

New Line, Bacup



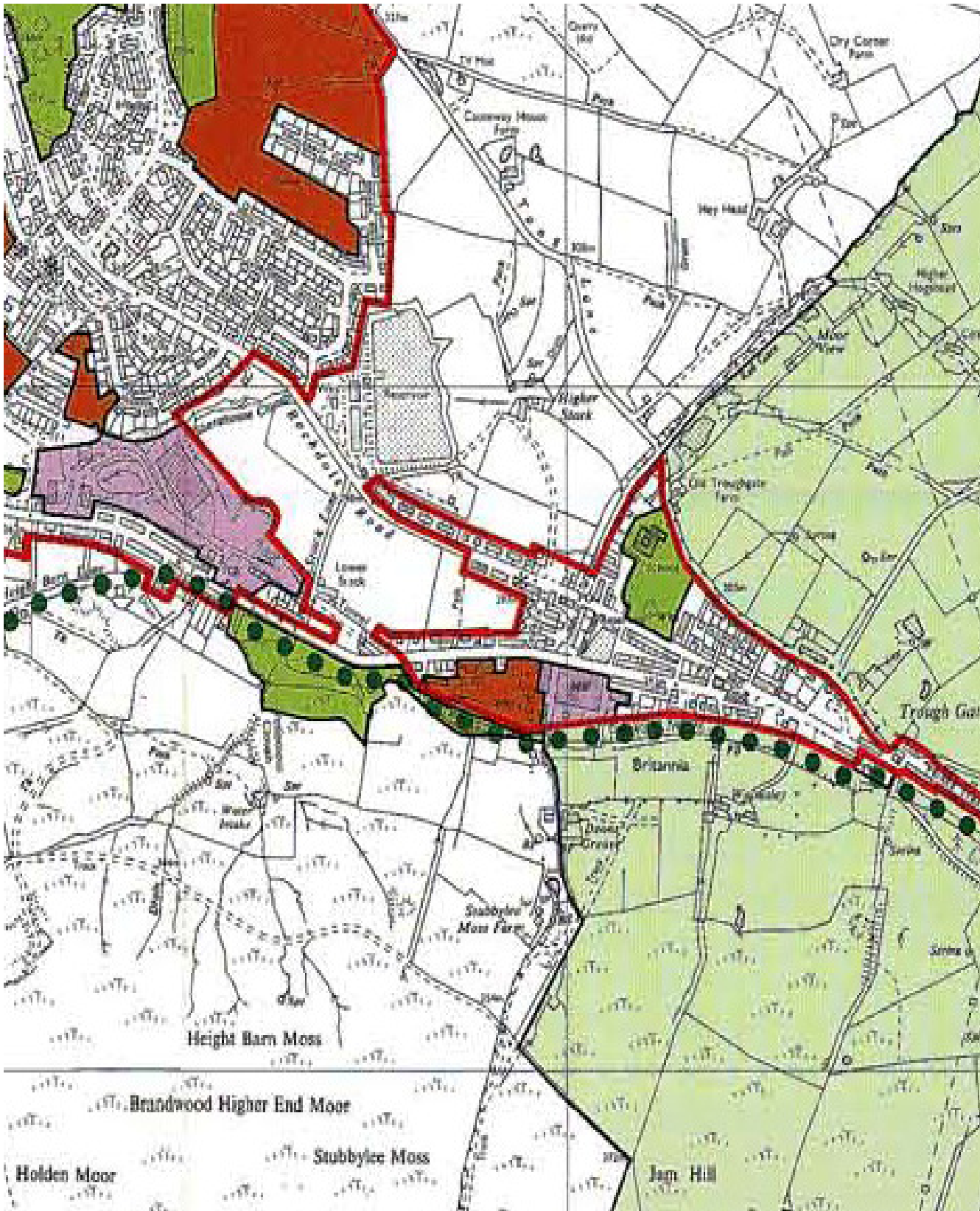
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Dacres
COMMERCIAL

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Plan showing Urban Boundary and surrounding area

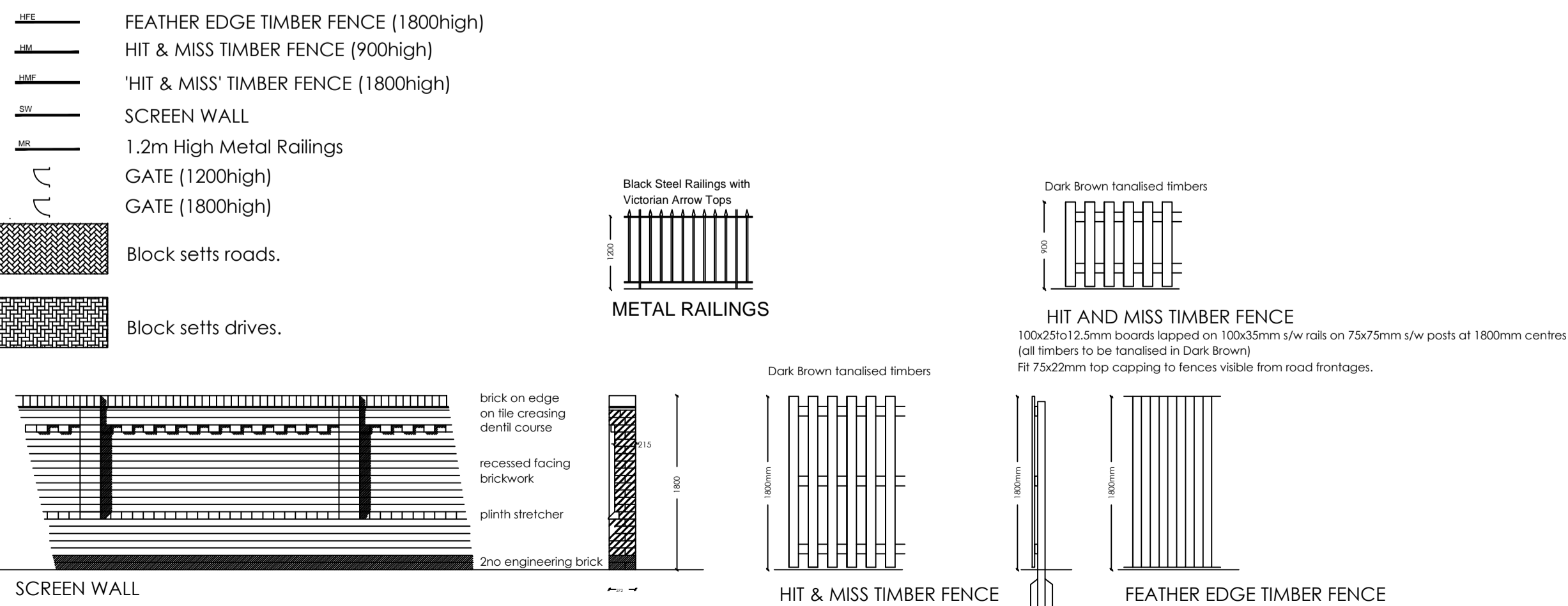




Schedule.

ACCOMMODATION SCHEDULE		SITE: Bacup		DRAWING NUMBER:		
House Type	Abb.	No	Bedrooms	Sq/ft	Total sqft	%age
Semi House	sh	2	3	1100	2200	7
Guildford	gu	4	4	1220	4880	13
Tiverton	ti	5	4	1210	6050	17
Lydford	ly	3	3	1220	3660	10
Cheveley	ch	0	4	1332	0	0
Canturbury	ca	6	4	1386	8316	20
Salcombe	sa	5	4	1518	7590	17
Salcombe(v2)	sa(v2)	1	4	1518	1518	3
Kenilworth	ke	4	4	1619	6476	13
Total		30			40690	100
Gross Site Area	0.00	sqm	0.00	ha	0.00	acres
Embankment	0.00	sqm	0.00	ha	0.00	acres
POS Area	0.00	sqm	0.00	ha	0.00	acres
Nett Site Area	0.00	sqm	0.00	ha	0.00	acres
Density	#DIV/0!	Sqft/acre				
Floor Area	#DIV/0!	Units/ha				
Units	#DIV/0!	Units/ha				

Boundary Details

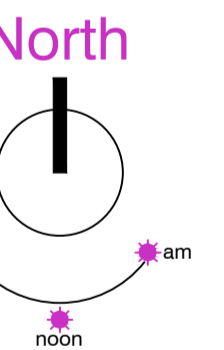


- c/ footpath to front of plots 13 to 16 increased to 2m wide 4/1/13
- b/ Plots 1 to 7, 10 & 11 ammended to min 10.5m drives, turning head to plots 10& 11 ammende, plot 2 handed as SG email dated 20/12/12 21/12/12
- a/ Footpath link between plots 2 & 3 added 14/12/12

Revisions

Designers of the Built Environment

Scale: 1:500
 Date: 21/06/12
 Drg No: 12/286/01c



Client: Harron Homes Ltd.
 Site: New Line, Bacup
 Plan: Planning Layout 1:500

Development @ New Line, Bacup. Axonometric Views



1 Axonometric View - North East



2 Axonometric View - North West



3 Axonometric View - South East



4 Axonometric View - South West

Development @ New Line, Bacup. Housing Character Board - New Line.



1 Plots 1 - 4
1 : 100



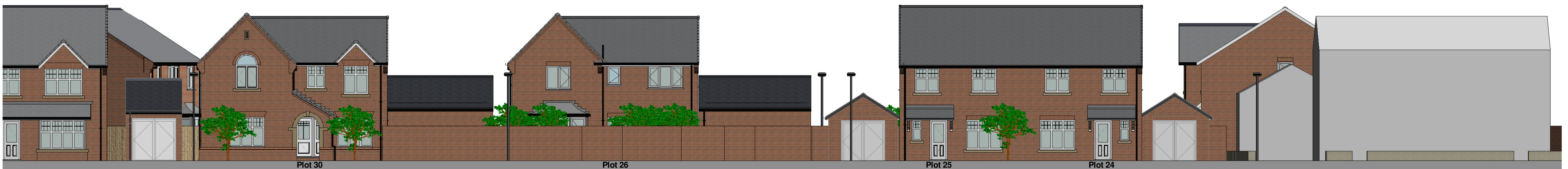
2 New Line, Left Frontage View



3 New Line Plots 1-4 & 24-30
1 : 500



4 New Line, Right Frontage View



5 Plots 24-26 & 28- 30
1 : 100

Development @ New Line, Bacup. Housing Character Board - East Mews.



1 **Plots 6-8**
1 : 100



2 **Plots 9-11**
1 : 100



3 **Plots 6-8**



4 **East Mews Plots 6-16**
1 : 500



5 **Plots 9-16**



6 **Plots 12-16**
1 : 100

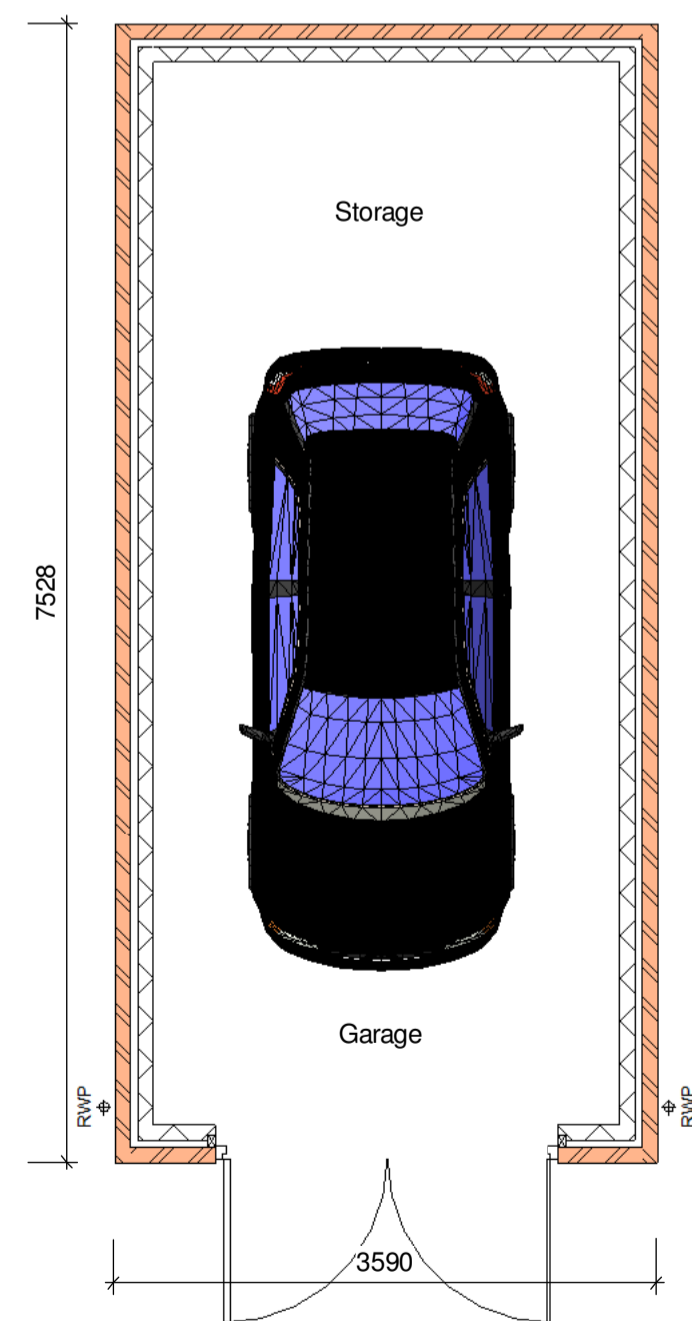
Tandem Single Garage



1 Front 3D View.



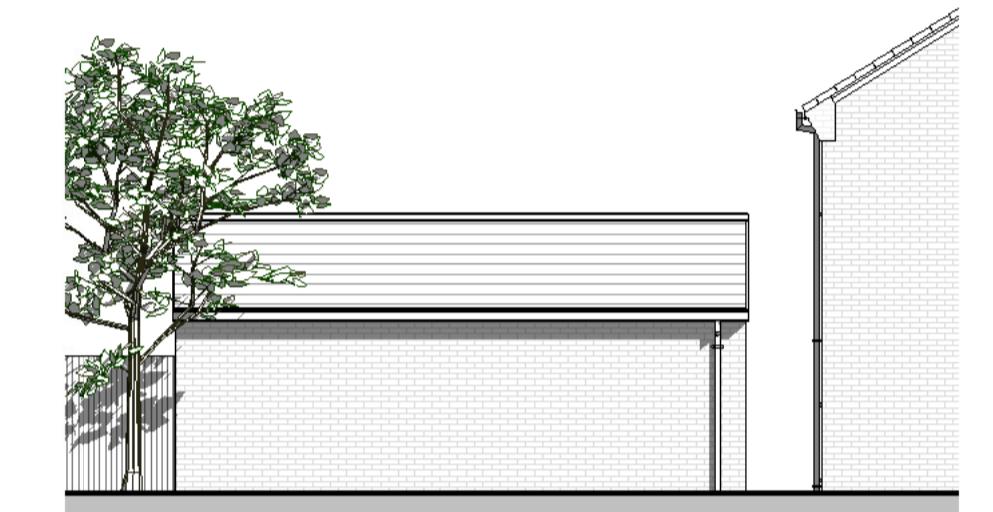
2 Rear 3D View.



3 Garage Ground Floor Plan
1 : 50



4 Front Elevation.
1 : 100



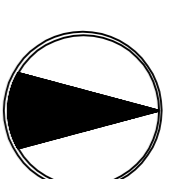
5 Left Elevation.
1 : 100



6 Rear Elevation.
1 : 100



7 Right Elevation.
1 : 100



NOTES

PROTECTION OF EXISTING VEGETATION

Off site existing vegetation on the southern boundary to be protected where necessary during works. 2300mm high mesh panel fencing secured to a certified tubular framework with fluorescent tape to the top rail. Protective fencing shall be erected on the canopy drip line whenever possible. Laminated, waterproof A4 signs shall be fixed to the fence posts at 10m intervals bearing the words 'PROTECTED TREE ZONE - NO STORAGE OR OPERATIONS WITHIN FENCED AREA'.
 Tracking of machinery, storage of chemicals and building materials shall not be permitted within the protected area. Leaks or spills should be removed immediately and the contaminated soil replaced. No bonfires shall be lit within 5m of the canopy spread. Any excavation work beneath the canopy spread shall be carried out by hand.
 All works affecting trees within the development shall be subject to BS 5837:2005.

TREE PLANTING

Extensive planting of heavy standard, selected, standard and light standard trees throughout the development will create a structure to the site and an extensive canopy on maturity, breaking up the building line from outside the site. Planting of extra heavy standard trees along the New Line road frontage and at focal points within the development will give early structure and maturity to the scheme.
 As recommended in the Ecological Assessment (B6 Brooks Ecological Sept 2011) a line of native species trees will be planted into the rear gardens of the plots on the southern boundary to enhance the existing habitats.
 Foundation design of new buildings shall accommodate proposed tree planting in accordance with NHBC guidelines.

Species to be chosen from:
 Acer platanoides 'Laciniatum' (Ap)
 Alnus incana (Al)
 Betula pubescens (Bp)
 Carpinus betulus (Cb)
 Castanopsis prunifolia (Cp)
 Fraxinus excelsior (Fe)
 Malus tchonoskii (Mt)
 Prunus serotina (Ps)
 Prunus subhirtella 'Autumnalis Rosea' (Prs)
 Quercus robur (Qr)
 Sorbus aria (Sa)
 Sorbus aucuparia (Sau)
 Sorbus Embleyi (Se)
 Sorbus Josephi Rocki (Sj)
 Tilia x euchlora (Te)
 Tilia cordata Green Spire (Tgs)

SHRUB PLANTING

A mix of evergreen and deciduous shrubs will be planted throughout the site to give enclosure and structure to the development.
 Medium/large species will be planted against screen fences and walls and medium/low mixes will be planted into front gardens, cut de sacs and around parking areas.

Species to be selected from: () density/m²

Berberis frikartii 'Amstelweert'(5), Berberis thunbergii 'Atropurpurea Nana'(5), Berberis cordifolia 'Silberlicht'(6), Buddleja davidii 'Loehndr'(2), Ceanothus thyrsiflorus repens(4), Chaenomeles superba 'Jel Trail'(4), Cornus alba 'Spaethii'(2), Cornus stolonifera 'Flaviramea'(2), Cotoneaster conspicuus 'Beccurus'(6), Cotoneaster lacteus(2), Cytisus Algoldi(4), Eberhardus purpureus 'Maculata(3), Escallonia Apple Blossom(4), Eucalyptus forsterii 'Emerald Gaely'(6), Euphorbia griffithii 'Frisgloew'(5), Festuca spp(6), Geranium moseianum(4), Hebe albertana 'Tamarisclote'(3), Lavanilla 'Hickore'(6), Lonicera xylosteum(4), Lonicera Silver Beauty(4), Nepeta hassenli(4), Perovskia Blue Spire(6), Pteridium var. 'Fosterella Red Aet'(5), Prunus laurocerasus 'Zabeliana(3), Pyracantha Orange Clammer(3), Rubus x Betty Astburner(4), Spiraea Gold Flame(4), Spiraea 'Shirobana'(4), Viburnum tinus 'Eve Price'(5)

HEDGE PLANTING

Planting of Beech hedges to the frontage of properties on the New Line road frontage will give structure to the development. Hedges to be planted as a double staggered row of 60-80cm high hedging plants.
 Evergreen flowering hedge to be planted on the boundary with the BOS area and the private plot gardens adjoining it.

WESTERN HABITAT AREA

To the western end of the site a footpath will link the site with the Great Northern Trail. The area to the west of this footpath will be developed as a wildlife area with wetland, native species hedge and scrub planting and blocks of marginal planting to the wetland area itself. The whole area will be seeded with a wetland wildflower seed mix appropriate to the locally provenant species with a margin of mown grass against the footpath and adjacent properties.

KEY

- Existing vegetation to be retained
- Proposed extra-heavy standard (14-16cm girth) and heavy standard (12-14cm girth) trees
- Proposed selected standard (10-12cm girth) and light standard (8-9cm girth) trees
- Proposed native species hedge mix
- Proposed native scrub mix
- Proposed marginal planting mix
- Proposed Beech hedging
- Proposed evergreen flowering hedge
- Proposed climbers
- Proposed ornamental shrub planting
- Proposed wildflower grass seed to habitat area
- Proposed turf to side frontages
- Proposed 1800mm highscreen wall detailed by others
- Proposed 1800mm feather edged board screen fence
- Proposed 1800mm height lit and miss timber fencing
- Proposed 900mm lit and miss timber fencing
- Proposed 900mm high dwarf wall
- Proposed block paving



client Harron Homes Ltd	
project Residential Development, NEW LINE, BACUP	
drawing title LANDSCAPE MASTERPLAN	
scale 1:500	date July 12 SF
drawing no R/1350/1	drawn by R/1350/1
client Sue Emery BA MA MUI Landscape Architect	
project fdalandscape	
drawing title LANDSCAPE MASTERPLAN	
scale 1:500	date July 12 SF
drawing no R/1350/1	drawn by R/1350/1
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scale 1:500	date July 12 SF
drawing no R/1350/1	drawn by R/1350/1

Development @ New Line, Bacup. Housing Character Board - West Mews.



1 **Plots 17-22**
1:100



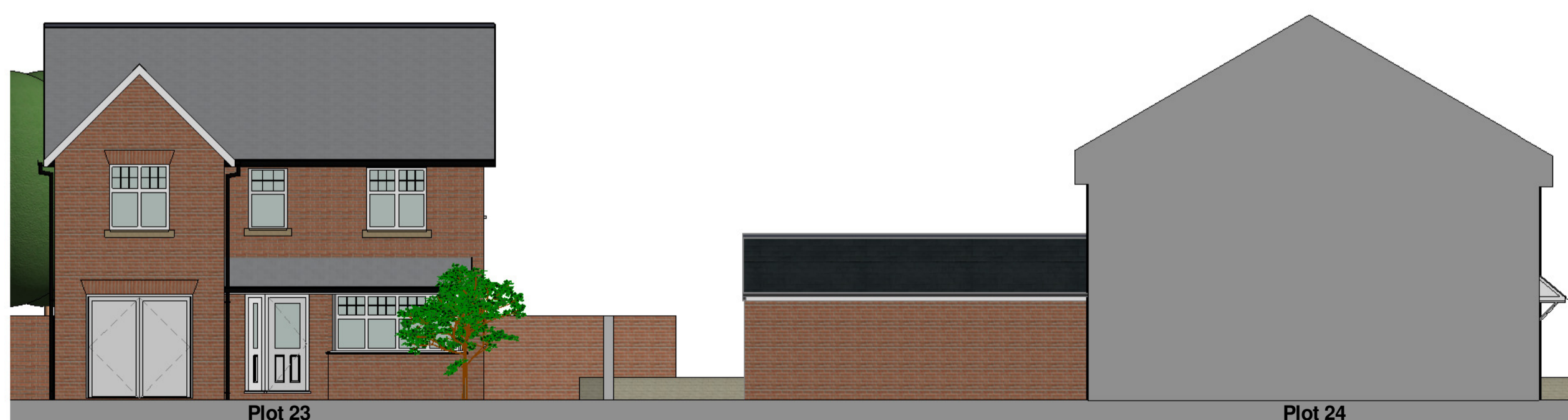
2 **Plots 17-23**



3 **West Mews Plots 17-27**
1:500



4 **Plots 26-27**



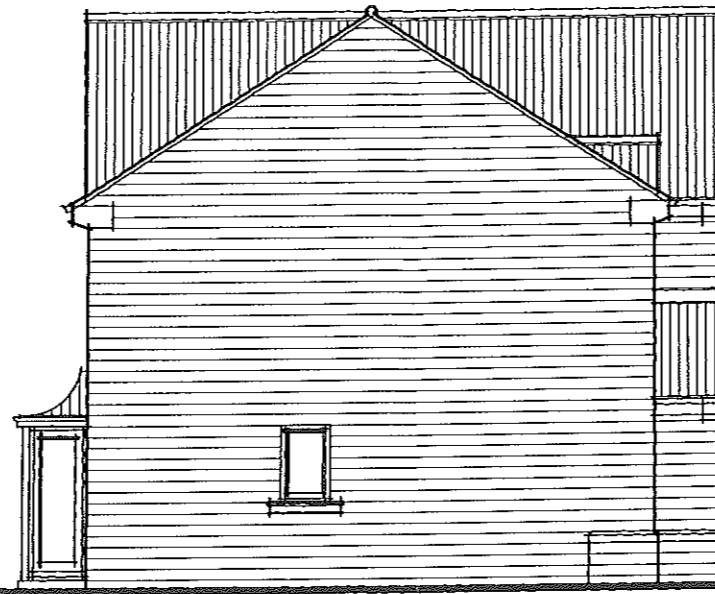
5 **Plot 23**
1:100



6 **Plots 26-27**
1:100



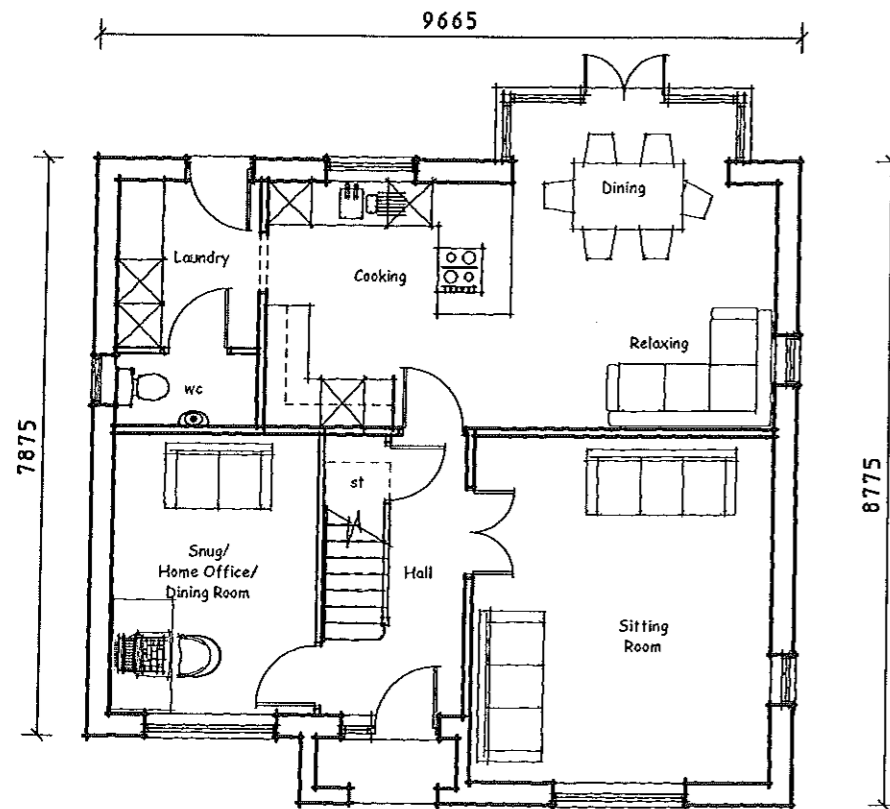
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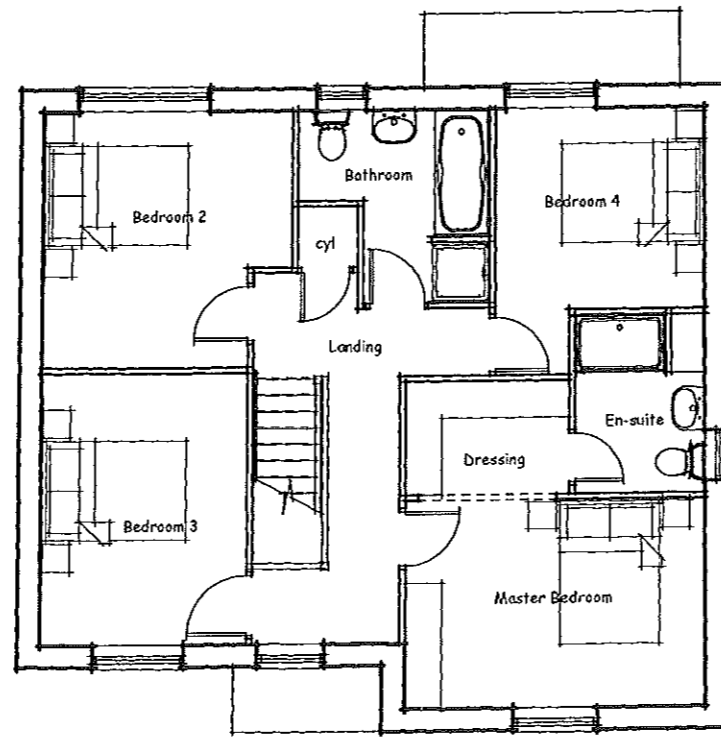
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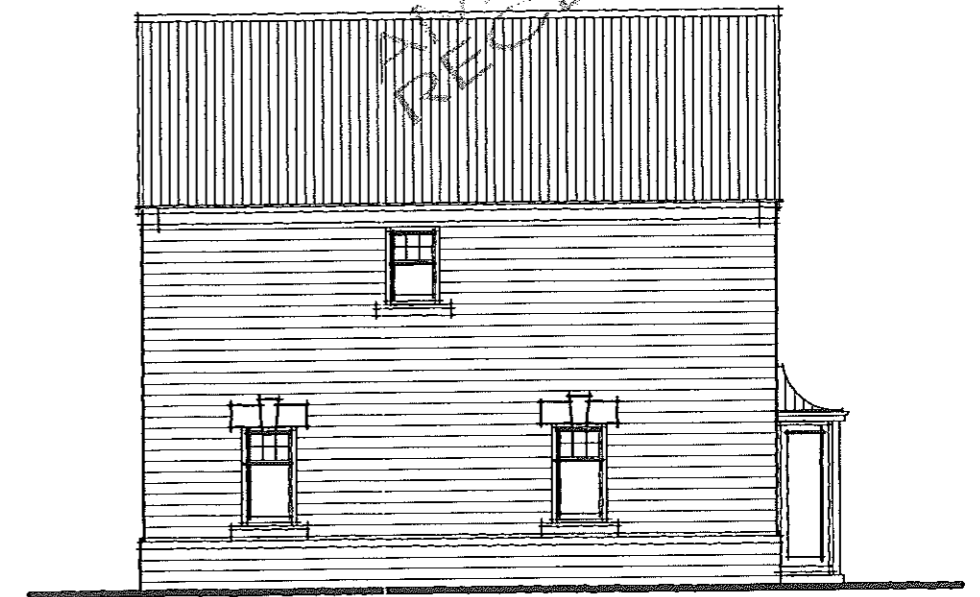
REAR ELEVATION



GROUND FLOOR



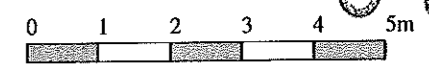
FIRST FLOOR



SIDE ELEVATION

RECEIVED PLANS
17 DEC 2012

2012/385



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downes illingsworth partnership ltd

CLIENT:
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 LS15 9JL
 Tel: 0113 2044670

HARRON HOMES

PROJECT:
 Development of 1534ft² house at Nibblesedge

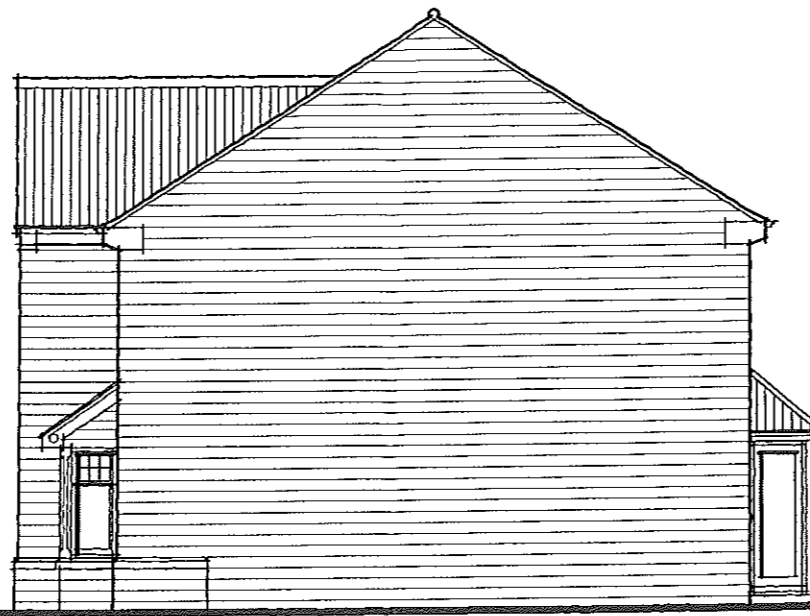
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 The Salcombe (V2) Stone Type Planning Drawing (4 bed 2 storey house 1534ft²)

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DRAWN: JW	CHECKED: -	DWG NO. 3564/PD/12	REV. -

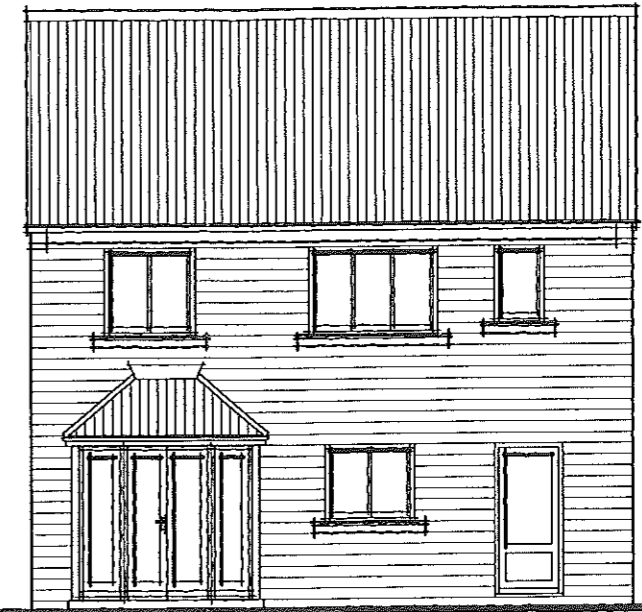
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FRONT ELEVATION

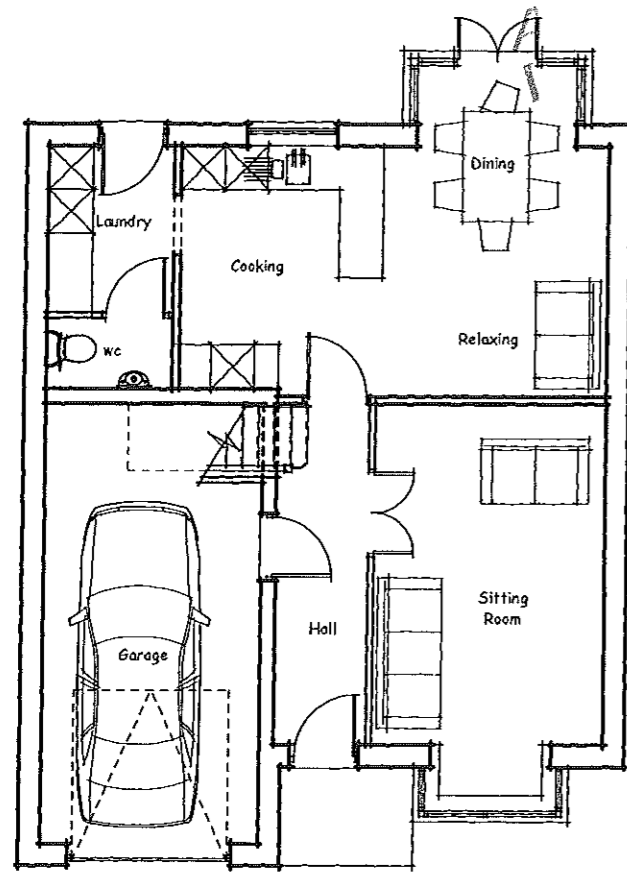


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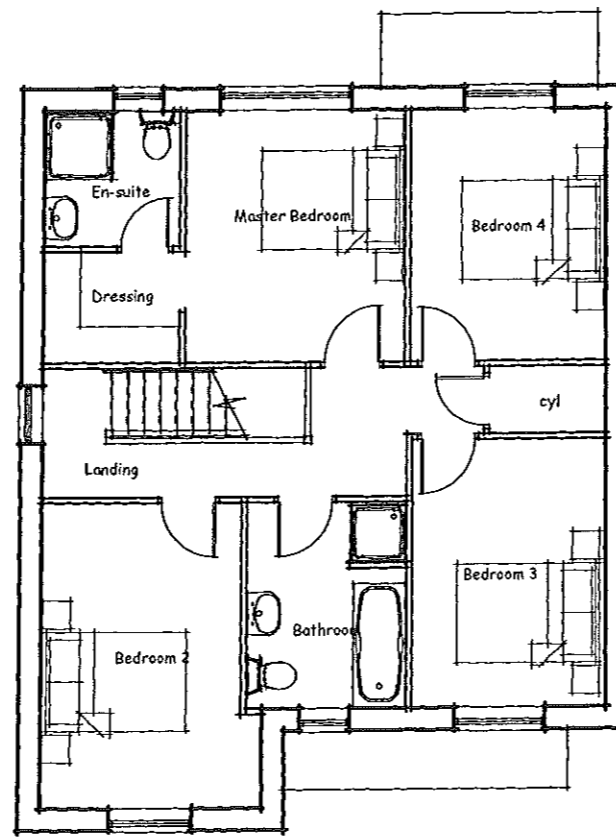


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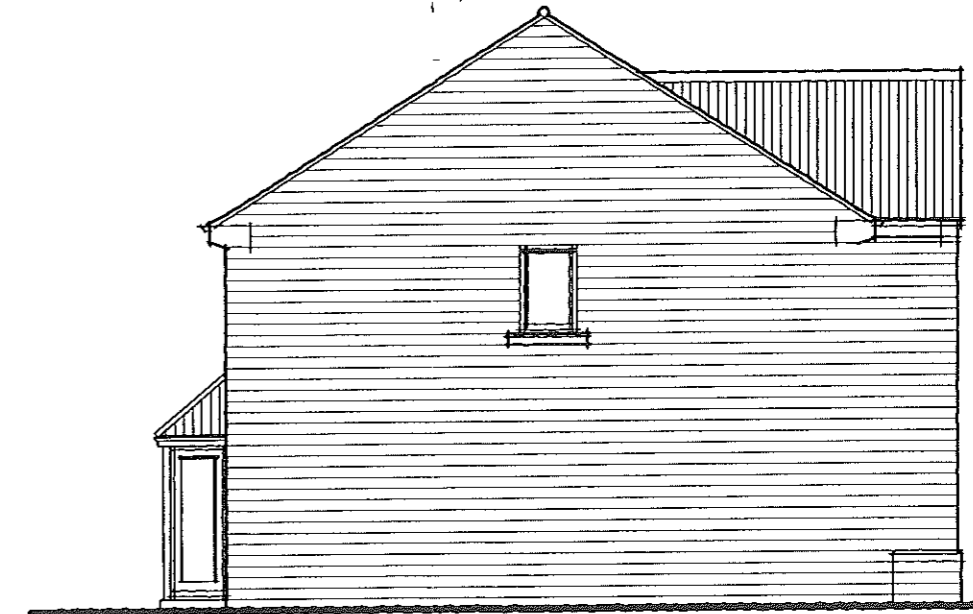
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GROUND FLOOR



FIRST FLOOR



SIDE ELEVATION

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PROJECT:
Development
 DRAWING TITLE:
 The Tiverton Stone Type Planning Drawing (4 bed 2 storey house 1268ft²)

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DRAWN: KLW	CHECKED: -	DWG NO. 3564/PD/05	REV. -

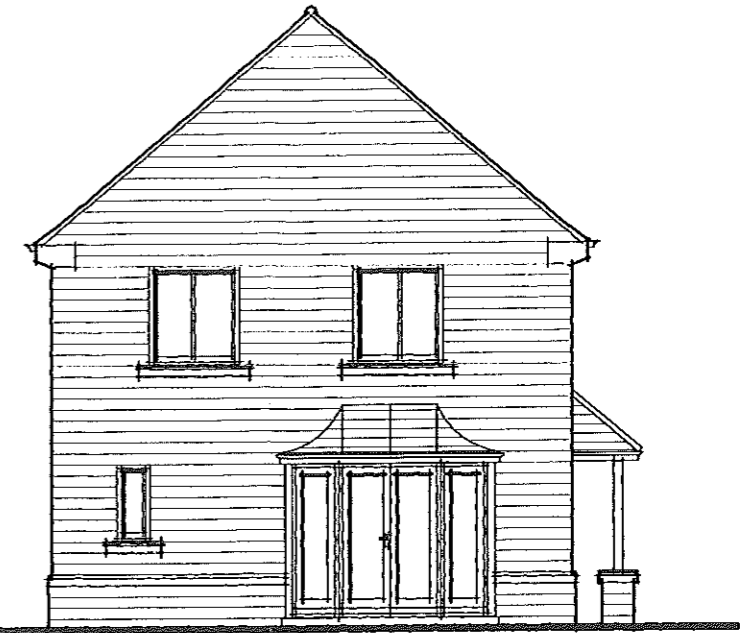
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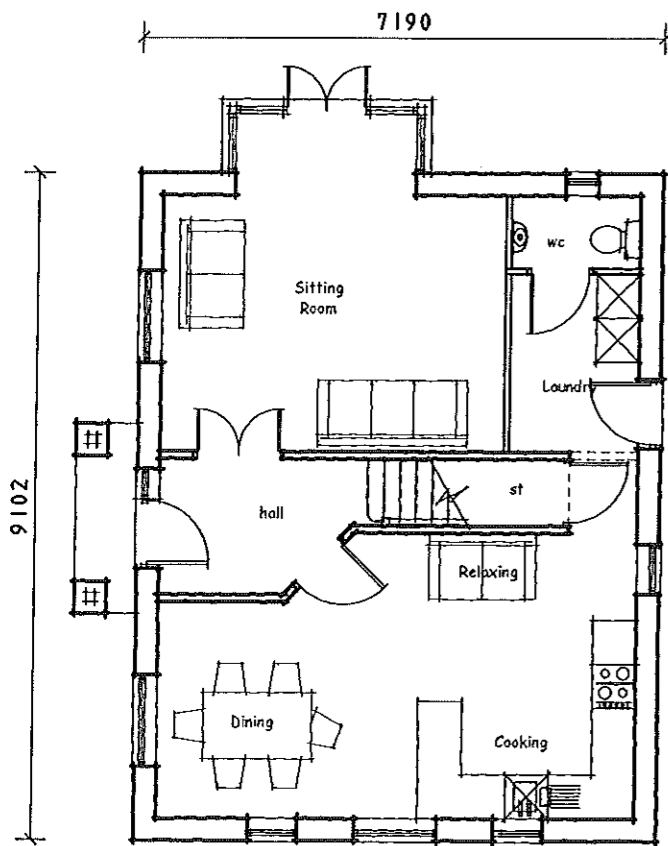
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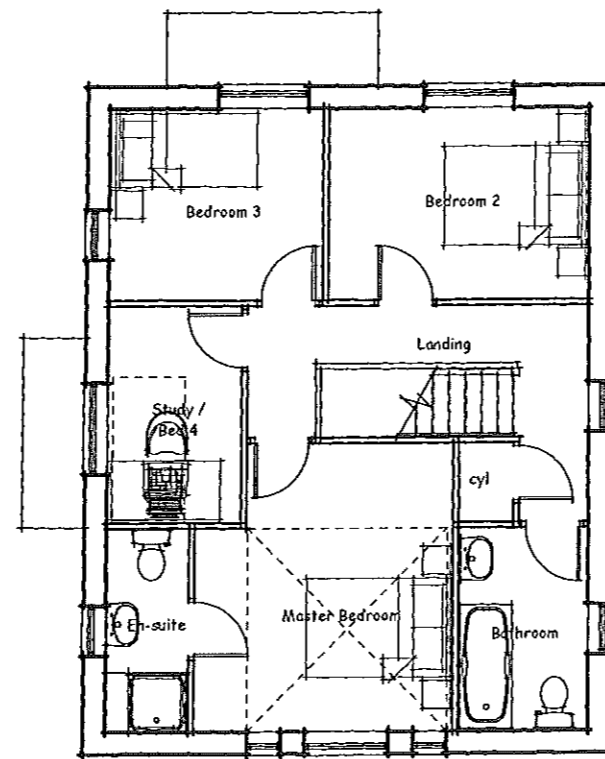
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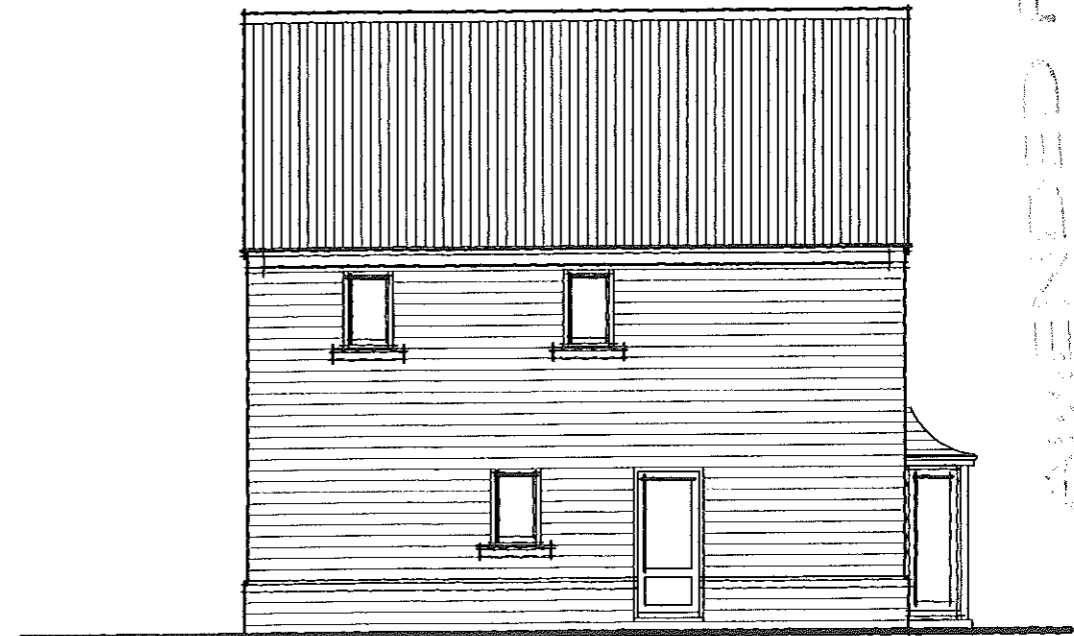
REAR ELEVATION



GROUND FLOOR



FIRST FLOOR



SIDE ELEVATION

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2012/385



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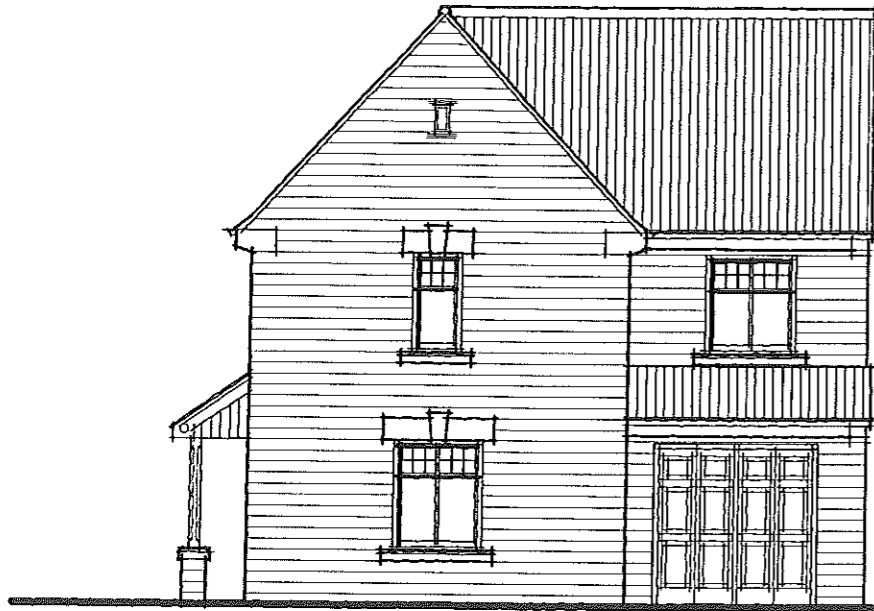
CLIENT :
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 Tel 0113 2044670



PROJECT :
Development
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 The Lydford V0 Stone Type Planning Drawing (4 bed 2 storey house 1235ft²)

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JW	-	3564/PD/06	-

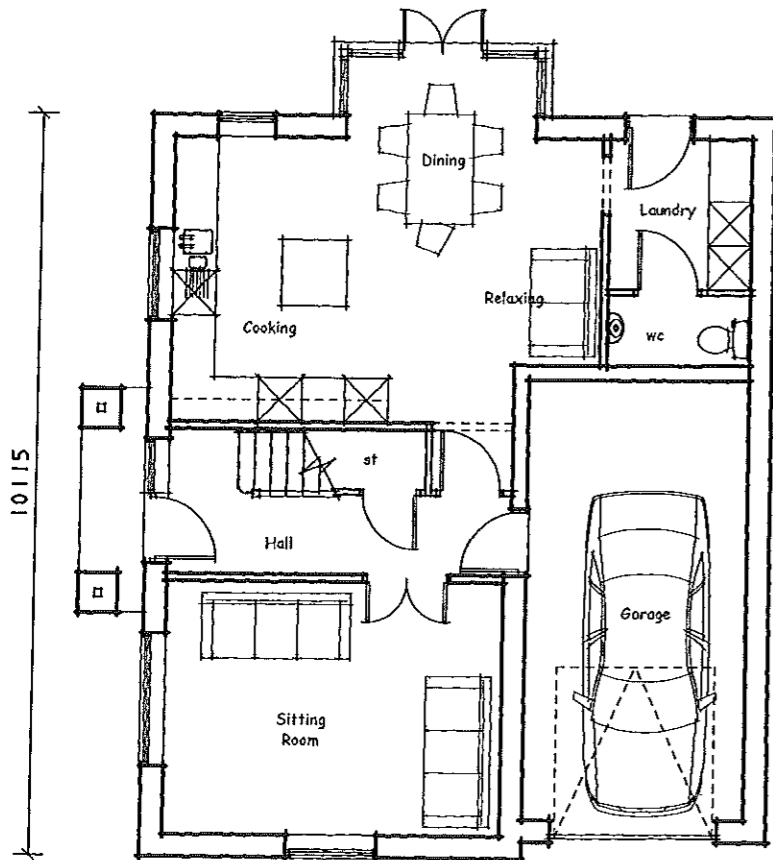
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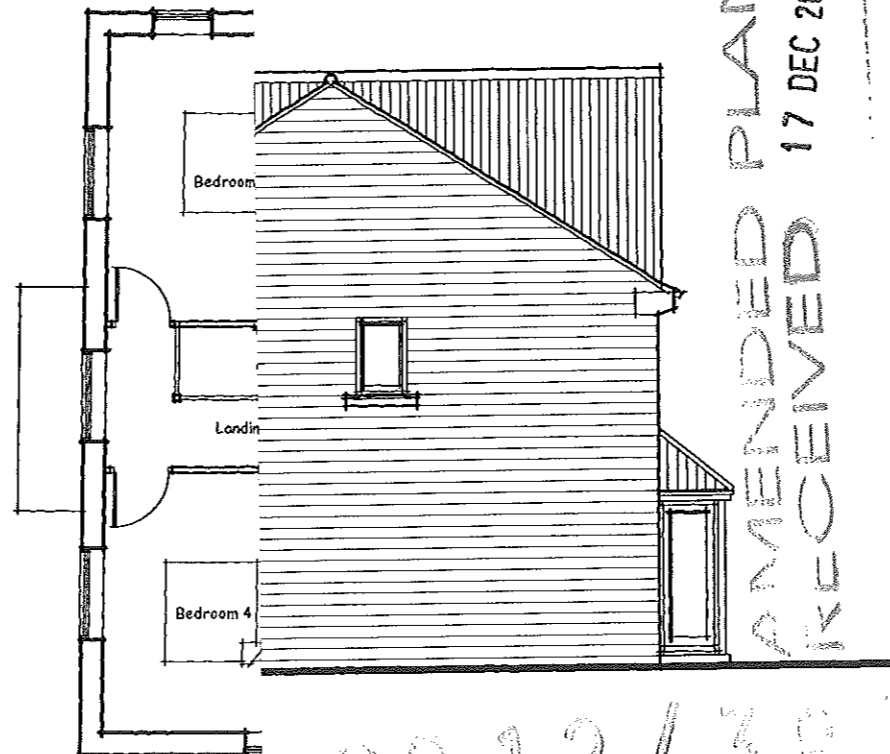
FRONT ELEVATION



FRONT / SIDE ELEVATION
PROJECTING REAR
GLAZED BAY & DOORS



GROUND FLOOR



FIRST FLOOR

10115

8540



RECOMMENDED PLANS
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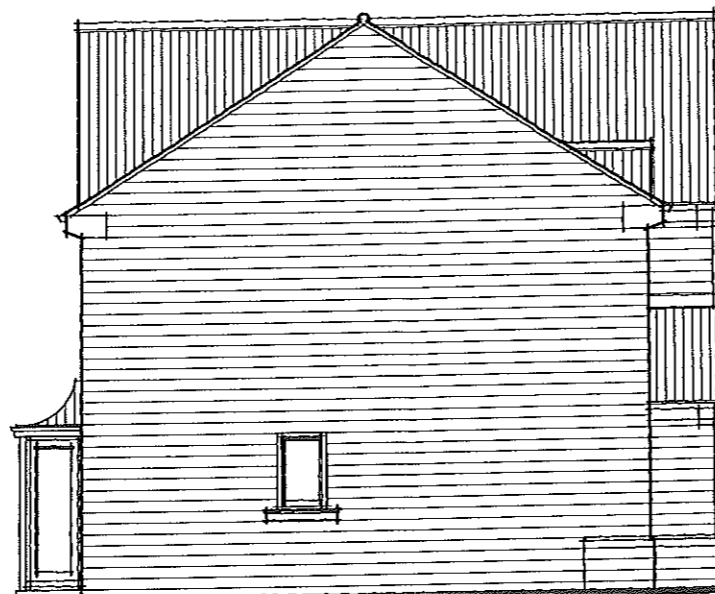
391ft²

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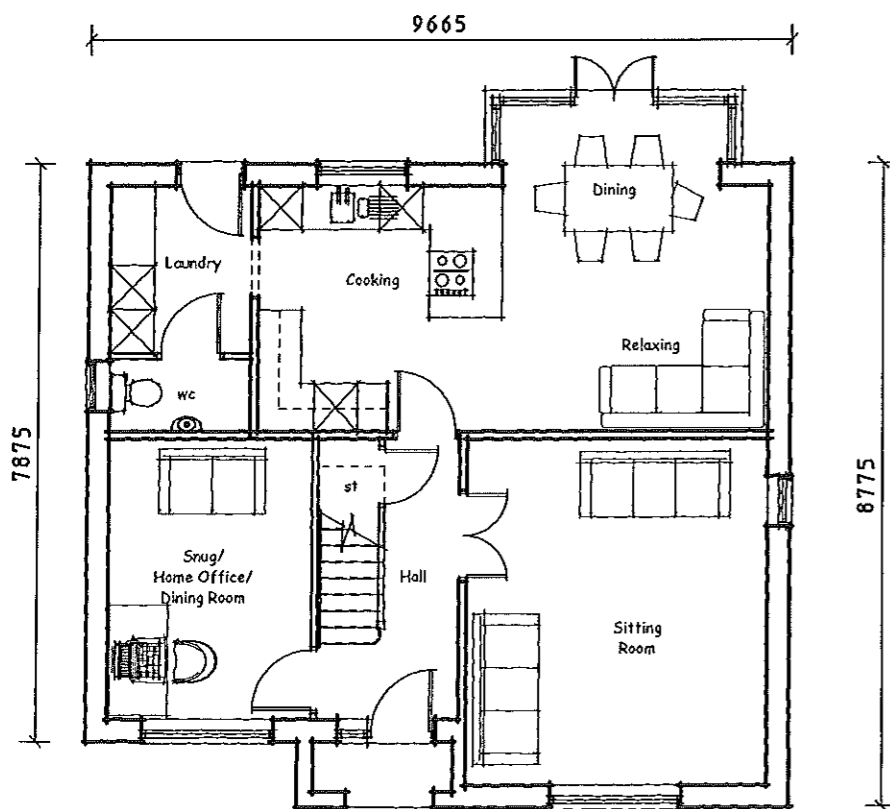
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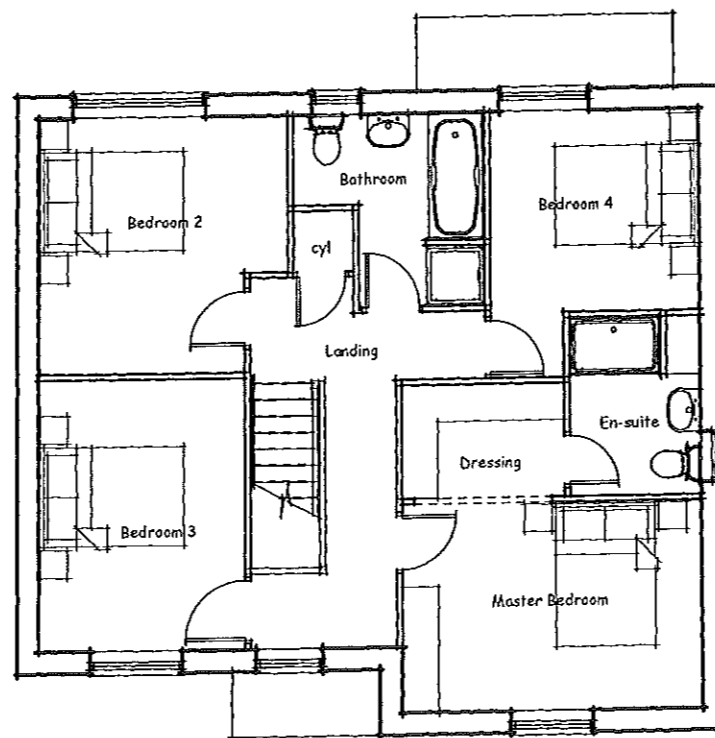
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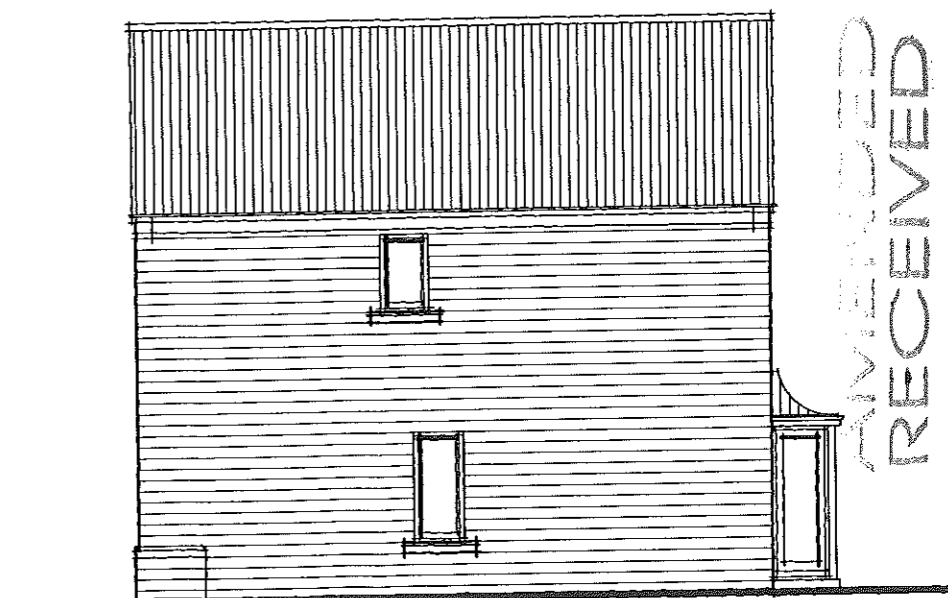
REAR ELEVATION



GROUND FLOOR



FIRST FLOOR



SIDE ELEVATION

RECEIVED PLANS
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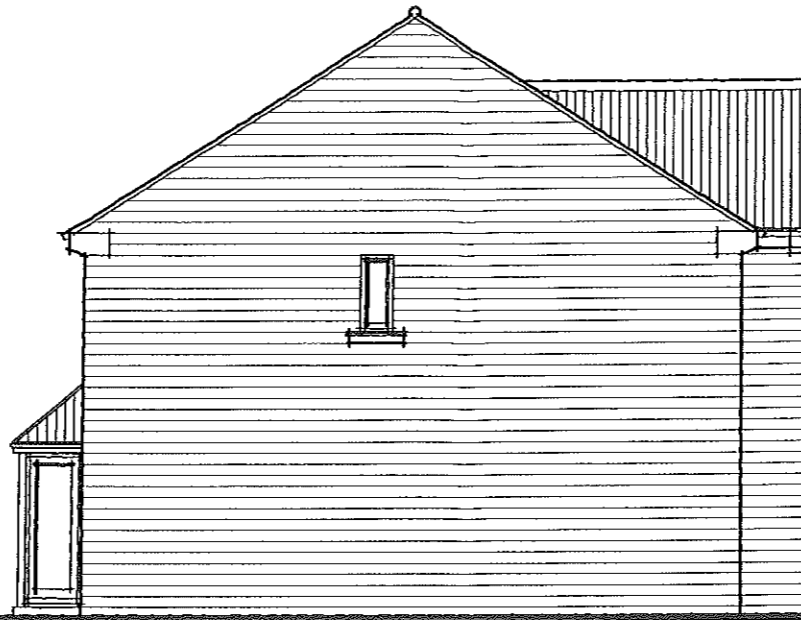
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 Development
DRAWING TITLE:
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SCALE: 1 : 100 @ A3		DATE: DEC 2012	
DRAWN: JW	CHECKED: -	DWG NO. 3564/PD/11	REV. -

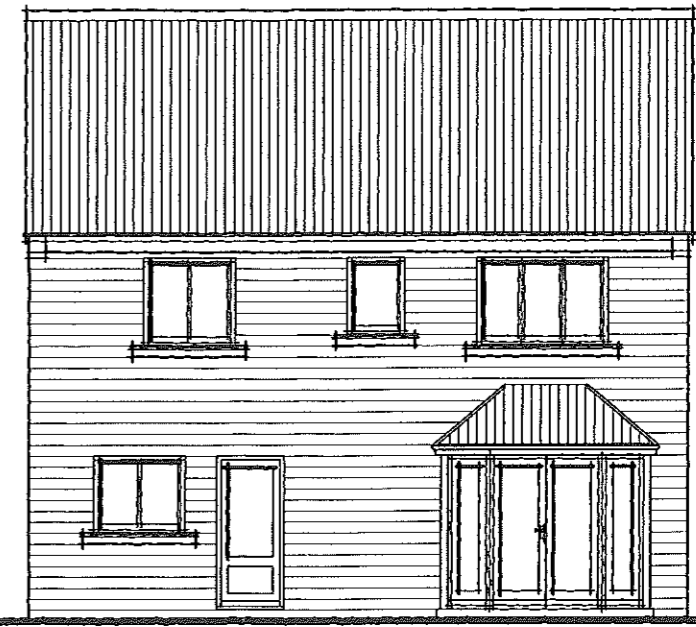
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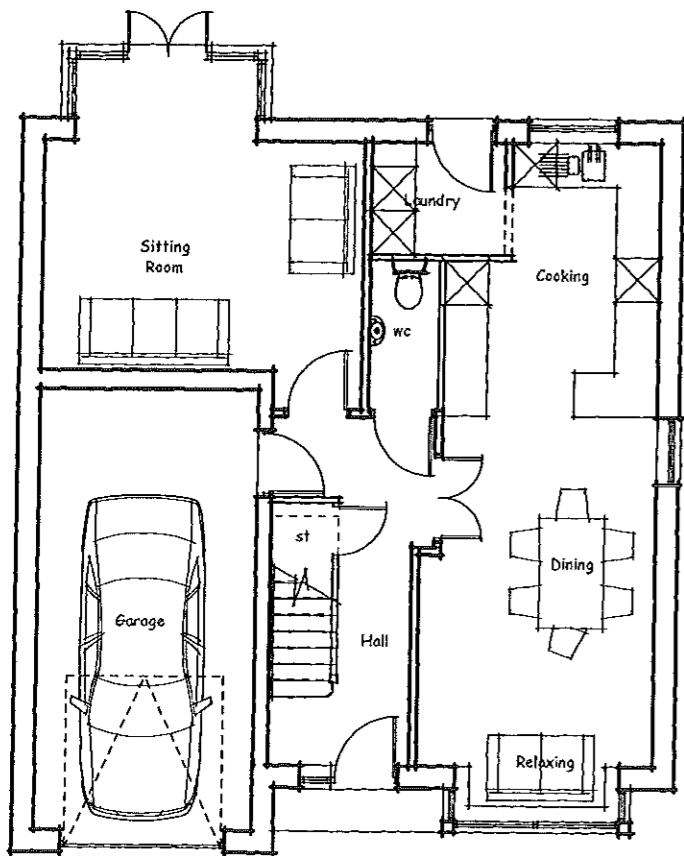
FRONT ELEVATION



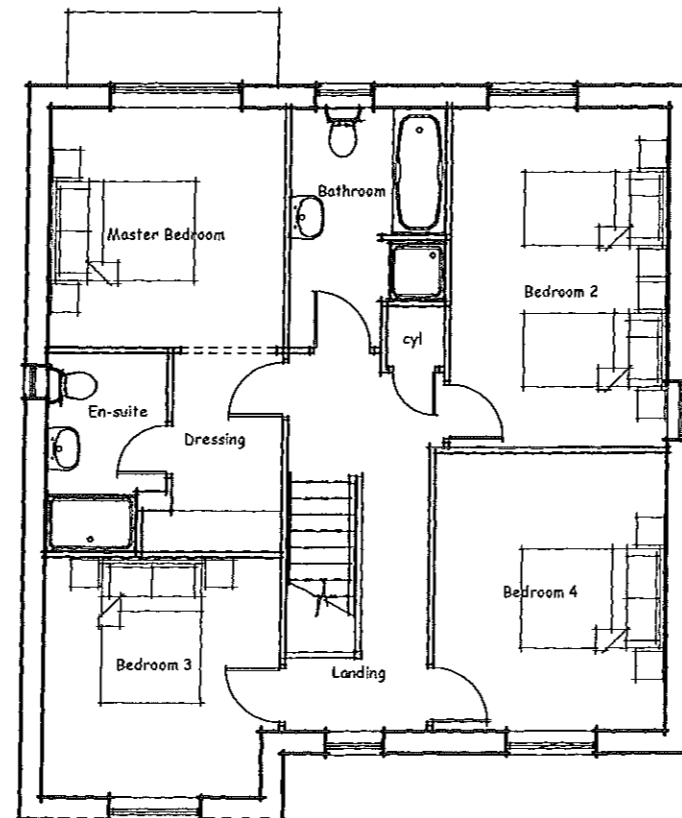
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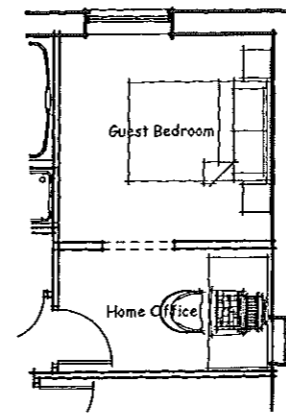
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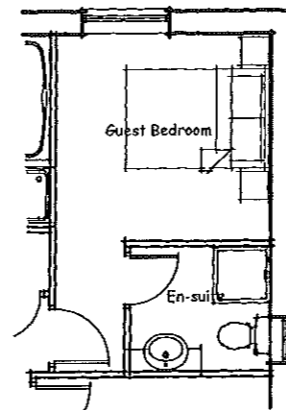
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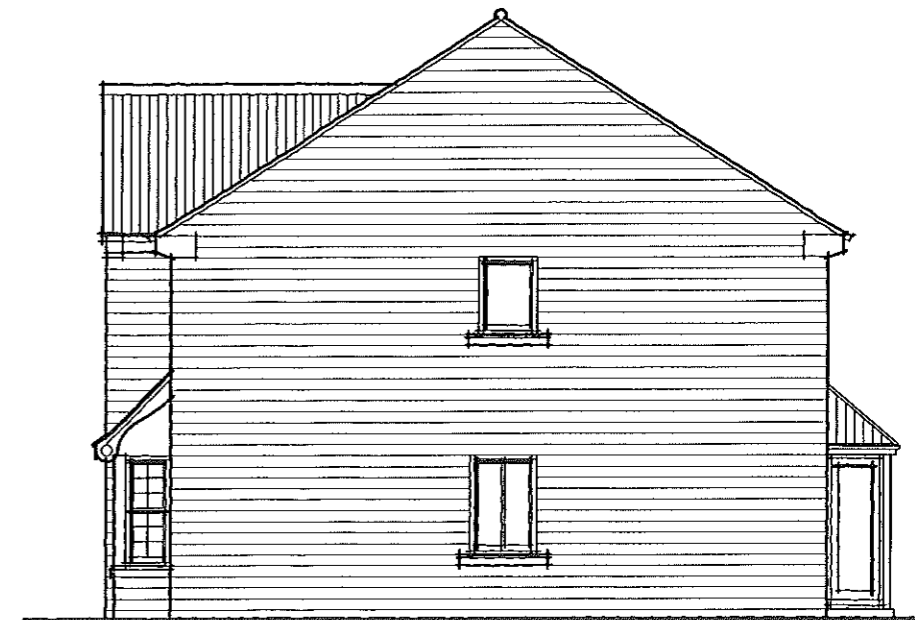
FIRST FLOOR



'HOME OFFICE'
OPTION



'EN-SUITE'
OPTION



SIDE ELEVATION

2012/100



RECEIVED PLANS 17 DEC 2012

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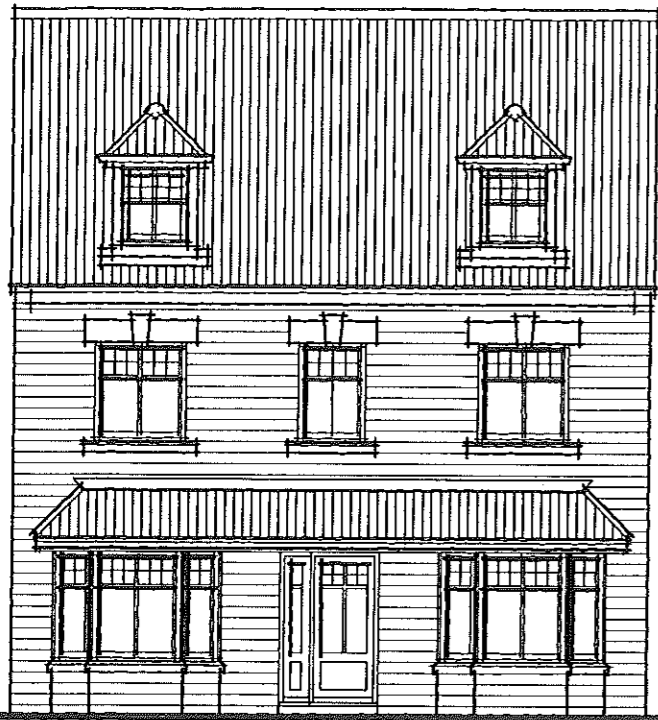
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A	14/12/12	TEXT REMOVED

tel 01845 524758
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 Thirsk, North Yorkshire YO7 1BY

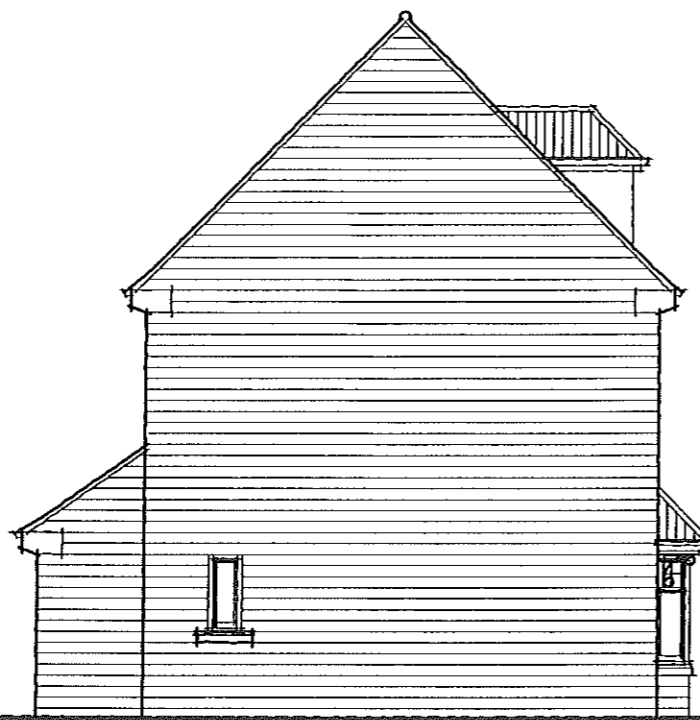
CLIENT:
 Harron Homes Limited
 Colton House
 Temple Point
 Bullerthorpe Lane
 Leeds LS15 9JL
 Tel 0113 2044670

PROJECT:
 Development
DRAWING TITLE:
 The Canterbury Stone Type Planning Drawing (4 bed 2 storey house 1439ft²)

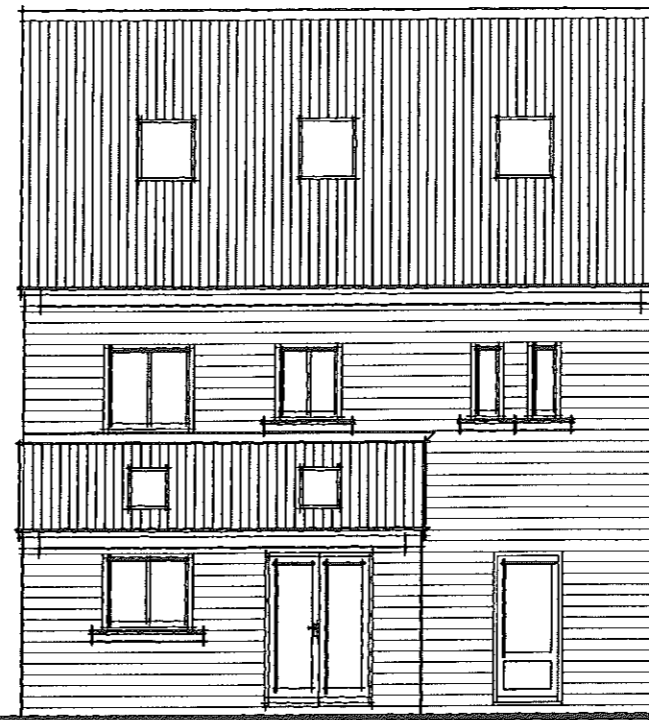
SCALE: 1 : 100 @ A3		DATE: DEC 2012	
DRAWN: JW	CHECKED: -	DWG NO.: 3564/PD/10	REV.: A



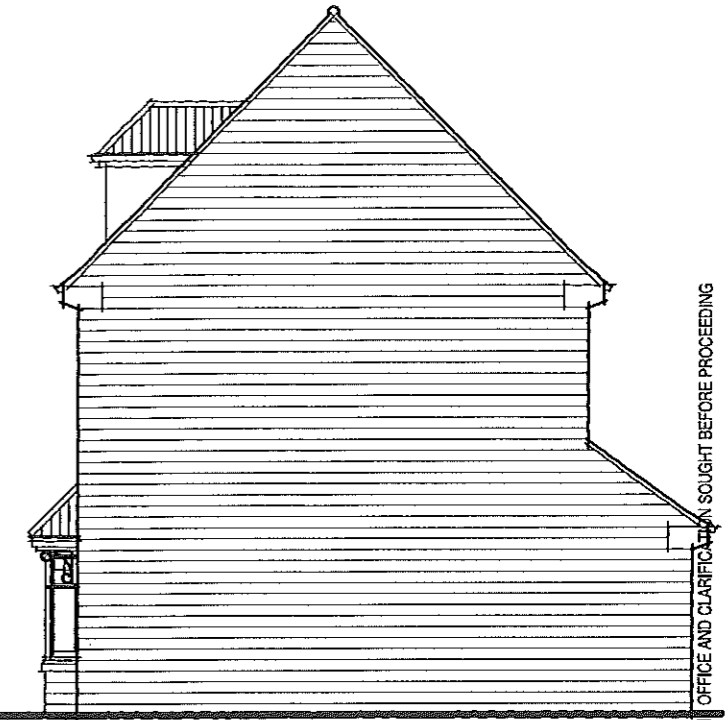
FRONT ELEVATION



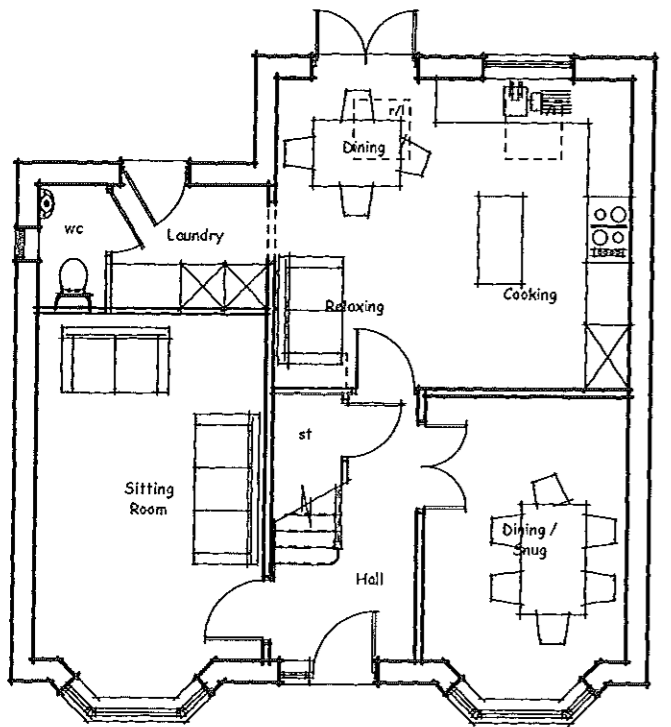
SIDE ELEVATION



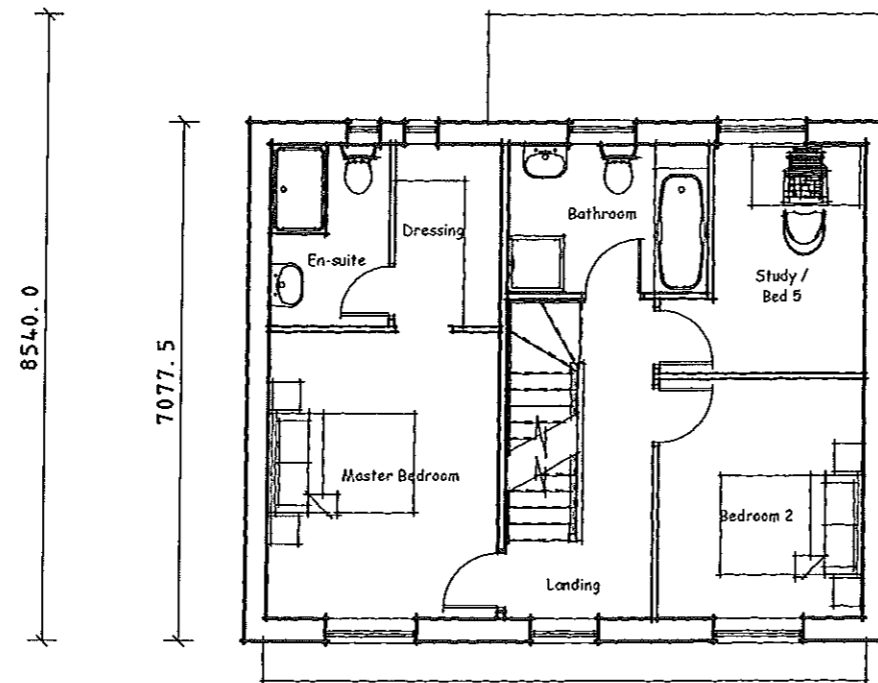
REAR ELEVATION



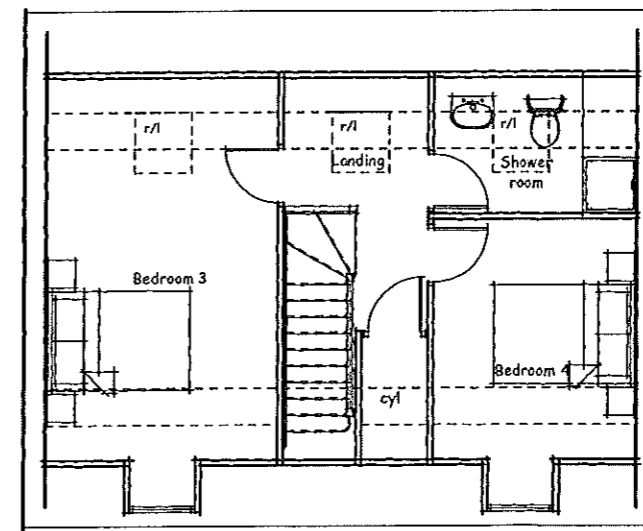
SIDE ELEVATION



GROUND FLOOR



FIRST FLOOR



ATTIC FLOOR



2012.12.18
 RECEIVED
 17 DEC 2012

REV	DATE	AMENDMENT

01845 524758
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CLIENT:
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 Colton House
 Temple Point
 Butterthorpe Lane
 Leeds
 LS15 9JL
 Tel: 0113 2044670



PROJECT:
 Development at Hightown, Liversedge
 DRAWING TITLE:
 The Kenilworth Stone Type Planning Drawing
 (4 bed 2 st house 1519ft²@2m 1607ft²@1.5)

SCALE: 1 : 100 @ A3		DATE: DEC 2012	
DRAWN: JW	CHECKED: -	DWG NO. 3564/PD/13	REV. -

ALL DIMENSIONS TO BE CHECKED ON SITE. DISCREPANCIES, AMBIGUITIES AND/OR OMISSIONS BETWEEN THIS DRAWING AND INFORMATION GIVEN ELSEWHERE MUST BE REPORTED TO THE OFFICE AND CLARIFICATION SOUGHT BEFORE PROCEEDING