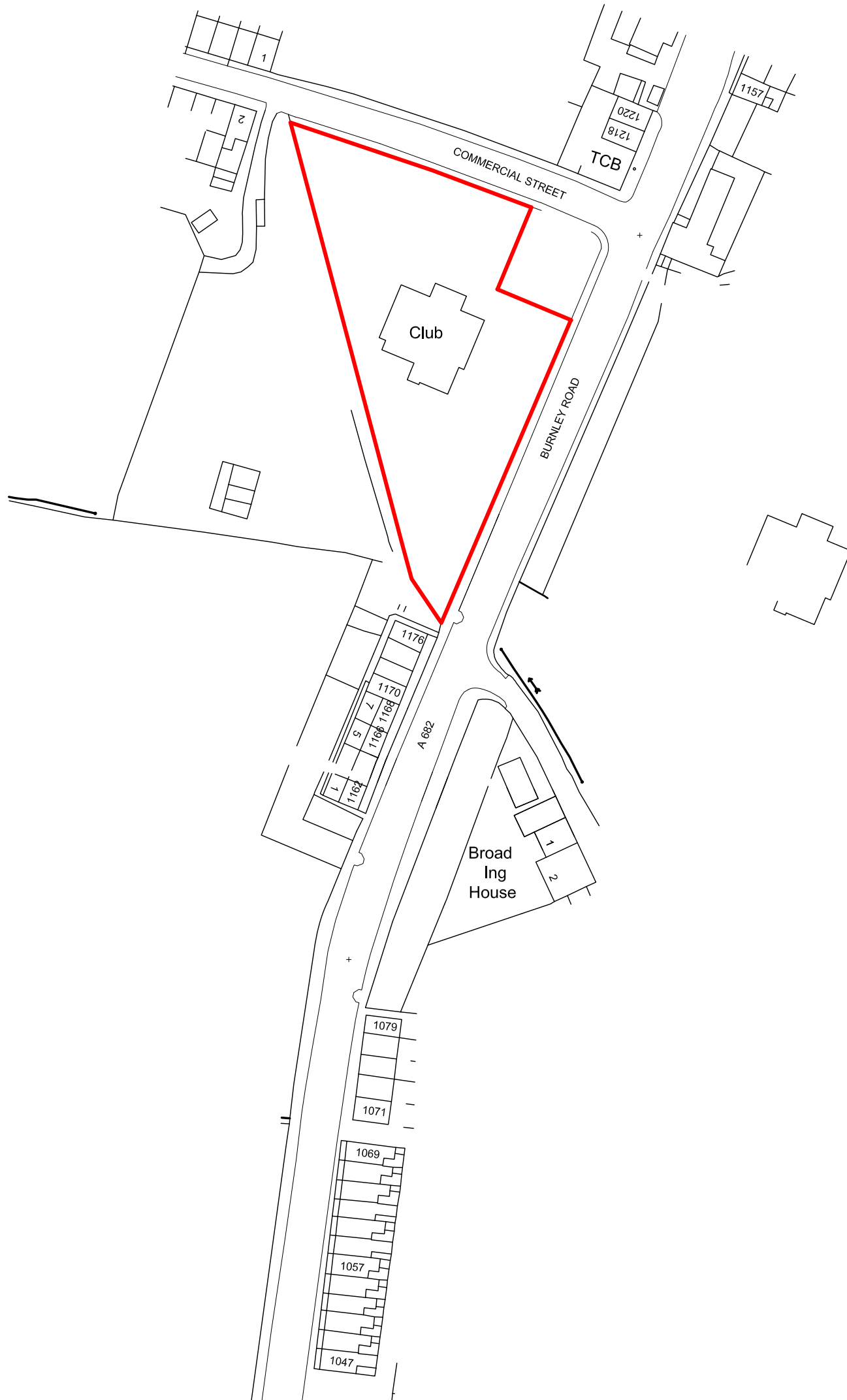


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LOCATION PLAN	
<b>Site:</b> Proposed Development Loveclough Working Mens Club Commercial Street Loveclough	<b>Client:</b> Loveclough Working Mens Club
	<b>Drawn:</b> RJ
	<b>Date:</b> 31.05.12
	<b>Scale:</b> 1:1250 @ A3
	<b>Project No:</b> GROGA/01 Dwg 01D
<b>Amendments:</b> A B C D	
<b>Notes:</b> All work is to be carried out to the latest current British standards Codes of Practice and recognised working practices. All work and materials should comply with Health and Safety legislation and to be approved by the Local Authority Planning / Building Control Officer. All dimensions are in millimetres unless where explicitly shown otherwise. The contractor should check and clarify all dimensions as work proceeds and notify the design team of any discrepancies. Do not scale off the drawings, if in doubt ask. Avalon Chartered Town Planning are not liable for work undertaken prior to Full Planning Consent and/or Building Regulations Approval	

# Avalon

Chartered Town Planning

Town Planning - Architectural Design - Building Regulations - Surveying

**Phone:** 01282 834834 **Fax:** 01282 451666

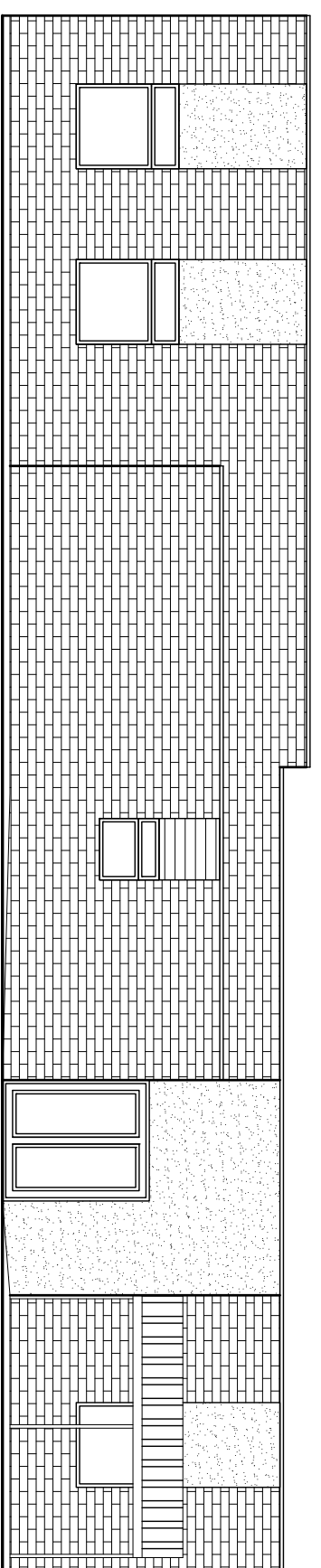
**Web:** www.avalontp.co.uk **Email:** planning@avalontp.co.uk

2 Reedley Business Centre, Redman Road, Burnley, Lancashire, BB10 2TY

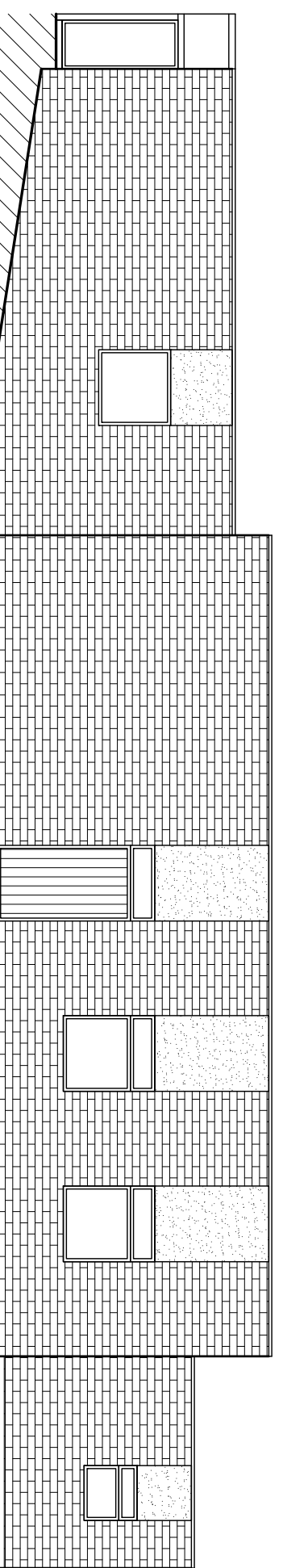




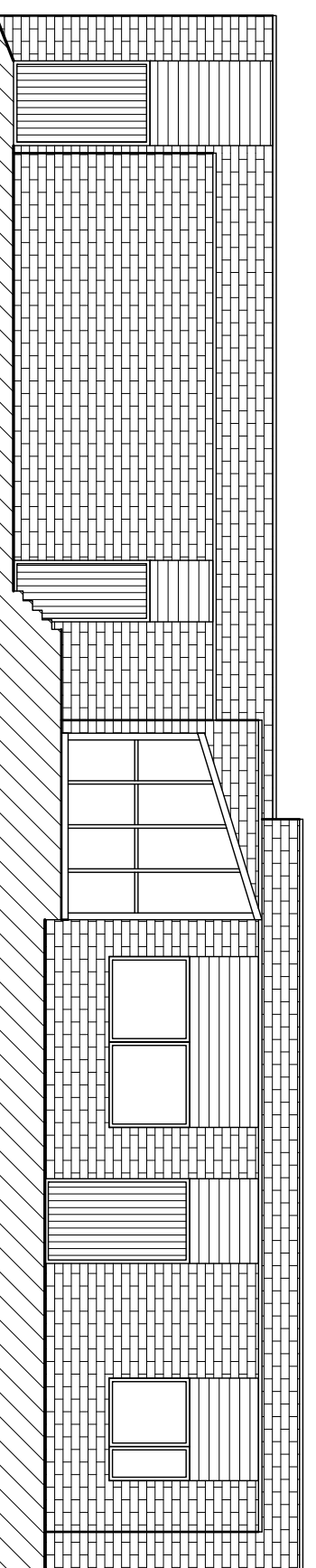




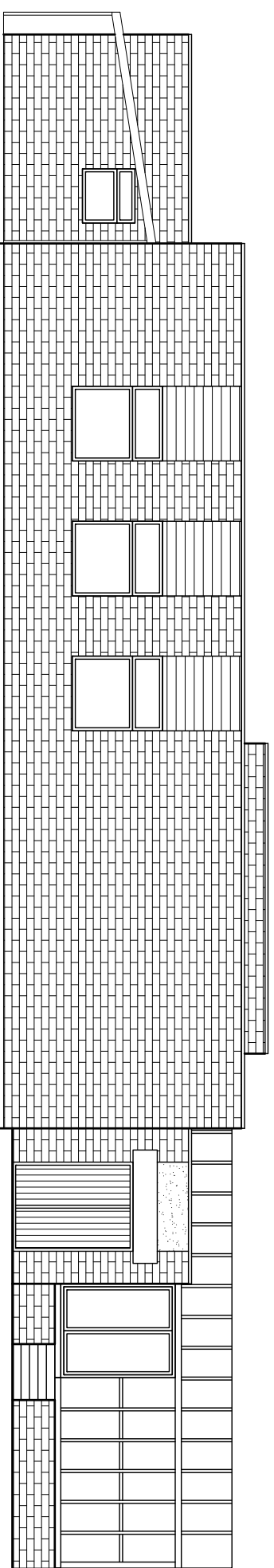
Front Elevation (North) - 1:100



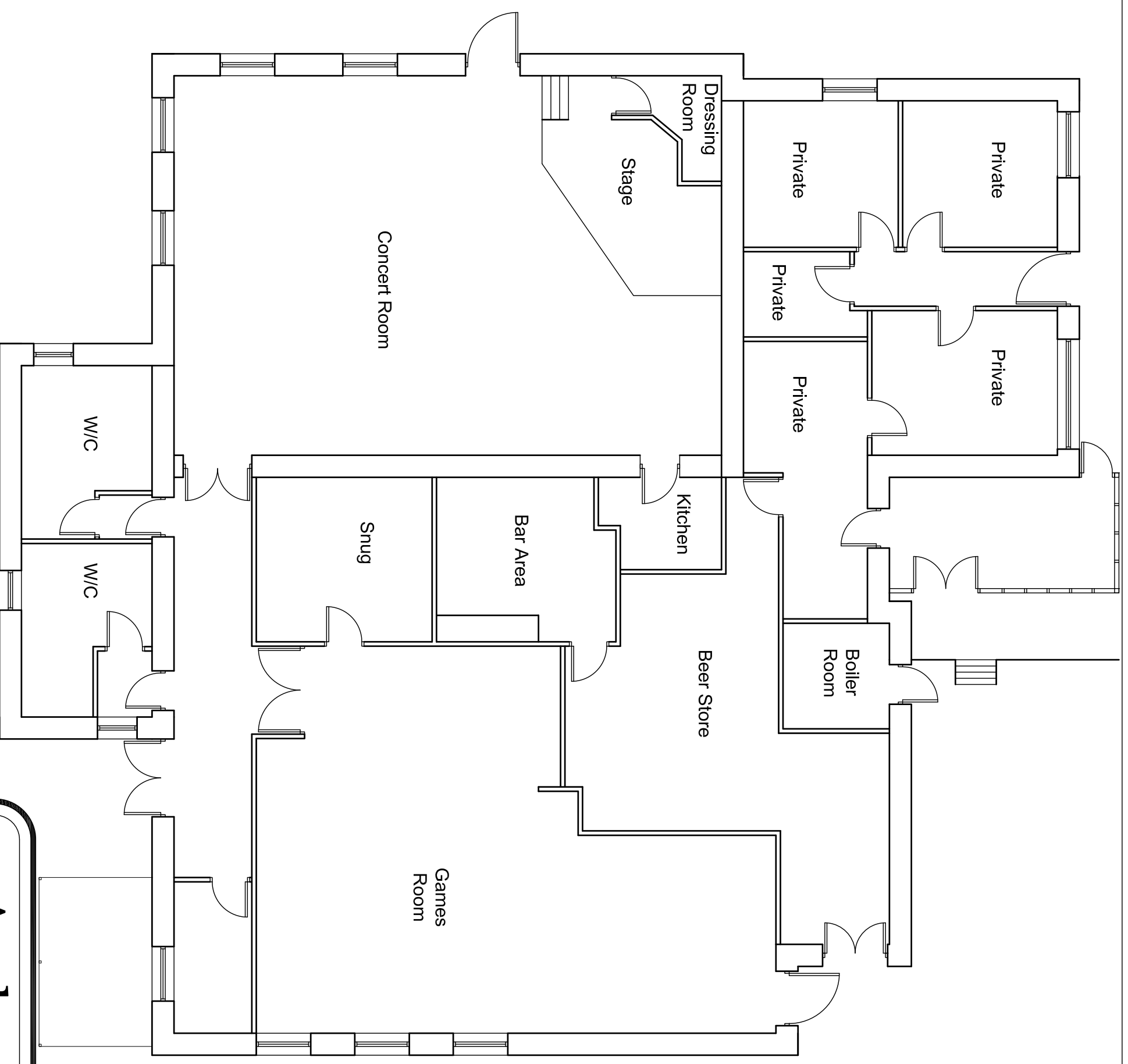
Side Elevation (East) - 1:100



Rear Elevation (South) - 1:100



Side Elevation (West) - 1:100



Floor Plan - 1:100

**Notes:**

All work is to be carried out to the latest current British standards Codes of Practice and recognised working practices.

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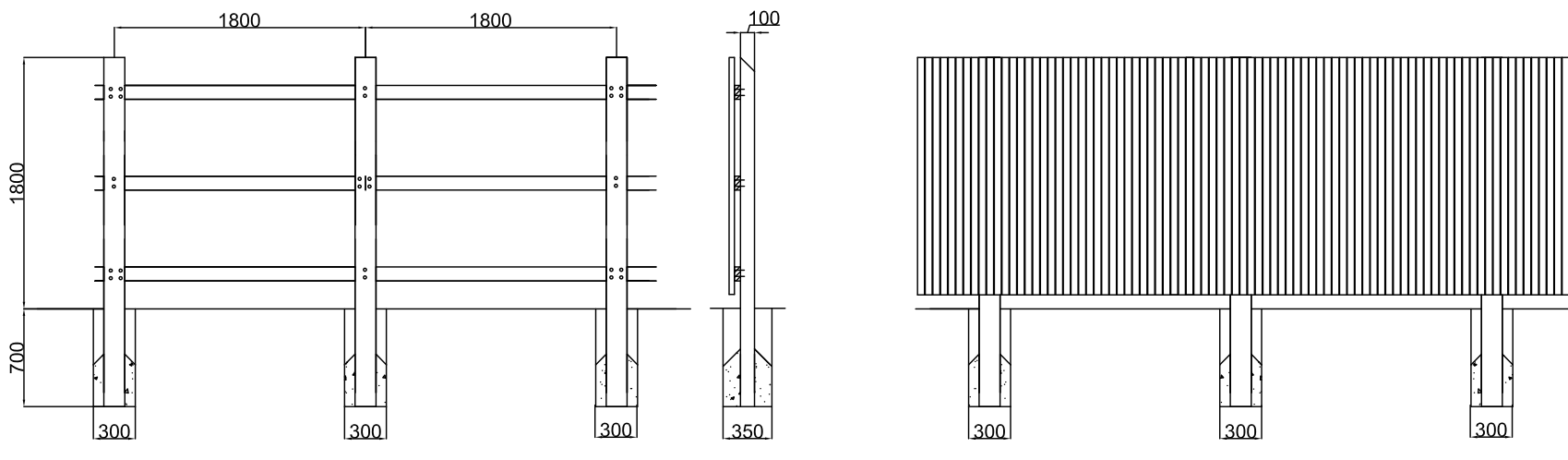
**Avalon** RTPI  
Chartered Town Planning

Town Planning - Architectural Design - Building Regulations - Surveying  
**Phone: 01282 834834 Fax: 01282 451666**  
 2 Beechey Business Centre, Reimun Road, Burnley, Lancashire, BB10 2TY

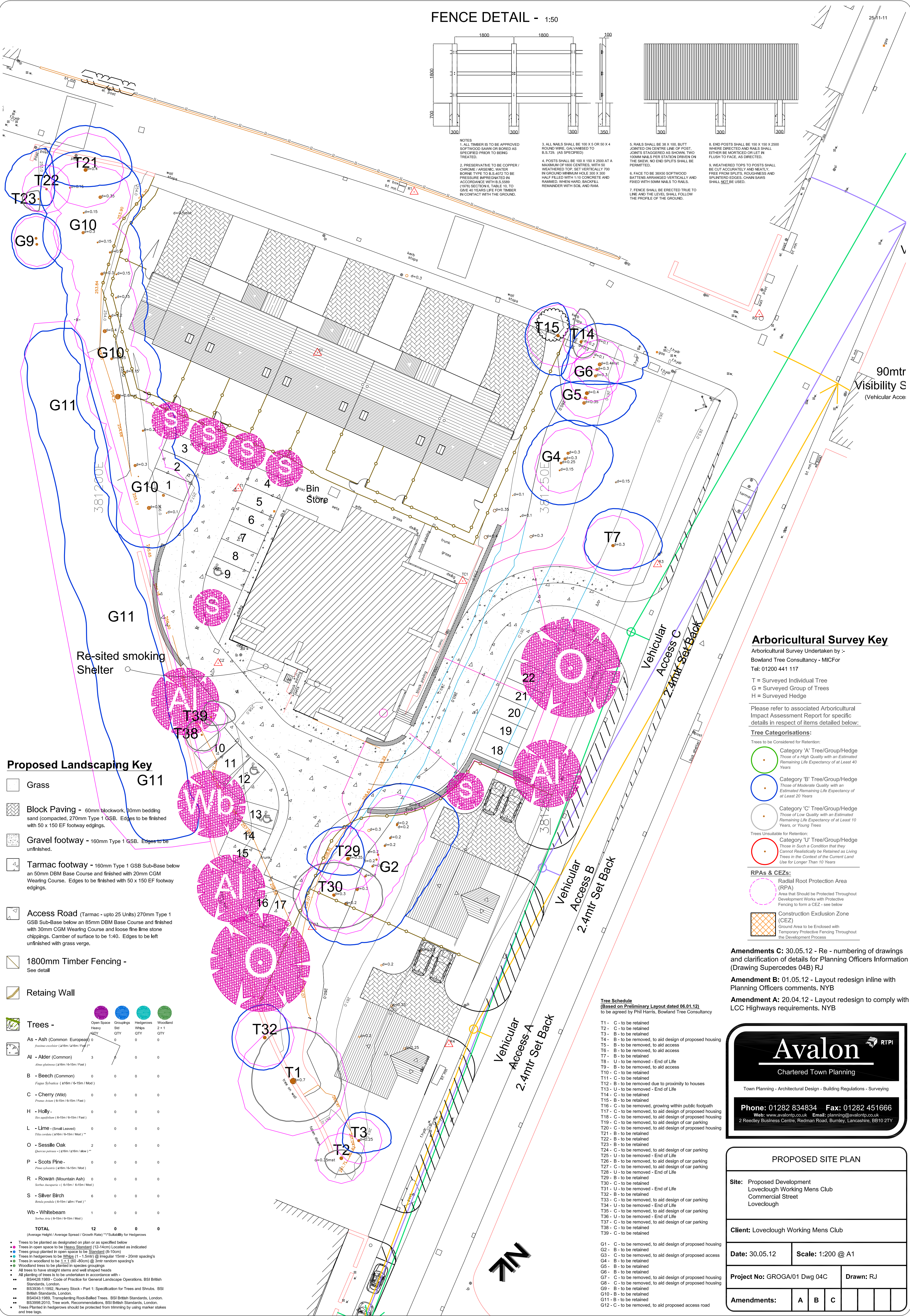
<b>EXISTING BUILDING - FLOOR PLAN &amp; ELEVATIONS</b>			
<b>Site:</b> Proposed Development Lovedough Working Mens Club Commercial Street Lovedough			
<b>Client:</b> Lovedough Working Mens Club			
<b>Date:</b> 30.05.12	<b>Scale:</b> 1:100 @ A2		
<b>Project No:</b> GROGA/01 Dwg 03C	<b>Drawn:</b> NYB		
<b>Amendments:</b>	<b>A</b>	<b>B</b>	<b>C</b>



FENCE DETAIL - 1:50



- NOTES
1. ALL TIMBER IS TO BE APPROVED SOFTWOOD SAWN OR BORED AS SPECIFIED PRIOR TO BEING TREATED.
  2. PRESERVATIVE TO BE COPPER/CHROME/ARSENIC WATER BORNE TYPE TO BS 4072 TO BE PRESSURE IMPREGNATED IN ACCORDANCE WITH BS 5589 (1978) SECTION 6, TABLE 10, TO GIVE 40 YEARS LIFE FOR TIMBER IN CONTACT WITH THE GROUND.
  3. ALL RAILS SHALL BE 38 X 50 OR 50 X 40 ROUND WIRE, GALVANISED TO B.S.729, (AS SPECIFIED)
  4. POSTS SHALL BE 100 X 100 X 2000 AT A MAXIMUM OF 1000 CENTRES, WITH 50 WEATHERED TOP, SET VERTICALLY 700 IN GROUND. WINDSHAKE HOLES 300 X 300 HALF FILLED WITH 1:10 CONCRETE AND RAMMED. WHEN HARD, BACKFILL REMAINDER WITH SOIL AND RAM.
  5. RAILS SHALL BE 38 X 100, BUTT JOINTED ON CENTRE LINE OF POST, JOINTS STAGGERED AS SHOWN, TWO 100MM NAILS PER STATION DRIVEN ON THE SKEW, NO END SPLITS SHALL BE PERMITTED.
  6. FACE TO BE 36X50 SOFTWOOD BATTENS ARRANGED VERTICALLY AND FIXED WITH 50MM NAILS TO RAILS.
  7. FENCE SHALL BE ERECTED TRUE TO LINE AND THE LEVEL SHALL FOLLOW THE PROFILE OF THE GROUND.
  8. END POSTS SHALL BE 150 X 150 X 2000 WHERE DIRECTED AND RAILS SHALL EITHER BE NOTICED OR LET IN FLUSH TO FACE AS DIRECTED.
  9. WEATHERED TOPS TO POSTS SHALL BE CUT ACCURATELY AND NEATLY, FREE FROM SPLITS, ROUGHNESS AND SPLINTERED EDGES. CHAIN SAWS SHALL NOT BE USED.



Arboricultural Survey Key

Arboricultural Survey Undertaken by :-  
Bowland Tree Consultancy - MICFor  
Tel: 01200 441 117

T = Surveyed Individual Tree  
G = Surveyed Group of Trees  
H = Surveyed Hedge

Please refer to associated Arboricultural Impact Assessment Report for specific details in respect of items detailed below:

Tree Categorisations:

- Trees to be Considered for Retention:
- Category 'A' Tree/Group/Hedge: Those of a High Quality with an Estimated Remaining Life Expectancy of at Least 40 Years
  - Category 'B' Tree/Group/Hedge: Those of Moderate Quality with an Estimated Remaining Life Expectancy of at Least 20 Years
  - Category 'C' Tree/Group/Hedge: Those of Low Quality with an Estimated Remaining Life Expectancy of at Least 10 Years, or Young Trees
- Trees Unsuitable for Retention:
- Category 'U' Tree/Group/Hedge: Those in Such a Condition that they Cannot Realistically be Retained as Living Trees in the Context of the Current Land Use for Longer Than 10 Years

- RPA's & CEZ's:
- Radial Root Protection Area (RPA): Area that Should be Protected Throughout Development Works with Protective Fencing to form a CEZ - see below
  - Construction Exclusion Zone (CEZ): Ground Area to be Enclosed with Temporary Protective Fencing Throughout the Development Process

Amendments C: 30.05.12 - Re - numbering of drawings and clarification of details for Planning Officers Information (Drawing Supersedes 04B) RJ

Amendment B: 01.05.12 - Layout redesign inline with Planning Officers comments. NYB

Amendment A: 20.04.12 - Layout redesign to comply with LCC Highways requirements. NYB

Tree Schedule

(Based on Preliminary Layout dated 06.01.12) to be agreed by Phil Harris, Bowland Tree Consultancy

- T1 - C - to be retained
- T2 - C - to be retained
- T3 - B - to be retained
- T4 - B - to be removed, to aid design of proposed housing
- T5 - B - to be removed, to aid access
- T6 - B - to be removed, to aid access
- T7 - B - to be retained
- T8 - U - to be removed - End of Life
- T9 - B - to be removed, to aid access
- T10 - C - to be retained
- T11 - C - to be retained
- T12 - B - to be removed due to proximity to houses
- T13 - U - to be removed - End of Life
- T14 - C - to be retained
- T15 - B - to be retained
- T16 - C - to be removed, growing within public footpath
- T17 - C - to be removed, to aid design of proposed housing
- T18 - C - to be removed, to aid design of proposed housing
- T19 - C - to be removed, to aid design of car parking
- T20 - C - to be removed, to aid design of proposed housing
- T21 - B - to be retained
- T22 - B - to be retained
- T23 - B - to be retained
- T24 - C - to be removed, to aid design of car parking
- T25 - U - to be removed - End of Life
- T26 - B - to be removed, to aid design of car parking
- T27 - C - to be removed, to aid design of car parking
- T28 - U - to be removed - End of Life
- T29 - B - to be retained
- T30 - C - to be retained
- T31 - U - to be removed - End of Life
- T32 - C - to be retained
- T33 - C - to be removed, to aid design of car parking
- T34 - U - to be removed - End of Life
- T35 - C - to be removed, to aid design of car parking
- T36 - U - to be removed - End of Life
- T37 - C - to be removed, to aid design of car parking
- T38 - C - to be retained
- T39 - C - to be retained

- G1 - C - to be removed, to aid design of proposed housing
- G2 - B - to be retained
- G3 - C - to be removed, to aid design of proposed access
- G4 - B - to be retained
- G5 - B - to be retained
- G6 - B - to be retained
- G7 - C - to be removed, to aid design of proposed housing
- G8 - C - to be removed, to aid design of proposed housing
- G9 - B - to be retained
- G10 - B - to be retained
- G11 - B - to be retained
- G12 - C - to be removed, to aid proposed access road

Proposed Landscaping Key

- Grass
  - Block Paving - 60mm blockwork, 60mm bedding sand (compacted), 270mm Type 1 GSB. Edges to be finished with 50 x 150 EF footway edgings.
  - Gravel footway - 160mm Type 1 GSB. Edges to be unfinished.
  - Tarmac footway - 160mm Type 1 GSB Sub-Base below a 50mm DBM Base Course and finished with 20mm CGM Wearing Course. Edges to be finished with 50 x 150 EF footway edgings.
  - Access Road (Tarmac - upto 25 Units) 270mm Type 1 GSB Sub-Base below an 85mm DBM Base Course and finished with 30mm CGM Wearing Course and loose fine lime stone chippings. Camber of surface to be 1:40. Edges to be left unfinished with grass verge.
  - 1800mm Timber Fencing - See detail
  - Retaining Wall
- Trees -
- | Tree                      | Open Space Heavy QTY | Groupings Std QTY | Hedgerows Whips QTY | Woodland 2+1 QTY |
|---------------------------|----------------------|-------------------|---------------------|------------------|
| A - Ash (Common European) | 0                    | 0                 | 0                   | 0                |
| Al - Alder (Common)       | 3                    | 0                 | 0                   | 0                |
| B - Beech (Common)        | 0                    | 0                 | 0                   | 0                |
| C - Cherry (wild)         | 0                    | 0                 | 0                   | 0                |
| H - Holly                 | 0                    | 0                 | 0                   | 0                |
| L - Lime - (Small Leaved) | 0                    | 0                 | 0                   | 0                |
| O - Sessile Oak           | 2                    | 0                 | 0                   | 0                |
| P - Scots Pine            | 0                    | 0                 | 0                   | 0                |
| R - Rowan (Mountain Ash)  | 0                    | 0                 | 0                   | 0                |
| S - Silver Birch          | 6                    | 0                 | 0                   | 0                |
| Wb - Whitebeam            | 1                    | 0                 | 0                   | 0                |
| <b>TOTAL</b>              | <b>12</b>            | <b>0</b>          | <b>0</b>            | <b>0</b>         |
- Trees to be planted as designated on plan or as specified below  
 • Trees in open space to be Heavy Standard (12-14cm) Located as indicated  
 • Trees group planted in open space to be Standard (8-10cm)  
 • Trees in hedgerows to be Whips (1 - 1.5m) @ irregular 15mtr - 20mtr spacing's  
 • Trees in woodland to be 1.1 (80-80cm) @ 3mtr random spacing's  
 • Woodland trees to be planted in species groupings  
 • All trees to have straight stems and well shaped heads  
 • All planting of trees is to be undertaken in accordance with -  
 • BS4428:1989 - Code of Practice for General Landscape Operations. BSI British Standards, London.  
 • BS3996:1992, Nursery Stock - Part 1: Specification for Trees and Shrubs. BSI British Standards, London.  
 • BS4043:1989, Transplanting Root-Balled Trees. BSI British Standards, London.  
 • BS3998:2010, Tree work, Recommendations. BSI British Standards, London.  
 • Trees Planted in hedgerows should be protected from trimming by using marker stakes and tree tags.

**Avalon** RTPI  
Chartered Town Planning

Town Planning - Architectural Design - Building Regulations - Surveying

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 Web: www.avalontp.co.uk Email: planning@avalontp.co.uk  
 2 Reedley Business Centre, Redman Road, Burnley, Lancashire, BB10 2TY

**PROPOSED SITE PLAN**

Site: Proposed Development  
Loveclough Working Mens Club  
Commercial Street  
Loveclough

Client: Loveclough Working Mens Club

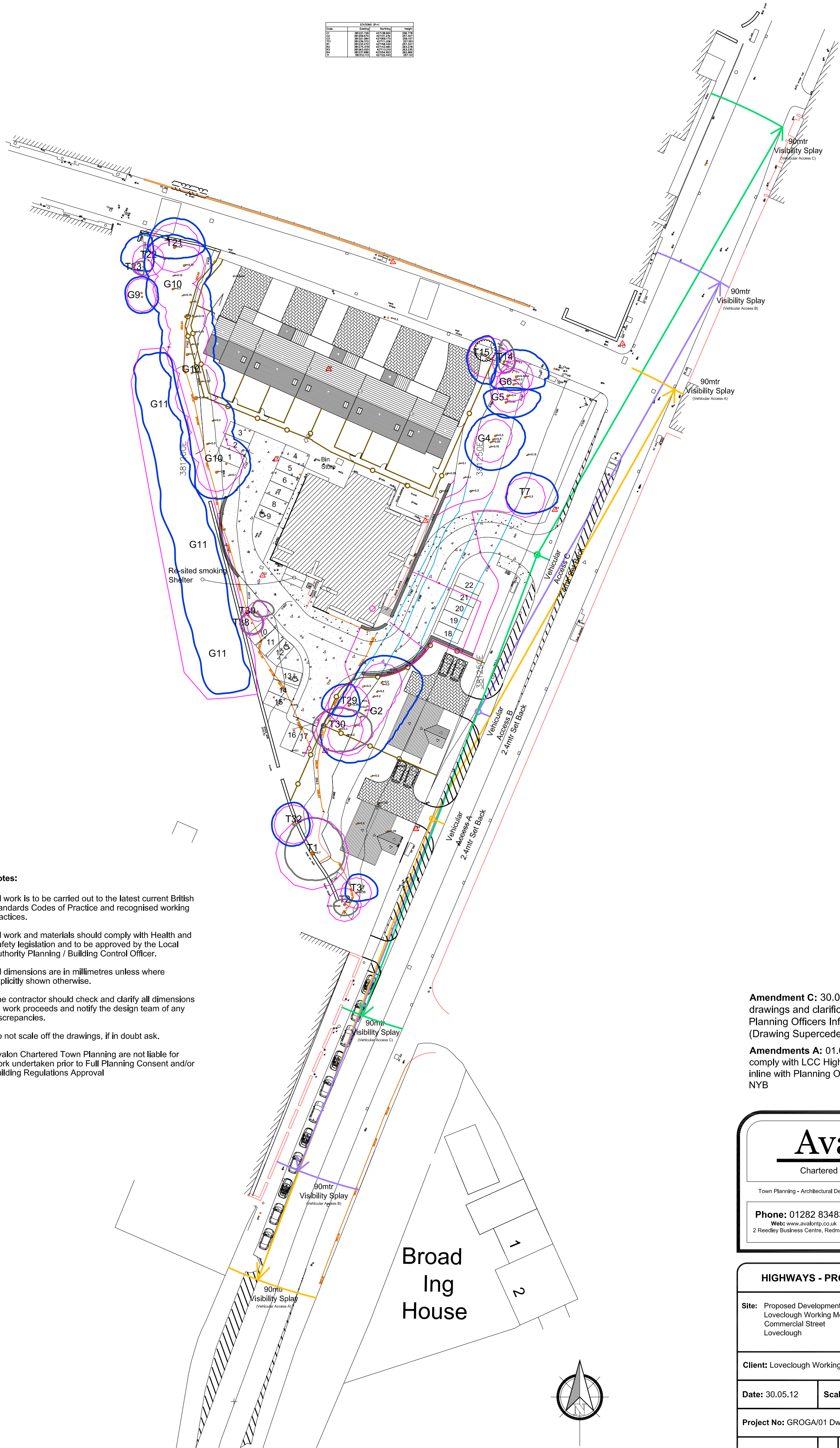
Date: 30.05.12 Scale: 1:200 @ A1

Project No: GROGA/01 Dwg 04C Drawn: RJ

Amendments:	A	B	C
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Code	Quantity	Material	Height
G1	1000	400x400x100	100
G2	1000	400x400x100	100
G3	1000	400x400x100	100
G4	1000	400x400x100	100
G5	1000	400x400x100	100
G6	1000	400x400x100	100
G7	1000	400x400x100	100
G8	1000	400x400x100	100
G9	1000	400x400x100	100
G10	1000	400x400x100	100
G11	1000	400x400x100	100
T1	1000	400x400x100	100
T2	1000	400x400x100	100
T3	1000	400x400x100	100
T4	1000	400x400x100	100
T5	1000	400x400x100	100
T6	1000	400x400x100	100
T7	1000	400x400x100	100
T8	1000	400x400x100	100
T9	1000	400x400x100	100
T10	1000	400x400x100	100
T11	1000	400x400x100	100
T12	1000	400x400x100	100
T13	1000	400x400x100	100
T14	1000	400x400x100	100
T15	1000	400x400x100	100
T16	1000	400x400x100	100
T17	1000	400x400x100	100
T18	1000	400x400x100	100
T19	1000	400x400x100	100
T20	1000	400x400x100	100
T21	1000	400x400x100	100
T22	1000	400x400x100	100
T23	1000	400x400x100	100
T24	1000	400x400x100	100
T25	1000	400x400x100	100
T26	1000	400x400x100	100
T27	1000	400x400x100	100
T28	1000	400x400x100	100
T29	1000	400x400x100	100
T30	1000	400x400x100	100



**Notes:**

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**Amendment C:** 30.05.12 - Re - numbering of drawings and clarification of details for Planning Officers Information (Drawing Supercedes 06A) RJ

**Amendments A:** 01.05.12 Layout redesign to comply with LCC Highways requirements and inline with Planning Officers comments. NYB

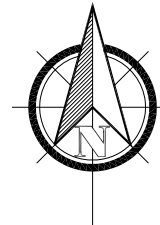
**Avalon**

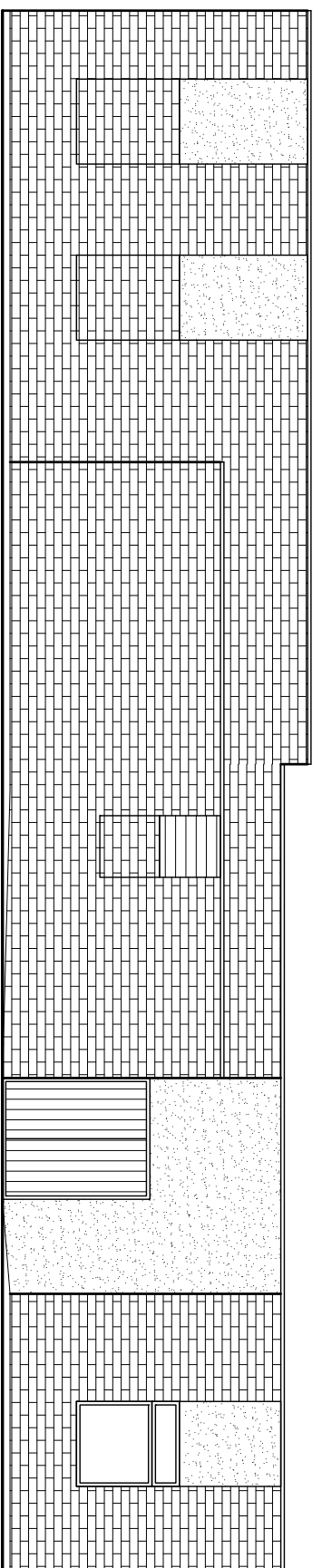
Chartered Town Planning

Town Planning - Architectural Design - Building Regulations - Surveying

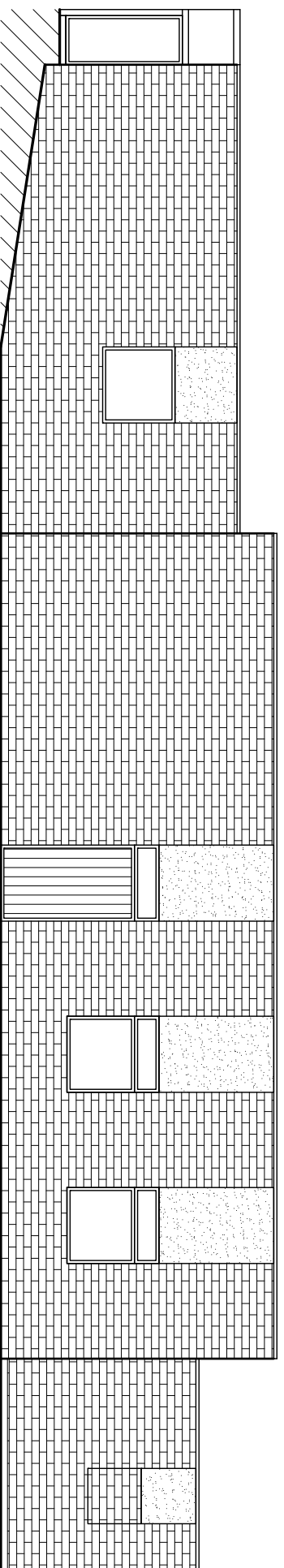
Phone: 01282 834834 Fax: 01282 451666  
Web: www.avalon.co.uk Email: planning@avalon.co.uk  
2 Reedley Business Centre, Redman Road, Burnley, Lancashire, BB10 2TY

HIGHWAYS - PROPOSED SITE PLAN			
Site: Proposed Development Loveclough Working Mens Club Commercial Street Loveclough			
Client: Loveclough Working Mens Club			
Date: 30.05.12	Scale: 1:500 @ A2		
Project No: GROGA/01 Dwg 05C		Drawn: RJ	
Amendments:	A	B	C

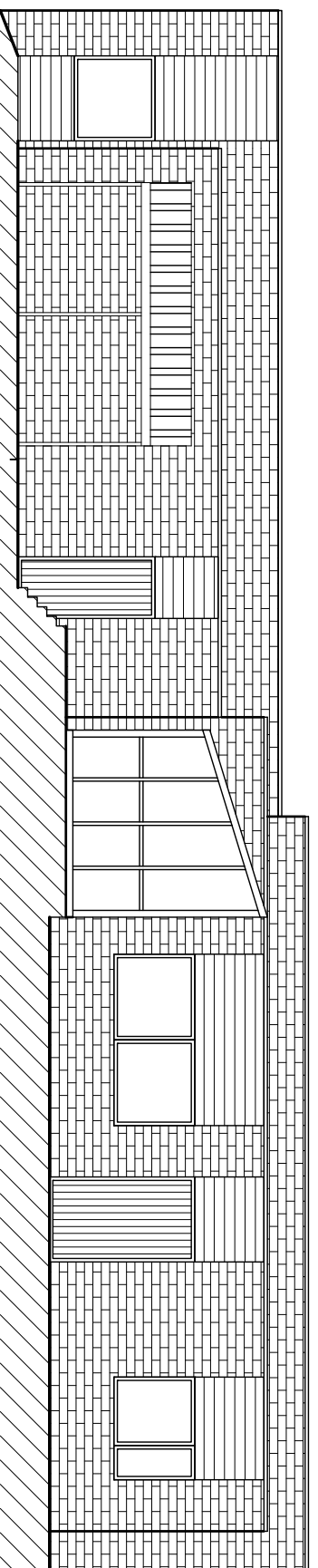




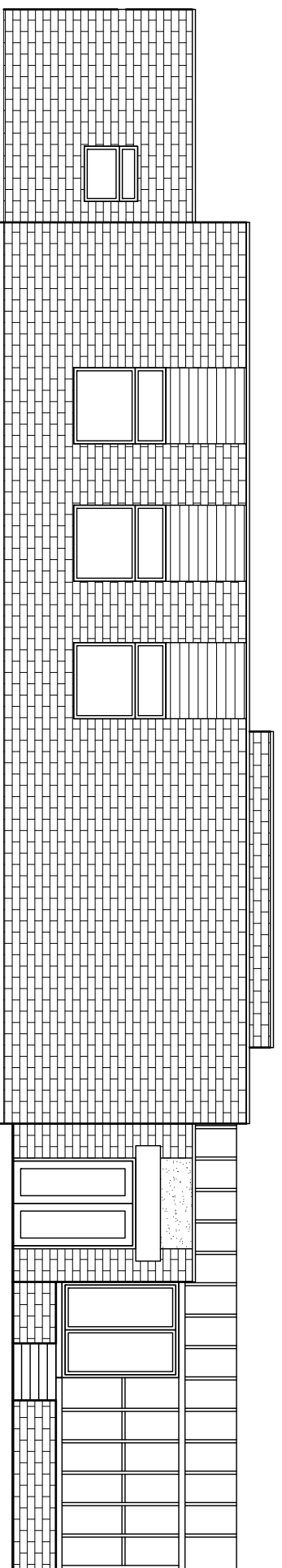
Front Elevation (North) - 1:100



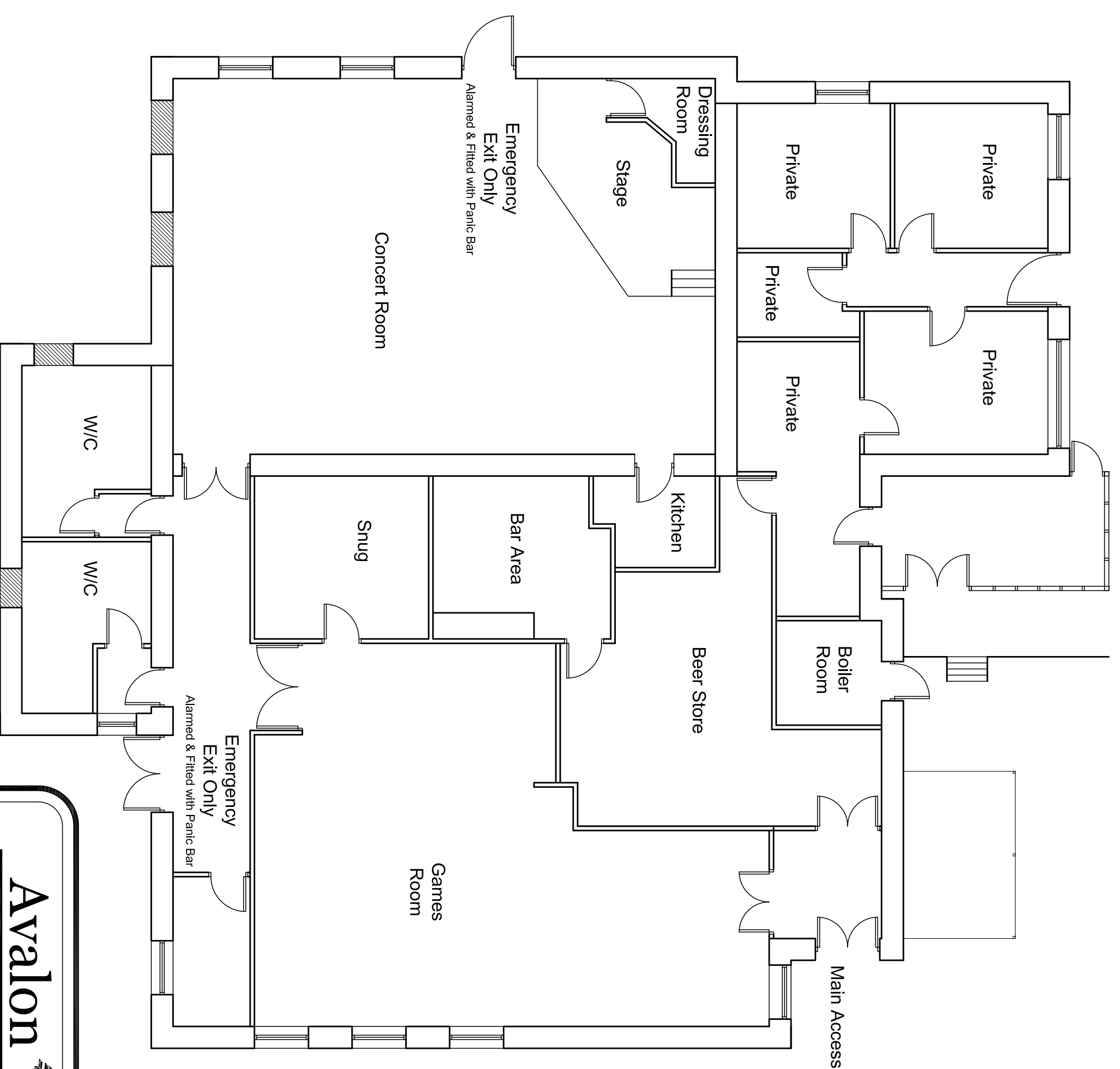
Side Elevation (East) - 1:100



Rear Elevation (South) - 1:100



Side Elevation (West) - 1:100



Floor Plan - 1:100

**Avalon** RTPI  
Chartered Town Planning

Town Planning - Architectural Design - Building Regulations - Surveying

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Wales: 01282 451666 Email: info@avalonrtpi.co.uk  
 2 Reddery Business Centre, Reddun Road, Burnley, Lancashire, BB10 2TY

**PROPOSED ALTERATIONS TO EXISTING BUILDING**

**Site:** Proposed Development  
 Lovelough Working Mens Club  
 Commercial Street  
 Lovelough

**Client:** Lovelough Working Mens Club

**Date:** 31.05.12 **Scale:** 1:100 @ A2

**Project No:** GROGA/01 Dwg 06D **Drawn:** NYB

**Amendments:**

A	B	C	D		
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**Notes:**

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**Notes:**

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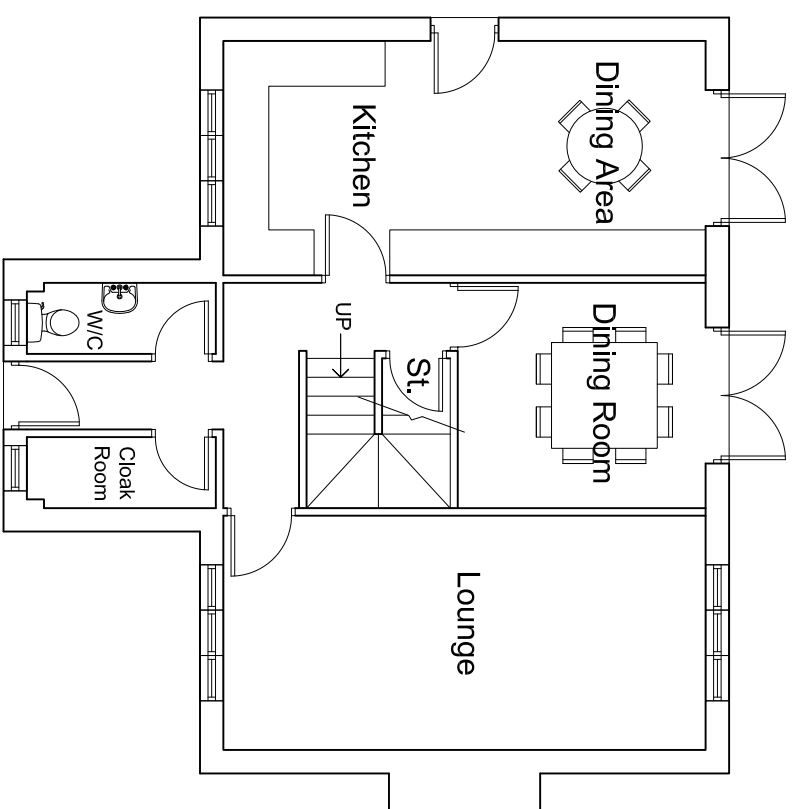
All work and materials should comply with Health and Safety Legislation and to be approved by the Local Authority Planning / Building Control Officer.

All dimensions are in millimetres unless where explicitly shown otherwise.

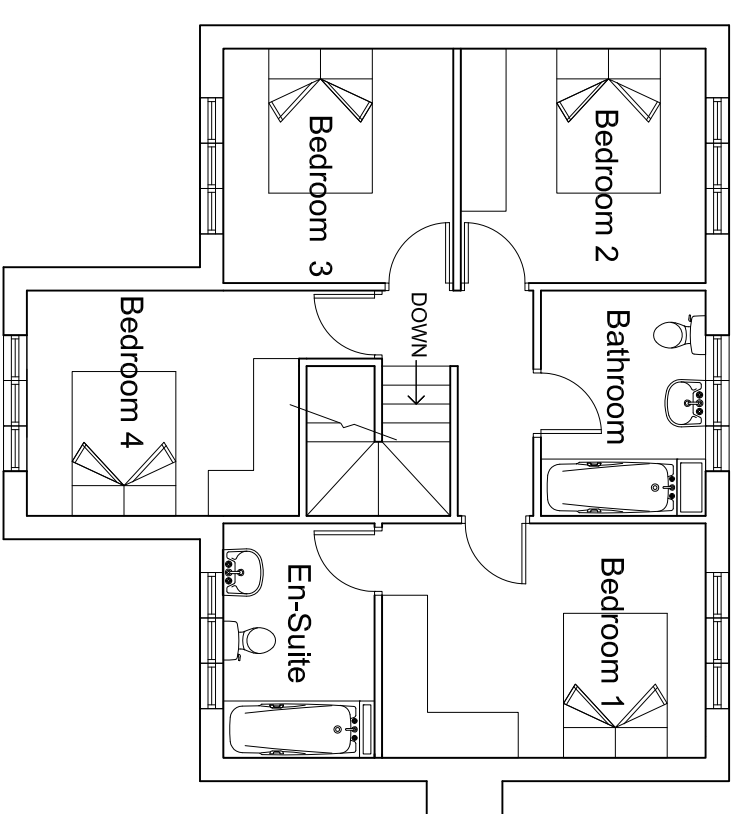
The contractor should check and clarify all dimensions as work proceeds and notify the design team of any discrepancies.

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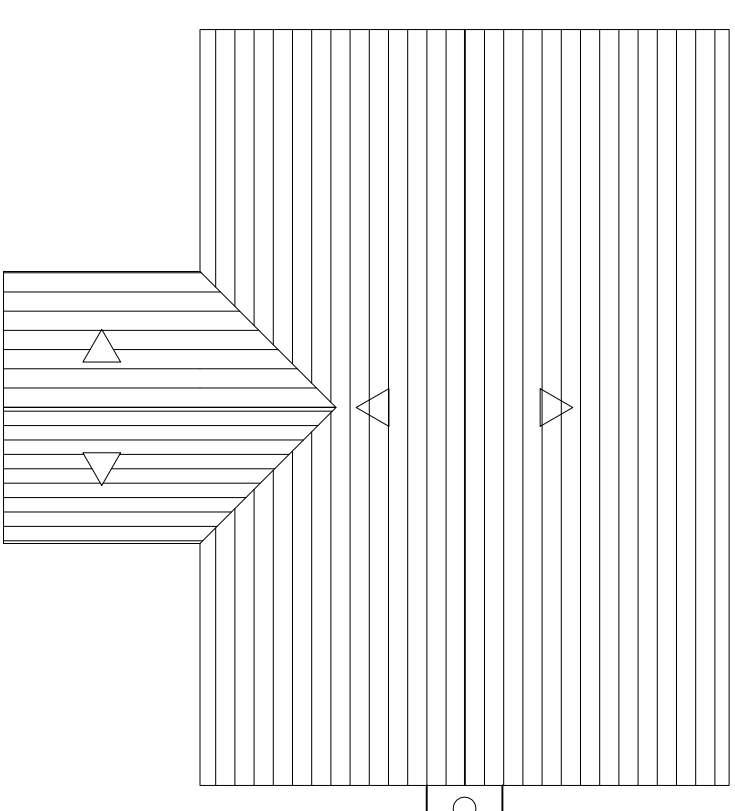
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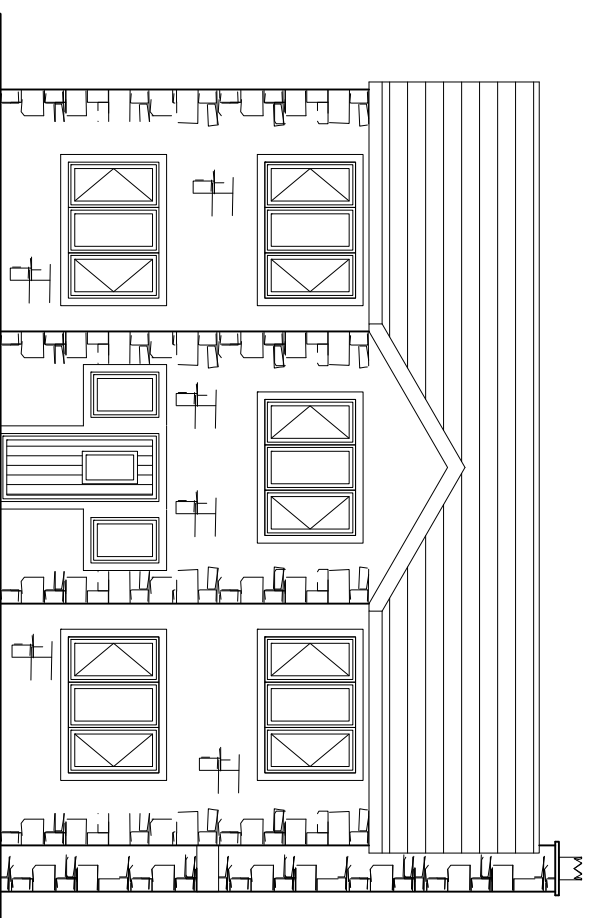
Ground Floor Plan 1:100



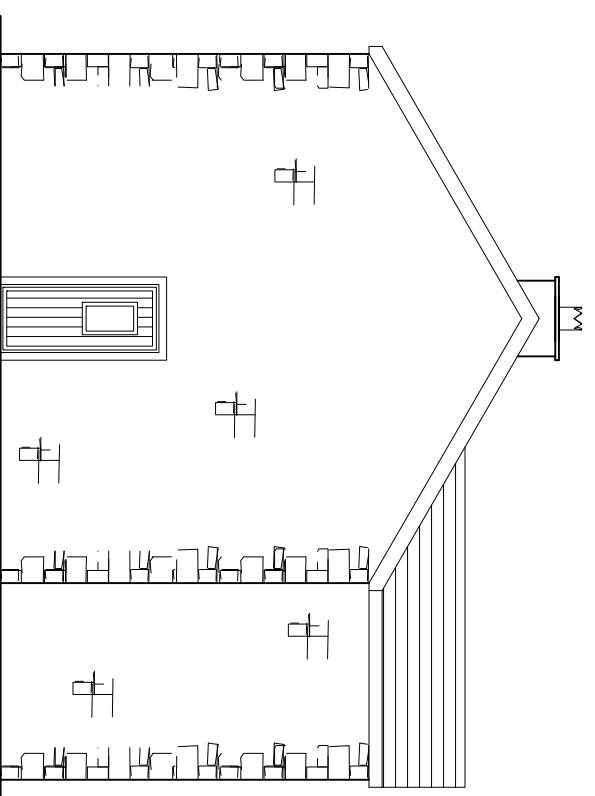
First Floor Plan 1:100



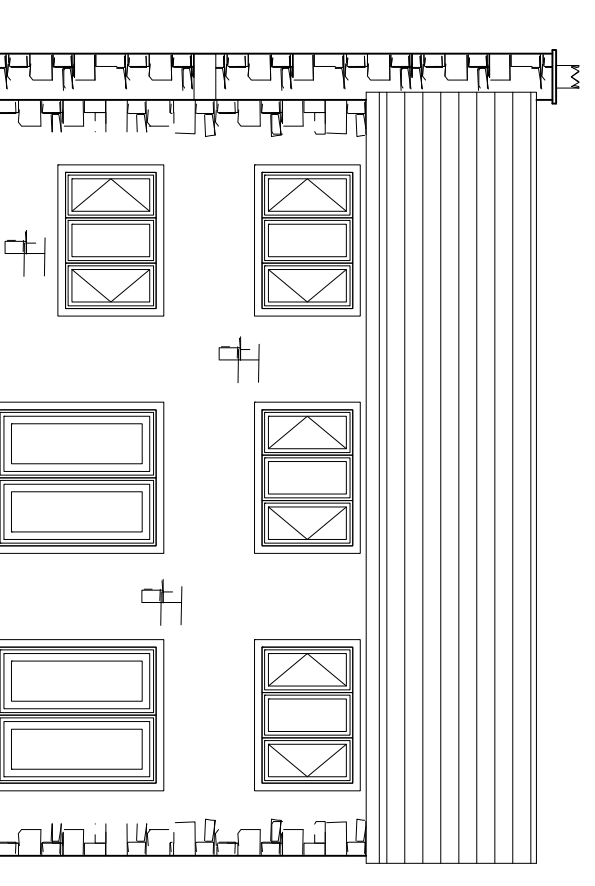
Roof Plan 1:100



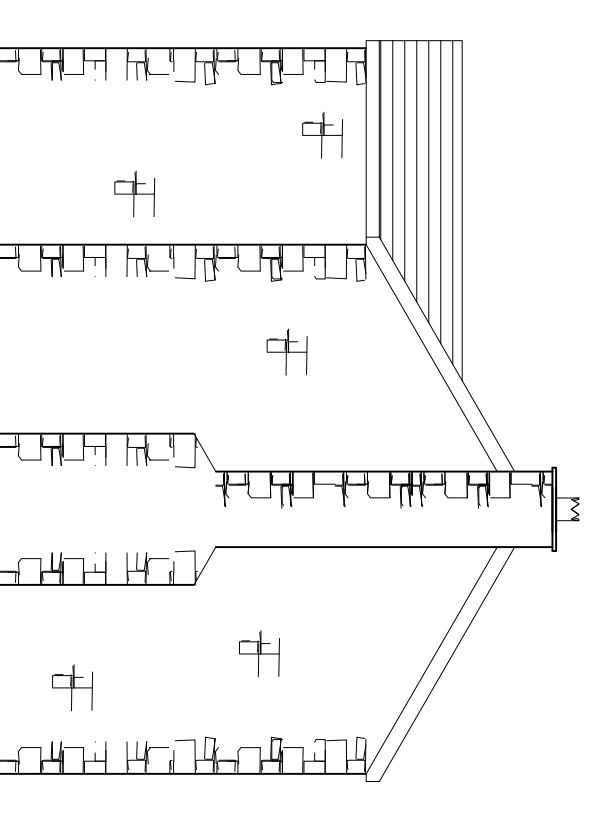
Front Elevation (East) 1:100



Side Elevation (South) 1:100



Rear Elevation (West) 1:100



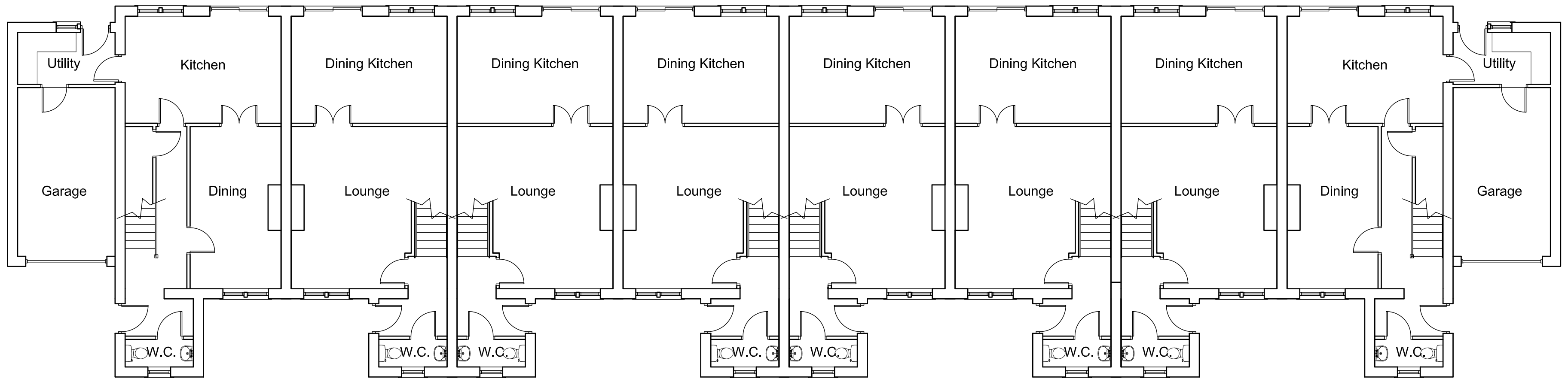
Side Elevation (North) 1:100

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Chartered Town Planning

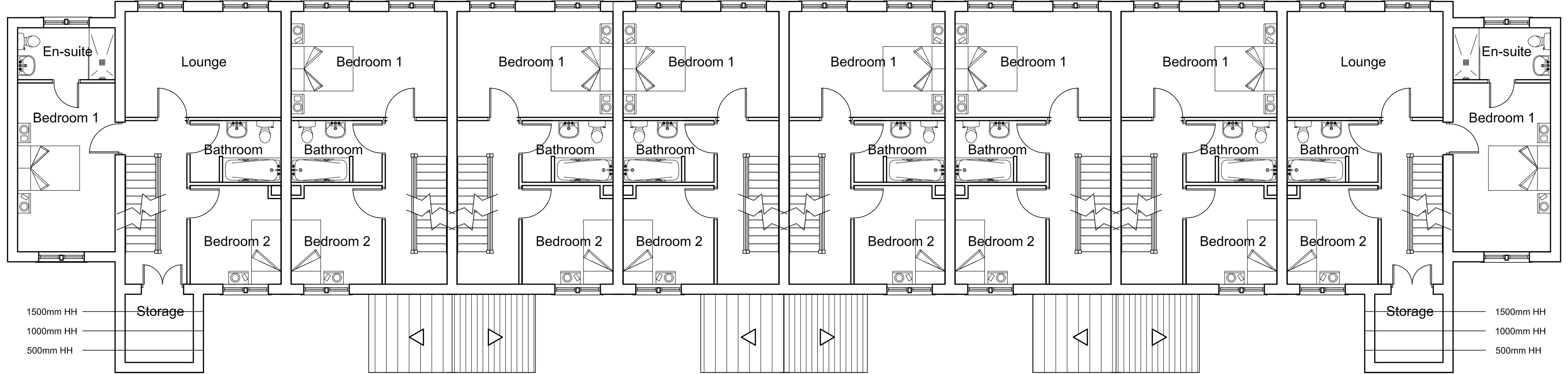
Town Planning - Architectural Design - Building Regulations - Surveying

Phone: 01282 834834 Fax: 01282 451666  
Web: [www.avalonplanning.co.uk](http://www.avalonplanning.co.uk) Email: [enquiries@avalonplanning.co.uk](mailto:enquiries@avalonplanning.co.uk)  
2 Beechey Business Centre, Redburn Road, Burnley, Lancashire, BB10 2TY

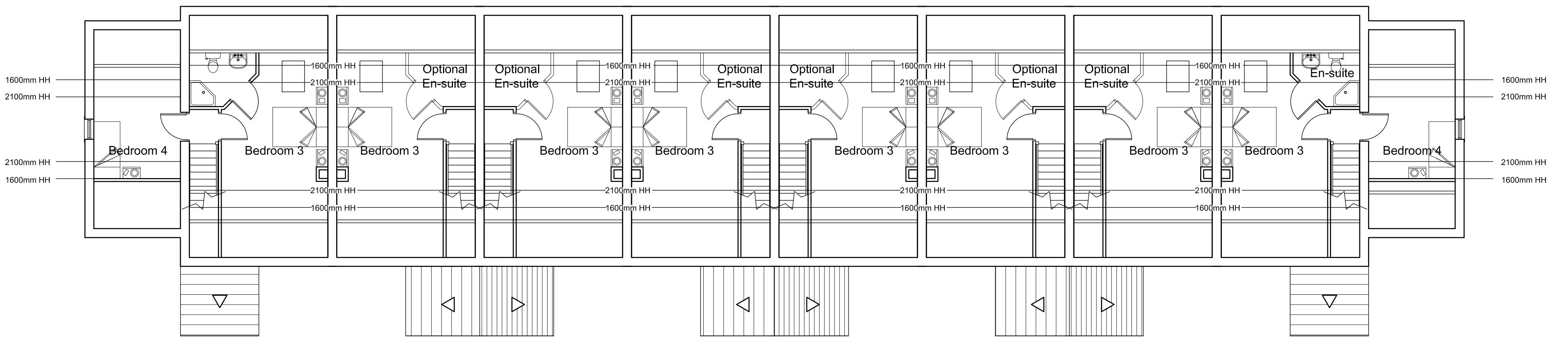
Proposed Detached Dwellings	
Site: Proposed Development Loveclough Working Mens Club Commercial Street Loveclough	
Client: Loveclough Working Mens Club	
Date: 30.05.12	Scale: 1:100 @ A2
Project No: GROGA01 Dwg 07C	Drawn: RJ
Amendments:	



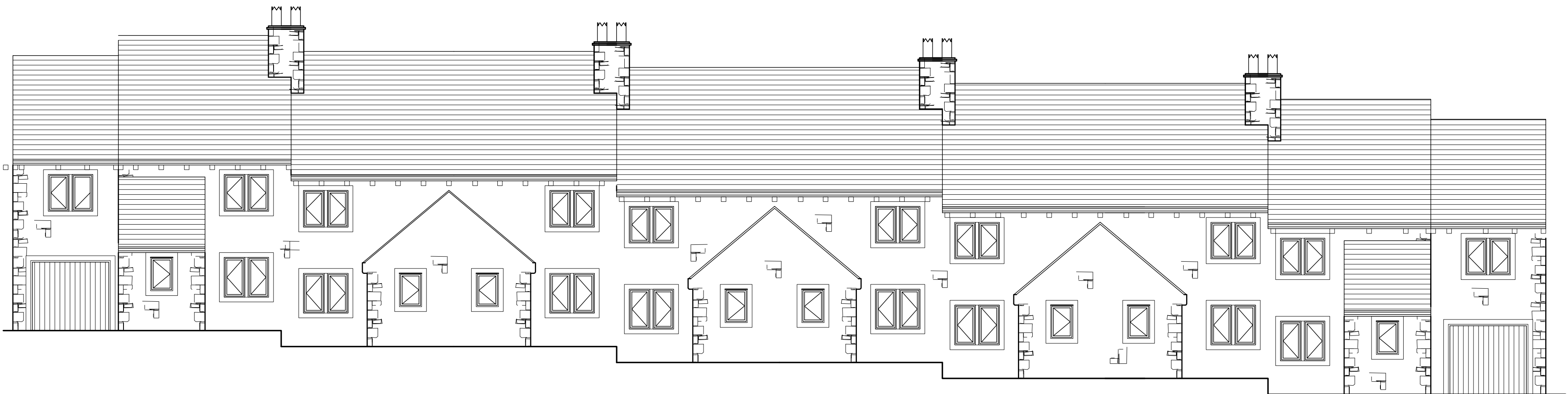
Ground Floor Plans 1:100



First Floor Plans 1:100



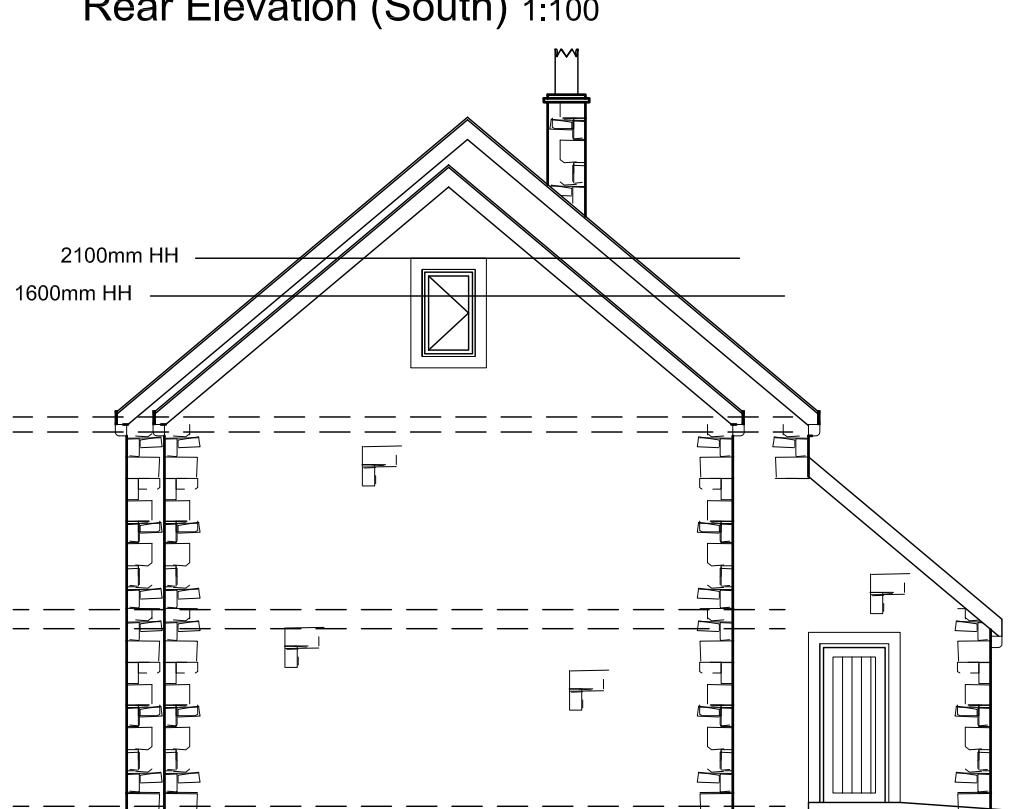
Second Floor Plans 1:100



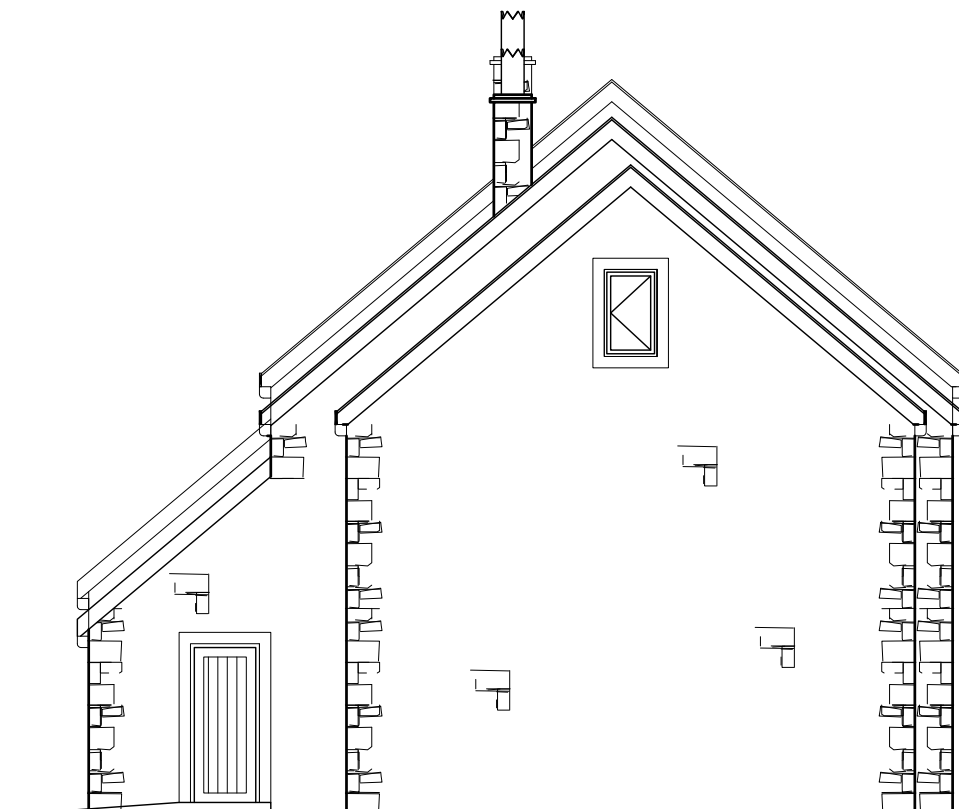
Front Elevation (North) 1:100



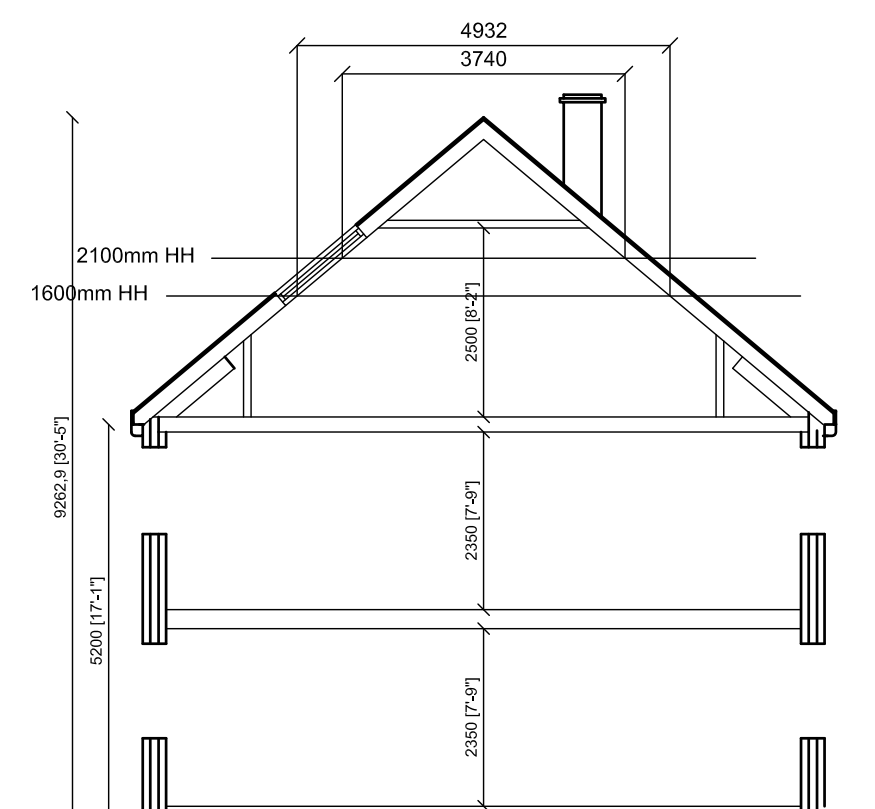
Rear Elevation (South) 1:100



Side Elevation (East) 1:100



Side Elevation (West) 1:100



Typical Section 1:100

Amendment D: 31.05.12 - Typical section through main building added RJ  
 Amendment C: 30.05.12 - Re-numbering of drawings and clarification of details for Planning Officers Information (Drawing Supersedes 02A) RJ  
 Amendment A: 01.05.12 Layout adjusted inline with Planning Officers comments. NYB

**Avalon** RTPI  
 Chartered Town Planning  
 Town Planning - Architectural Design - Building Regulations - Surveying  
 Phone: 01282 834834 Fax: 01282 451666  
 Web: www.avalonpt.co.uk Email: planning@avalonpt.co.uk  
 2 Reedley Business Centre, Redman Road, Burnley, Lancashire, BB10 2TY

Proposed Cottages Facing Commercial Street				
Site: Proposed Development Loveclough Working Mens Club Commercial Street Loveclough				
Client: Loveclough Working Mens Club				
Date: 30.05.12	Scale: 1:100 @ A1			
Project No: GROGA/01 Dwg 08D	Drawn: RJ			
Amendments:	A	B	C	D