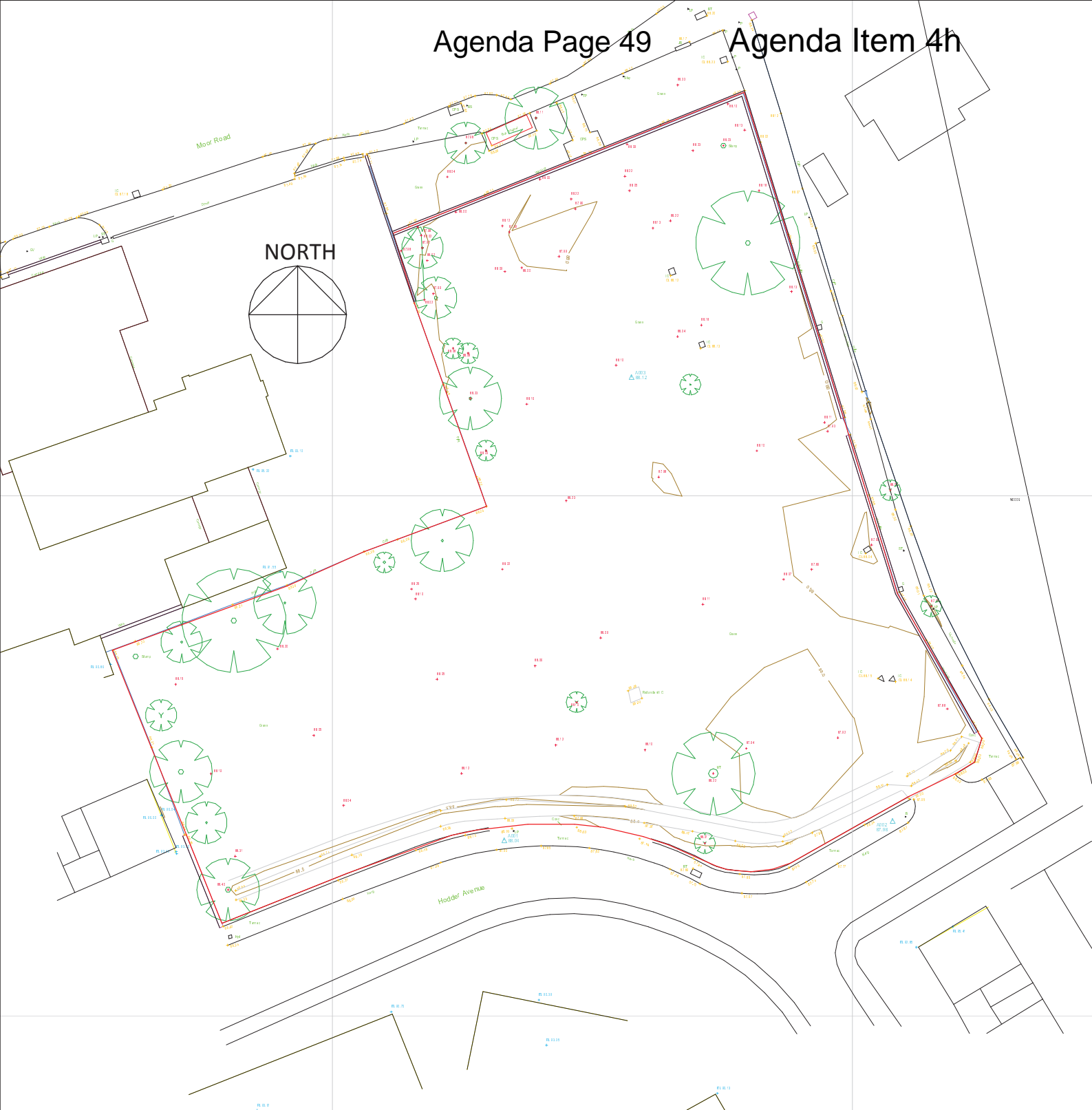
PROPOSED

414400N

This page is intentionally left blank

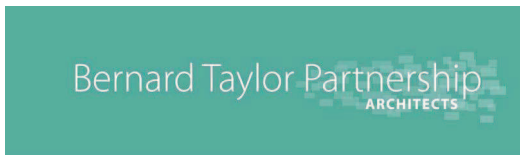
This page is intentionally left blank

This page is intentionally left blank



1 **04 Location Plan**
1 : 500

Rev	Date	Int	Description
-----	------	-----	-------------



Description:
Location Plan

Client: Adactus Housing	Job No: 2217	Scale @ A4: 1 : 500
Project: Douglas House, Chorley		

Drawn By: MA	Checked By: -	Date: 08/22/13	Drawing No: 100	Rev:
-----------------	------------------	-------------------	---------------------------	------

DO NOT SCALE FROM THIS DRAWING
ALL DIMENSIONS MUST BE CHECKED ON SITE BY CONTRACTOR PRIOR TO CONSTRUCTION

Elizabeth House, 486 Didsbury Road, Heaton Mersey, Stockport, SK4 3BS
t 0161 443 1221 f 0161 442 1672 e info@bernardtaylor.co.uk
www.bernardtaylor.co.uk

This page is intentionally left blank

Bernard Taylor Partners

Abacus Housing
Douglas House, Chorlton

Site Plan as proposed

NO. OF PLANS	NO. OF SHEETS	DATE	SCALE
2217	105	08/12/13	1:100

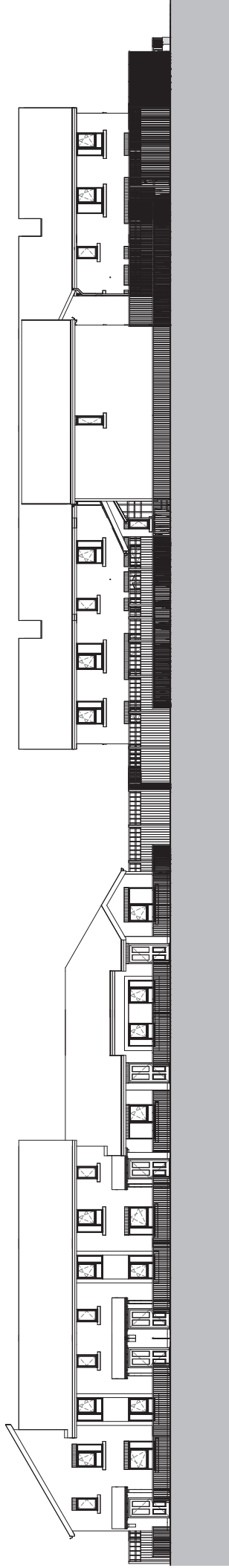
105 B

- R1 - 900mm high metal railings
 - R2 - 2100mm high metal railings
 - R3 - Low brick wall and railings set on top to combined height of 900mm
 - R4 - 2250mm high brick fence panel
 - F1 - 1500mm high close boarded timber panel and concrete post fence
 - F2 - 2100mm high close boarded timber panel and concrete post fence
- PROPOSED PLANTING** approx 12km² equal mix of:
- Esca loma macrocarpa
 - Hale's strobilifer
 - Podocarpus neriifolius
 - Podocarpus goodii
 - Conocarpus may green
 - Populus alba
 - Prunus sibirica
 - Prunus laurocerasus
 - Lavender
 - Hypericum hidcote
- T1 - No. - This denotes Perimeters (Weaving Silver Line)
T2 - No. - This denotes Final-leaved Line



This page is intentionally left blank

DO NOT SCALE FROM THIS DRAWING
ALL DIMENSIONS MUST BE GIVEN ON THE CONTRACT DRAWING TO
CONSTRUCTION



1 Hodder Avenue Elevation

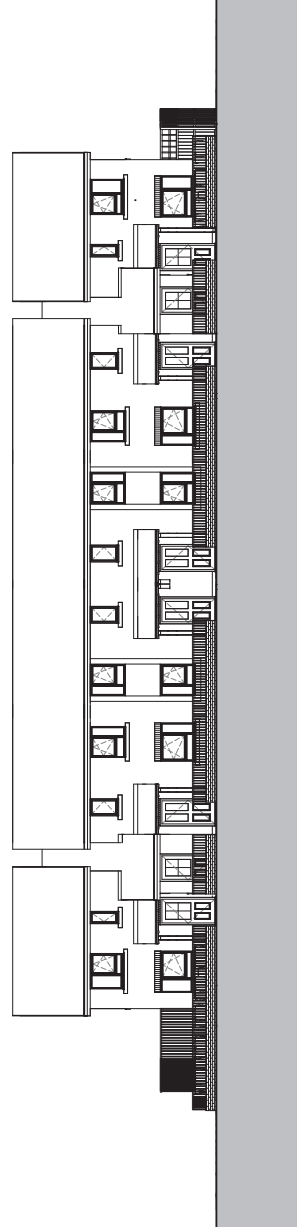
1 : 100



2 West Block Elevation

1 : 100

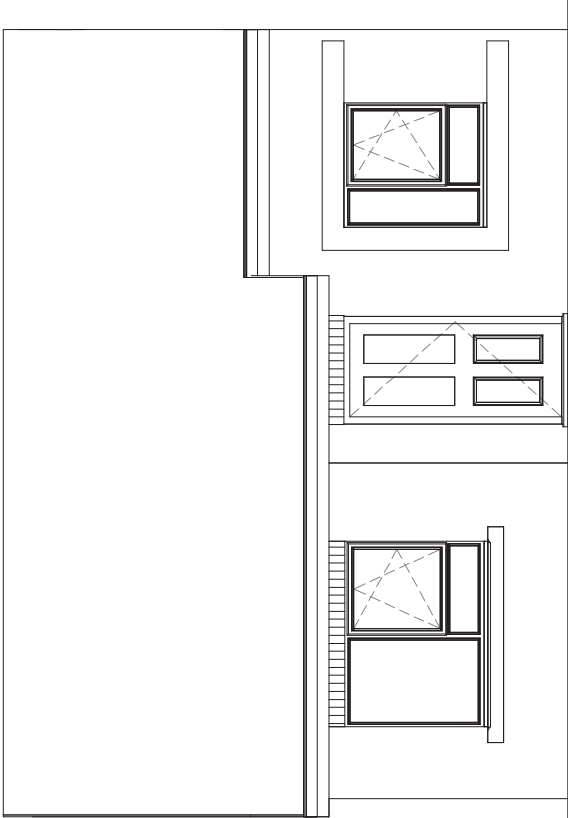
No.	Date	By	Description
Bernard Taylor Partnership ARCHITECTS			
Client: Adactus Housing			
Project: Douglas House, Chorley			
Description: Elevations as proposed			
Drawn By:	Checked By:	Date:	Scale: @ A1:
MA		08/06/13	1 : 100
Job No.:	Drawn No.:	Rev.:	
2217	106		
<small> Elizabeth House, 488 Driffield Road, Nelson (Mersey, Stockport, Salford, Trafford, Wigan) E 0161 4811221 F 0161 4811222 A info@bernardtaylor.com www.bernardtaylor.com </small>			



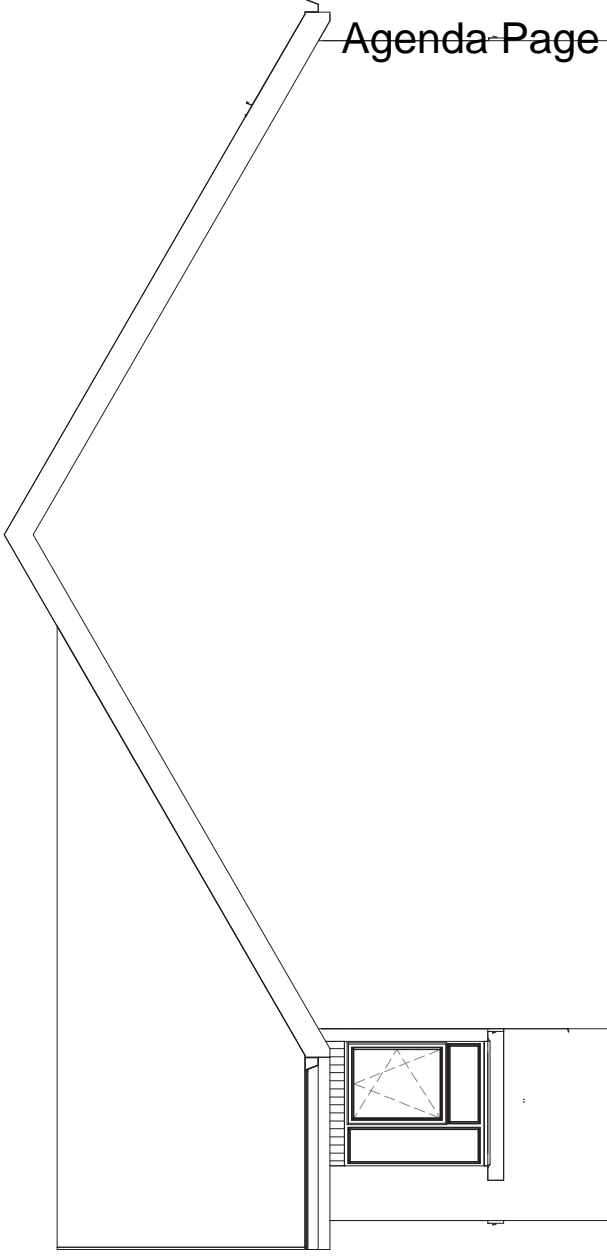
3 Moor Road Elevation

1 : 100

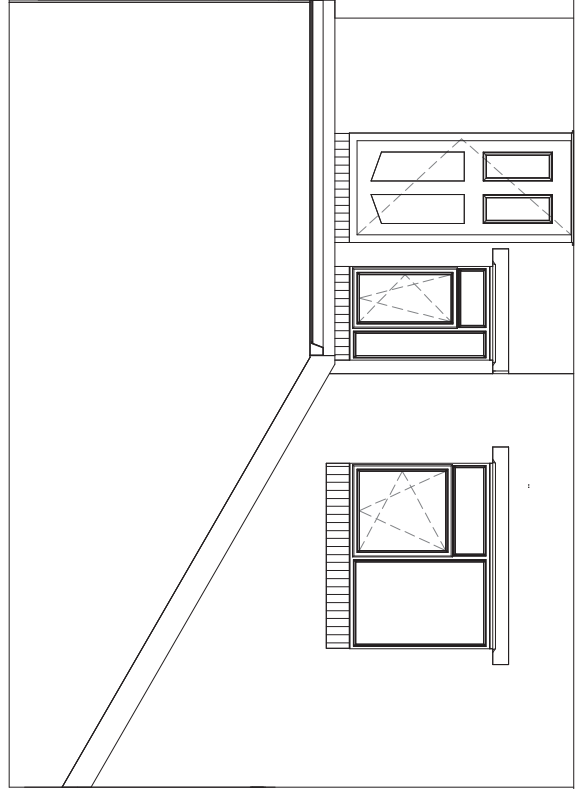
This page is intentionally left blank



Front Elevation
1 : 50



Gable Elevation
1 : 50



Rear Elevation
1 : 50

Rev	Date	Int	Description

Client: **Adactus Housing**
 Project: **Douglas House**
 Job No: **2217**
 Scale @ A3: **1:50**



Description: **2B3P Bungalow**
Elevation

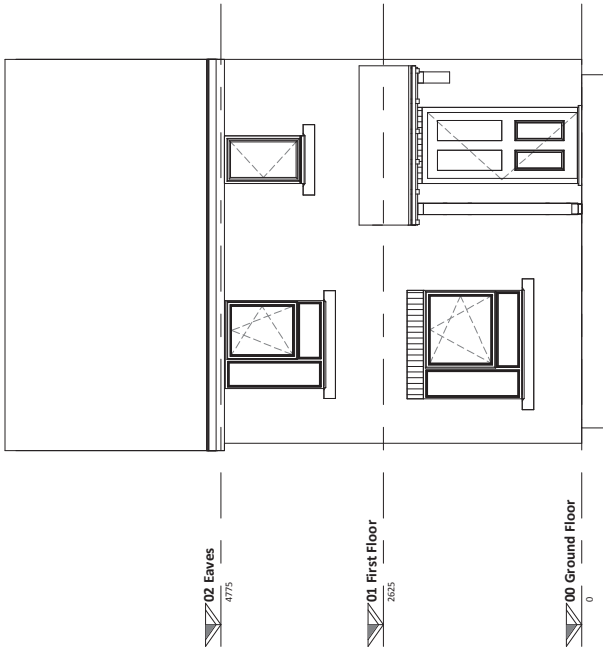
Drawn By: **MA**
 Checked By: **V5**
 Date: **06/11/13**
 Drawing No: **124**
 Rev:

DO NOT SCALE FROM THIS DRAWING
 ALL DIMENSIONS MUST BE CHECKED ON SITE BY CONTRACTOR PRIOR TO
 CONSTRUCTION

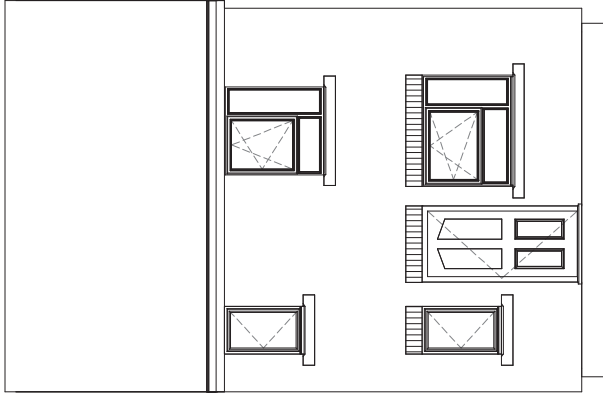
Elizabeth House, 486 Disbury Road, Heaton Mersey, Stockport, SK4 3BS
 t 0161 443 1221 f 0161 442 1672 e info@bernardtaylor.co.uk
 www.bernardtaylor.co.uk

This page is intentionally left blank

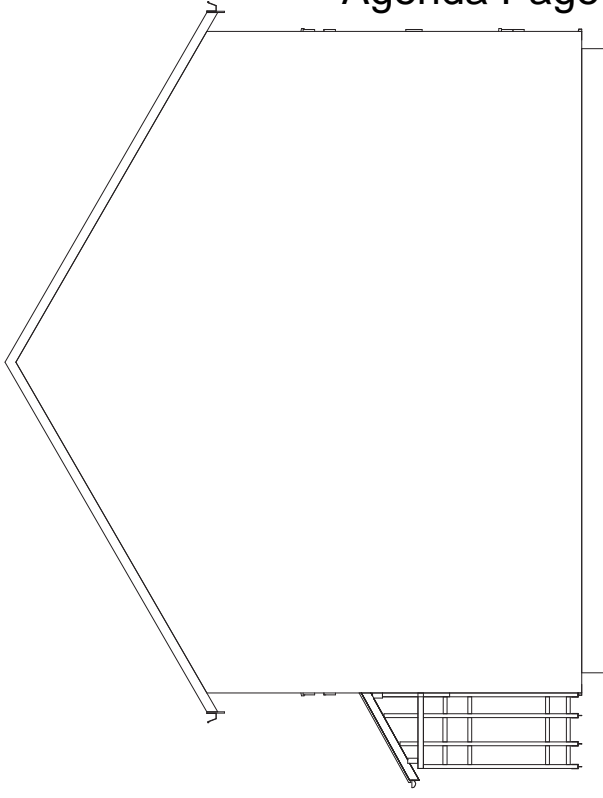
DO NOT SCALE FROM THIS DRAWING
ALL DIMENSIONS MUST BE CHECKED ON SITE BY CONTRACTOR PRIOR TO
CONSTRUCTION



1 Front Elevation
1 : 50



2 Rear Elevation
1 : 50



3 Gable Elevation
1 : 50

Rev	Date	Int	Description

Bernard Taylor Partnership
ARCHITECTS

Client:
Adactus Housing Ass
Project:
Douglas House, Chorley

Description:

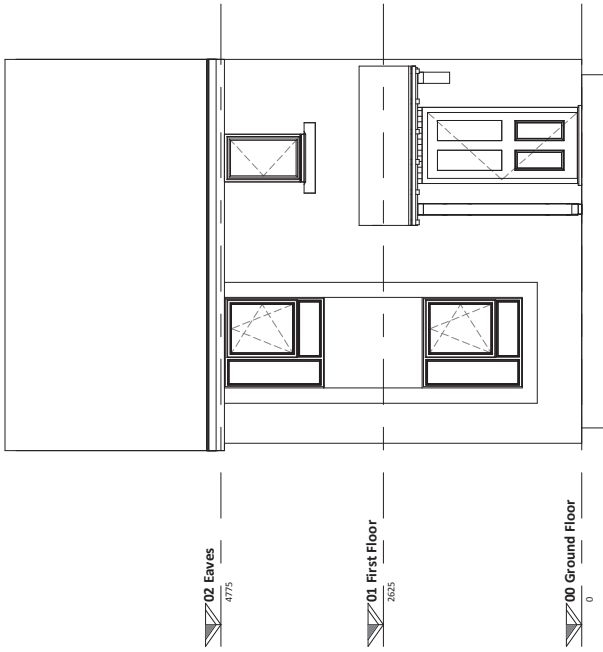
2B4P House Type1 Elevation

Drawn By:	Checked By:	Date:	Scale @ A2:
MA	VS	06/10/13	1 : 50
Job No:	2217	Drawing No:	112

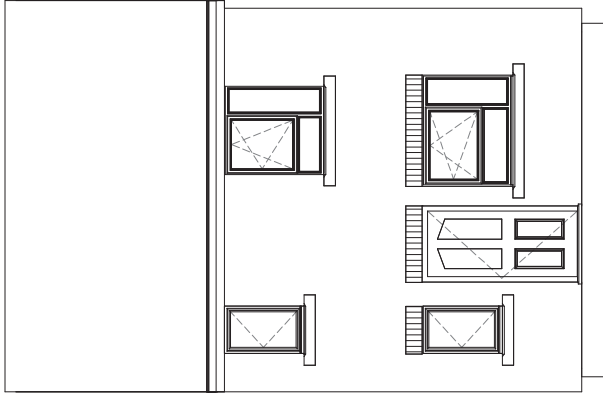
Elizabeth House - 486 Didsbury Road, Heaton Mersey, Stockport, SK4 3BS
T 0161 442 1321 F 0161 442 1372 e info@bernardtaylor.co.uk
www.bernardtaylor.co.uk

This page is intentionally left blank

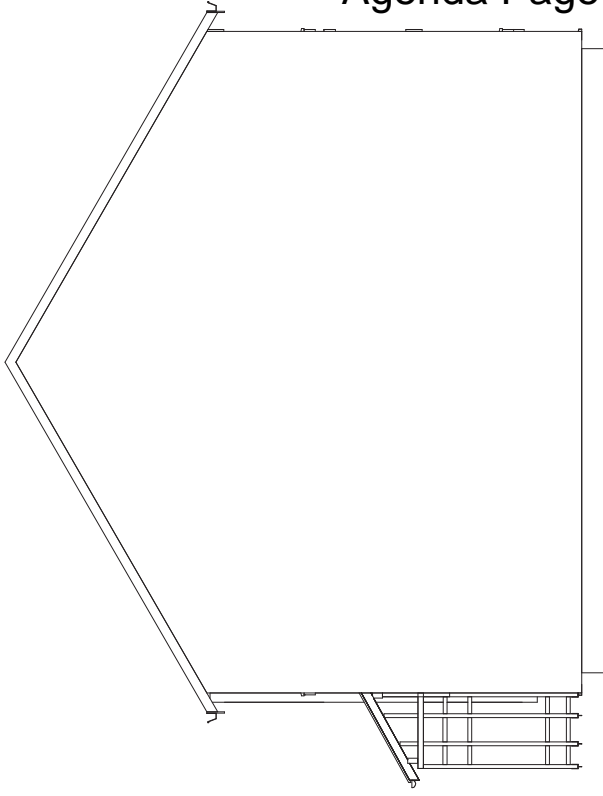
DO NOT SCALE FROM THIS DRAWING
ALL DIMENSIONS MUST BE CHECKED ON SITE BY CONTRACTOR PRIOR TO
CONSTRUCTION



1 Front Elevation
1 : 50



2 Rear Elevation
1 : 50



3 Gable Elevation
1 : 50

Rev	Date	Int	Description

Bernard Taylor Partnership
ARCHITECTS

Client:
Adactus Housing Ass
Project:
Douglas House, Chorley

Description:

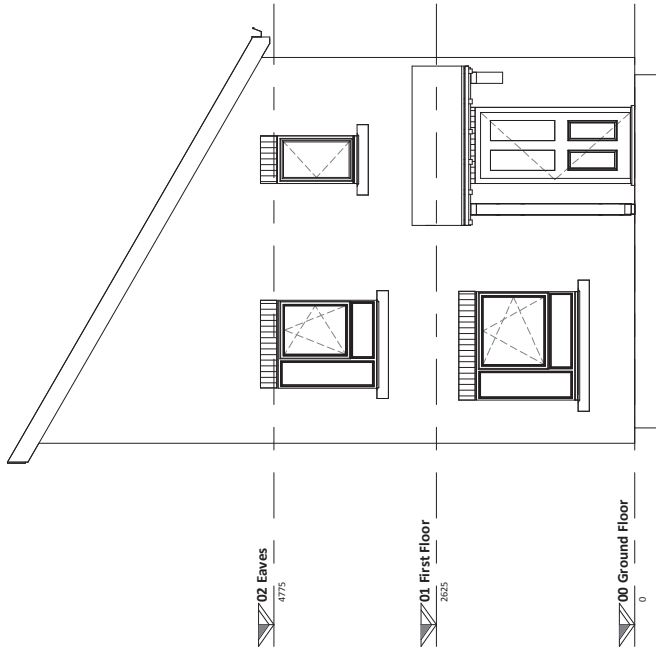
2B4P House Type2 Elevation

Drawn By:	Checked By:	Date:	Scale @ A2:
MA	VS	06/10/13	1 : 50
Job No:	2217	Drawing No:	113

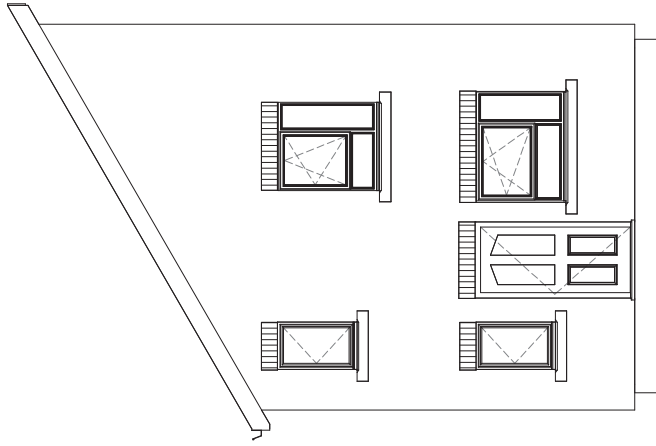
Elizabeth House - 486 Didsbury Road, Heaton Mersey, Stockport, SK4 3BS
T 0161 442 1572 E info@bernardtaylor.co.uk
www.bernardtaylor.co.uk

This page is intentionally left blank

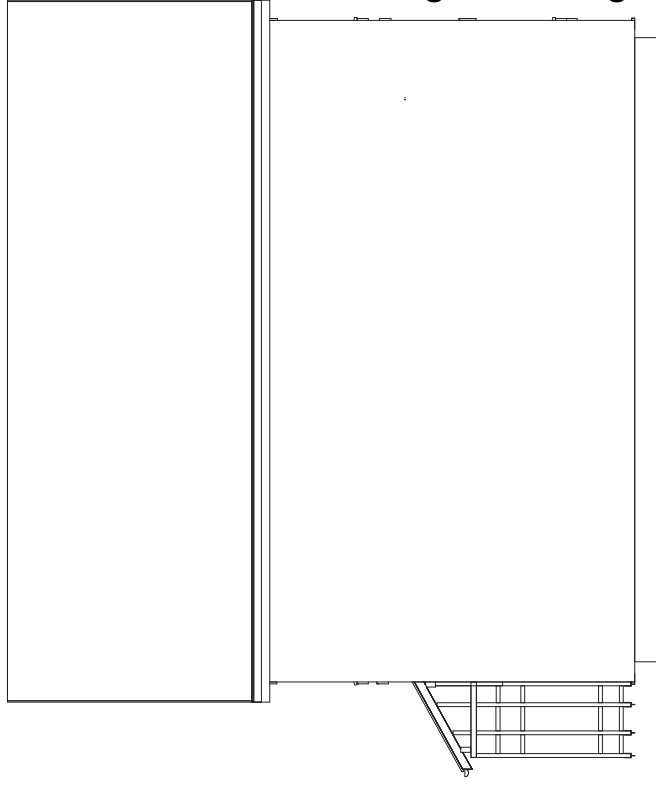
DO NOT SCALE FROM THIS DRAWING
ALL DIMENSIONS MUST BE CHECKED ON SITE BY CONTRACTOR PRIOR TO
CONSTRUCTION



1 Front Elevation
1 : 50



2 Rear Elevation
1 : 50



3 Gable Elevation
1 : 50

Rev	Date	Int	Description

Bernard Taylor Partnership
ARCHITECTS

Client:
Adactus Housing Ass
Project:
Douglas House, Chorley

Description:

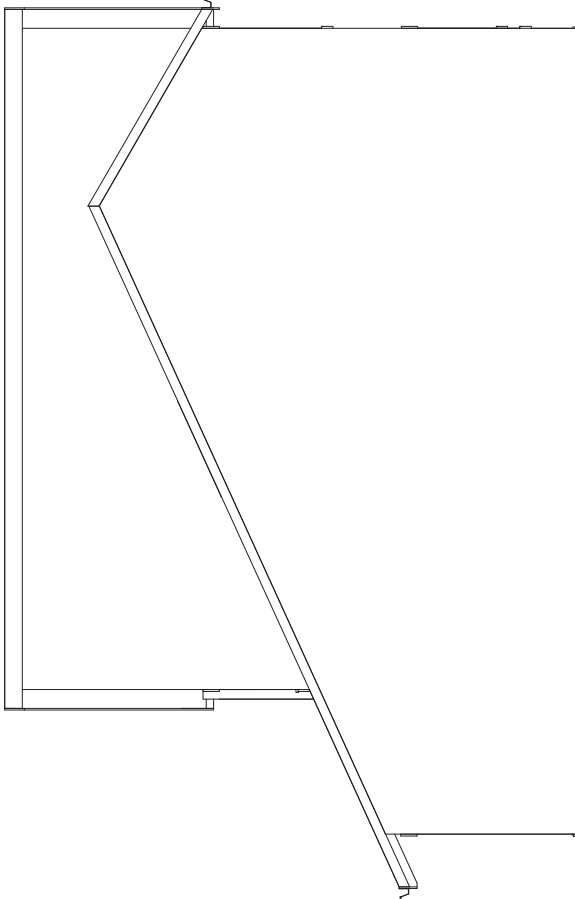
2B4P House Type3 Elevation

Drawn By:	Checked By:	Date:	Scale @ A2:
MA	VS	06/10/13	1 : 50
Job No:	2217	Drawing No:	114
Rev:			

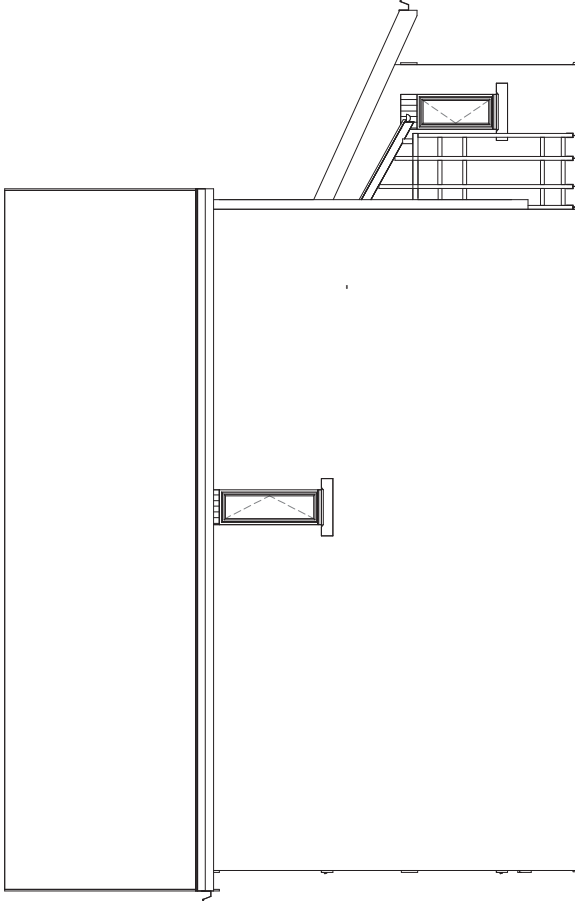
Elizabeth House - 486 Didsbury Road, Heaton Mersey, Stockport, SK4 3BS
T 0161 442 1321 F 0161 442 1372 e info@bernardtaylor.co.uk
www.bernardtaylor.co.uk

This page is intentionally left blank

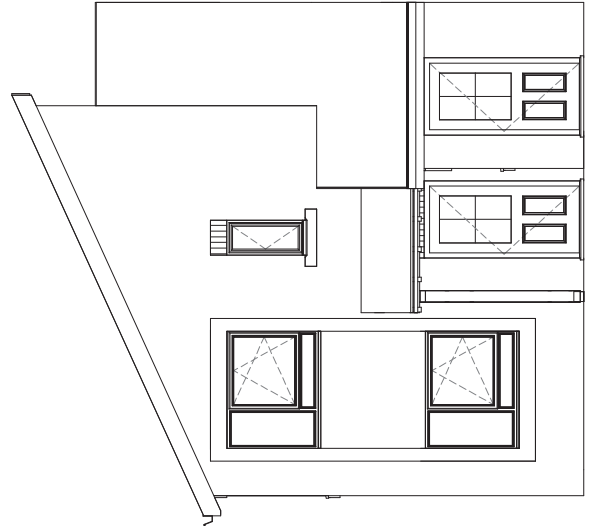
DO NOT SCALE FROM THIS DRAWING
ALL DIMENSIONS MUST BE CHECKED ON SITE BY CONTRACTOR PRIOR TO
CONSTRUCTION



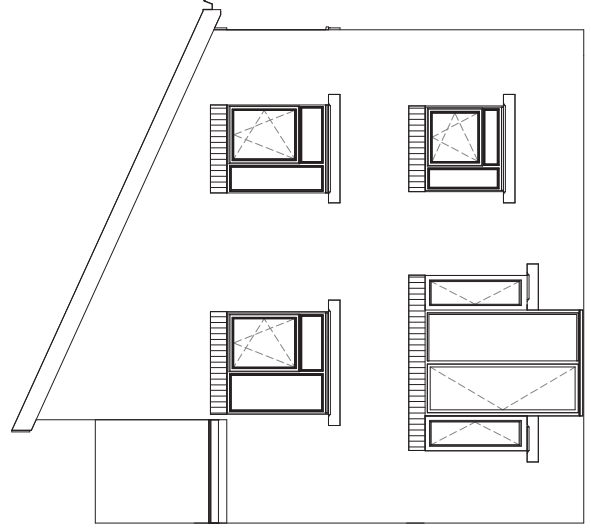
3
East
1 : 50



4
West
1 : 50



1
Front Elevation
1 : 50



2
Rear Elevation
1 : 50

Rev	Date	Int	Description

Bernard Taylor Partnership
ARCHITECTS

Client:
Adactus Housing Ass
Project:
Douglas House, Chorley

Description:
1B2P Flat Elevation Type2

Drawn By: MIA
Checked By: -
Date: 02.08.12
Scale @ A2: 1 : 50

Job No: 2217
Drawing No: 118
Rev: -

Elizabeth House - 486 Didsbury Road, Heaton Mersey, Stockport, SK4 3BS
T 0161 443 1321 F 0161 442 1672 e info@bernardtaylor.co.uk
www.bernardtaylor.co.uk

This page is intentionally left blank

H.M. LAND REGISTRY		TITLE NUMBER	
		LA751006	
ORDNANCE SURVEY PLAN REFERENCE	SD 5817	SECTION N	Scale 1/1250
COUNTY LANCASHIRE	DISTRICT CHORLEY	© Crown copyright 1978	



This page is intentionally left blank

This page is intentionally left blank

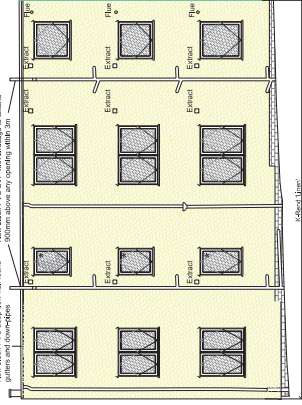
60275954 LVP 002 B

FLR	GIA	MP
1	42.2	
2	37.5	
3	42.4	
4	39.1	
5	42.4	
6	38.1	

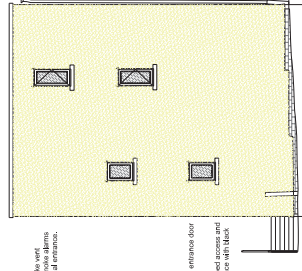
GENERAL NOTES



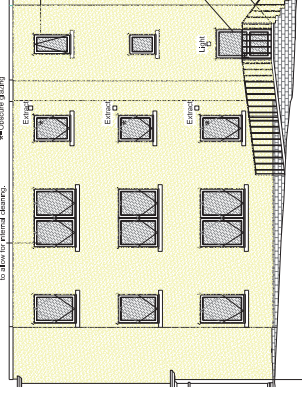
Proposed Cross Section
1:100
Scale: R:0=



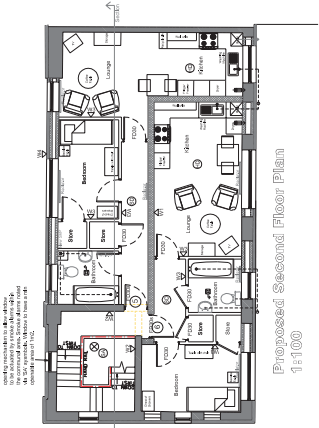
Proposed Rear Elevation
1:100
Scale: R:0=



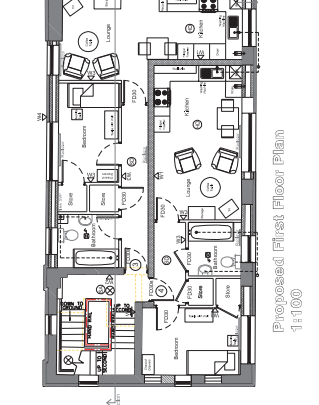
Proposed Right Side Elevation
1:100
Scale: R:0=



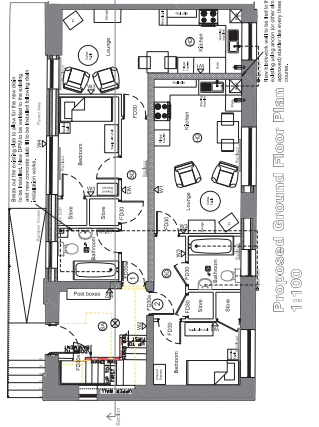
Proposed Front Elevation
1:100
Scale: R:0=



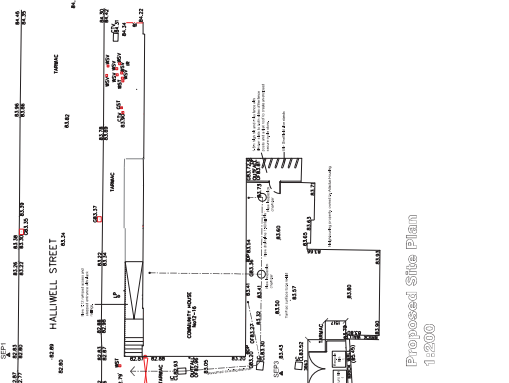
Proposed Second Floor Plan
1:100



Proposed First Floor Plan
1:100



Proposed Ground Floor Plan
1:100



Proposed Site Plan
1:200

Rev	Description	By	Date	CHK'd	App'd
1	Initial				

Project No.	60275954
Project Title	Adaptive Housing
Client	Adaptive Housing
Architect	ABCOON Exchange Building, 13th Street Portland, OR 97209 Phone: (503) 333-2900 Fax: (503) 333-2999 www.abcoon.com
Proposed by	
Scale	1:100
Date	Aug-13
Project No.	60275954
Project Title	Adaptive Housing
Client	Adaptive Housing
Architect	ABCOON
Scale	1:100
Date	Aug-13

DO NOT SCALE FROM THIS DRAWING. All dimensions in millimeters (mm) unless noted otherwise. This drawing is to be used in conjunction with any other documents issued by ABCOON for this project.

This page is intentionally left blank



SITE PLAN. Scale. 1:250.

LOCATION PLAN. Scale. 1:1250.

Colin Hall **Maia**
ARCHITECTURAL **DESIGNS**
 186 SOUTHPORT ROAD
 ULNES WALTON, LEYLAND
 PR26 8LN
 TEL: 01257 453721

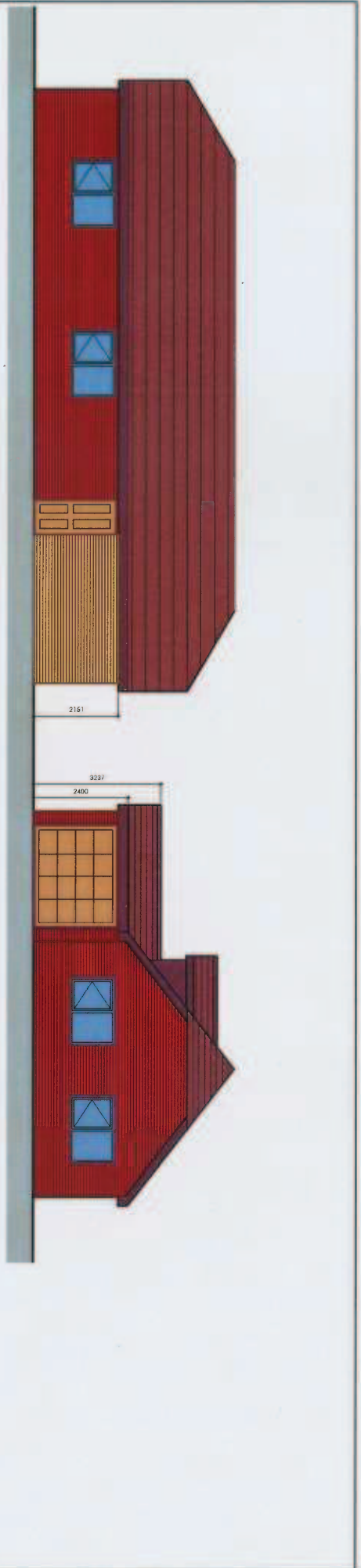
PROJECT:
PROPOSED NEW DWELLING,
LOWER HOUSE COTTAGE,
ECCLESTON.
PR7 5QS.

CLIENT:
 Mr. & Mrs. Farrington,
 1 Tincklers Lane,
 Eccleston.
 PR7 5QU.

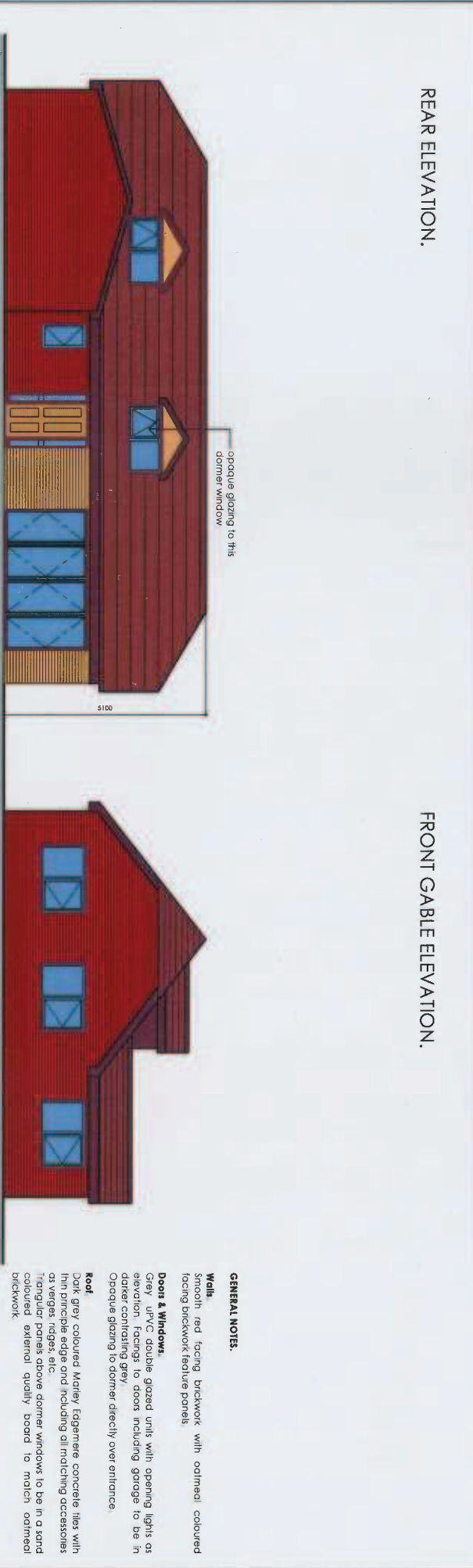
TITLE:
Location & Site Plan.
 Scale: 1:1250, 250 @ A3.
 Date: July 2013
 Format: AutoCAD 2011.
Dwg. No. 003. Rev. C/a

REVISIONS	Description
Rev A: 06.08.2013.	Dwelling relocated to suit site survey
B: 04.09.2013.	Boundary amended to suit land registry plan.
C: 01.10.2013.	Vehicle turning circles shown. Building orientation with in site amended.

This page is intentionally left blank



REAR ELEVATION.



FRONT ELEVATION.

FRONT GABLE ELEVATION.

REAR GABLE ELEVATION.

GENERAL NOTES.

- Walls**
Smooth red facing brickwork with oolmeal coloured facing brickwork feature panels.
- Door & Windows**
Grey uPVC double glazed units with opening lights as elevation. Facings to doors including garage to be in darker contrasting grey.
Opaque glazing to dormer directly over entrance.
- Roof**
Dark grey coloured Motley Edgemere concrete tiles with 10m principle edge and including all matching accessories as verges, ridges, etc.
Triangular panels above dormer windows to be in a sand coloured external quality board to match oolmeal brickwork.
- Gutters**
Ogee section gutters in grey uPVC including all fascia, barge boards and rainwater pipes.
All finishes, colours etc. to be agreed with Local Authority prior to work commencing.

REVISIONS.

Rev.	Description	Date
A	Roof lowered Hips to roof added 1 No. dormer window omitted. Opaque glass noted to 1 No. dormer.	01/10/2013

TITLE.

GA. Elevations.

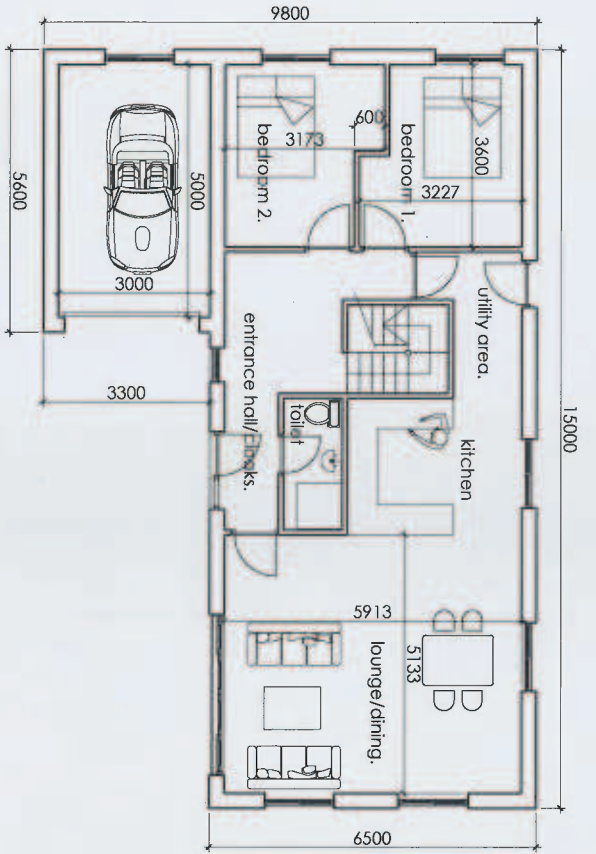
Scale: 1:100 @ A3
Date: July 2013
Format: AutoCAD 2011
Dwg. No. 002 Rev. A

CLIENT.
Mr. & Mrs. Farrington,
1 Thickers Lane,
Eccleston,
PR7 5QU.

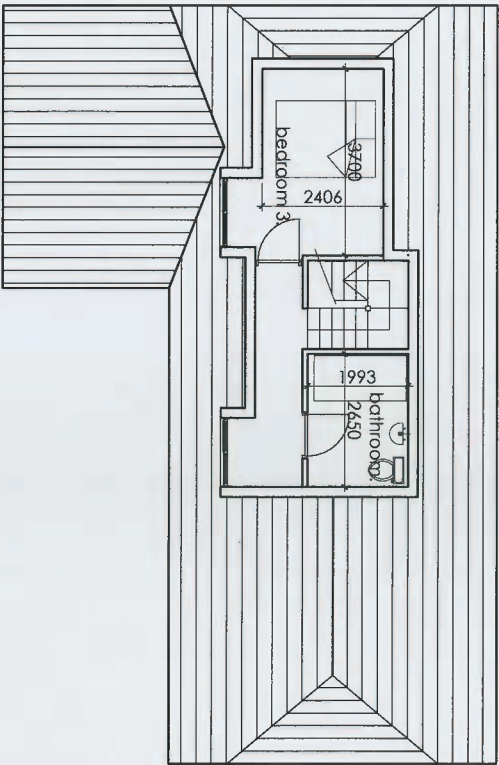
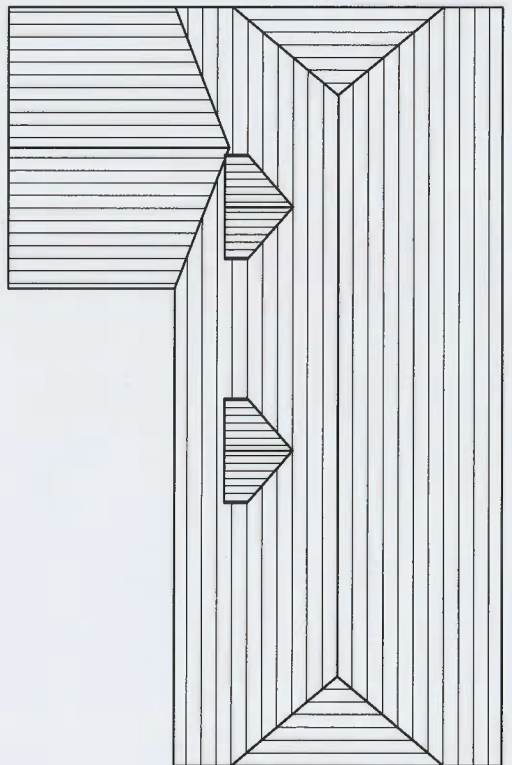
PROJECT:
PROPOSED NEW DWELLING,
LOWER HOUSE COTTAGE,
ECCLESTON,
PR7 5QS.

Colin Hall
ARCHITECTURAL DESIGNS
McInt.
186 SOUTHPORT ROAD
UNES WALTON, LEYLAND
PR26 8LN
TEL: 01257 453721

This page is intentionally left blank



ROOF PLAN.



FIRST FLOOR PLAN.

REVISIONS.

Rev.	Description.
A.	Floor plans amended, overall dimensions reduced.

Date: 01.10.2013.

TITLE: General Arrangement Plans.

Scale: 1:100 @ A3.
Date: JULY 2013.
Format: AutoCAD 2011.

Fig. No. 001, Rev A.

CLIENT:

Mr. & Mrs. Forrington,
1 Tincklers Lane,
Eccleston,
PR7 5QU.

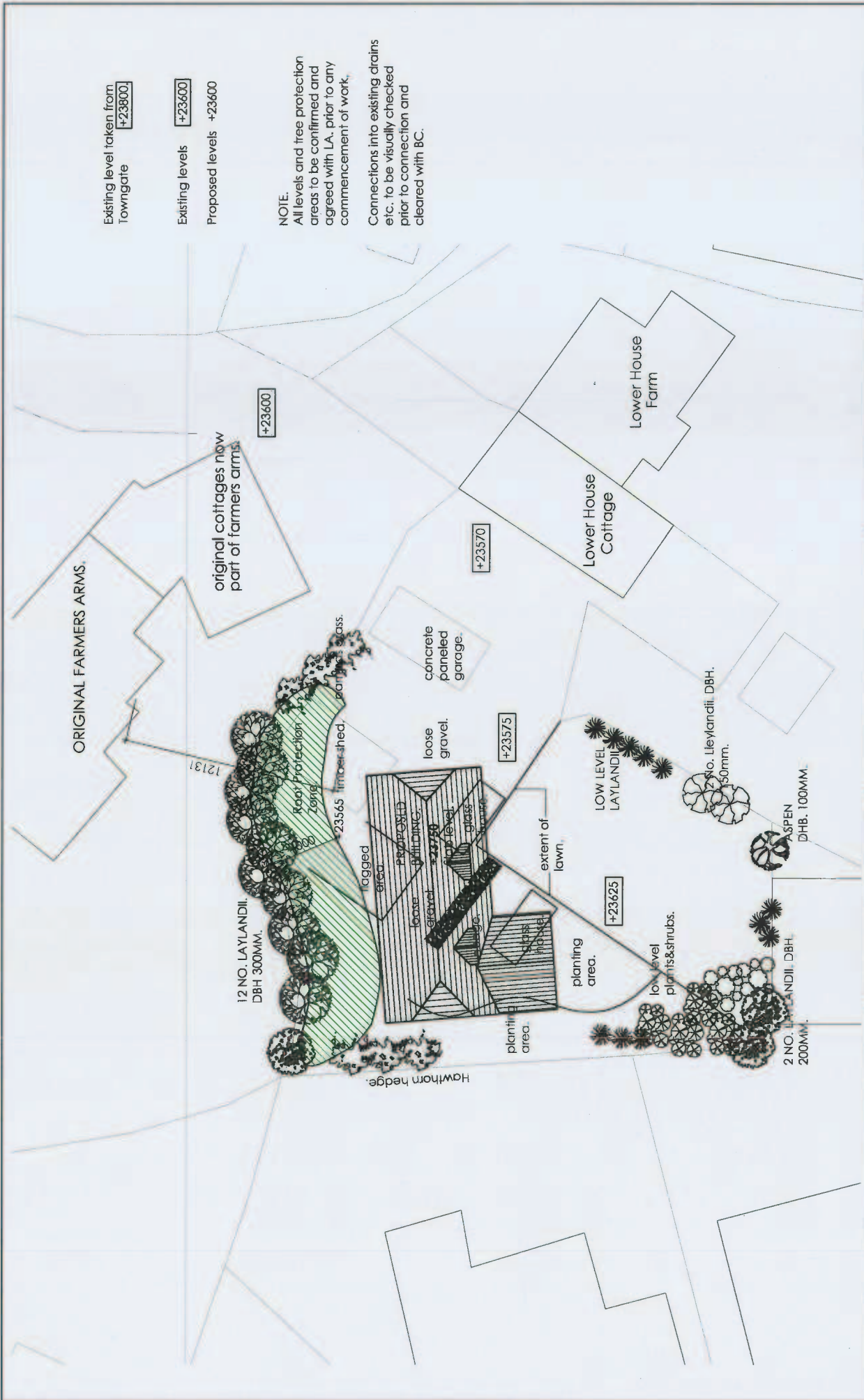
PROJECT:

PROPOSED NEW DWELLING,
LOWER HOUSE COTTAGE,
ECCLESTON,
PR7 5QS.

Colin Hill ARCHITECTURAL DESIGNERS

186 Southway Road,
Lower Wootton, LITTLEWYLL,
PR20 6LW.
Tel: 01853 44372

This page is intentionally left blank



Existing level taken from
Towngate **+23800**

Existing levels **+23600**

Proposed levels **+23600**

NOTE.
All levels and tree protection areas to be confirmed and agreed with LA, prior to any commencement of work.
Connections into existing drains etc. to be visually checked prior to connection and cleared with BC.

REVISIONS.
Rev. A. Description: Bungalow repositioned.

TITLE.
Levels & tree/plant survey.
Scale: 1:200 @ A3.
Date: August 2013.
Format: AUTOCAD 2011.
Dwg. No. 004 Rev. A/a

CLIENT.
Mr. & Mrs. Farrington,
1 Tincklers Lane,
Ecclestone,
PR7 5QU

PROJECT.
PROPOSED NEW DWELLING,
LOWER HOUSE COTTAGE,
ECCLESTONE,
PR7 5QS.

Colin Hall ARCHITECTURAL DESIGNS MCIAT.
186 SOUTHPORT ROAD
ULINES WALTHAM LEYLAND
PR26 6LN
TEL. 01257 45372

This page is intentionally left blank