RIVINGTON VIEW

RIVINGTON VIEW, CHORLEY SCHEDULE OF ACCOMMODATION				
Name	**Description**	**sq ft**	**units**	**total sq ft**
Adlerley Edge	4 bed detached/det double garage	1358	2	2716
Appleton	4 bed detached/int single garage	1054	11	11594
Beresford	2 bed corner mews	735	4	2940
Berrington (side aspect)	4 bed detached/det single garage	1105	1	1105
Bramhall	4 bed detached/int single garage	1311	12	15732
Bidworth	2 bed mews	687	5	3435
Capesthorpe (no porch)	3 bed mews	929	2	1858
Cartmel (3-Storey)	4 bed detached/det single garage	1386	2	2772
Chatsworth	3 bed mews	740	3	2220
Dalton	3 bed corner splay	938	2	1876
Didsbury 2	2 bed with study semi/mews	874	8	6992
Dunham	3 bed detached/det single garage	957	5	4785
Edgware	2 bed apartment - fly over	685	1	685
Hawford A (2.5 storey)	4 bed detached/det double garage	1838	2	3676
Houghton (side aspect)	4 bed detached/det single/double garage	1325	5	6625
Lymm (3 storey)	3 bed mews	1111	1	1111
Melford (2,5 storey)	3 bed mews	1168	15	17520
Moreton	4 bed detached/det single/double garage	1325	5	6630
Rivington	3 bed split level mews + det single garage	1336	26	34736
Severn	4 bed detached/int double garage	1607	1	1607
Staunton	4 bed detached/single garage	1318	9	11862
Stratford	5 bed detached/det double garage	2134	5	10670
Stratford A (2.5 storey)	5 bed detached/det double garage	2173	1	2173
Sutton	4 bed detached/int single garage	1522	4	6088
Thorpe	1 bed apartment - fly over	493	4	1972
Wharfedale	4 bed detached/int single garage	1338	15	20070
Willington	4 bed detached/det double garage	1462	2	2924
Winster (corner aspect)	4 bed detached/det double garage	1670	2	3340
Winster (corner aspect)	4 bed detached/det double garage	1796	2	3592
Worsley (3 storey)	3 bed mews/int single garage	1181	6	7086
		Total	163	200392

TRADITIONAL MATERIALS SCHEDULE			
Key	Main Brick	Roof Tile	
(lw)	Ibstock Lancashire Weathered	Smooth Grey	
(rmg)	New Baggeridge Red Multi Gilt	Smooth Grey	
(ymg)	New Baggeridge Yellow Multi Gilt	Smooth Grey	
(as)	Tudorstone Art' stone Buff Black	Smooth Grey	

Front door colours:
g=green bk=black
w=white bl=blue

LEGEND

- Proposed dwelling
- Proposed dwelling to be built opposite hand
- * Denotes units that meet Low Cost Housing specification. (ie: below 85 square metres in size)
- Proposed brick built garage
- Common areas of shared drives in red chipped tarmac to differentiate
- Proposed 1.8m high/0.44m square brick piers at 2.0m ctrs with 0.65m high brick dwarf wall/feather edged bonded infill panels
- Proposed 1.8m high feather edge boarded timber screen fence with P.C.C. posts & gravel boards
- Proposed 1.8m high feather edge boarded timber screen fence
- Indicates retaining wall below fence type, to highest adjacent level
- Proposed 0.46m high timber post & rail divisional fence
- Proposed 0.46m high timber V-rail fence
- Proposed 1.2m high Cheshire Railings
- Proposed dwarf wall with timber infill panels
- Existing hedge to be retained
- Existing hedge to be removed
- Existing tree to be retained
- Existing tree to be removed
- Existing public footpath unaltered
- Proposed diverted route of existing public footpath
- BCP Bin Collection Point
- BS Bin Storage

HH	Re-plan to plots 69-72, 73-83, 87-103 and 165.	07/09/10	MB
GG	Plot 136 provided with additional dedicated parking space.	31/08/10	MB
FF	Plots 132-133 rear access omitted due to levels and separate bin store indicated. Continuous footpath shown to the rear of plots 44-50 for access to bin store. Footpath connection to plots 129-131 omitted. Add 3m strip for position identified for entrance sign.	13/08/10	MB
EE	Parking to plots 38 and 39 revised.	21/06/10	MB
DD	Re-plan to plots 34-70. Planning consent received-revised for build.	11/01/10	MB
CC	Parking allocation in front of 104-109 revised. Notes updated regarding acoustic fence.	30/11/09	MB
BB	Plots, 39-52 parking revised from garages to carports. Drives to plots 39-50 increased in width and plot 70 increased in length. Additional parking provided to 31-37. Garage sizes increased.	22/11/09	MB
AA	Re-plan covering plots 34-70 with access off existing estate road altered. Plots increased by 3mmm sha topsd 173.	04/09/09	KS
Z	Footpath in front of plots 58-68 moved to create a 3m strip between path and private drive	19/05/09	SJM
Y	Feint bridge removed between phase 1 & 2, river side walk repositioned to phase 4	09/04/09	JS
X	Schedule amended	29/01/09	SJM
W	Feet & pipe bridge positions confirmed & indicated Boundary revised to plots 138-145, 169 & 170	28/10/08	SJM
V	Handings indicated to phases 2 and 3 (plots 89-164)	18/10/08	JS
U	Plots 120, 154 & 164 handpits labelled as Riverford A corrected to read Stratford. Hawford text amended to show Hawford A within brackets.	04/10/08	JS
T	Major repositioning of plot 122. Culvert shown. Footpaths to POS, amended. Public footpath diversion alignment amended.	07/10/07	JS
S	Path's corrected in front of plots 23-25	12/12/07	JS
R	Rear boundaries amended between plots 182. Amended parking arrangement at front of plots 23-25. Diverted public footpath Plots 1-5, 6-10, 11-15, 16-20, 21-25 & 26-30 handings correctly marked as a Didsbury 2 (2 bed). Amended positions to houses 89-92 with revised rear balconies. Notes amended regarding stone plots. External materials shown to phases 2 & 3.	23/10/07	JS
Q	Gen. amendments & footpath widened to 2.0m	18/10/07	CD
P	Plots 89 to 164 Amended	03/10/07	CD
O	Footpath adjacent to canal relocated alongside road edge. Building removed to plot 20 (now approved). Public footpaths FP-4 & 19 shown on layout. As built details of canal bridge shown.	23/07/07	JS
N	"Amendments to garages to plots 23-5 & 9-17 corrected front door colours shown to phase 1.Plots currently cataretted for planning approval (plot 20) also hatched with 'date' and indicated within the legend.	14/06/07	JS
M	Added and parking revised to plots 33 - 36	19/05/07	SJM
L	Reference to affordable/low cost housing removed	27/04/07	JS
K	House types to plots 1-4,9-12,16-21 name changed to Rivington. Plot 25 substituted to a Melford. Block outlines for all Riverford's corrected. Yellow Multi Gilt and Red Multi Gilt bricks introduced in lieu of Crediton Medley and Harvest Buff. Schedule of accommodation updated. Acolyte' hedgerow removed.	04/04/07	JS
J	Plot 16 handed and loading spot correctly shown to plot 1. Materials schedule further revised.Blocks corrected to plots 1-4,5,7,10-21 and plot 9.	14/03/07 to 30/03/07	JS
I	Materials details revised	09/02/07	SM
H	Handings corrected to plots 24 and 69	31/10/06	SM
G	Bricks and tiles shown specific plots 23 & 24	24/10/06	JS
F	Wheelchair house type introduced to plots 12a,15,16, 31&33. Plot 1 handed and minor repositioned, plots 2-7 & 10-21 moved back 1.5m to help levels situation.	20/10/06	JS
E	House type substitutions to plots 1,8,10,15,17,31&33. Repositioned house types to plots 19&32.	11/10/06	JS
D	Bellow at 45° revised stone roof added.	02/10/06	JS
REV	DESCRIPTION	DATE	CHD

MORRIS HOMES

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Job Title
CROSSE HALL MILL FARM, CHORLEY

Dwg Title
PLANNING LAYOUT 02

date	drawn	checked	scale	dwg no	rev
04/09/09	***		1:500 @ A0	HB155/PL02	HH

CHORLEY BOROUGH COUNCIL
TOWN AND COUNTRY PLANNING ACT 1990
10 SEP 2010
THIS IS THE PLAN NO 07/0700
APPLICATION NO

ADDITIONAL TRAFFIC CALMING AND SALT BINS TO BE INCORPORATED INTO ENTRANCE SPINE ROAD VIA SECTION AGREEMENTS FOR ADOPTION.

ENTRANCE ROAD AND NEW CANAL BRIDGE - TO BE IN ACCORDANCE WITH PLANNING APPROVED DETAILS AND ENGINEERS DETAILS.

AREA ENCOMPASSING RETAINED HEDGE / BROOK EASEMENT AND BRIDGE EMBANKMENT TO BE RETAINED AS PUBLIC OPEN SPACE AND ENHANCED WITH FOOTPATH LINKS AND LANDSCAPING

VIEW CORRIDOR TO RETAINED WOODLAND FROM NEW BRIDGE AND CROSS HALL LANE TO BE ENHANCED ALONG BLACK BROOK.

SPLIT LEVEL DWELLINGS (2 STOREY TO CANAL/ 3 STOREY REAR) TO CANAL FRONTAGE TO ALLOW VIEWS ACROSS SITE FROM CANAL BANK.

VERTICAL STYLE TRAFFIC CALMING TO CANAL FRONTAGE INCORPORATED INTO LANDSCAPING SCHEME AT CANAL SIDE - TREES, V-RAIL, PAVED APRONS/RUBBING STRIPS. DETAILS OF WHICH TO BE AGREED WITH LA HIGHWAY DEPARTMENT.

PROPOSED 5M STAND OFF FROM CANAL BANK TO IMPROVE STABILITY AND INCORPORATE A FOOTPATH WITH PLANTING TO IMPROVE

Leeds and Liverpool Canal

EXISTING CANAL FOOTBRIDGE TO BE RETAINED WITH NEW FOOTPATH LINKS PROVIDED. FINISHED GROUND LEVELS TO BE RAISED.

PROPOSED BARRIERS TO FOOTPATHS DETACHED FROM THE MAIN CARRIAGEWAY T BE AGREED THE LA HIGHWAYS DEPARTMENT.

SPLIT LEVEL DWELLINGS PROVIDED TO CANAL FRONTAGE (2 STOREY CANAL/3 STOREY REAR)

EXISTING EMBANKMENT TO BE RETAINED AND PROVIDED WITH LOW MAINTENANCE PLANTING.

LINEAR OPEN SPACE THROUGH DEVELOPMENT RETAINING EXISTING BLACK BROOK IN IT'S EXISTING CONDITION / 8m WIDE ACCESS EASEMENTS FOR THE ENVIRONMENT AGENCY EITHER SIDE. NEW FOOTPATHS AND PLANTING TO BE PROVIDED WITHIN IT'S LENGTH AS TO ENHANCE IT'S NATURAL SETTING.

PLOTS 129 - 145 TO BE BUILT IN MATERIALS THAT ARE SYMPATHETIC TO THE EXISTING FARM BUILDINGS.

ART STONE DWARF WALLS AND ENTRANCE FEATURE WALLS TO BE INCORPORATED INTO FRONTAGE OF PLOTS 129 TO 145 - HEDGE PLANTING AND TEGULAR STYLE PAVING TO BE UTILISED TO SHARED DRIVE OF PLOTS 137 TO 141.

WOODLAND OPEN SPACE TO INCLUDE SALVAGED FEATURES FROM ORIGINAL FARM BUILDING AND AN EQUIPPED CHILDREN'S PLAY AREA.

BARRIER TO PREVENT MOTORISED USE OF THE PATHWAY BETWEEN CROSSE HALL LANE AND THE DEVELOPMENT AS DETAILED ON TBA 6.

FOOTPATH LINK WITH VEHICLE BARRIER

BIN STORE FOR PLOTS 132-133 DUE TO NO REAR ACCESS.

PROPOSED 2m ACOUSTIC FENCE TO BE PROVIDED BETWEEN POINTS Ⓐ TO Ⓔ. SECOND FLOOR HABITABLE ROOMS TO HAVE ACOUSTIC GLAZING TO PROTECT AGAINST MOTORWAY NOISE POLLUTION.

PROPOSED 3m HIGH(MIN) EARTH BUNDING TO BE PROVIDED AS AN ACOUSTIC BARRIER TO EXISTING MOTORWAY BUND TO VARY IN HEIGHT.

EXISTING SURFACE WATER DRAIN TO BE PROVIDED WITH EASEMENT OVER

EXISTING SEWER CROSSING THE SITE TO BE DIVERTED

BARRIER TO PREVENT MOTORISED USE OF THE PATHWAY BETWEEN FROOME STREET AND THE DEVELOPMENT AS DETAILED ON TBA 6.

3m WIDE FOOTPATH / CYCLEWAY TO BE PROVIDED AS AN EMERGENCY ACCESS LINK DETAILS OF WHICH TO BE AGREED IN SECTION 38 AGREEMENTS.

THE MOORINGS

THE CAUSEWAY

CANAL WALK

GREY HEIRTS VIEW

FROOM STREET

CROSSE HALL LANE

Crosse Hall Bungalow

Crosse Hall Grange

Crosse Hall Lodge

Crosse Hall Fold

Cross Hall Farm

Middle Barn

Crosse Hall Barn

Black Brook

M 61