



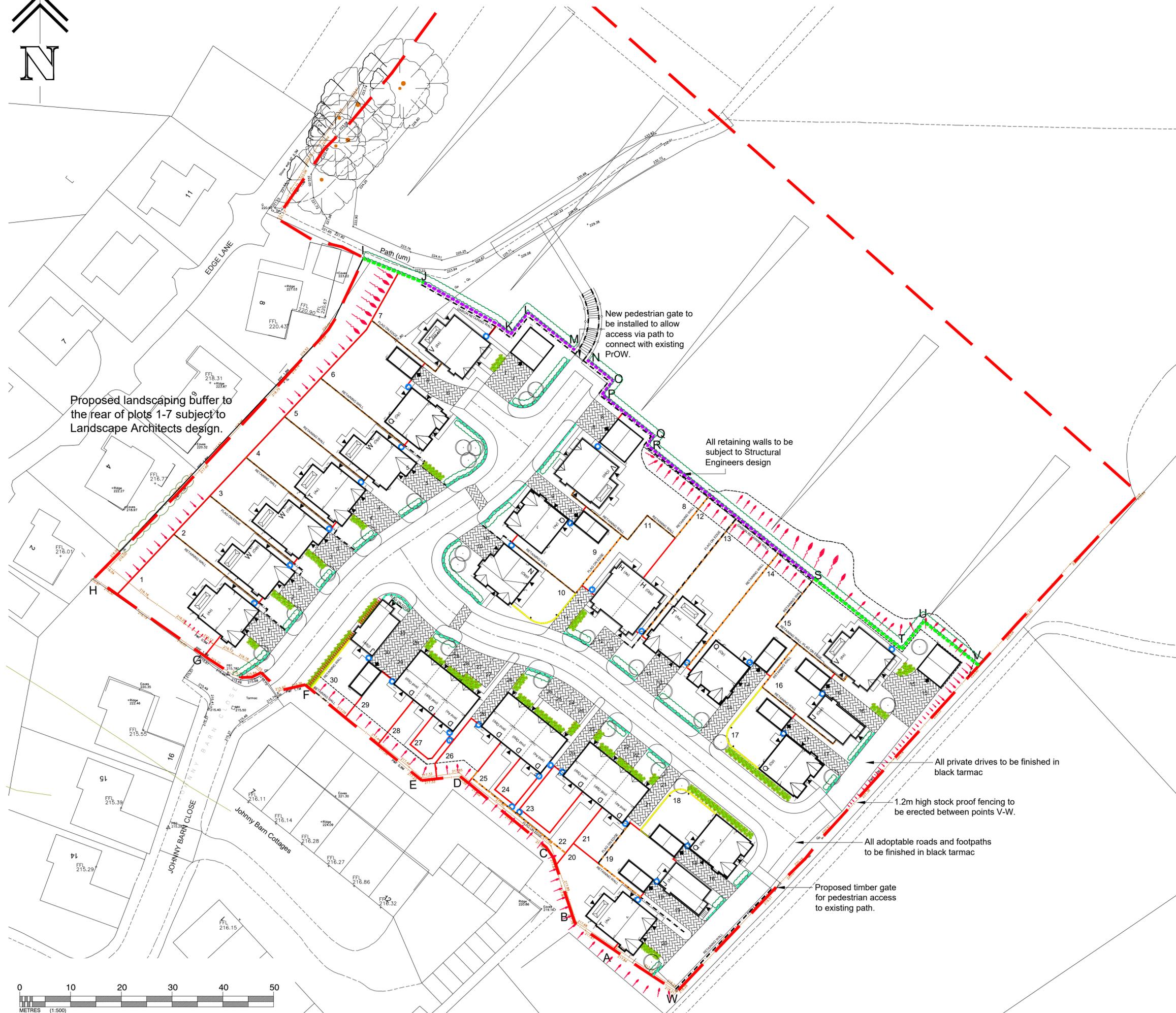
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- KEY**
- Indicates timber gate position.
 - Gabion retaining wall structure to be erected with 1.2m high timber stock fencing and hedge planting set behind.
 - Indicates 1.8 metre high plot divisional fencing with retaining feature to SE's design & specification.
 - 1.8m high stone wall with dwarf wall and piers. Fence panels built above dwarf wall and between piers. Solid curved wall to be erected with piers either side.
 - Indicates 1.8 metre high close boarded fencing.
 - Indicates 1.2 metre high stock proof fencing with hedge planting set behind.
 - Indicates 1 metre random stone wall with piers and hedge planting set behind.
 - J-M & N-S Gabion retaining wall structure to be erected with 1.2m high timber stock fencing and hedge planting set behind.
 - A-B, C-D, E-F, G-H Boundary between A-F & G-H to delineate extent of 1.8m high close boarded fencing.

Proposed landscaping buffer to the rear of plots 1-7 subject to Landscape Architects design.

New pedestrian gate to be installed to allow access via path to connect with existing PrOW.

All retaining walls to be subject to Structural Engineers design

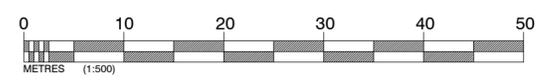
All private drives to be finished in black tarmac

1.2m high stock proof fencing to be erected between points V-W.

All adoptable roads and footpaths to be finished in black tarmac

Proposed timber gate for pedestrian access to existing path.

Revision:	By:	Date:
A - Plots 1, 14-20 & 30 substituted. Orangeries added to open sale plots.	CK	16/02/18
B - Orangeries removed from plots 4 & 5.	CK	25/04/18
C - Parking spaces & Plots amended.	SQ	28/11/19
D - House Type H enlarged to meet National Space Standards	BG	13/03/20
E - Amended to highways comments & electric points added to garages.	BP	07/04/20
F - Low level front garden walls added. Several retaining wall spec changes to mimic civil engineers design.	JL	05/06/20
G - Block paving added to the majority of driveways	JL	30/06/20



Client:

Project Title:
Residential Development

Address:
**Johnny Barn Close,
Rawtenstall**

Drawing Title:
Boundary Treatment Plan

Drawing No:
HH/JBC/BTP/01

Dwn: SQ	Ckd: JL	Date: 23/01/18
Scale: 1:500	Paper Size: A2	Rev: G

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House Type	Bed No.	Type	No.	Sqft	Total Sqft	Split	Type Split
V	5	Detached	3	1790	5370	10.00%	10.00%
W	4	Detached	3	1366	4098	10.00%	50.00%
Q	4	Detached	5	1539	7695	16.67%	
N	4	Detached	1	1358	1358	3.33%	
H	4	Semi-Detached	2	1074	2148	6.67%	
T	4	Detached	4	1444	5776	13.33%	
J	3	Detached	3	1007	3021	10.00%	10.00%
D	3	Mews	9	809	7281	30.00%	30.00%
			Total	30	36747	100.00%	

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KEY

- Site Boundary
- 1.8m high close boarded fencing.
- Retaining wall. Subject to structural engineers design & recommendations.
- 1.8m high stone wall with dwarf wall and piers. Fence panels built above dwarf wall and between piers.
- 1.8m high curved stone wall.
- 1.2m high stock proof fencing.
- 1m high stone walling with hedge planting set behind.
- Gabion retaining wall structure to be erected with 1.2m high timber stock fencing and hedge planting set behind.
- Boundary between A-F & G-H to delineate extent of 1.8m high close boarded fencing.
- 1.2m high timber stock proof fencing with hedge planting set behind.
- Existing landscaping to be retained. Refer to arboricultural survey for details.
- Indicative location of new landscaping features. Refer to Landscape drawings for further details.
- Proposed rear garden timber gates
- Proposed tegula block paving in charcoal colour. Specification to be to adoptable standards where constructed within development estate road.
- Affordable Housing Provision
- Electric supply for electric motor vehicle

Revision:	By:	Date:
A - Northern private drive changed to adoptable accessway.	CK	16/02/18
B - Plots 1, 14-20 & 30 substituted.	CK	16/02/18
C - Orangeries added to open sale plots.	CK	17/04/18
D - Orangeries removed from plots 4 & 5.	CK	25/04/18
E - Plots reviewed & amended.	SQ	08/07/19
F - Parking spaces & Plots amended.	SQ	28/11/19
G - Drainage locations indicated to plots.	SQ	11/12/19
H - Finish floor levels added.	SQ	20/01/20
I - House Type H enlarged to meet National Space Standards	BG	13/03/20
J - Amended to highways comments & electric points added to garages.	BP	07/04/20
K - On going amendments.	JL	19/05/20
L - Red edge amended at points G - H to encapsulate land between existing fences. Garden boundary to Plot 1 adjusted.	SQ	28/05/20
M - Several plot footprints amended. Various plots handed. Revised retaining structures updated. Boundary treatments amended to planners comments.	JL	05/06/20
N - Block paving added to the majority of driveways	JL	30/06/20

Client:

Project Title:
Residential Development

Address:
Johnny Barn Close,
Rawtenstall

Drawing Title:
Site Layout

Drawing No:
HH/JBC/SL/01

Dwn: SQ	Ckd:	Date: 05/07/19
Scale: 1:500	Paper Size: A2	Rev: N



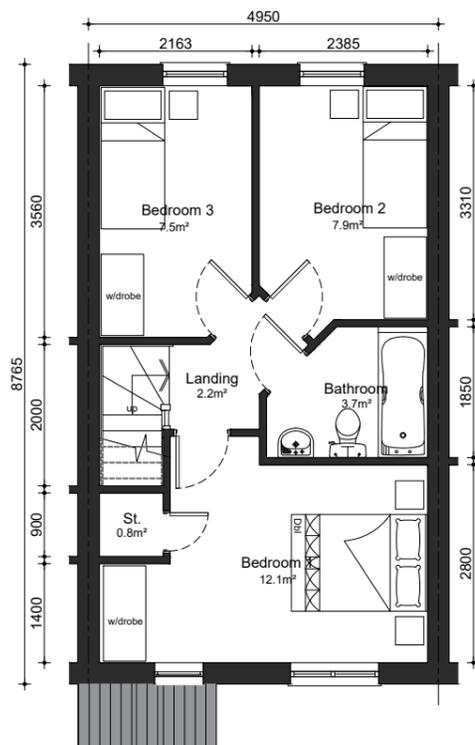
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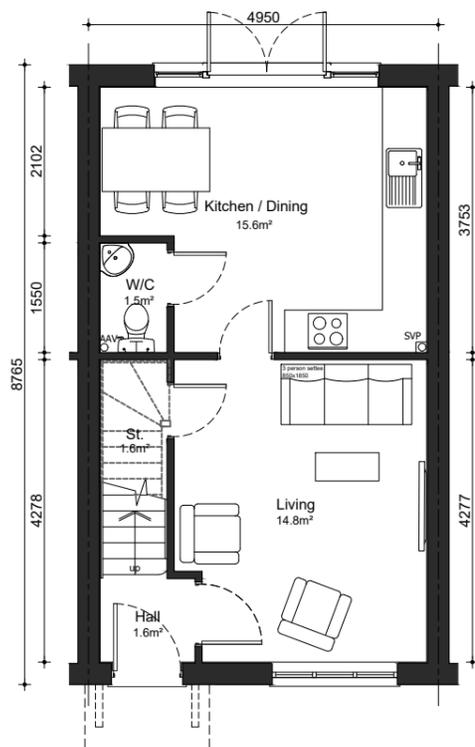
First Floor Plan



Front Elevation

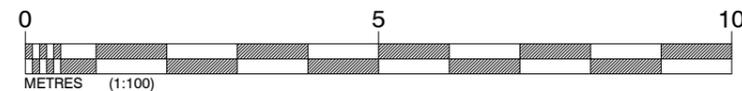


Rear Elevation



Ground Floor Plan

Housetype	D	Variation	Option
Bedrooms	3	Persons	4
Sq.ft	809.4	Sq.m	75.2



MATERIALS KEY

NATURAL SLATE ROOF

NATURAL STONEMWORK WALLS

- FRONT DOORS TO BE COMPOSITE
- ALL WINDOWS TO BE UPVC DOUBLE GLAZED
- ALL FASCIAS AND SOFFITS TO BE BLACK UPVC
- ALL RAINWATER GOODS TO BE BLACK UPVC

Revision:	By:	Date:
A - All elevations revised to stonework	SQ	28.11.19
B - Dims added	BG	18.03.20
C - Footprint increased. Natural stonework walls	SQ	28.05.20

Client:

Project Title: **Residential Development**

Address: **Johnny Barn Close, Rawtenstall**

Drawing Title: **House Type D Elevations and Floor Plans**

Drawing No: **HH/JBC/HT/D**

Dwn: SQ Ckd: Date: 05/07/19

Scale: 1:100 Paper Size: A3 Rev: C

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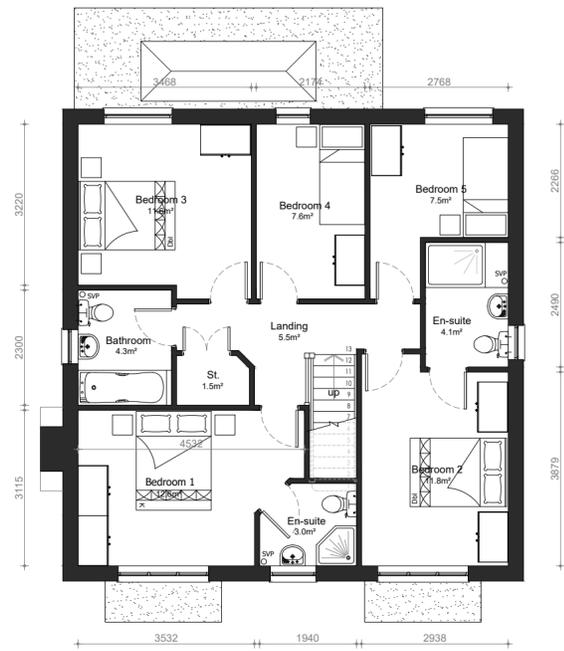
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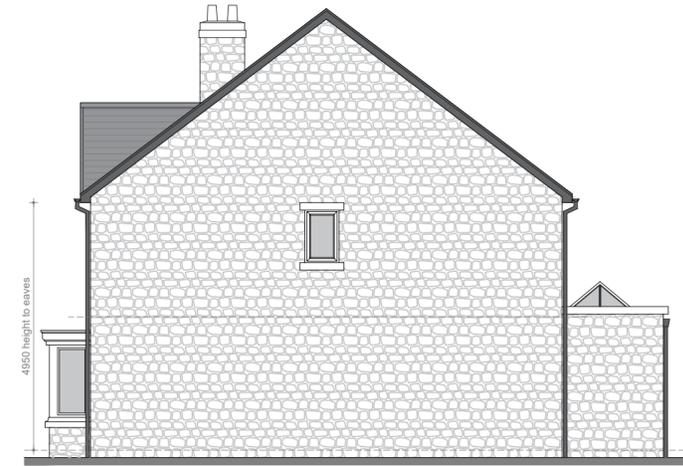
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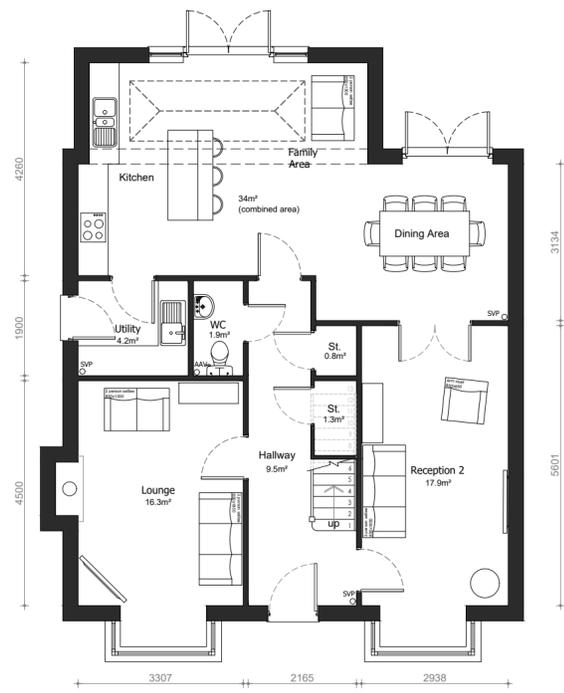
First Floor Plan



Front Elevation



Side Elevation



Ground Floor Plan



Rear Elevation



Side Elevation

- MATERIALS KEY**
- NATURAL SLATE ROOF
 - NATURAL STONEMWORK WALLS
 - FRONT DOORS TO BE COMPOSITE
 - ALL WINDOWS TO BE UPVC DOUBLE GLAZED
 - ALL FASCIAS AND SOFFITS TO BE BLACK UPVC
 - ALL RAINWATER GOODS TO BE BLACK UPVC

Revision:	By:	Date:
A - All elevations revised to stonework	SQ	04.12.19
B - Dims added	JL	18.05.20
C - Chimney added. Glazing bars removed. First Floor layout revised to meet NDSS. Natural stonework walls.	JL	18.05.20

Client: **HURSTWOOD HOLDINGS**

Project Title: **Residential Development**

Address: **Johnny Barn Close, Rawtenstall**

Drawing Title: **House Type V Floor Plans and Elevations**

Drawing No: **HH/JBC/HT/V**

Dwn: SQ, Ckd: JL, Date: 28/06/19

Scale: 1:100, Paper Size: A2, Rev: C

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Housetype	Variation	Option
V		
Bedrooms	5	Persons 8
Sq.ft	1790	Sq.m 166.3



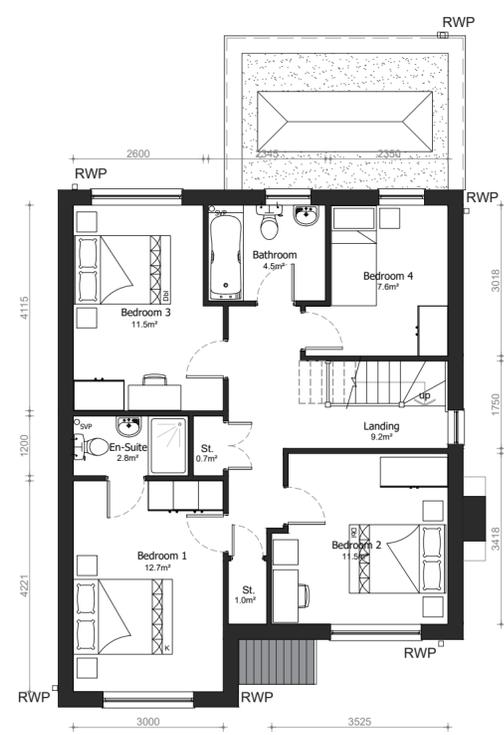
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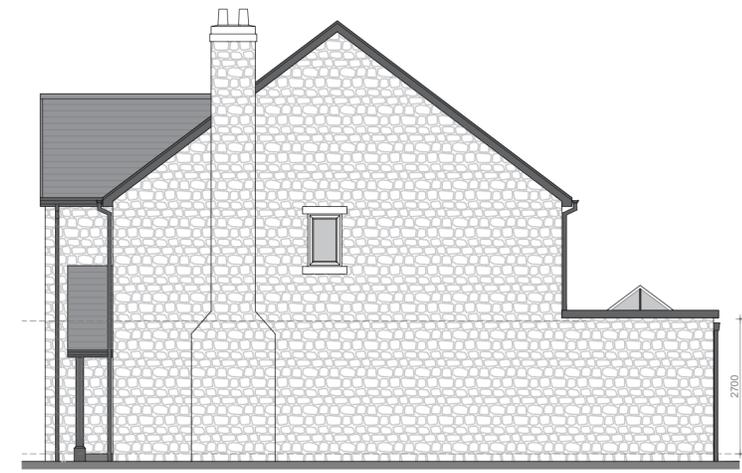
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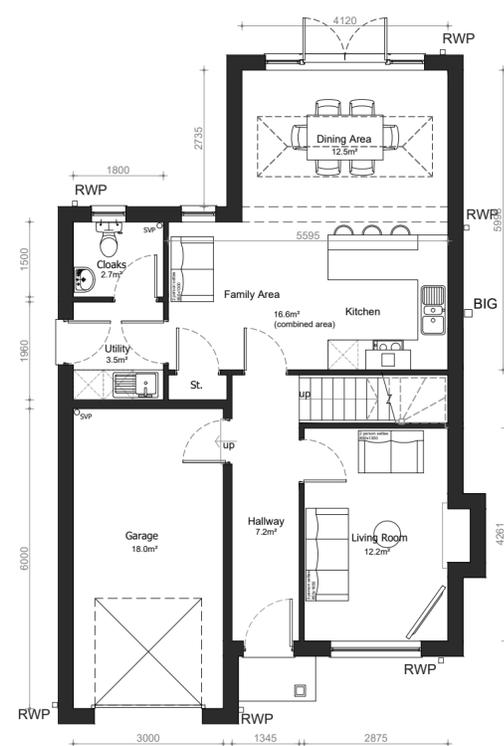
First Floor Plan



Front Elevation



Side Elevation



Ground Floor Plan



Rear Elevation



Side Elevation

- MATERIALS KEY**
- NATURAL SLATE ROOF
 - NATURAL STONEMWORK WALLS
- FRONT DOORS TO BE COMPOSITE
 - ALL WINDOWS TO BE UPVC DOUBLE GLAZED
 - ALL FASCIAS AND SOFFITS TO BE BLACK UPVC
 - ALL RAINWATER GOODS TO BE BLACK UPVC

Revision:	By:	Date:
A - All elevations revised to stonework	SQ	04.12.19
B - Rainwater downpipes adjusted	SQ	11.12.19
C - Dims added	BG	18.03.20
D - Room sizes amended, chimney added, Door canopy amended, Natural stonework walls.	SQ	14.05.20

Client: **HURSTWOOD HOLDINGS**

Project Title: **Residential Development**

Address: **Johnny Barn Close, Rawtenstall**

Drawing Title: **House Type W Floor Plans and Elevations**

Drawing No: **HH/JBC/HT/W**

Dwn: **SQ** Ckd: **SQ** Date: **01/07/19**

Scale: **1:100** Paper Size: **A2** Rev: **D**

Housetype	W	Variation	Option
Bedrooms	4	Persons	7
Sq.ft	1366	Sq.m	126.9



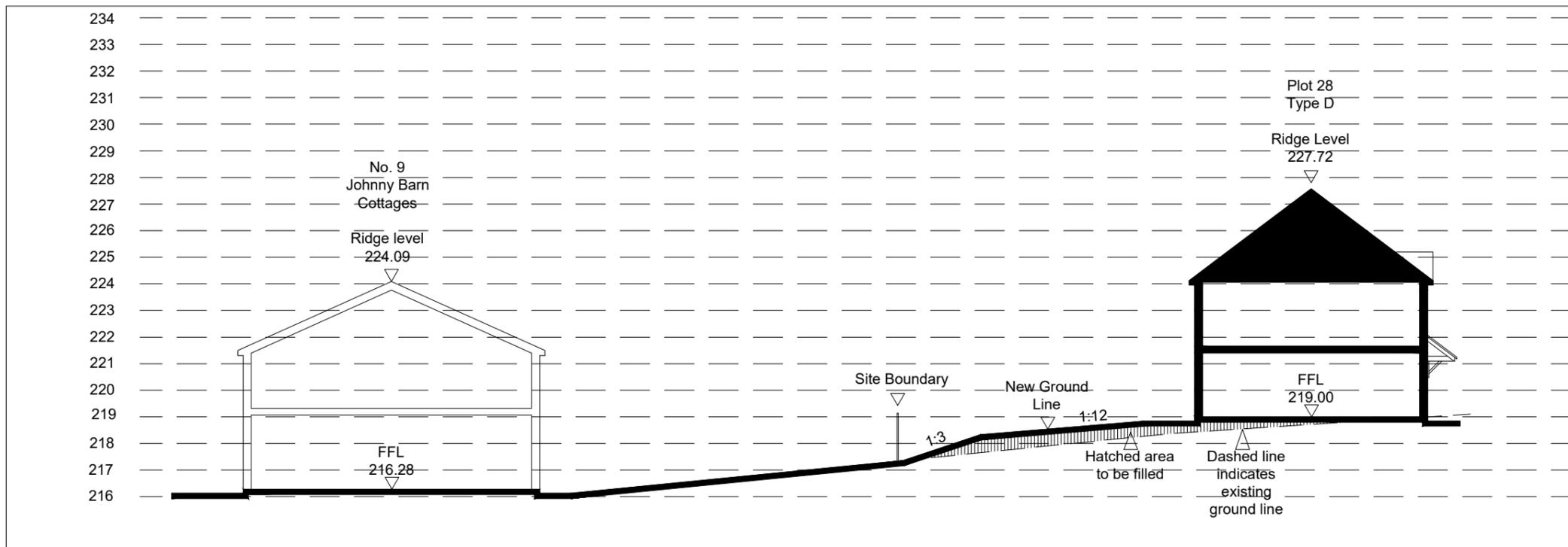
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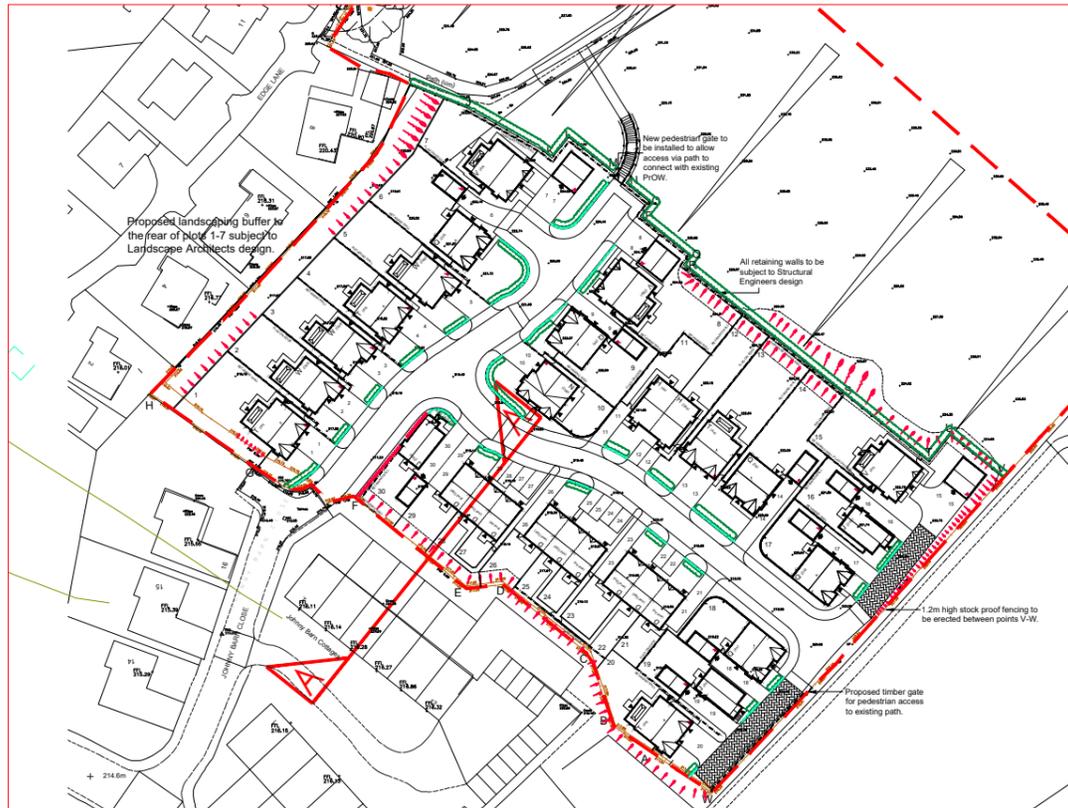
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Site Section A-A



Locator Plan NTS

Revision:	By:	Date:
A - House Type D amended to engineers drawings	GB	22/06/20

Baldwin Design e-mail: enquiries@baldwindesign.net www.baldwindesign.net	Client: 
	Project Title: Residential Development
Address: Johnny Barn Close, Rawtenstall	Drawing Title: Site Sections
Drawing No: HH/JBC/SS/10	Dwn: GB Ckd: JL Date: 10/03/2020
Scale: 1:200	Paper Size: A3 Rev: A

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Proposed landscaping buffer to the rear of plots 1-7 subject to Landscape Architects design.

New pedestrian gate to be installed to allow access via path to connect with existing PrOW.

All retaining walls to be subject to Structural Engineers design

All private drives to be finished in black tarmac

1.2m high stock proof fencing to be erected between points V-W.

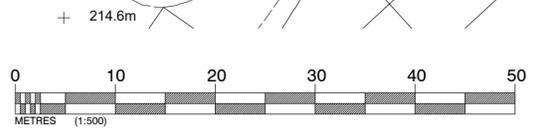
All adoptable roads and footpaths to be finished in black tarmac

Proposed timber gate for pedestrian access to existing path.

KEY

	Single Storey Building
	Two Storey Building

Revision:	By:	Date:
A - Plots 1, 14-20 & 30 substituted. Orangeries added to open sale plots.	CK	16/02/18
B - Orangeries removed from plots 4 & 5.	CK	25/04/18
C - Parking spaces & Plots amended.	SQ	28/11/19
D - House Type H enlarged to meet National Space Standards	BG	13/03/20
E - Amended to highways comments & electric points added to garages.	BP	07/04/20
F - Amended to reflect changes to latest site layout.	JL	05/06/20
G - Block paving added to the majority of driveways	JL	30/06/20



Client:

Project Title:
Residential Development

Address:
Johnny Barn Close,
Rawtenstall

Drawing Title:
Storey Height Plan

Drawing No:
HH/JBC/SHP/01

Dwn:	Ckd:	Date:
SQ		23/01/18
Scale:	Paper Size:	Rev:
1:500	A2	G

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