

6 January 2014

Dear Councillor

DEVELOPMENT CONTROL COMMITTEE - TUESDAY, 14TH JANUARY 2014

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

- b) 13/00822/REMAJ - Land North of Lancaster Lane and bounded by Wigan Road and Shady Lane, Lancaster Lane, Clayton le Woods (Pages 5 - 12)

Proposal

Reserved matters application pursuant to outline planning permission 13/00803/OUTMAJ for the development of land to the east of Wigan Road for the erection of up to 160 dwellings and associated open space.

Recommendation

Approve Reserved Matters

- c) 13/00907/FUL - Croston Park Nursing Home, Town Road, Croston, Leyland PR26 9RA (Pages 13 - 24)

Proposal

2 storey extension to provide 18 no. bedrooms to Croston Park Nursing Home

Recommendation

Permit Full Planning Permission

- d) 13/00908/LBC - Croston Park Nursing Home, Town Road, Croston, Leyland PR26 9RA (Pages 25 - 26)

Proposal

2 storey extension to provide 18 no. bedrooms to Croston Park Nursing Home

Recommendation

Grant Listed Building Consent

- e) 13/00943/FUL - Bishop Rawstone C of E Academy, Out Lane, Croston, Leyland PR26 9HJ (Pages 27 - 32)

Proposal

Section 73 application to vary condition no. 6 (permitted hours of use) of planning permission no. 13/00517/FUL to change the hours of usage of floodlit synthetic turf pitch on weekdays from 09.00 hours until 20.00 hours to 09.00 hours until 21.00 hours.

Recommendation

Permit Full Planning Permission

- f) 13/00978/OUTMAJ - Garage, Westminster Road, Chorley PR7 2DD (Pages 33 - 38)

Proposal

Outline application (specifying access, layout and scale) for the erection of eleven terraced townhouses

Recommendation

Permit (Subject to Legal Agreement)

- g) 13/01106/FUL - The Carrington Centre, New Mill Street, Eccleston (Pages 39 - 54)

Proposal

Substitution of house types on plots 26, 30, 36, 41, 46, 48, 49, 50 and 59

Recommendation

Permit (Subject to Legal Agreement)

- h) 13/01096/FUL - Land 20m south of 11 Milton Road, Coppull (Pages 55 - 64)

Proposal

Erection of 8 x 2 bed bungalows, including associated car parking and landscaping (on former site of The Willows)

Recommendation

Permit Full Planning Permission

- i) 13/00993/FULMAJ - Former Initial Textile Services bounded by Botany Brow and Willow Road, Chorley (Pages 65 - 72)

Proposal

Section 73 application to vary conditions 1 (approved plans), 13 (Code for Sustainable Homes) and 17 (approved plans) attached to planning approval 11/00871/FULMAJ

Recommendation

Permit Full Planning Permission

- j) 13/00948/FULMAJ - Finnington Industrial Estate, Finnington Lane, Feniscowles, Withnell (Pages 73 - 84)

Proposal

Demolition of existing industrial units and erection of 18 no. (14 no. Semi-detached, 4 no. detached) three bedroom houses

Recommendation

Permit (Subject to Legal Agreement)

Yours sincerely

A handwritten signature in black ink, appearing to read 'G Hall', written in a cursive style.

Gary Hall
Chief Executive

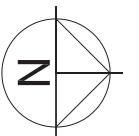
Louise Wingfield
Democratic and Member Services Officer
E-mail: louise.wingfield@chorley.gov.uk
Tel: (01257) 515123
Fax: (01257) 515150

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

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Land under the control of Redrow Homes (unclassified) Division
 Application Site Boundary



Baldwin Design
 Consulting Ltd

Town Farm, 17 Orford Close, Gidborne, Warrington, Cheshire, WA3 5WP Tel: 01942 719513 e-mail: graham.balwin@bcg.co.uk	
Address:	Land at Wigan Road, Clayton Le Woods.
Drawing:	1:1250 Location Plan
Drawn by:	RED/ALP/01
Checked by:	DLB
Date:	04/08/27/11/11
Scale:	1:1250
Sheet:	A1

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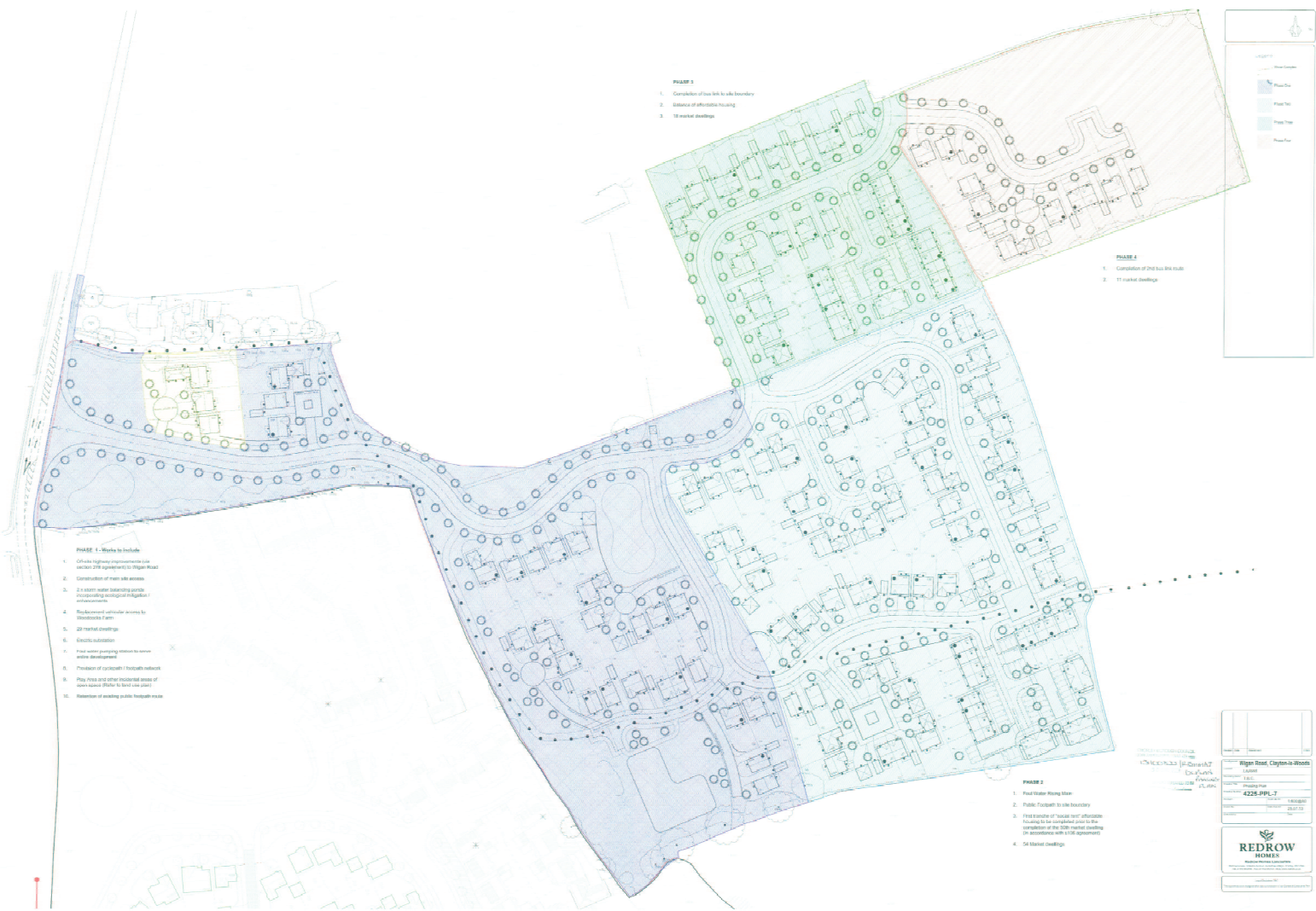
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Project Name		WILKIN ROAD, CLAYTON IN WOODS	
Client		WILKIN ROAD COUNCIL	
Project No.		4196-DSS-01	
Date		1:2008/01	
Author		MCK	
Date		Aug 2013	
Version		1.0	

REDROW HOMES	
Redrow Homes Limited	
Redrow Homes Limited, Unit 10, The Mill, Mill Lane, Lutterworth, Leicestershire, LE17 4JH	
Tel: 01530 210000 Fax: 01530 210001 www.redrow.co.uk	
Unit Redrow 702	
Redrow Homes Limited is a subsidiary of Redrow Group Limited	

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- PHASE 1 - Works to Include**
1. Check highway requirements for works to be completed (to Highways Act)
 2. Construction of main site access
 3. 2 x storm water intercepting ponds (comprising biological treatment) infrastructure
 4. Requirements applicable to works to be completed (to Part)
 5. 22 market dwellings
 6. Electric substation
 7. Four water pumping stations to service water development
 8. Provision of carstacks / busstack sections
 9. Play area and other recreational areas of open space (Refer to final use plan)
 10. Retention of existing public transport route

- PHASE 2**
1. Completion of final site boundary
 2. 56 market dwellings

- PHASE 3**
1. Completion of final site boundary
 2. 13 market dwellings

LEGEND

- Phase 1
- Phase 2
- Phase 3
- Phase 4

- PHASE 2**
1. Final Order Planning Size
 2. Public Footpath to site boundary
 3. Final boundary of roads and infrastructure to allow to be completed prior to the completion of the 56 market dwellings (in accordance with a 10% agreement)
 4. 56 Market Dwellings

Edwin Hood Clayton & Wood

 Planning Fee: 4225-PPL-7

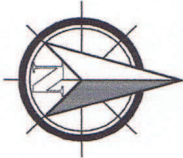
REDROW HOMES

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Health & Safety

1. A risk assessment and method statement of every element of the construction they are to carry out.
 2. Provide and maintain fencing, hoardings and adequate warning signs to protect the public and site operations.
 3. Provide adequate means of access onto and within the site for fire, rescue and emergency handling.
 4. Provide protective clothing and safety equipment as necessary for the activity being undertaken.
 5. Provide adequate storage for all materials to support / manufacturers recommendations.
- All work is to be in accordance with current Building Regulations and comply with Robust Details for limiting thermal bridging & air leakage and Robust Details Part E - Resistance to the passage of sound.
- All dimensions and levels are to be checked on site prior to starting.
- Do not scale from this drawing. This drawing is the property of the architect



Rev	Date	Name	Revision
-	-	-	-



David Chapman Associates

architects

4 Middlethorpe Business Park,
 Sim Balk Lane, Bishopthorpe,
 York, YO23 2BD
 Email: architects@davidchapmanassociates.co.uk
 Tel: (01904) 700941
 Fax: (01904) 700942

Title
LOCATION PLAN

Project
**PROPOSED EXTENSION TO CROSTON PARK
 CARE HOME
 TOWN ROAD
 CHORLEY**

Client
PARKLANE HEALTHCARE

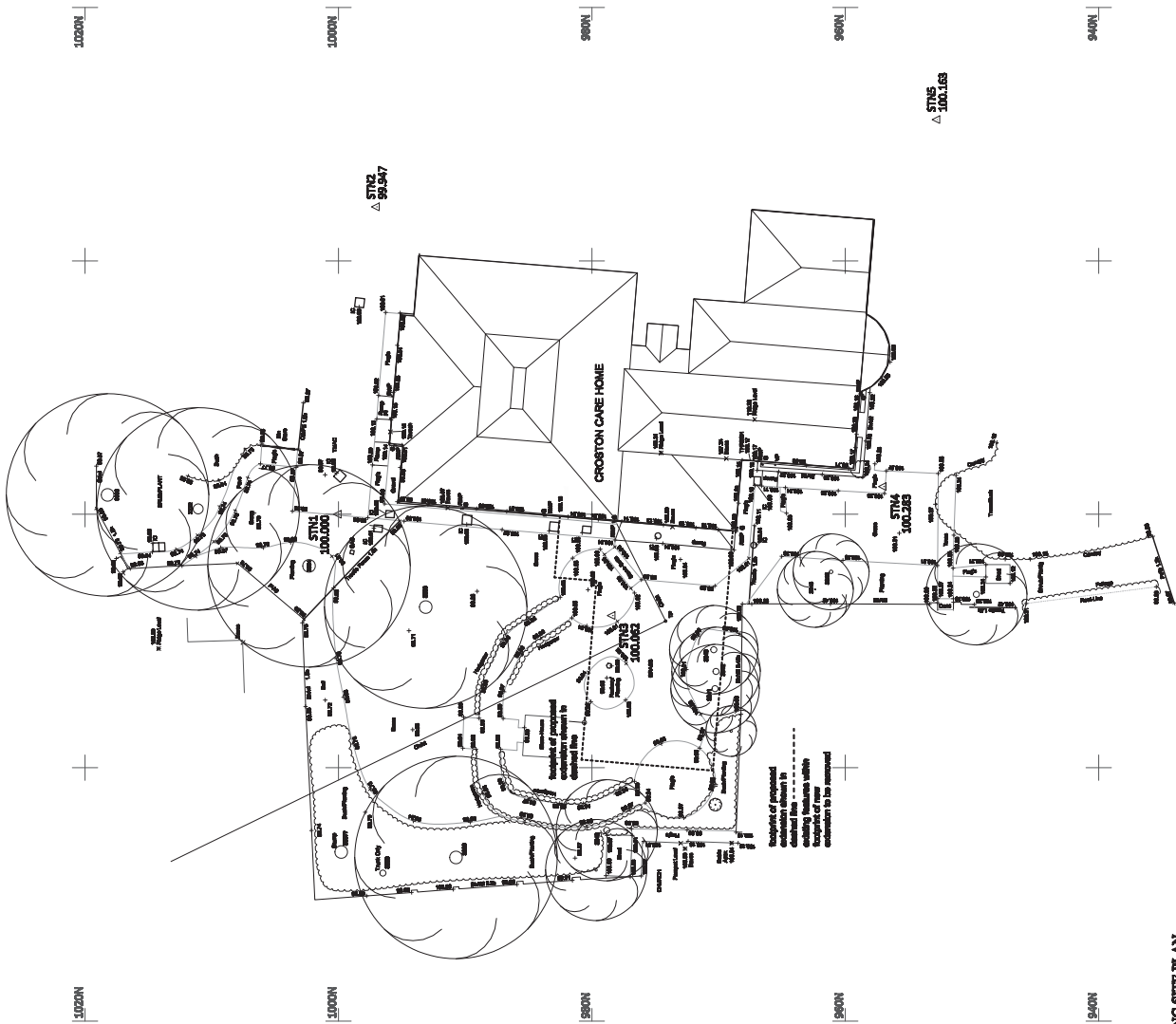
Date	Drawn	EOB	Checked	Rev
27/09/13	EOB			

Scale Drawing N°
1:250 @ A4 13:03:19

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UNDER NO CIRCUMSTANCES SHALL THE PROJECT BE CONSIDERED AS AN ASSURANCE OF PROGRESS FOR ANY PARTICULAR PROJECT OR PROVIDER.
 1. This drawing is a contract document between the Client and the Designer. It is intended to be used in conjunction with the contract documents and the conditions of use of the drawings.
 2. The Designer is not responsible for any errors or omissions in the drawing or for any damage or loss resulting from the use of the drawing.
 3. The Designer is not responsible for any delay or non-compliance with any statutory requirements or for any other consequences of the use of the drawing.
 4. The Designer is not responsible for any delay or non-compliance with any statutory requirements or for any other consequences of the use of the drawing.

Rev	Date	Name	Notes
-	-	-	-



David Chapman Associates
architects
 4 Lansdowne Gardens
 8th Floor
 100 Victoria Road
 TOWN ROAD
 CROSTON
 LIVERPOOL L15 3BQ
 Tel: 0151 295 6041
 Fax: 0151 295 6042
 Email: david@dca.liverpool.dca.co.uk

Project	Date	Drawn	ECB	Checked
PROPOSED EXTENSION TO CROSTON PARK CARE HOME TOWN ROAD CROSTON	15-07-13	Dwan	ECB	-

Client	Scale	Date/Time
PARKLANE HEALTHCARE	1:200 @ A1	13:03:14

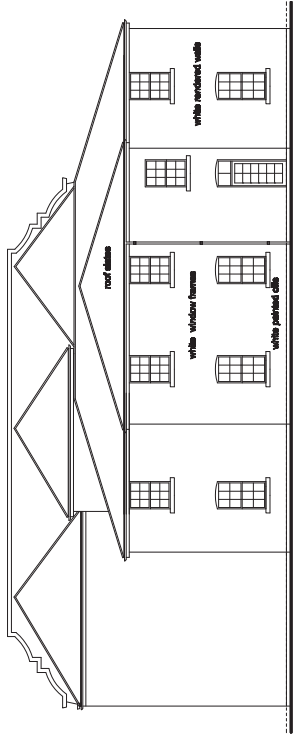
EXISTING SITE PLAN

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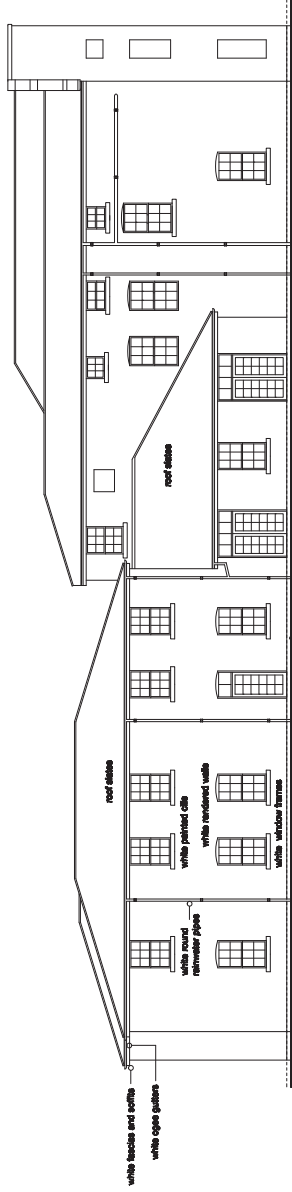
1. The architect shall be responsible for the preparation of all drawings and specifications for the proposed extension and shall be responsible for the coordination of the drawings and specifications with the drawings and specifications of the existing building. The architect shall be responsible for the coordination of the drawings and specifications with the drawings and specifications of the existing building. The architect shall be responsible for the coordination of the drawings and specifications with the drawings and specifications of the existing building.

Drawing Revision List

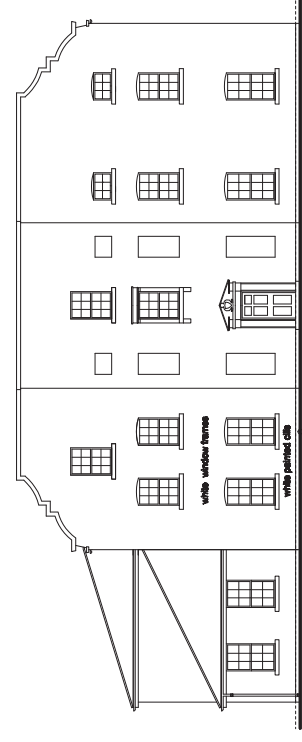
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Existing North Elevation



Existing West Elevation



Existing South Elevation



David Chapman Associates
Architects
 4 Lansdowne Gardens, Bath, BA1 1RN
 5th Bath Lane, Bathampton, BA1 2BN
 Tel: 01225 320000
 Fax: 01225 720000
 Email: david.chapman@dcaarchitects.co.uk

EXISTING ELEVATIONS

Project: PROPOSED EXTENSION TO CROSTON PARK CARE HOME
 TOWN ROAD
 CROSTON

Client: PARKLANE HEALTHCARE

Date: 18-07-13
 Drawn: ECD
 Checked: -

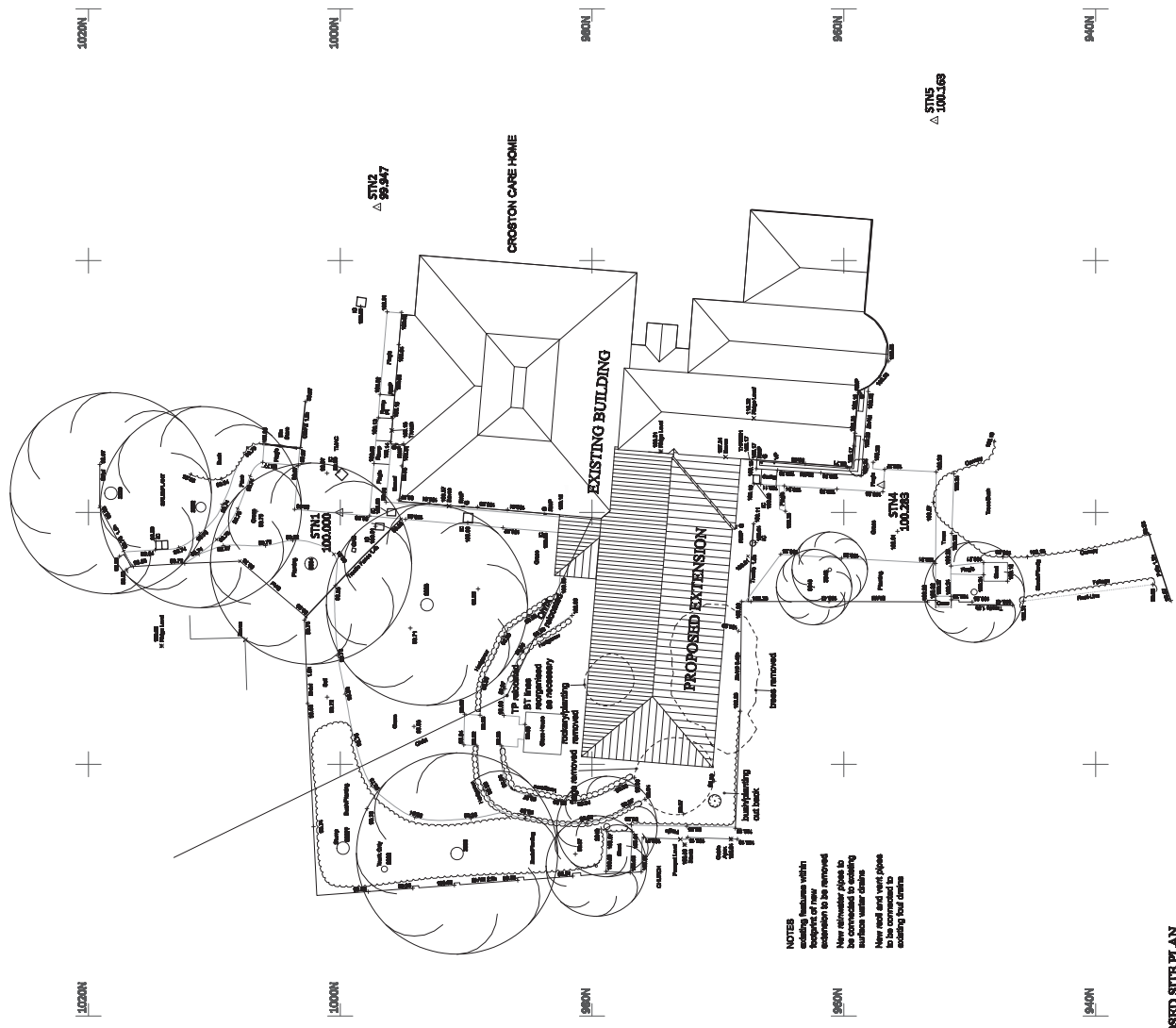
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Drawing Revision List

Rev	Date	Name	Reason
-	-	-	-



NOTES
 existing features within
 footprint to be removed
 new roof and vent pipes
 to be connected to
 existing hot water
 handy-painting
 out back
 need removed

PROPOSED SITE PLAN

David Chapman Associates
architects
 4 Lansdowne Gardens, Bath, BA1 1RN
 Tel: 01225 316111
 Fax: 01225 730112
 Email: david@dcassociates.co.uk

THE PROPOSED SITE & ROOF PLAN

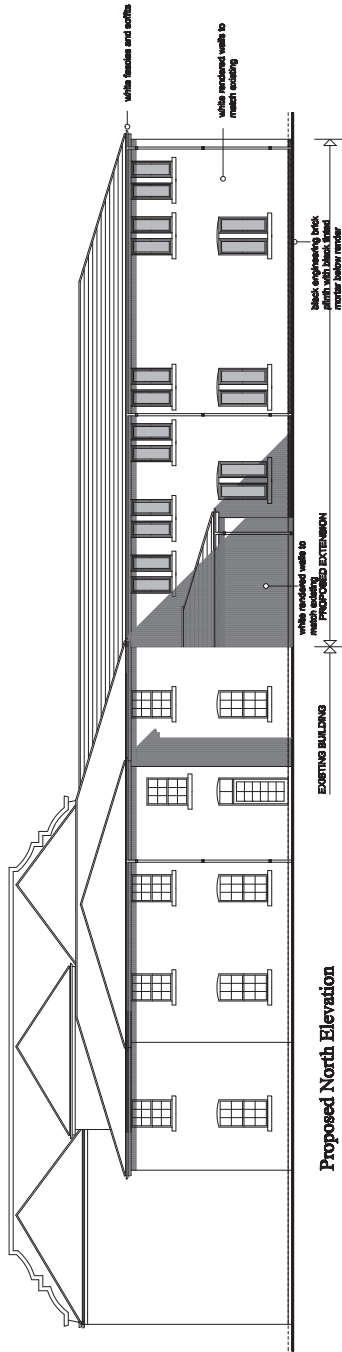
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Client	PARKLANE HEALTHCARE
Date	18-07-13
Drawn	ECB
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Drawing No	13:03:18
Rev	-

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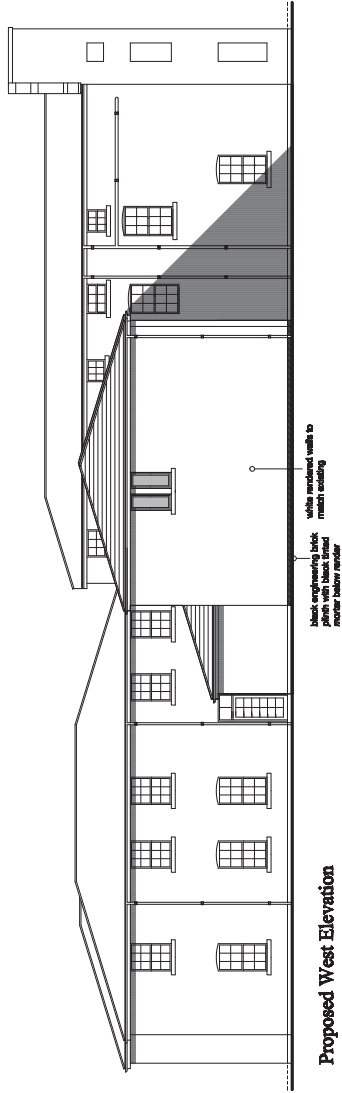
Consent Refusal - The Council may refuse to grant planning permission for a proposed development if it considers that the development would be contrary to the provisions of the Development Plan or that it would be contrary to the public interest. The Council may also refuse to grant planning permission if it considers that the development would be contrary to the provisions of the Development Plan or that it would be contrary to the public interest. The Council may also refuse to grant planning permission if it considers that the development would be contrary to the provisions of the Development Plan or that it would be contrary to the public interest.

Consent Refusal List

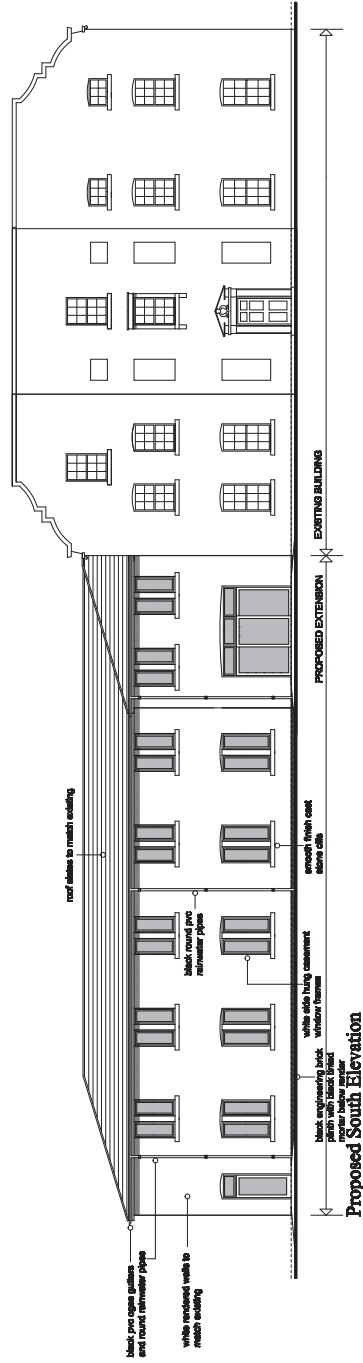
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Proposed North Elevation



Proposed West Elevation



Proposed South Elevation

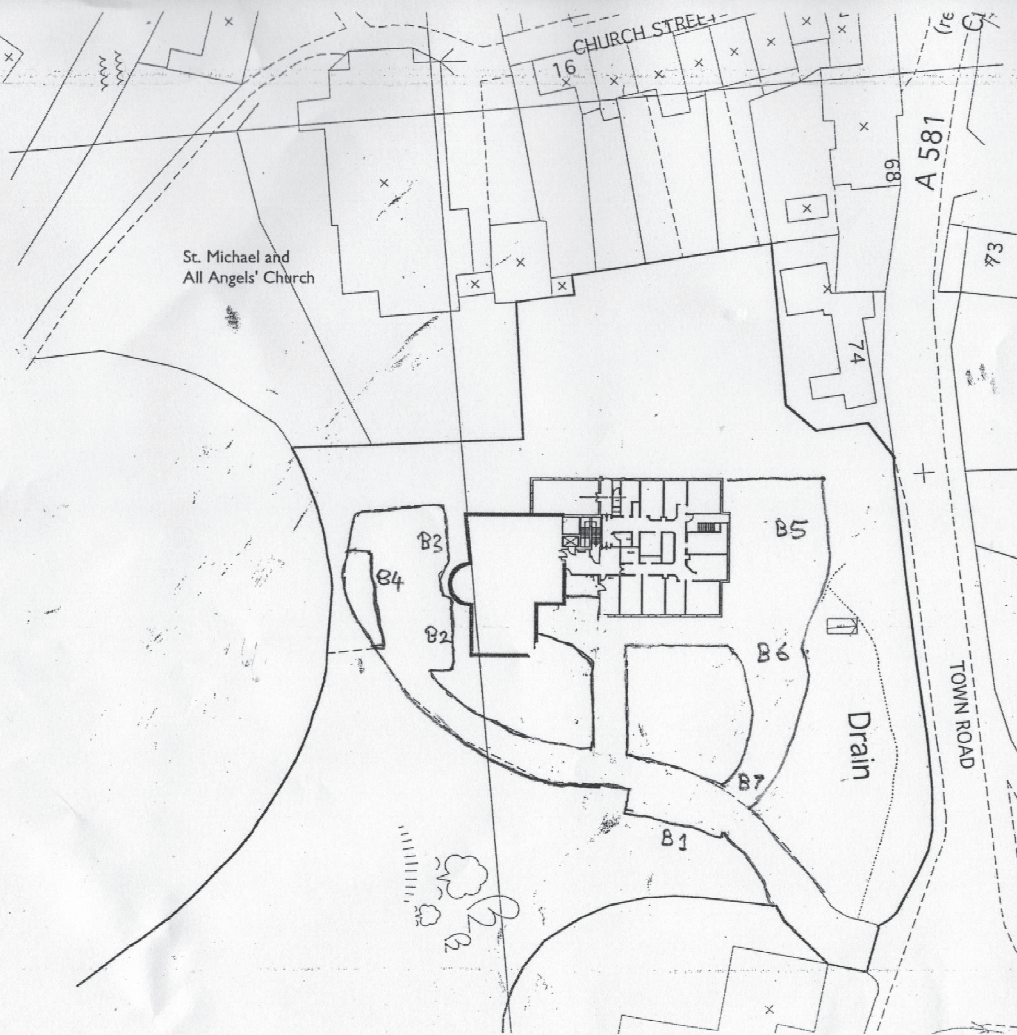


David Chapman Associates Architects
 4 Lansdowne Road, Bathurst Park,
 5th Bath Lane, Bathurst Park,
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 Email: david.chapman@dcaarchitects.co.uk

PROPOSED ELEVATIONS
 Project: PROPOSED EXTENSION TO CROSTON PARK CARE HOME
 TOWN ROAD CROSTON
 Client: PARKLANE HEALTHCARE
 Date: 18-07-13
 Drawn: EGB
 Checked: -
 Scale: 1:100 @ A1
 Drawing No: 13:03:17

PROPOSED

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- Parking Bays**
- B1 - 4 spaces
 - B2 - 3 "
 - B3 - 2 "
 - B4 - 3 "
 - Total 12 spaces
- Additional Parking**
- B5 - 2 cars + 2 motor cycles
 - B6 - 2 cars
 - B7 - 1 car
- Emergency Parking Bay**
Outside of reception
- Cycle Parking**
4 outside of reception porch

Craston Park
Proposed Site Plan
Scale 1:500
Drawing SP01
24 May 2008

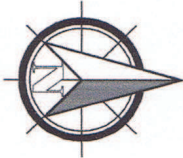
Francis Roberts Architects 17 Winckley Square Preston PR1 3JJ
Tel 01772 502221 architects@francisroberts.com

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Health & Safety

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 2. Provide and maintain fencing, hoardings and adequate warning signs to protect the public and site operations.
 3. Provide adequate means of access onto and within the site for fire, rescue and emergency handling.
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 Sim Balk Lane, Bishopthorpe,
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LOCATION PLAN

Project
**PROPOSED EXTENSION TO CROSTON PARK
 CARE HOME**
 TOWN ROAD
 CHORLEY

Client
PARKLANE HEALTHCARE




Date	Drawn	EOB	Checked	Rev
27/09/13	EOB			

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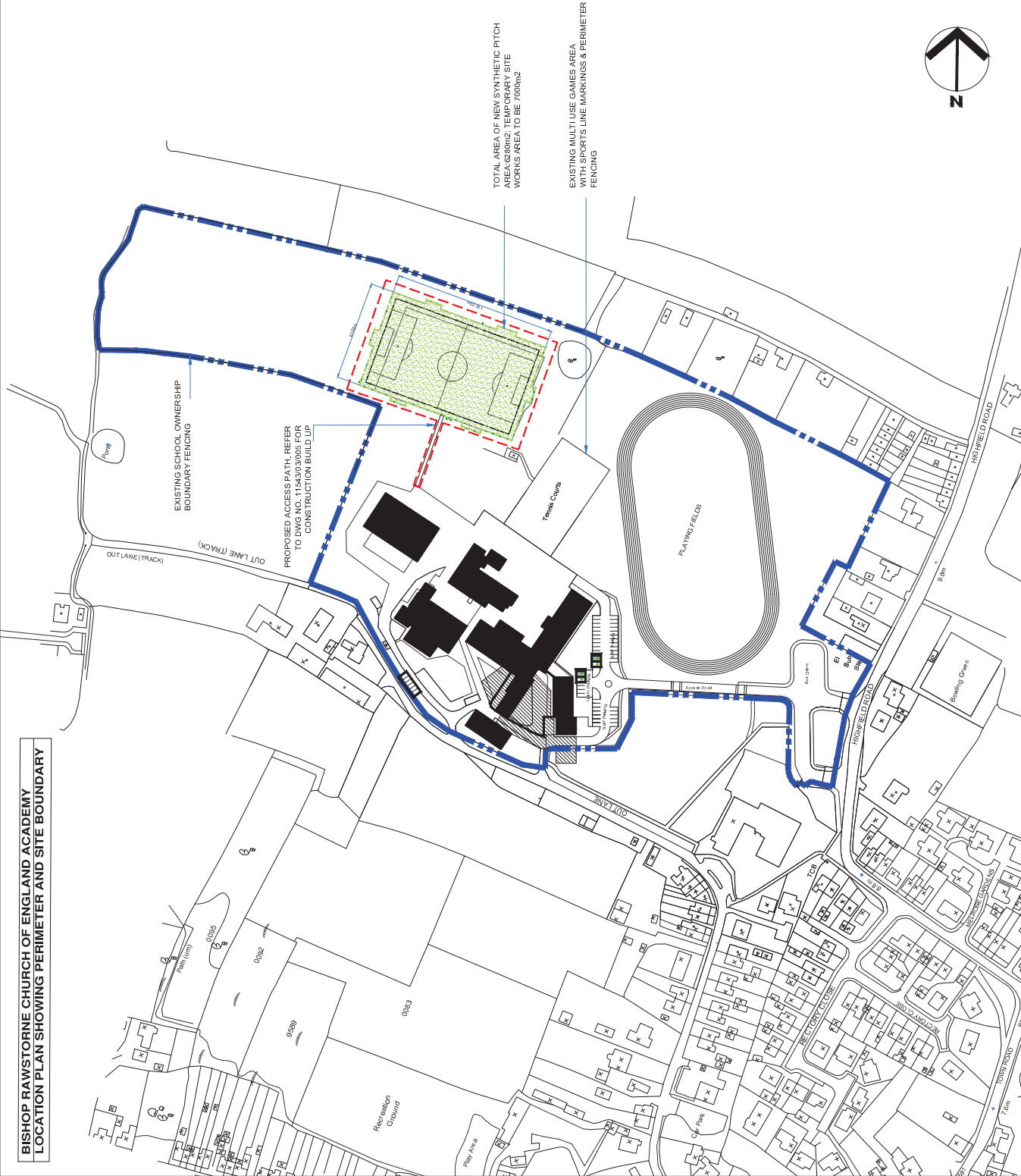
**BISHOP RAWSTORNE CHURCH OF ENGLAND ACADEMY
LOCATION PLAN SHOWING PERIMETER AND SITE BOUNDARY**

Key:

-  Existing School Boundary Fencing & Land Ownership
-  Construction & Site Perimeter, including compound area
-  Proposed Synthetic Pitch; 100,000m x 61,000m

GENERAL NOTE:

Proposed Synthetic Pitch to be built within the school boundary. All pitch dimensions shown are for setting out purposes only.





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


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PROJECT: BISHOP RAWSTORNE CHURCH OF ENGLAND ACADEMY GARDSTON		DRAWING TITLE: PROPOSED SITE PLAN	
MIDGALF DRIVE ALTHAM ALTHAM LANCASHIRE BB5 5TU Tel: 01282 777345 Fax: 01282 777654		DRAWING NO.: P11543/03/002	
DATE: 21.01.13	SCALE: 1:5000	DATE: 21.01.13	SCALE: 1:5000
APPROVED BY:	DATE:	APPROVED BY:	DATE:

REVISION	1	21.01.13	REVISION	1	21.01.13	REVISION	1	21.01.13	REVISION	1	21.01.13	REVISION	1	21.01.13	REVISION	1	21.01.13	REVISION	1	21.01.13	REVISION	1	21.01.13	REVISION	1	21.01.13	REVISION	1	21.01.13	REVISION	1	21.01.13	REVISION	1	21.01.13
DRAWING STATUS																																			
FOR PLANNING																																			
Based for comments																																			

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Key:

-  3m twin bar including 1.2m high rebound panel to 3 sides. Colour coated in Moss Green RAL 6005
-  4m twin bar including 1.2m high rebound panel. Colour coated in Moss Green RAL 6005
-  Full Size Football Pitch to Sports England recommendations 94m x 59m
-  Mini Soccer Pitch including penalty area and spots. Line markings to be red
-  5-A side Pitch including D's and spots with line markings in yellow.
-  Synthetic Grass - Thornton's "Soccerturf 40M". To be topped with sand and rubber

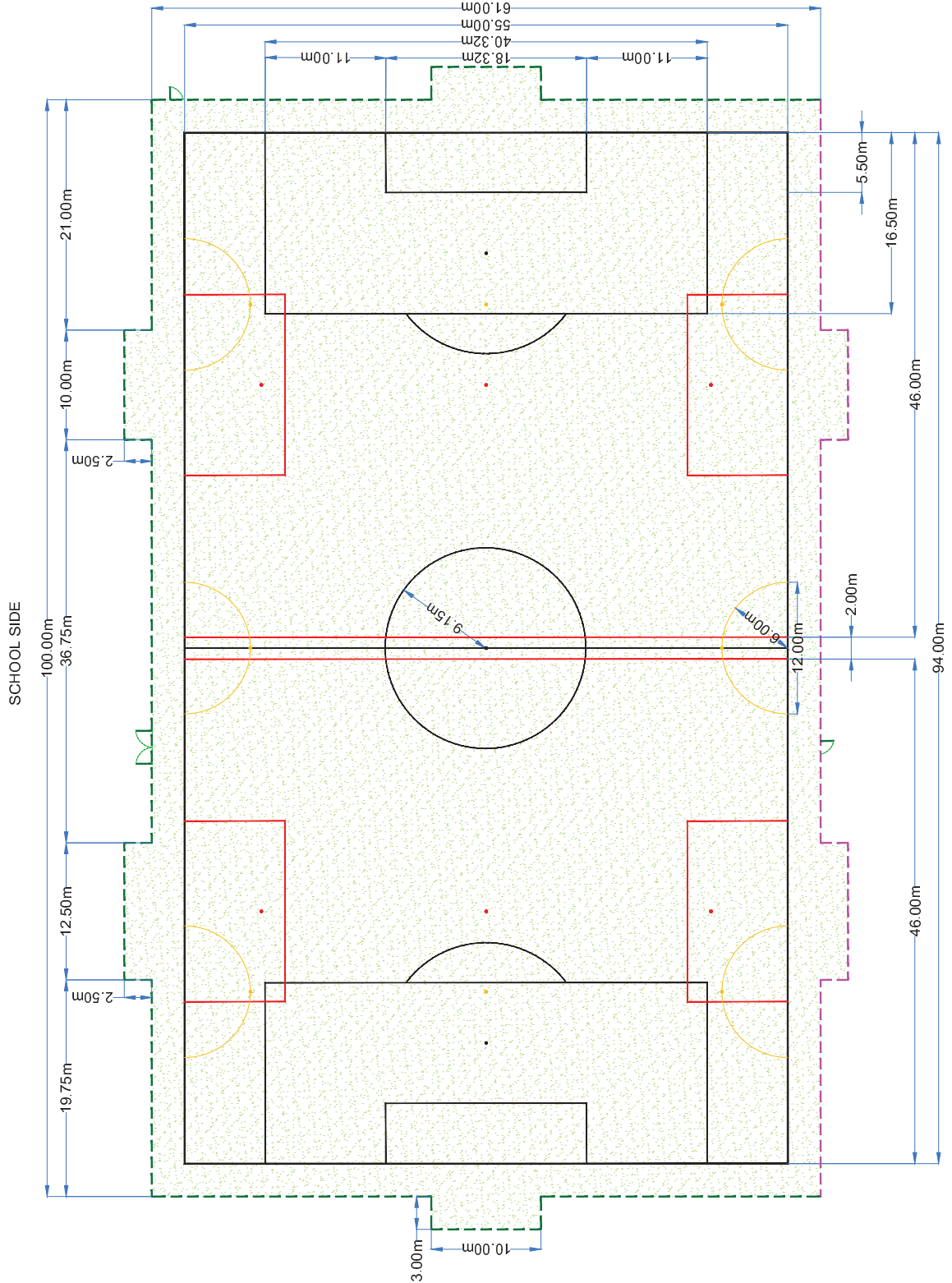
SYNTHETIC GRASS PITCH - GENERAL INFORMATION:
External to the pitch dimensions the synthetic surface shall continue with the same qualities of material, slope, smoothness and watering facilities (if part of the contract) for a minimum distance of three metres before any change in playing surface.

FOOTBALL PITCH (WHITE) - GENERAL INFORMATION:
The width of the playing lines should be 80mm maximum, and the goal-line should be marked the same width as the depth of the goal posts. Line colour is to be white.
The external dimensions should include the width of the lines. The centre of the penalty spot is measured from the outside of the goal line. The dimensions for the centre circle and penalty kick area are measured from the centre of the field and penalty spot respectively, to the outside of the lines.

FIVE ASIDE PITCH (YELLOW) GENERAL INFORMATION:
The pitch is marked with lines that are 75mm wide and all lines will be marked in yellow. The centre mark is positioned at the mid point of the pitch.

The penalty area for each goal is formed by a semi-circle of radius 6.0m (respective pitch size) measured from the midpoint of the goal line. The extremities of the semi-circles should reach the goal line, barrier or wall regardless of whether or not the goal posts encroach into the playing area. The penalty mark should be 6m from the mid point between the goal posts and equidistant from them.
MINI SOCCER PITCH (RED) GENERAL INFORMATION:
The pitch is marked with lines that are 75mm wide and all lines will be marked in red. The centre mark is positioned at the mid point of the pitch.
The penalty area for each goal is formed by a rectangle measuring 16.47m x 9.15m. The penalty mark should be 7m from the mid point between the goal posts and equidistant from them.

LINE MARKINGS DESCRIPTION	WIDTH	COLOUR
Football Full Size Markings (Indicated on plan in black for dwg purposes only)	80mm	WHITE
Mini Soccer Pitch with runoffs	75mm	RED
5-a-side Pitch with runoffs	75mm	YELLOW



PLAN OF SYNTHETIC GRASS PITCH INCLUDING: 5-A-SIDE SPORTS PITCHES, MINI SOCCER PITCHES & FULL SIZED FOOTBALL PITCH

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METCALF DRIVE
ALTHAM INDUSTRIAL ESTATE
ALTHAM
LANCASHIRE BB5 5TU
Tel: 01282 777345
Fax: 01282 777654

PROJECT: BISHOP PAWSTORNE CHURCH OF ENGLAND ACADEMY GARDENS
DRAWING TITLE: GENERAL ARRANGEMENT PLAN SYNTHETIC TURF SPORTS PITCH
DRAWN: MR DATE: 18.07.13 SCALE: 1:200/20'0"
CHECKED: MS DATE: 18.07.13 FILENAME: P11543.03.003
DRAWING NO: P11543.03.003 REVISION: 2

REVISION	1	2	21.01.13	REVISION	1	2	21.01.13	REVISION	1	2	21.01.13	REVISION	1	2	21.01.13	REVISION	1	2	21.01.13	REVISION	1	2	21.01.13	REVISION	1	2	21.01.13	REVISION	1	2	21.01.13	REVISION	1	2	21.01.13
Based for comments																																			
FOR APPROVAL																																			
DRAWING STATUS																																			

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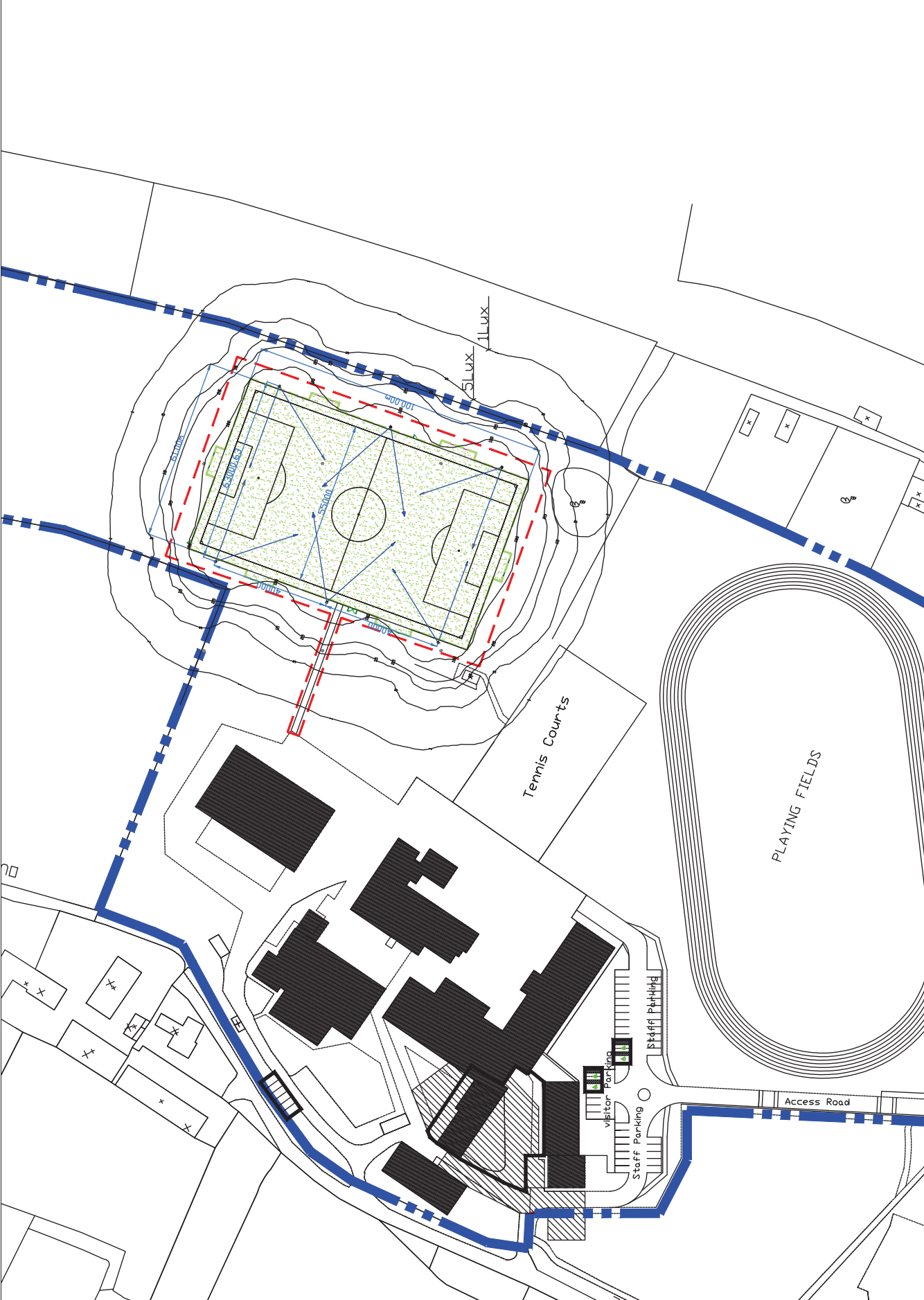
1. A maintenance factor of 1 has been applied for the purpose of this light calculation. This is the worst case scenario where the installation from day 1, when the highest light output or worse case will be experienced. The lamp output will gradually reduce over the life of the scheme, which is accounted for in the calculation report results.
2. The lux contour values extend to a value of 1 Lux which is the outer most contour.

LIGHTING DETAILS

6 x 15m lighting Columns.
 Total of 12 x 2kw Luminaires
 Ref: Aucas Challenge
 Maintenance Factor 0.74
 Average Maintained light level 227lux

J. Halliday
 ELECTRICAL CONTRACTOR
 345 Leek Road West
 Curie, Mallochin, E114 5RR
 Telephone 0121 449 2895
 Fax 0121 451 5072
 Email enquiries@jhalliday.co.uk

Project Bishop Academy	
Drawing Title Omnibus Light Calculation	
Drawn By (print) GH	Date 22.1.13
Project No 1232	Scale 1:1250@A3
Drawing No (92) 001	



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Depot
Westminster Rd
Chorley
PR7 2DD

OS MasterMap 1250/2500/10000 scale
08 October 2013, ID: MDP-00263302
www.malcolmhughes.co.uk

1:1250 scale print at A4, Centre: 358114 E, 417327 N

©Crown Copyright Ordnance Survey. Licence no.
100019980

N
↑

MALCOLM HUGHES
LAND SURVEYORS
Chartered Land Surveyors

Mapping sourced from Ordnance Survey

Tel: 0161 926 0650

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Notes

Copyright in all documents and drawings prepared by the architect and any other persons employed by the architect and drawings shall, unless otherwise agreed, remain the property of the architect.

Do not Scale off this drawing.

All dimensions to be checked on site and any discrepancies to be referred to the Architect before execution.

All levels to be checked on site.

All discrepancies between information shown on the drawings and information on site to be referred to the Architect prior to proceeding.

All variations to be referred to the Architect prior to proceeding.

All site works to be commenced to be measured prior to ordering of materials.

Positions of existing drainage runs to be confirmed prior to proceeding and drains checked as necessary.

All relevant boundary positions to be checked prior to proceeding.

Planning permission is beyond the Architect's control and the applicant must refer to the local planning authority.

Annotations

1. 1:200

2. 1:500

3. 1:100

A. reduce roof pitch from 35° to 30°

Job Title

Proposed 11 no 3 bed town houses

Drawing Title

site plans streetscapes

as proposed

Michael Jackson
 CHARTERS ARCHITECTS

14011
 223 Preston Road
 Chesham
 Bucks HP8 5SR

Tel: 01772 701777

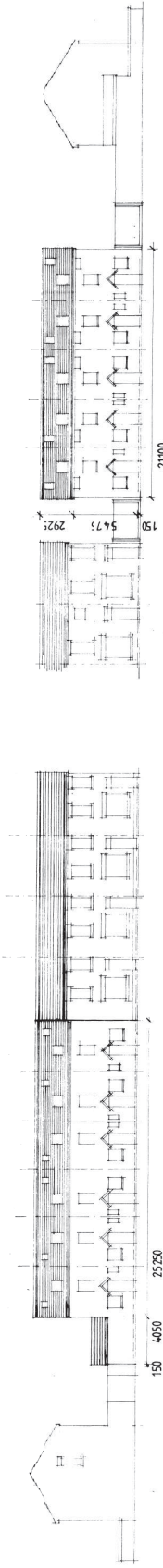
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Date
 aug 11

Drawn
 mmj

Dwg. No. 1776/3

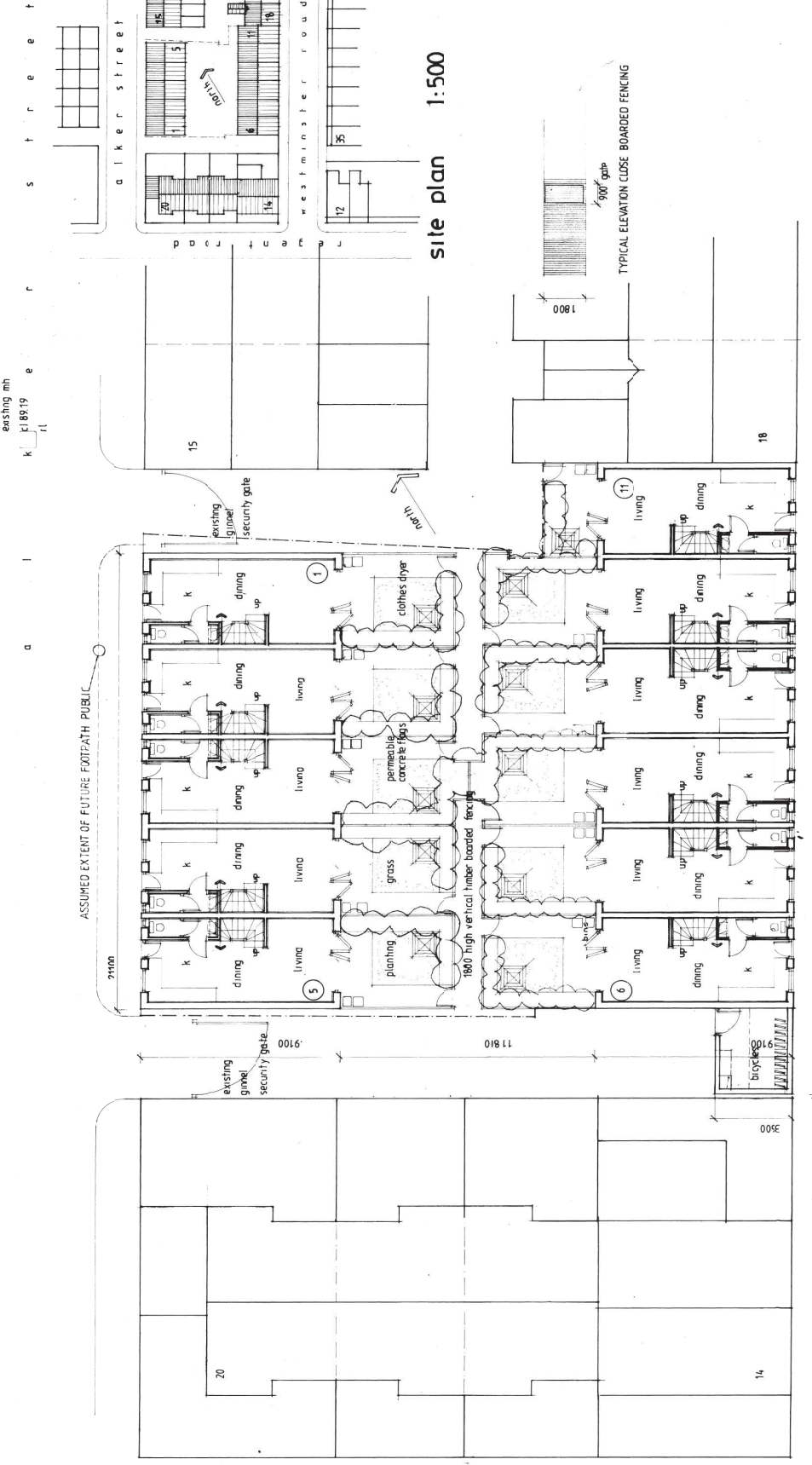
Rev. B



streetscape westminster road scale 1:200

aliker street scale 1:200

THIS DRAWING TO DEFINE ACCESS SCALE AND LAYOUT FLOOR PLANS AND ELEVATIONS FOR INFORMATION ONLY



site plan 1:500

site plan 1:100

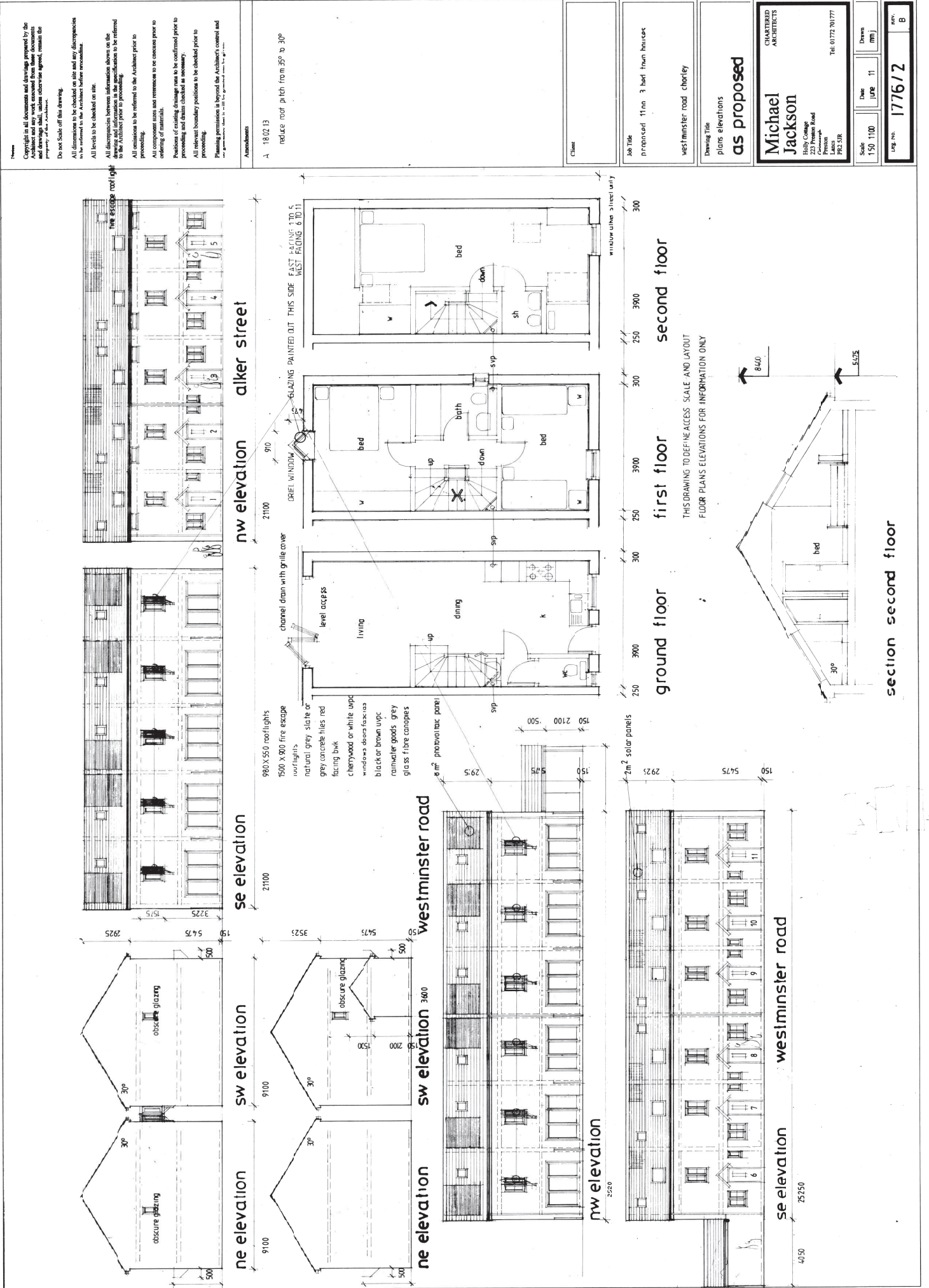
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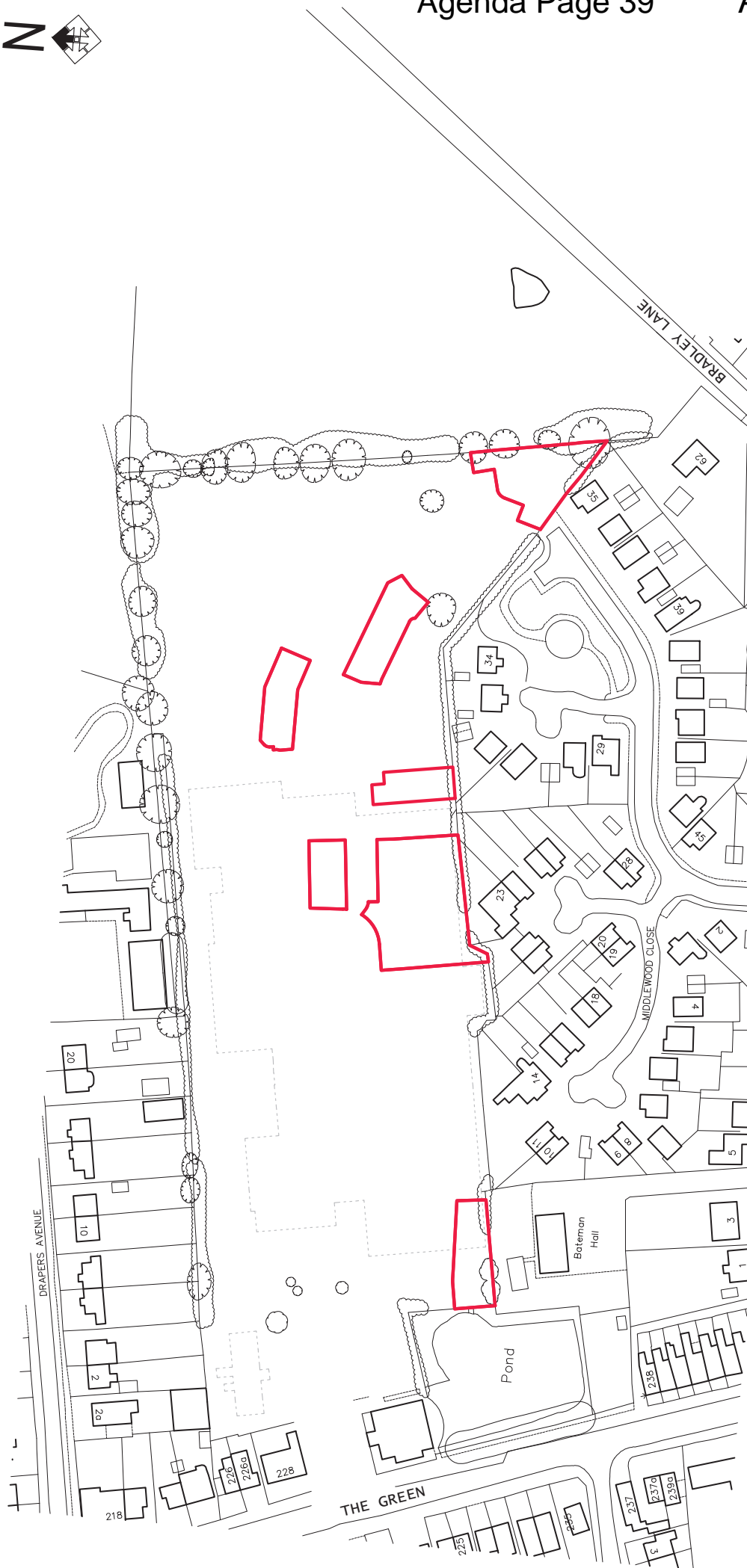
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REVISIONS

JOB
THE GREEN
ECCLESTON

DRAWING
LOCATION PLAN

DATE: 13.11.2013 DRAWN: SJS SCALE: 1:1250



BLOOR HOMES NORTH WEST
A DIVISION OF BLOOR HOMES LTD,
UNITS 2-4 WHITESIDE, STATION ROAD,
HOLMES CHAPEL, CHESHIRE, CW4 8AA.
TELEPHONE 01477 536550 FACSIMILE 01477 536551

DRAWING No: TG/E_LP01

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BLOOR HOMES
 15, BLACON, WASTON, LEICESTERSHIRE
 2, 4 WHITES CROFT, CHESTER, CHESHIRE, CW4 8AA
 TELEPHONE 01477 53659 FAX/SIMILE 01477 53651

NO.	DESCRIPTION	AREA (sqm)	NO.	DESCRIPTION	AREA (sqm)
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2	4800 DETACHED HOUSE	3300	2	4800 DETACHED HOUSE	3300
3	4800 DETACHED HOUSE	3300	3	4800 DETACHED HOUSE	3300
4	4800 DETACHED HOUSE	3300	4	4800 DETACHED HOUSE	3300
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Proposed Retail & Residential Development
 The Green, Eccleston.

Planning Layout

Scale	1:500	Drawn	BW
Date	23/01/13	Checked	

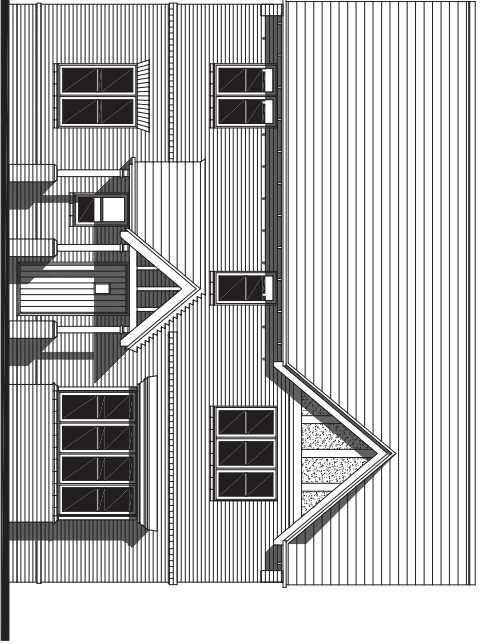
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GSP01 - SINGLE GARAGE 6x3m
 GSP02 - DOUBLE GARAGE 6x6m
 * ALL INTEGRAL GARAGES MEASURE 6x3m

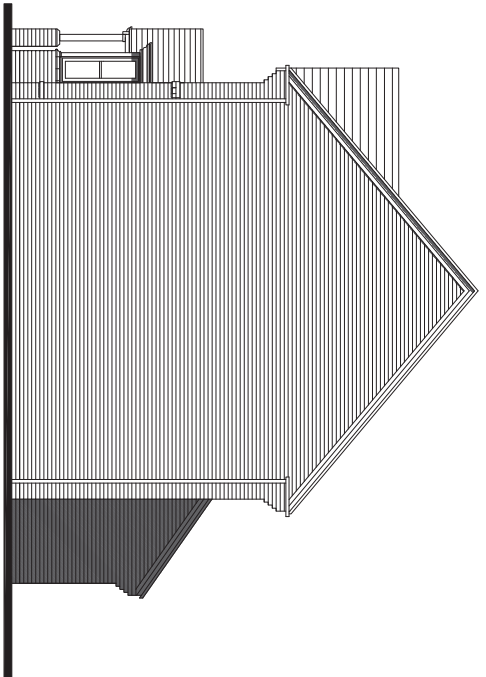
Rendered property
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 Tree to be removed
 Denotes shared surface
 Denotes affordable unit
 Building to be removed
 51.000
 Indicative Finished Floor Level

the green ~ eccleston

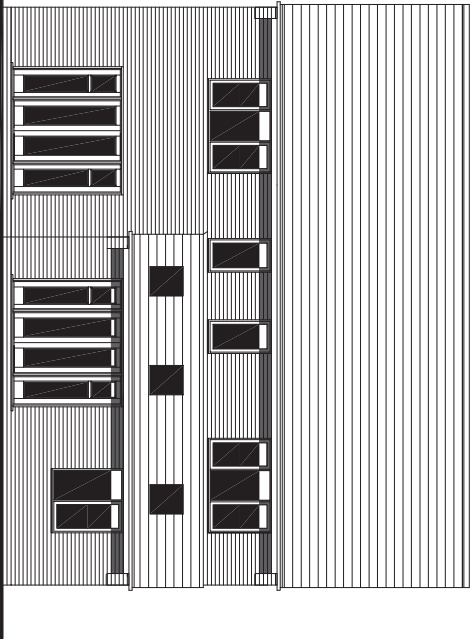
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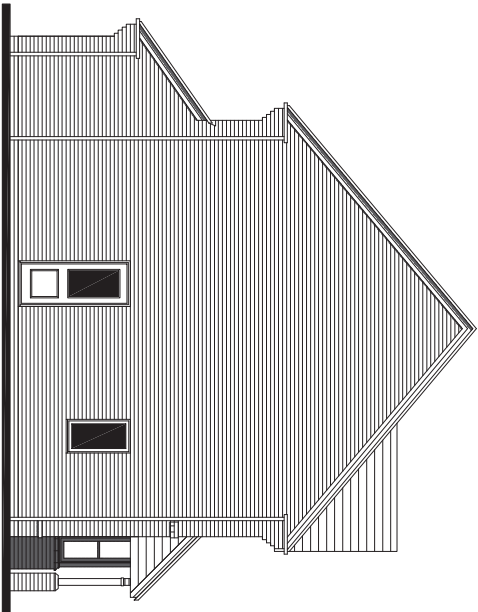
FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION

Client:
BLOOR HOMES
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Project Name:

The Green, Ecclestone

Plots:

26

Drawing Title:

ELEVATIONS
 COTTAGE BRICK

PLANNING

422.C

4 BEDROOMS
 FLOOR AREA: 157.23m² 1692ft²

BTS DESIGN GROUP

Ashey Road
 Oakley, Derbyshire
 DE12 7JF
 Tel: 01530 270100
 info@btsdesign.com
 www.btsdesign.com

Date: Sept. 2012

Drawn by/

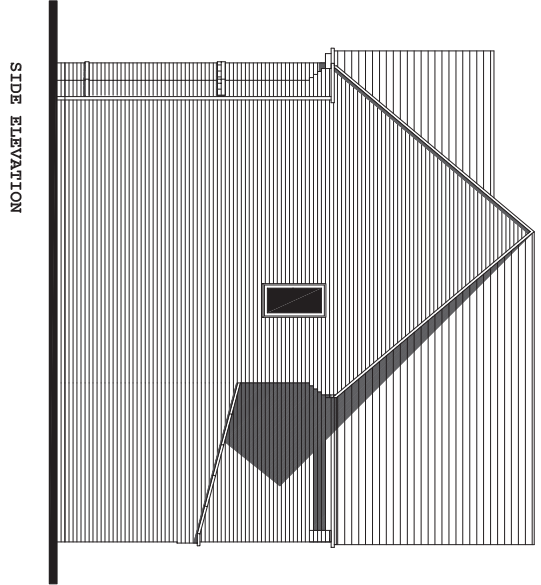
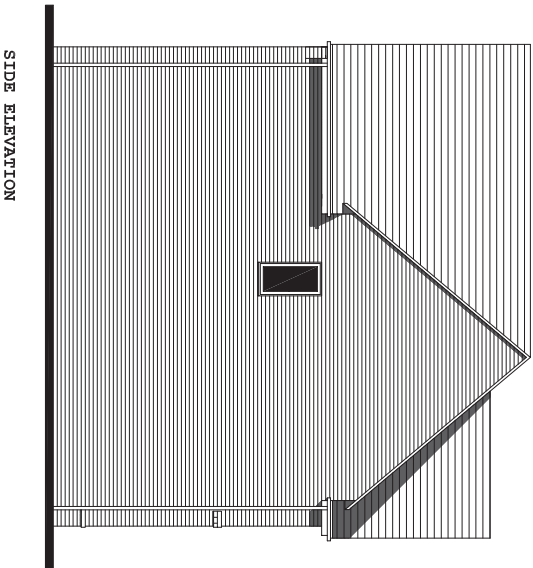
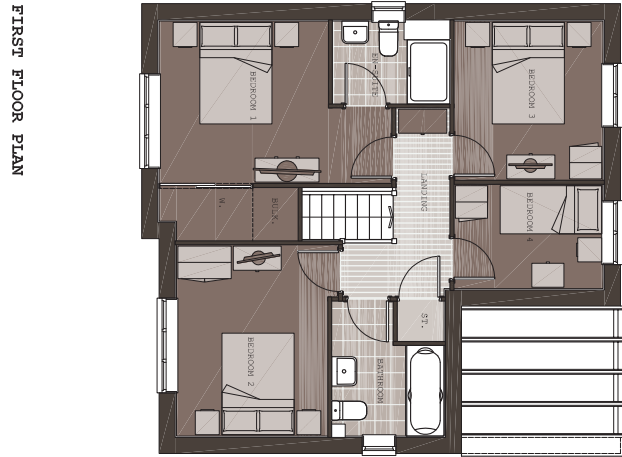
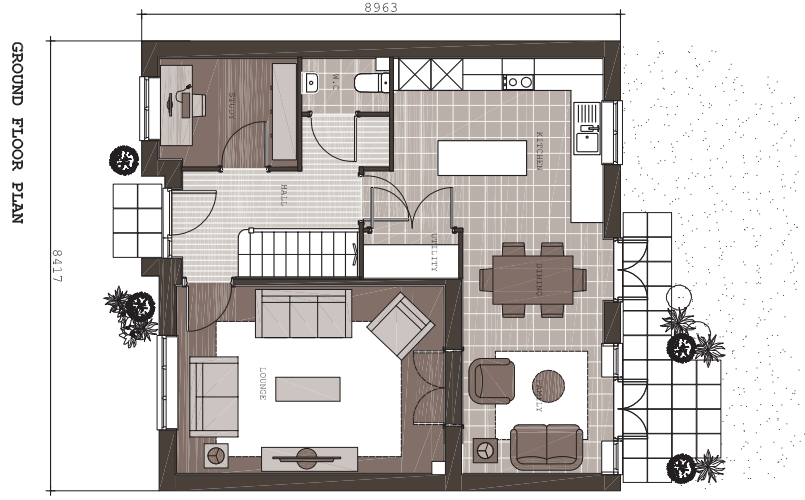
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Checked by: GTD

Dwg No: 422.C-PI02

Rev:

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Client:
BLOOR HOMES
Home Planning & Construction

Project Name:
 The Green, Ecclestone

Plots:
 30, 48

Drawing Title:
 FLOOR PLANS & ELEVATIONS
 COTTAGE BRICK
PLANNING

430.C
 4 BEDROOMS
 FLOOR AREA: 118.90m² 1280ft²

BTS DESIGN GROUP
 Ashby Road
 Derby DE78 1LE
 01323 727777
 www.btsdesigngroup.com

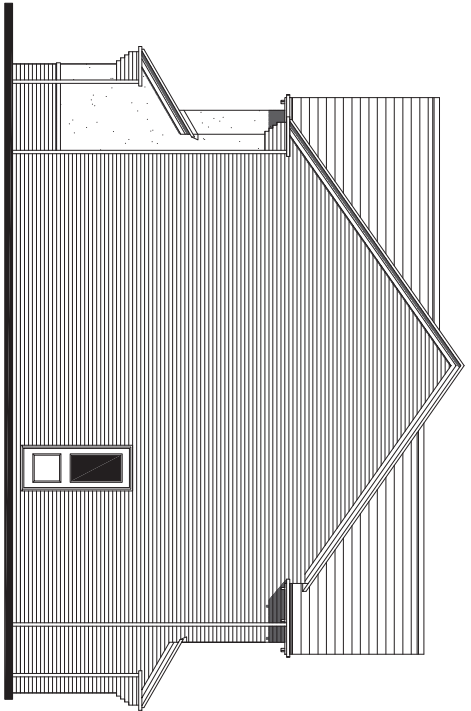
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 Drawn By: []
 Checked By: GTD
 Dwg No: 430_C_P101
 Rev: []

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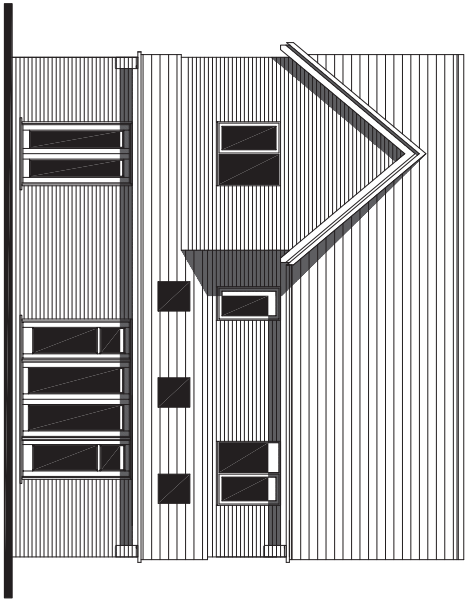
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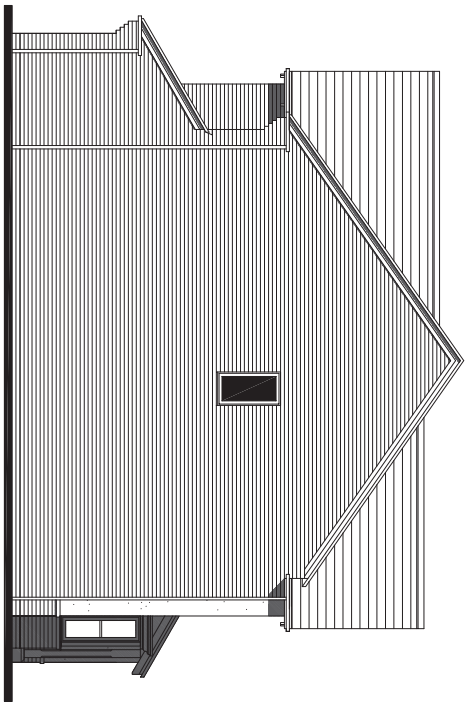
SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION



Client:
BLOOR HOMES
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Project Name:

The Green, Ecclestone

Plots:

3/6

Drawing Title:
 ELEVATIONS
 COTTAGE RENDER

PLANNING

4 BEDROOMS
 FLOOR AREA: 148.66m² 1600ft²

416.C

BTS DESIGN GROUP
 Ashby Road
 Oakby
 Doncaster
 DN12 7JF
 Tel: 01528 270108
 info@btsdesign.com
 www.btsdesign.com

Date: Sept 2012

Drawn by/

Scale: A3 @ 1/100

Checked by: GTD

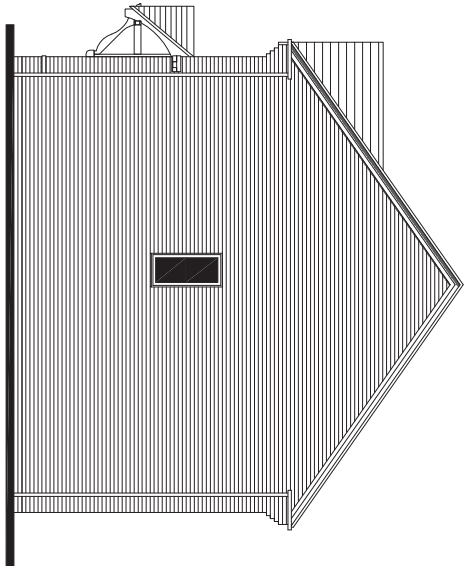
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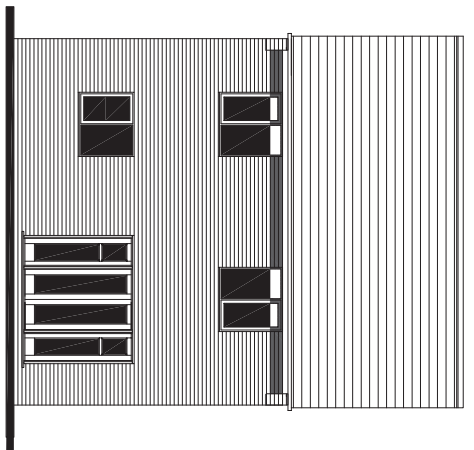
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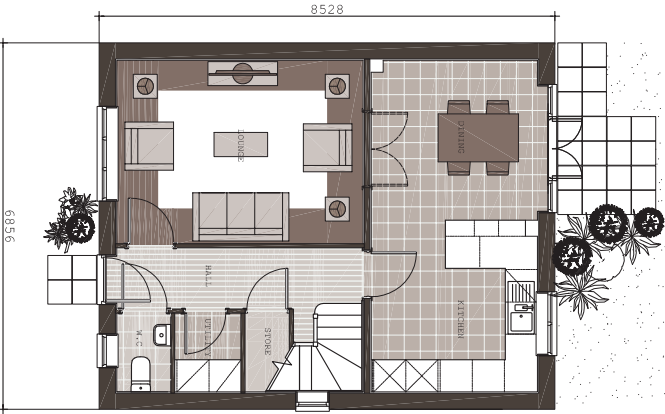
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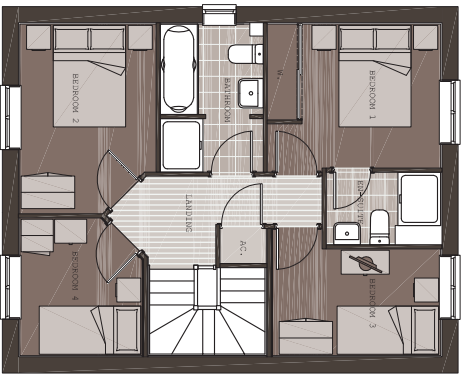
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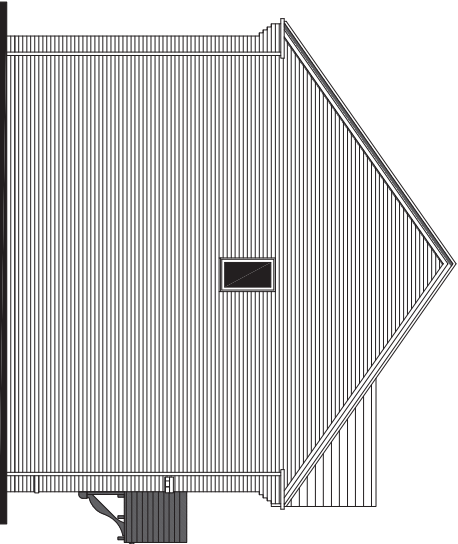
REAR ELEVATION



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SIDE ELEVATION

Client:
BLOOR HOMES
Every drawing is copyright.

Project Name:

The Green, Ecclestone

Plots:

41

Drawing Title:
 FLOOR PLANS & ELEVATIONS
 COTTAGE BRICK

PLANNING

4 BEDROOMS
 FLOOR AREA : 99.08m² 1066ft²

400 . C

BTS DESIGN GROUP

Ashey Road
 Oadby, Leicestershire
 DN12 7JF
 Tel: 01530 270100
 info@btsdesign.com
 www.btsdesign.com

Date: Sept 2012

Drawn by/

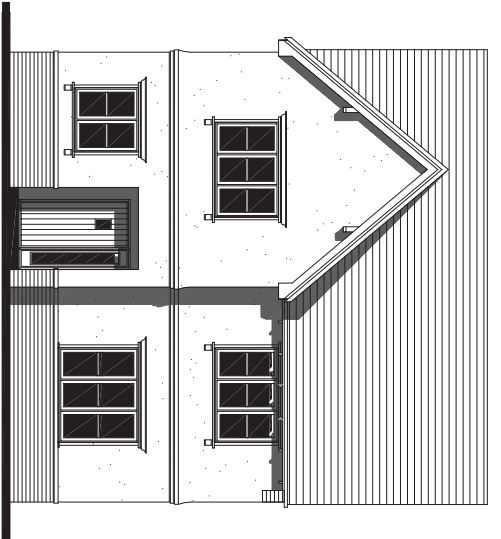
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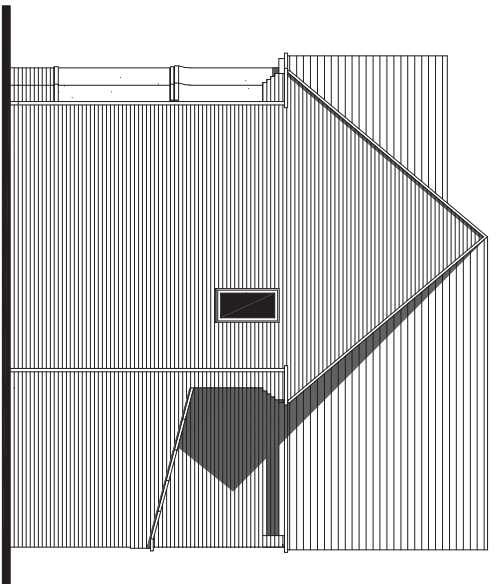
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Rev:

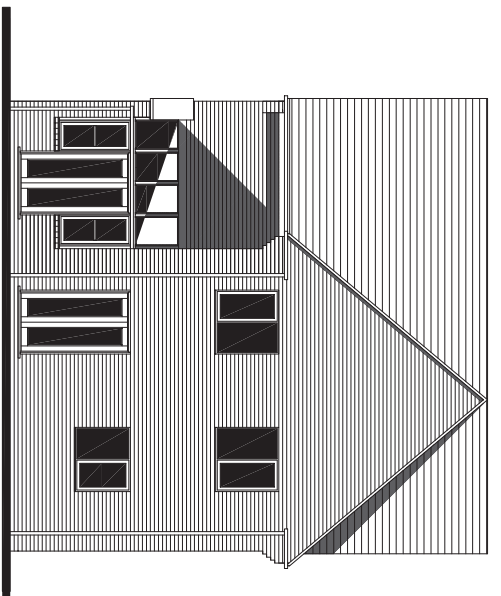
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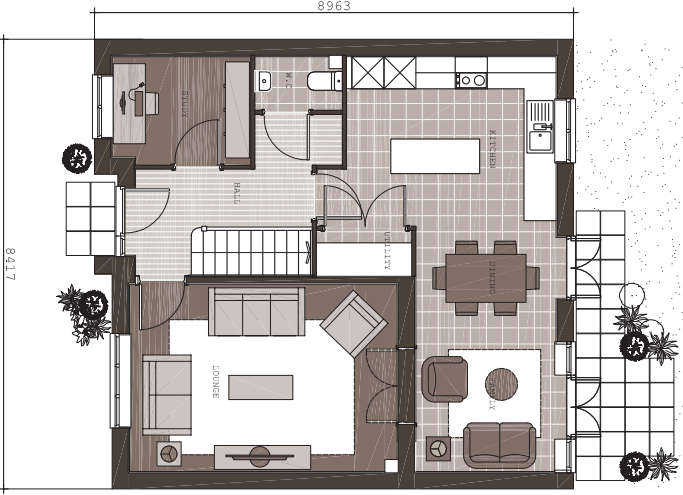
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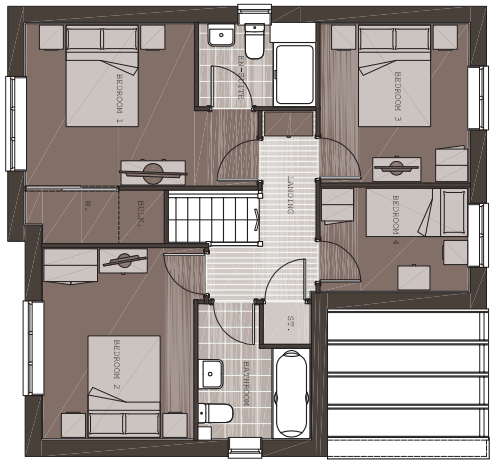
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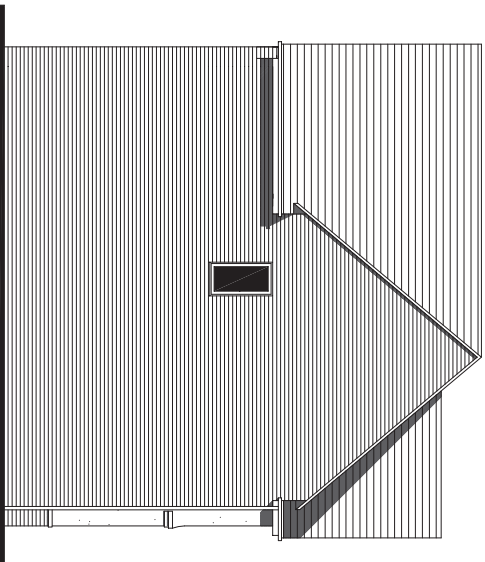
REAR ELEVATION



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SIDE ELEVATION

Client:
BLOOR HOMES
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Project Name:
 The Green, Ecclestone

Plots:
 46

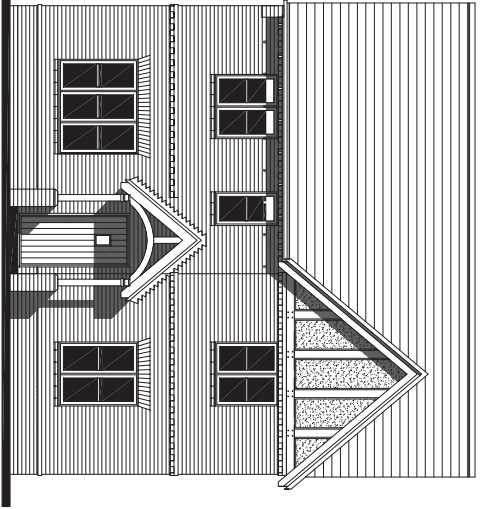
Drawing Title:
 FLOOR PLANS & ELEVATIONS
 COTTAGE RENDER
PLANNING

430 . C
 4 BEDROOMS
 FLOOR AREA: 118.90m² 1280ft²

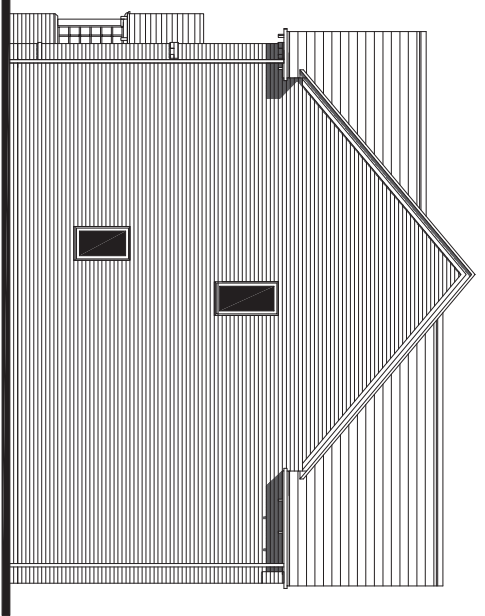
BTS DESIGN GROUP
 Ashby Road
 Derby, Derbyshire
 DE12 7JF
 Tel: 01530 270100
 info@btsdesign.com
 www.btsdesign.com

Date: July 2013
 Scale: A3 @ 1/100
 Drawn by: []
 Checked by: GTD
 Dwg No: 430_C_P102
 Rev: []

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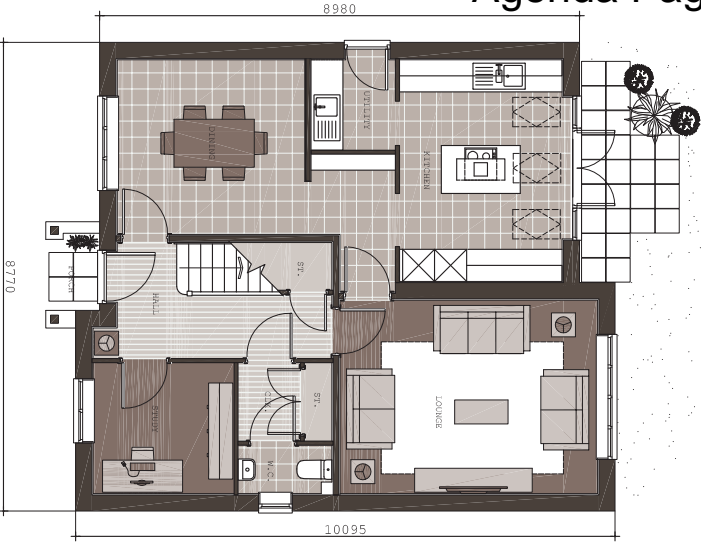
FRONT ELEVATION



SIDE ELEVATION



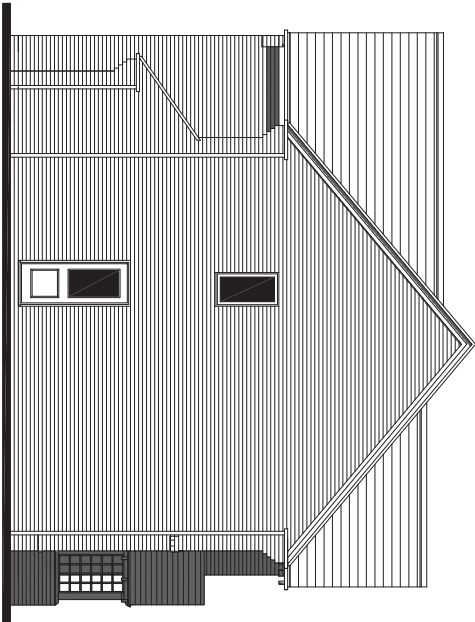
REAR ELEVATION



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SIDE ELEVATION

Client:
BLOOR HOMES
Some drawings © copyright.

Project Name:

The Green, Eccleston

Plots:

49, 59

Drawing Title:
 FLOOR PLANS & ELEVATIONS
 COTTAGE BRICK

PLANNING

4 BEDROOMS
 FLOOR AREA: 139.43m² 1500ft²

419.C

BTS DESIGN GROUP

Ashby Road
 Oakby, Ashby
 01522 757118
 www.bloorhomes.com

Date: Sept 2012

Drawn by/

Scale: A3 @ 1/100

Checked by: GTD

Dwg No: 419-C-PI01

Rev:

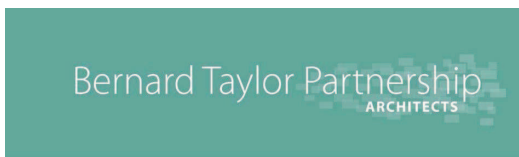
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The Willows
 Milton Road
 Coppull
 Chorley
 PR7 5BB
Site Area 3,210m²



Rev	Date	Int	Description
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Description:

Location Plan

Client: CCH	Job No: 2225	Scale @ A4: 1 : 1250
Project: The Willows, Chorley		

Drawn By: AJG	Checked By: VJS	Date: 11/15/13	Drawing No: 100	Rev:
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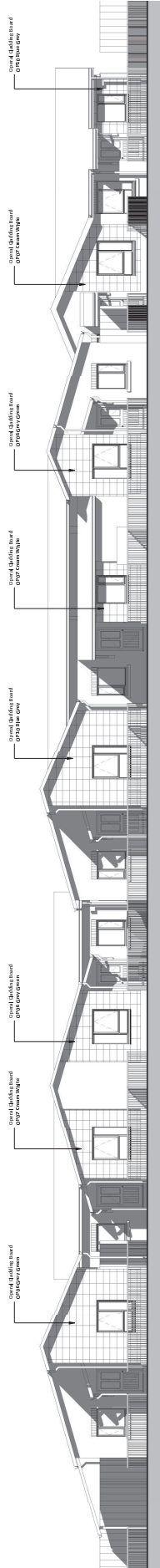
DO NOT SCALE FROM THIS DRAWING
 ALL DIMENSIONS MUST BE CHECKED ON SITE BY CONTRACTOR PRIOR TO
 CONSTRUCTION

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

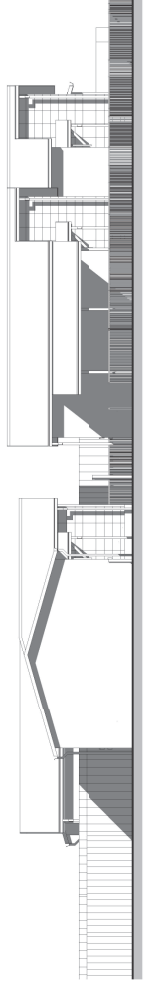
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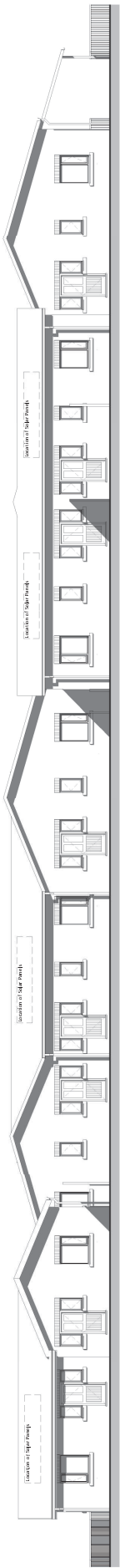
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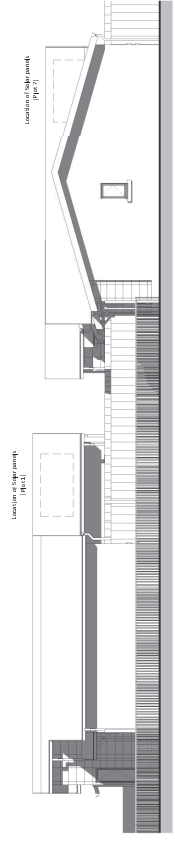
Front Elevation



North Elevation



Rear Elevation



South Elevation

REV	DATE	BY	DESCRIPTION
C	23/03/23	AG	Complete the drawings for the proposed development.
B	23/03/23	AG	Revised drawings for the proposed development.
A	23/03/23	AG	Initial drawings for the proposed development.

Bernard Taylor Partners
Architects

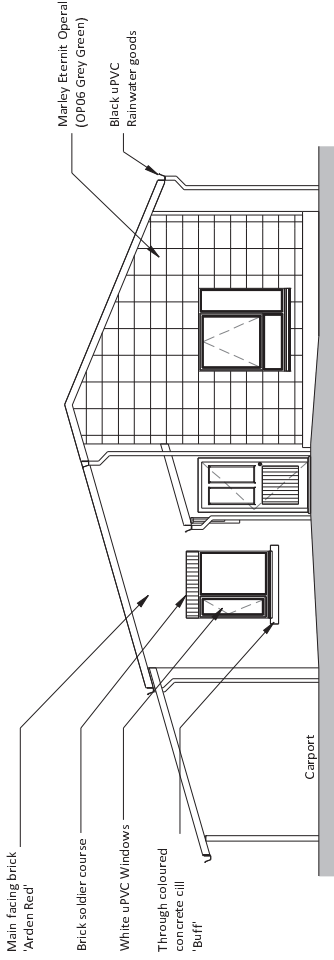
Client: CCH
Project: The Willows, Chorley

Proposed Street Elevations

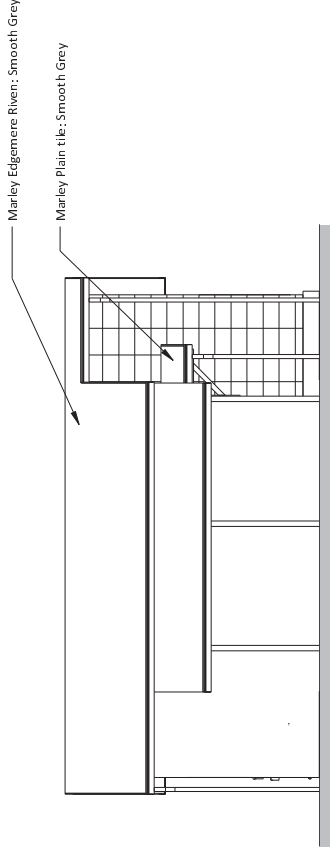
Drawn By:	Checked By:	Date:	Scale:
AG	VJS	11/11/13	1:100
Plot No:	Sheet No:		
2225	108		C

Head Office: 485-505, Burnley Road, Burnley, Lancashire, BB10 3DQ
Tel: 01524 431224 Fax: 01524 431222 E: info@bernardtaylorpartners.com
www.bernardtaylorpartners.com

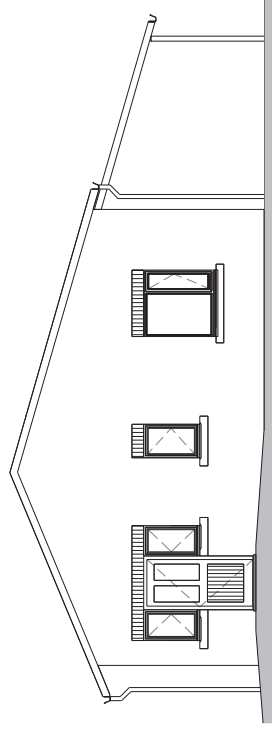
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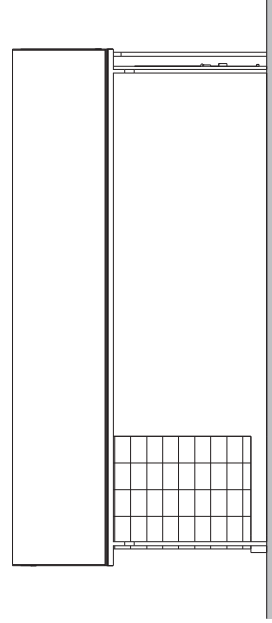
Front Elevation



North Elevation



Rear Elevation



South Elevation

Rev	Date	Int	Description
B	18.11.13	AUG	Gallows bracket indicated.
A	12.11.13	AUG	Additional notes added to Elevations

Client: **CCH**
 Project: **The Willows**
 Job No: **2225**
 Scale @ A3: **1:100**

Rev: **B**
 Drawing No: **111**
 Date: **09/06/13**
 Checked By: **VJS**
 Drawn By: **AUG**

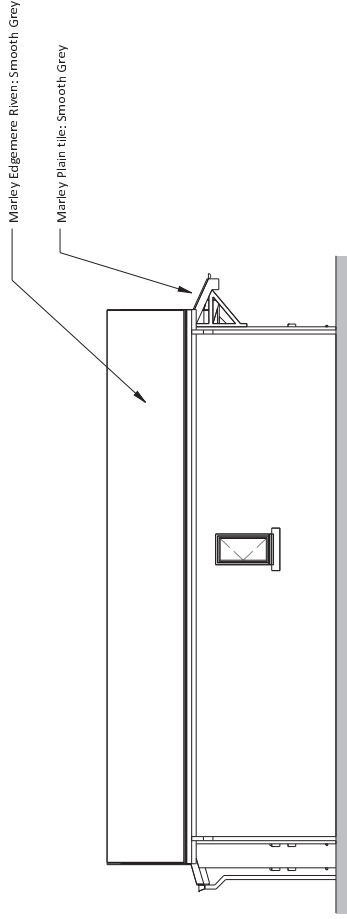
Type A Elevations



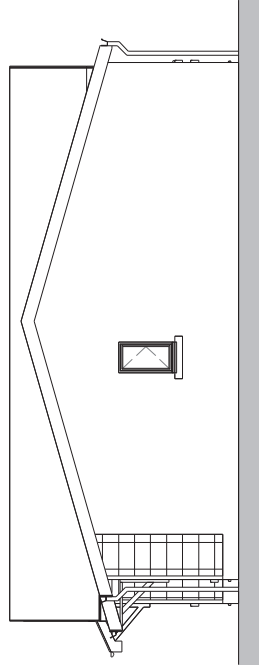
DO NOT SCALE FROM THIS DRAWING
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Elizabeth House, 486 Disbury Road, Heaton Mersey, Stockport, SK4 3BS
 t 0161 443 1221 f 0161 442 1672 e info@bernardtaylor.co.uk
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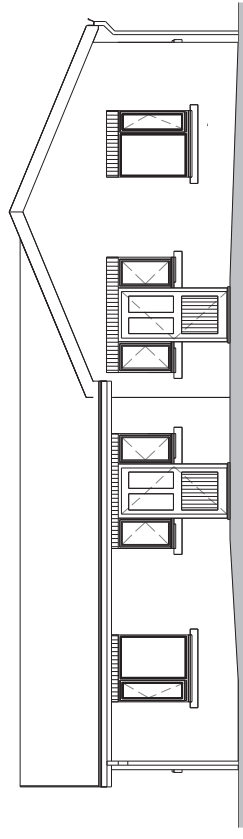
North Elevation



South Elevation



Front Elevation



Rear Elevation

Rev	Date	Int	Description
B	18.11.13	AUG	Porch canopy amended
A	14.11.13	AUG	Detail notes added. Canopies to the front elevation added.

Client: **CCH**
 Job No: **2225**
 Scale @ A3: **1:100**



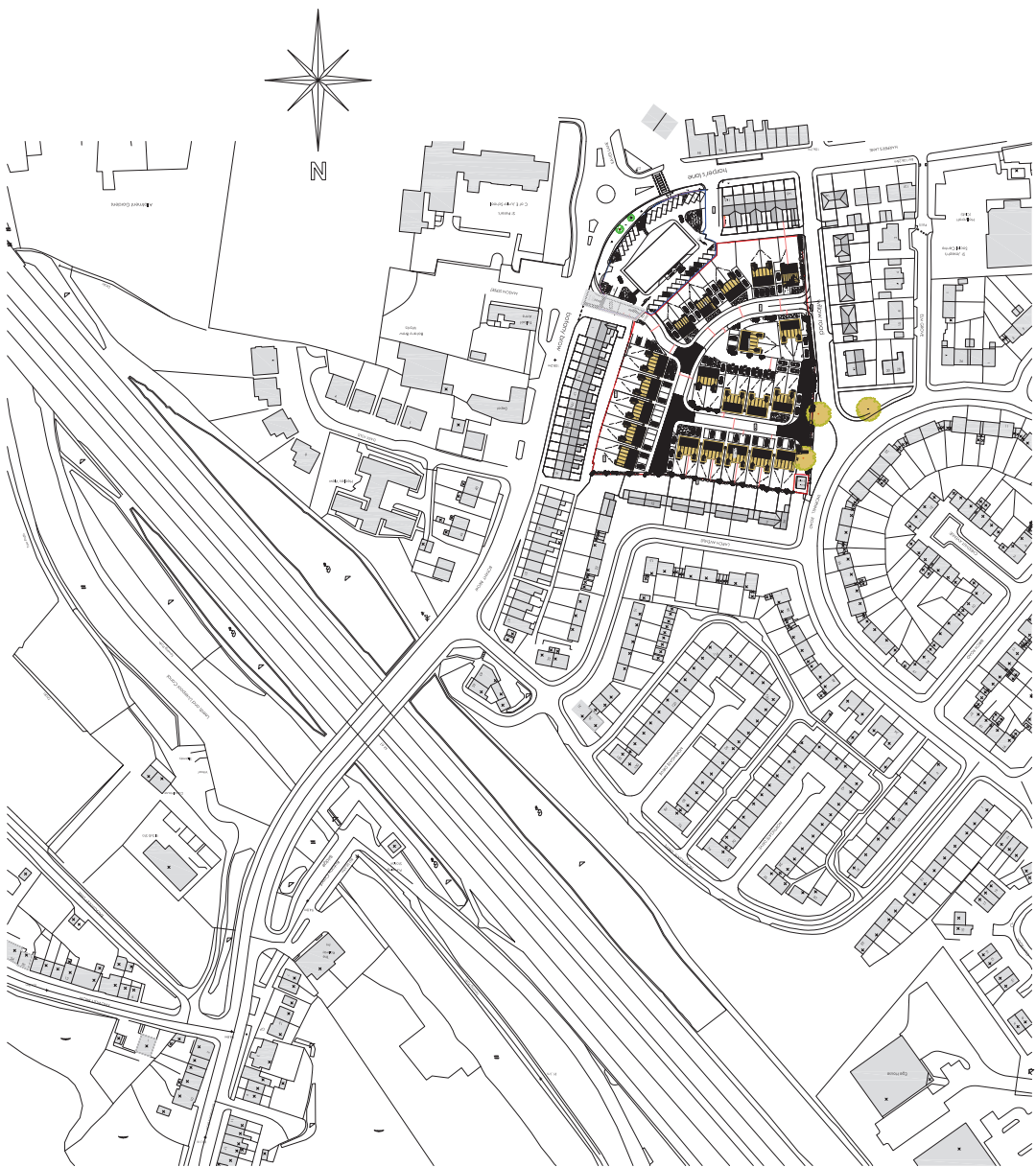
Description: **The Willows**
 Unit Type **B**
 Elevations

Drawn By: **AUG** Checked By: **VIS** Date: **09/09/13** Drawing No: **113** Rev: **B**

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B	17/01/12	Amended on site location comment
A	09/11	Received via email dated 17/01/2012
Rev	Date	Revision

JJM partnership

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 Bomber Bridge Preston PR3 6AW
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 Fax: 01772 338631
 Email: jjm@jpmpartnership.co.uk
 www.jpmpartnership.co.uk

client:
 Elmwood Construction LLP.

project:
 Laundry Site,
 Chorley.

drawing title:
 Site Location Plan.

scale:
 1:1250 of A1

drawn: JLC / CH, Checked: CM,
 date: September 2011.

project no. / dra. no. / rev.:
 0913 / 001 / B

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Qat: House 28 Scapine Way
 Barmby Bridge Preston PR6 6AW
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 Fax: 01773 358111
 Email: jym@jympartnership.co.uk
 www.jympartnership.co.uk

project:
 Laundry Site,
 Chorley.

client:
 Elmwood Construction LLP

drawing title:
 Site Plan,
 (Proposed Section 73
 Application)

scale:
 1:250 or A1
 drawn:
 JAC/MS/CH
 checked:
 CM
 date:
 September 2011.

project no. dtd. no.
 0913 003

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Rev	Date	Revision
A	09.11.11	Amended as planning comments.
B	16.11.11	Site Blue edge revised.
C	24.11.11	Amended as CSC comments of the 17th November 2011.
D	12.12.11	Plan amended as CSC comments of the 6th December 2011.
E	14.12.11	Plan amended as CSC comments of 28th December 2011.
F	20.12.11	Plan amended as CSC comments received 19th December 2011.
G	06.01.12	Plan amended as CSC comments received 9th January 2012.
H	10.01.12	Plan amended as CSC comments received 9th January 2012.
J	18.01.12	Turning head adjacent plot 29 amended by 1m. Plot 31 & 40 provided with kerbs to the west. Plot 1 moved 1.7m forward to give 2.0m between table top and 1.1m between table top & kerb. Plot 1 driveway provided to give 2.0m between table top & kerb. Plot 20/27 kerbs increased to 1.0m. Plot 29 moved 1m forward to give 2.0m between table top & kerb. Plot 31 & 40 provided with kerbs to the west.
K	18.07.13	Red edge revised.
L	29.07.13	Layout revised (AS P103).
M	29.07.13	Layout revised (AS P103).
N	24.09.13	Layout revised (AS P103).
P	14.10.13	Layout revised (AS P103).
Q	02.01.14	Layout revised to LA requirements.



PLANTING KEY

- NATIVE CHERRY (FRAGRA) - FRONT OF EACH PROPERTY
- NATIVE GALEA APULIA (BALLUS) - REAR OF EACH PROPERTY
- NATIVE SIBYRICA (SIBYRICA) - FRONT OF EACH PROPERTY
- PLANTING SYMBOLS

SURFACE MATERIALS

- DRIVEWAYS - PERMEABLE TARMACQUAM.
- PAVING TO BUILDING FOOTPRINTS - CONCRETE.
- PAVING TO DRIVEWAYS - PERMEABLE TARMACQUAM.
- PAVING TO DRIVEWAYS - PERMEABLE TARMACQUAM.

EXISTING BOUNDARY TO BE RETAINED AND REDUCED TO 1000MM PM AND CAP & REPAIR. ALL BUILDERS DEBRIS WILL BE REMOVED AND POTHOLES AND INDENTATIONS MADE GOOD.

EXISTING WILLOW TREE TO BE MAINTAINED. THIS TREE IS TO BE PROTECTED DURING CONSTRUCTION BY MEANS OF TREE PROTECTION FENCING TO BS5822:2012.

EXISTING WILLOW TREE TO BE MAINTAINED. THIS TREE IS TO BE PROTECTED DURING CONSTRUCTION BY MEANS OF TREE PROTECTION FENCING TO BS5822:2012.

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Materials to be used in construction shall be of the highest quality and shall be of the highest quality and shall be of the highest quality.

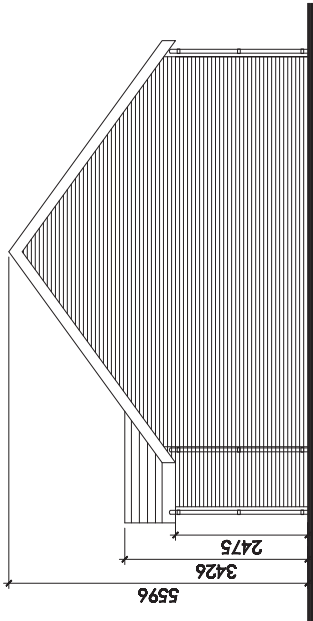
Materials to be used in construction shall be of the highest quality and shall be of the highest quality and shall be of the highest quality.

Materials to be used in construction shall be of the highest quality and shall be of the highest quality and shall be of the highest quality.

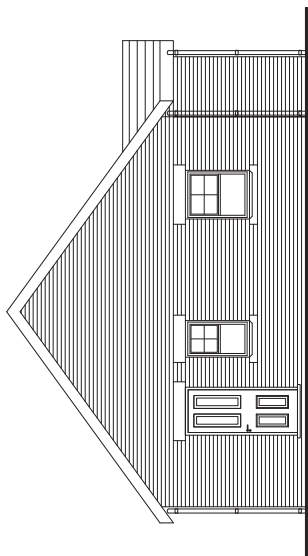
Materials to be used in construction shall be of the highest quality and shall be of the highest quality and shall be of the highest quality.

MATERIAL SPECIFICATION.

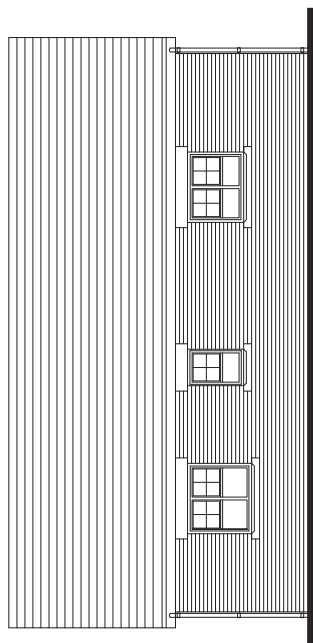
- ROOF.** Interlocking concrete tile-colour grey.
 - WALLS.** masonry cavity walls with red facing brick to external leaf.
 - BANKWATER GOODS.** brick UPVC gutters and downpipes.
 - WINDOWS AND DOORS.** white UPVC frames with double glazed units to full frame proprietary manufacturer.
 - FASCIAS AND BARGE BOARDS.** white UPVC.
- All the above to be to the local authority's approval.



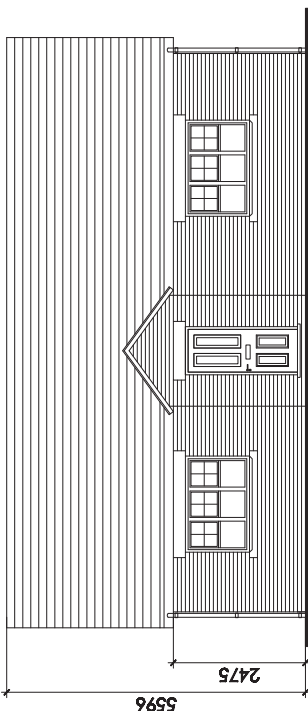
SIDE ELEVATION 2.



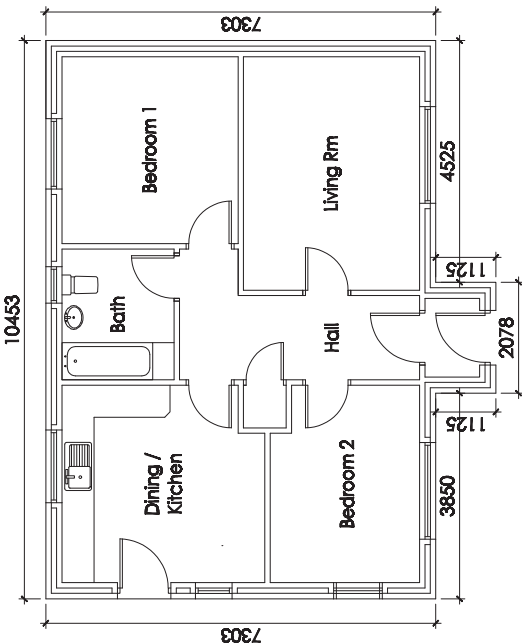
SIDE ELEVATION 1.



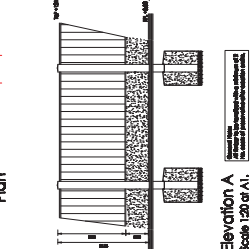
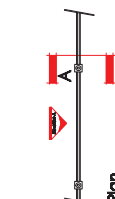
REAR ELEVATION.



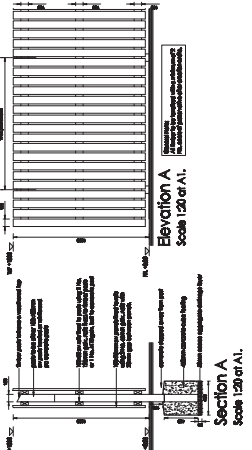
FRONT ELEVATION.
HOUSE TYPE E.



GROUND FLOOR PLAN. HOUSE TYPES E.



Elevation A
Scale 1:20 at A1.



Elevation A
Scale 1:20 at A1.

1.8m Timber Lap Panel Fence Construction
(FT2)

1.8m Hit and Miss Timber Screen Fence Construction
Details (FT1)

Rev	Date	Revision
A	02/01/14	REVISED DRAWING

JYM partnership

Our House 28 Scapine Way
Barnham Bridge Preston PR10 6JW
Tel: 01773 358811
Fax: 01773 358811
Email: jym@jympartnership.co.uk
www.jympartnership.co.uk

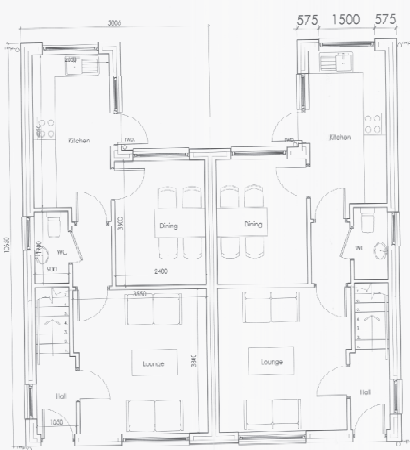
project: Laundry Site, Chorley.

client: Elmwood Construction LLP

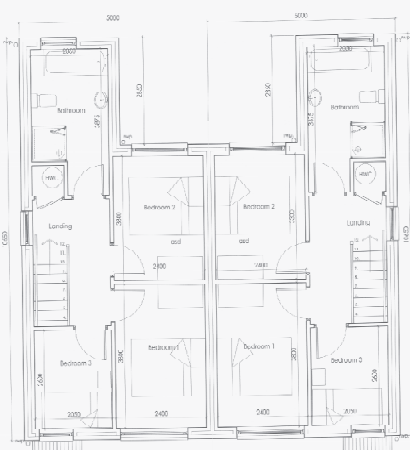
drawing title: House Type E.

scale: 1:50 at A1	date: 02/01/14
drawn: JMS	checked:
date: September 2013	
project no: 0913 018	rev: A

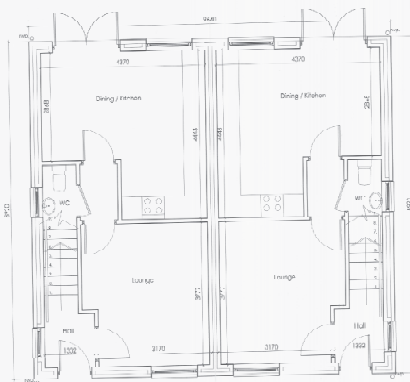
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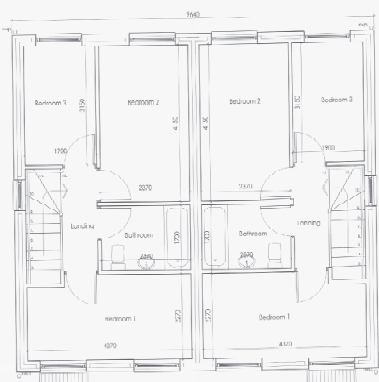
GROUND FLOOR PLANS, SEMI DETACHED ARRANGEMENT.



FIRST FLOOR PLAN, PLAN TYPE A.



GROUND FLOOR PLAN, PLAN TYPE B.



FIRST FLOOR PLAN, PLAN TYPE B.



FRONT ELEVATION, HOUSE TYPES A.



REAR ELEVATION



GABLE ELEVATION.

MATERIAL SPECIFICATION:
 ROOF: interlocking concrete tile colour grey
 WALLS: masonry cavity wall with 100mm DPC to external face.
 FINISHES: UPVC
 WINDOWS AND DOORS: white UPVC frames with double glazed units to suit all from production manufacturer.
 FLOORS AND BASES: SOLID: white UPVC.
 All the above to be to the local authority's approval.



FRONT ELEVATION, HOUSE TYPES B.



REAR ELEVATION.



GABLE ELEVATION.

MATERIAL SPECIFICATION:
 ROOF: interlocking concrete laurel green grey
 WALLS: masonry cavity wall with 100mm DPC to external face.
 FINISHES: UPVC
 WINDOWS AND DOORS: white UPVC frames with double glazed units to suit all from production manufacturer.
 FLOORS AND BASES: SOLID: white UPVC.
 All the above to be to the local authority's approval.

1:250 + 1:100 of A1
 DEVELOPER: JYM PARTNERSHIP
 DATE: 22 OCT 2011

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 4. The architect is not responsible for the accuracy of the information provided by the client.
 5. The architect is not responsible for the accuracy of the information provided by the client.

14.10.13 without added to use outside BRAL
 1 20.11 Amended or planning requirements

JYM
 partnership
 Oak House 28 Scofield Way
 Dun-Law Bridge, Princes Risborough
 Tel: 01773 330600
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 Email: jym@jympartnership.co.uk
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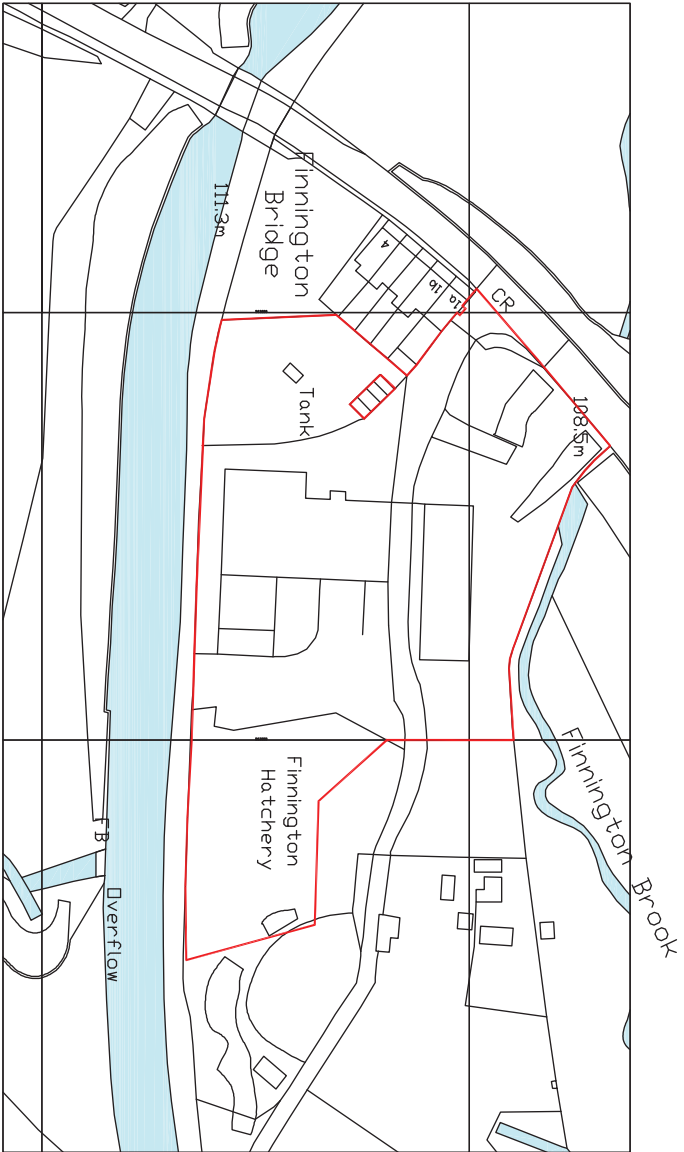
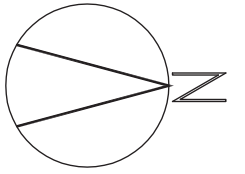
Location:
 Laundry Site,
 Cholsey.

Client:
 Elmwood Construction LLP

Drawn by: JYM
 Checked by: JYM

Scale:
 1:250 + 1:100 of A1
 Date:
 22 October 2011
 Project No:
 0913 010
 Rev:
 B

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 +44 (0)1625 599 805 INFO@FPAARCHITECTS.CO.UK
 PROJECT :

RESIDENTIAL DEVELOPMENT
 FINNINGTON IND EST, FENISCOWLES

DRAWING TITLE :

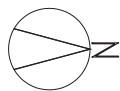
PROPOSED SITE PLAN

SCALE : DRAWN BY : DATE :
 1:1250 A3 GCP AUG 13

DWG N° : REVISION : CHECKED :
 715.01-P01 B



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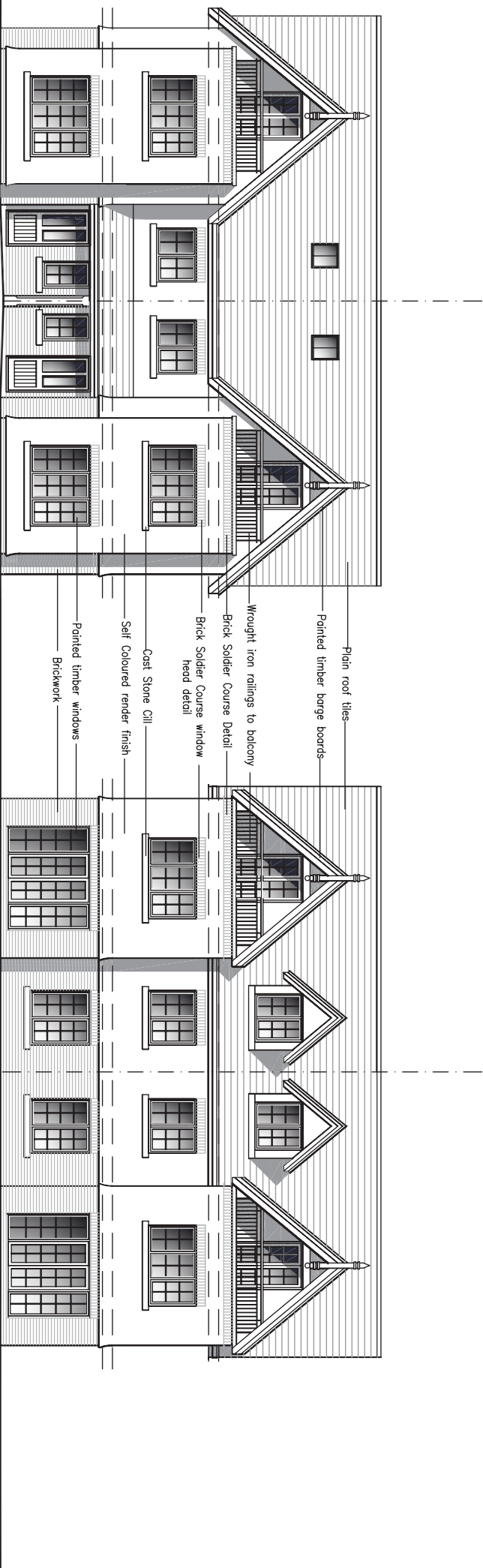
21 MARSDEN AVENUE, SOUTH BRISBANE QLD 4008
 TEL: (07) 5577 6888 FAX: (07) 5577 6889
 WWW.FPAARCHITECTS.COM.AU

**RESIDENTIAL DEVELOPMENT
 FINNINGTON INDUS. FINNSCOWLES**

PROJECT NO: 112201-1710
 DRAWING TITLE: **PROPOSED SITE PLAN**
 DRAWER: T.E.
 CHECKER: T.E.
 DATE: 11/08/17

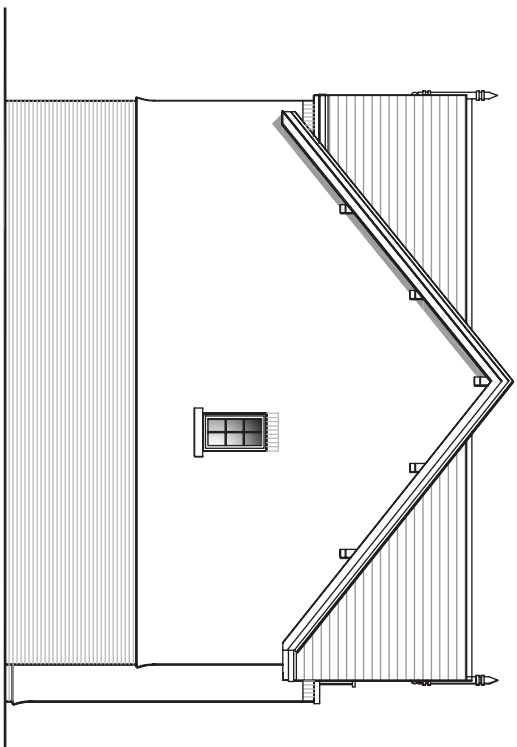
SCALE: 1:2500 A1
 DATE: 11/08/17
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 CHECKED BY: T.E.

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FRONT ELEVATION

REAR ELEVATION



SIDE ELEVATION

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PROJECT :

RESIDENTIAL DEVELOPMENT
 FINNINGTON IND EST, FENISCOWLES

DRAWING TITLE :

PROPOSED HOUSE TYPE 1
 ELEVATIONS

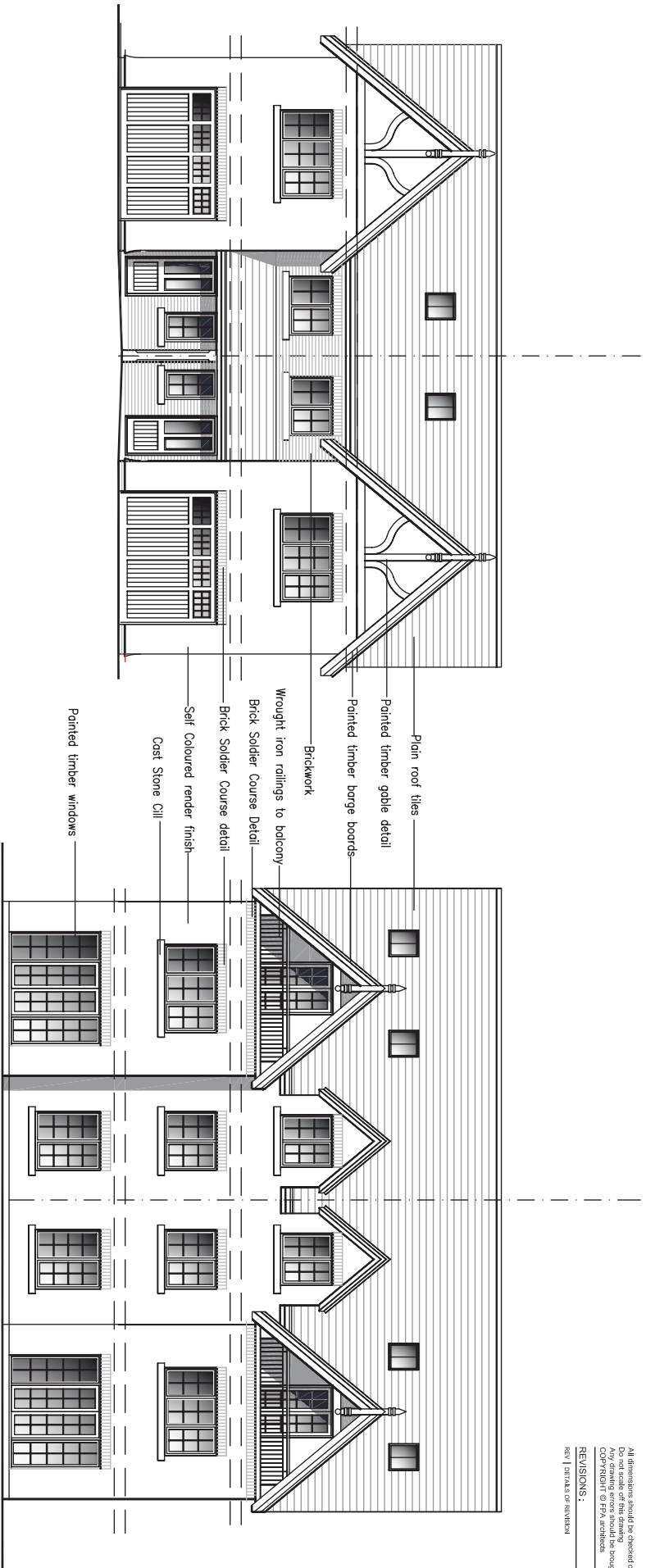
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1:100 A3 GCP AUG 13

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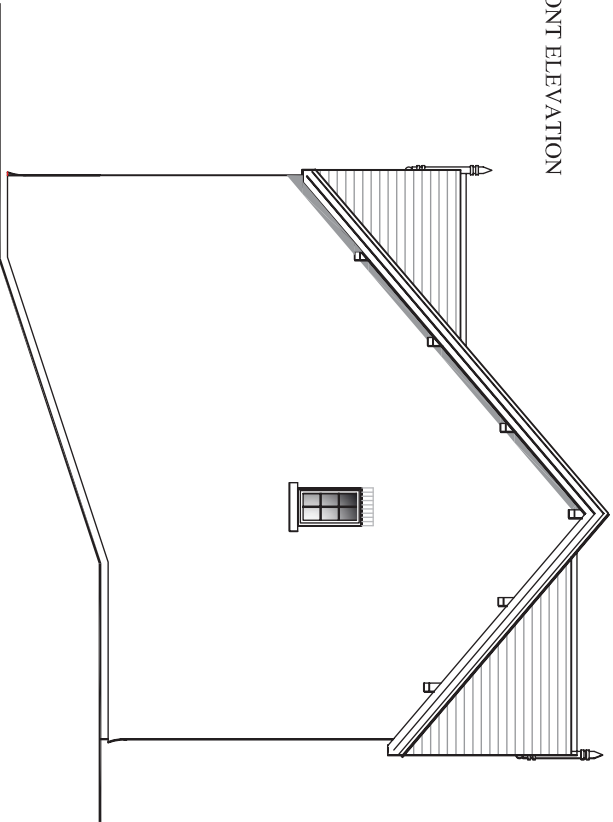
717.01-P12

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FRONT ELEVATION

REAR ELEVATION



SIDE ELEVATION

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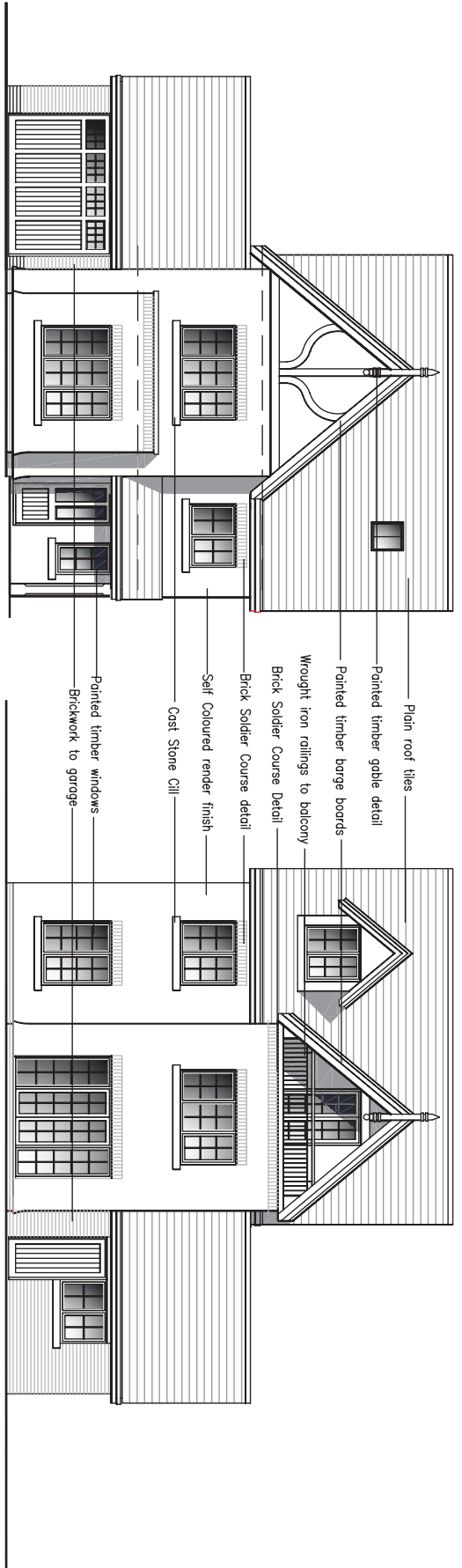
PROJECT :
 RESIDENTIAL DEVELOPMENT
 FINNINGTON IND EST, FENISCOWLES

DRAWING TITLE :
 PROPOSED HOUSE TYPE 2
 ELEVATIONS

SCALE : DRAWN BY : DATE :
 1:100 A3 GCP AUG 13

DWG N° : REVISION : CHECKED :
 717.01-P14

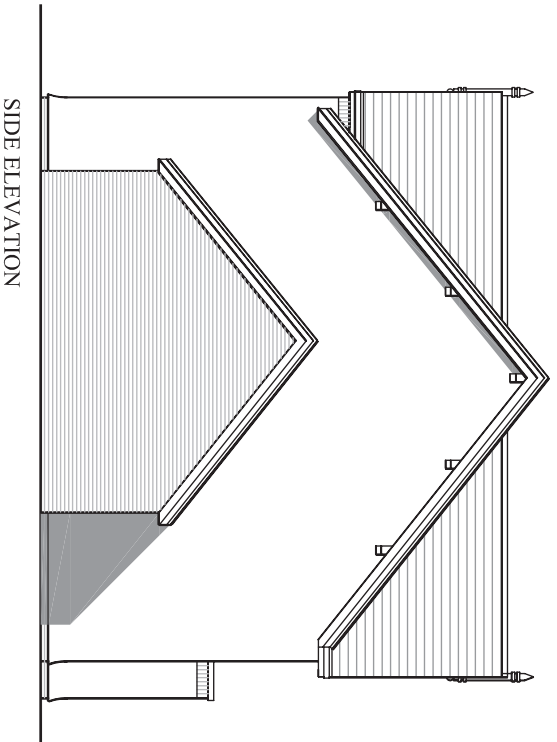
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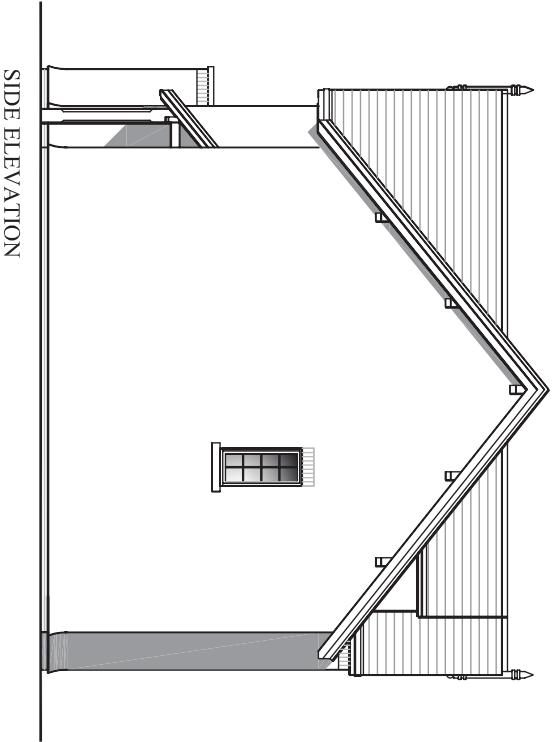
FRONT ELEVATION

REAR ELEVATION

- Plain roof tiles
- Painted timber gable detail
- Painted timber barge boards
- Wrought iron railings to balcony
- Brick Soldier Course Detail
- Brick Soldier Course detail
- Self Coloured render finish
- Cast Stone Cill
- Painted timber windows
- Brickwork to garage



SIDE ELEVATION



SIDE ELEVATION

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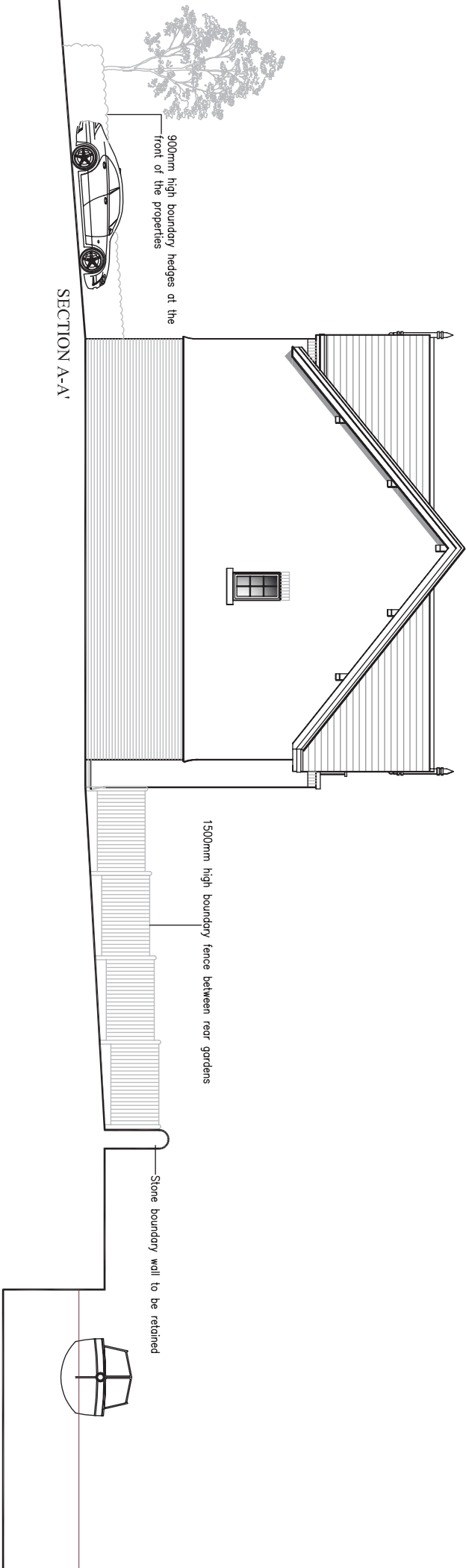
PROJECT :
 RESIDENTIAL DEVELOPMENT
 FINNINGTON IND EST, FENISCOWLES

DRAWING TITLE :
 PROPOSED HOUSE TYPE 3
 ELEVATIONS

SCALE : DRAWN BY : DATE :
 1:100 A3 GCP AUG 13

DWG N° : REVISION : CHECKED :
 717.01-P16

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PROJECT :
 RESIDENTIAL DEVELOPMENT
 FINNINGTON IND EST, FENISCOWLES

DRAWING TITLE :
 SITE SECTION A-A'

SCALE : DRAWN BY : DATE :
 1:100 A3 GCP MARCH 13

DWG N° : REVISION : CHECKED :
 717.01-P17 A .

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