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	12	12648
Beresford	2 bed corner mews	735	4	2940
Bollington	4 bed detached/det single garage	1105	1	1105
Berrington (side aspect)	4 bed detached/det single garage	1105	1	1105
Bramhall	4 bed detached/int single garage	1311	11	14421
Budworth	2 bed mews	687	5	3435
Capesthorpe (no porch)	3 bed mews	929	2	1858
Capesthorpe	3 bed mews	952	1	952
Cartmel (3-Storey)	4 bed detached/det single garage	1386	2	2772
Chatsworth	3 bed mews	740	3	2220
Delton	3 bed corner spley	938	2	1876
Didsbury 2	2 bed with study semi/mews	874	8	6992
Didsbury	3 bed with study semi/mews	874	1	874
Dunham	3 bed detached/det single garage	957	6	5742
Edgware	2 bed apartment - fly over	685	1	685
Hewford A (2.5 storey)	4 bed detached/det double garage	1838	0	0
Houghton (side aspect)	4 bed detached/det single/double garage	1325	1	1325
Houghton 2 (side aspect)	4 bed detached/det single/double garage	1325	3	3975
Lymm (3 storey)	3 bed mews	1111	1	1111
Melford (2.5 storey)	3 bed mews	1168	13	15184
Moreton	4 bed detached/det single/double garage	1326	2	2652
Moreton 2	4 bed detached/det single/double garage	1326	3	3978
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/det single garage	1318	9	11862
Stratford	5 bed detached/det double garage	2134	2	4268
Stratford A (2.5 storey)	5 bed detached/det double garage	2173	4	8692
Sutton	4 bed detached/int single garage	1522	6	9132
Thorpe	1 bed apartment - fly over	493	4	1972
Wharfdale	4 bed detached/int single garage	1338	12	16056
Wilmington	4 bed detached/det double garage	1462	3	4386
Winster (corner aspect)	4 bed detached/det double garage	1670	1	1670
Winster (corner aspect)	4 bed detached/det double garage	1796	4	7184
Worsley (3 storey)	3 bed mews/int single garage	1181	6	7086
		Total	163	199217

ADDITIONAL TRAFFIC CALMING AND SALT BINS TO BE INCORPORATED INTO ENTRANCE SPINE ROAD S.38 SECTION AGREEMENTS FOR ADOPTION.

ENTRANCE ROAD AND NEW CANAL BRIDGE - WILL BE IN ACCORDANCE WITH PLANNING APPROVED DETAILS AND ENGINEER'S DETAILS.

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 BANK SIDE.

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 CANALSIDE WALKWAY TO BE AGREED THE LA HIGHWAYS DEPARTMENT.

INLET VALVE IN PIER AT POINTS 'A' AND OUTLET VALVES IN PIER AT POINT 'B' REQUIRED FOR DRY MAIN FOR FIRE SERVICES. REFER TO SEPARATE DETAILS.

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

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

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.

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.

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.

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

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 FROME 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.

PROPOSED 2m ACOUSTIC FENCE TO BE PROVIDED BETWEEN POINTS A TO E 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.

THE MOORINGS
THE CAUSEWAY
CANAL WALK
GROSSE HALL LANE
Crosse Hall Bungalow
Crosse Hall Grange
Crosse Hall Lodge
Crosse Hall Fold
Cross Hall Farm
Middle Barn
Crosse Hall Barn
Black Brook
FROOM STREET
EASEMENT LINE
M 61

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 borded 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 0.45m high timber post & rail divisional fence
- Proposed 0.45m 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 undiverted
- Proposed diverted route of existing public footpath
- BCP Bin Collection Point
- BS Bin Storage

FP	Passing point moved and increased in depth next to plot 162 to give service turning facility. Bin collection point added opposite plot 160.	22.07.11 NB
NN	Houston and Houghton nos sold or built revised to Moreton 2 and Houghton 2.	12.07.11 NB
MM	Re-plan to plots 142-154. Site numbers have not changed.	24.06.11 NB
LL	Parking arrangements to plots 104-106 revised.	24.06.11 NB
KK	Slab levels added. Carport sizes corrected. Inlet and Outlets added for dry main fire services.	05.11.10 NB
JJ	Revisions required by LA. Plots 92-99 re-positioned with plots 92-93 adjusted to front onto footpath link. Plots 71-72 re-aligned to match Rivington. Bin collection points added. Position of turning head next to plots 97-98 adjusted creating max. 5 plots off private drive.	03/11/10 NB
HH	Re-plan to plots 68-72, 75-83, 87-103 and 165.	07/09/10 NB
GG	Plot 136 provided with additional dedicated parking space.	31/08/10 NB
FF	Plots 132-133 rear access omitted due to levels and separate bin store indicated. Continuous footpath shown to the rear of plots 44-51 for services, Plot 134 garden depth increased due to path omission. plot 38 drive/ pavement corrected for entrance door.	23/08/10 NB
EE	Parking to plots 38 and 39 revised.	21/06/10 NB
DD	Re-plan to plots 34-70. Planning consent received/issued for hold.	11/05/10 NB
CC	Parking allocation in front of 104-105 revised. Notes updated regarding acoustic fence.	26/11/09 NB
BB	Plots 38-52 parking revised from garages to carports. Drives to plots 38-39 extended to allow 6.0m length of parking length. Additional parking provided to 50-67. Garage sizes increased.	23/11/09 NB
AA	Re-plan covering plots 34-70 with access off existing estate road altered. Plots increased by 8-new site total 172.	04/09/09 NB
Z	Footpath in front of plots 58-68 moved to create a 1m strip between path and private drive	18/06/08 sjm
Y	Foot bridge removed between phase 1 & 2, river side walk repositioned to phase 4	09/06/08 jfl
X	Schedule amended	20/05/08 sjm
W	Foot & pipe bridge positions confirmed & indicated Boundary revised to plots 138-140, 149 & 150	29/03/08 sjm
V	Handings indicated to phases 2 and 3 (plots 84-164)	18/03/08 jfl
U	Plots 152, 154 & 164 Rosebuds labelled as Stratford A corrected to read Stratford. Hawford text amended to show Hawford A withe Legend.	04/02/08 jfl
T	Minor repositioning of plot 122. Culvert shown. Footpaths to POS amended. Public footpath diversion alignment amended.	07/12/07 jfl
S	Path's corrected in front of plots 23-25	12/11/07 jfl
R	Rear boundaries amended between plots 162. Amended parking arrangement in front of plots 23-25. Diverted public footpath indicated. 20No. affordable houses highlighted with Dalchney marked as a Didsbury 2 (2 bed). Amended positions to houses 84-90 with 2No. additional parking spaces provided. Text regarding stone plots. External materials shown to phases 2 & 3.	23/10/07 jfl
Q	Gen. amendments & footpath widened to 2.0m	18/09/07 CD
P	Plots 84 to 164 Amended	05/09/07 CD
O	Footpath adjacent to canal relocated alongside road edge. Hatching removed to plot 25 (now approved). Public footpaths FP 4 & 19 shown on layout. As built details of canal bridge shown.	23/07/07 jfl
N	Ownership to garages to plots 2/3 & 67 corrected Front door colours shown to phase 1.Plots currently submitted for planning approval (plot 25) shown hatched with 'dots' and indicated within the legend.	14/06/07 jfl
M	Access and parking revised to plots 35 - 37	05/06/07 sjm
L	Reference to affordable plots and housing removed	27/04/07 jfl
K	House types to plots 2-4,5-7,18-22 name changed to Rivington. Plot 25 substituted to a Melford. Block outlines for all Bramhall's corrected, Yellow Multi Gib and Red Multi Gib bricks introduced in lieu of Crafters Medley and Autumn Buff. Schedule of accommodation updated. 'Sussex' hedgerow removed.	04/04/07 jfl
J	Plot 38 handed and handing spot correctly shown to plot 1. Materials schedule further revised.Blocks corrected to plots 2-4,5-7,18-21 and plot 9.	14/03/07 & 26/03/07 jfl
I	Materials schedule revised	09/01/07 jfl
H	Handings corrected to plots 24 and 57	21/12/06 jfl
G	Electric sub station shown opposite plots 23 & 24	24/10/06 jfl
F	Wharfdale house type introduced to plots 12a,15,16, 31&33. Plot 1 handed and minor repositioned, plots 2-7 & 18-22 moved back 1.5m to help levels situation.	20/10/06 jfl
E	House type substitutions to plots 1,8,10,15,17,31&33. Repositioned house types to plots 14&32.	01/09/06 jfl
D	Redrawn on CAD/ revised access road added.	02/03/04 MB
REV	DESCRIPTION	DATE INIT

MORRIS HOMES

Morris Homes (North) Limited
Morland House
18 The Parks
Newton-le-Willows
Merseyside WA12 0JQ
Tel: (01942) 272 020
Fax: (01942) 725 935

Job. Title
CROSSE HALL MILL FARM, CHORLEY

Dwg. Title
PLANNING LAYOUT 02

SIZE	drawn	checked	scale	dwg.no	rev
A1	MW		1:500 @ A0	HB155/PL02	PP