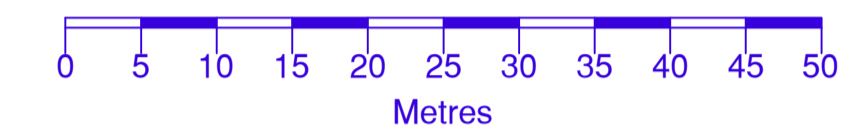
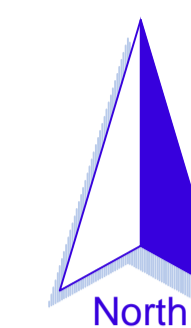


Notes

All Dimensions to be checked on site. Walls shown on plans are not to be assumed to be solid & should be checked for thickness, construction, load bearing capacity & stability.



ABBREVIATIONS

- CH Cable Height
- CL Cover Level
- DK Drop Kerb
- EH Eves Height
- EP Electric Pole
- LP Lamp Post
- MH Man Hole
- RH Ridge/Roof Height
- TP Telegraph Pole

NOTE

All levels and coordinates relate to OSGB36 using GNSS data.  
Levels defining edge of carriageway are observed at channel (bottom of kerb).

Rev.0 Description. Issued



2 Berkshire Close | Wilpshire | Blackburn | Lancashire | BB1 9NG  
tel 01254 614055 fax 01254 209754 e-mail sales@tricadsolutions.co.uk

Site Address

Land to the East of  
Yarrville Street  
Rawtenstall

Project Description

Site Survey

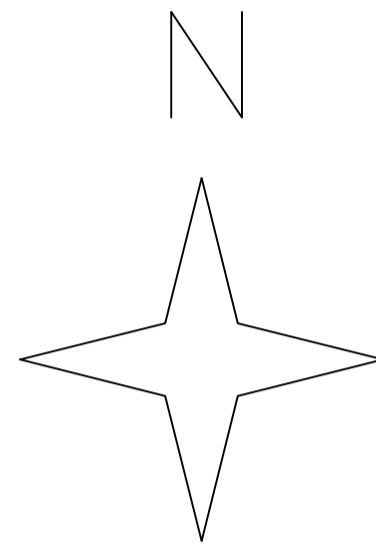
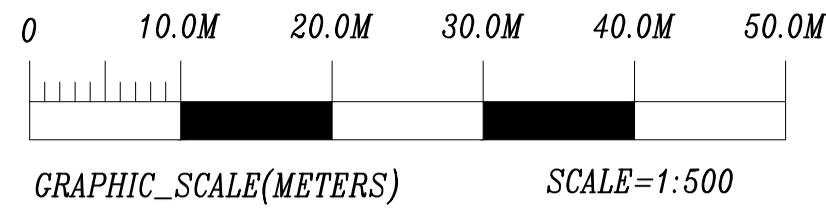
Drawing Title

Existing Site Layout

Scale	Date	Drawn By
1:500@A1	31/03/2014	MW

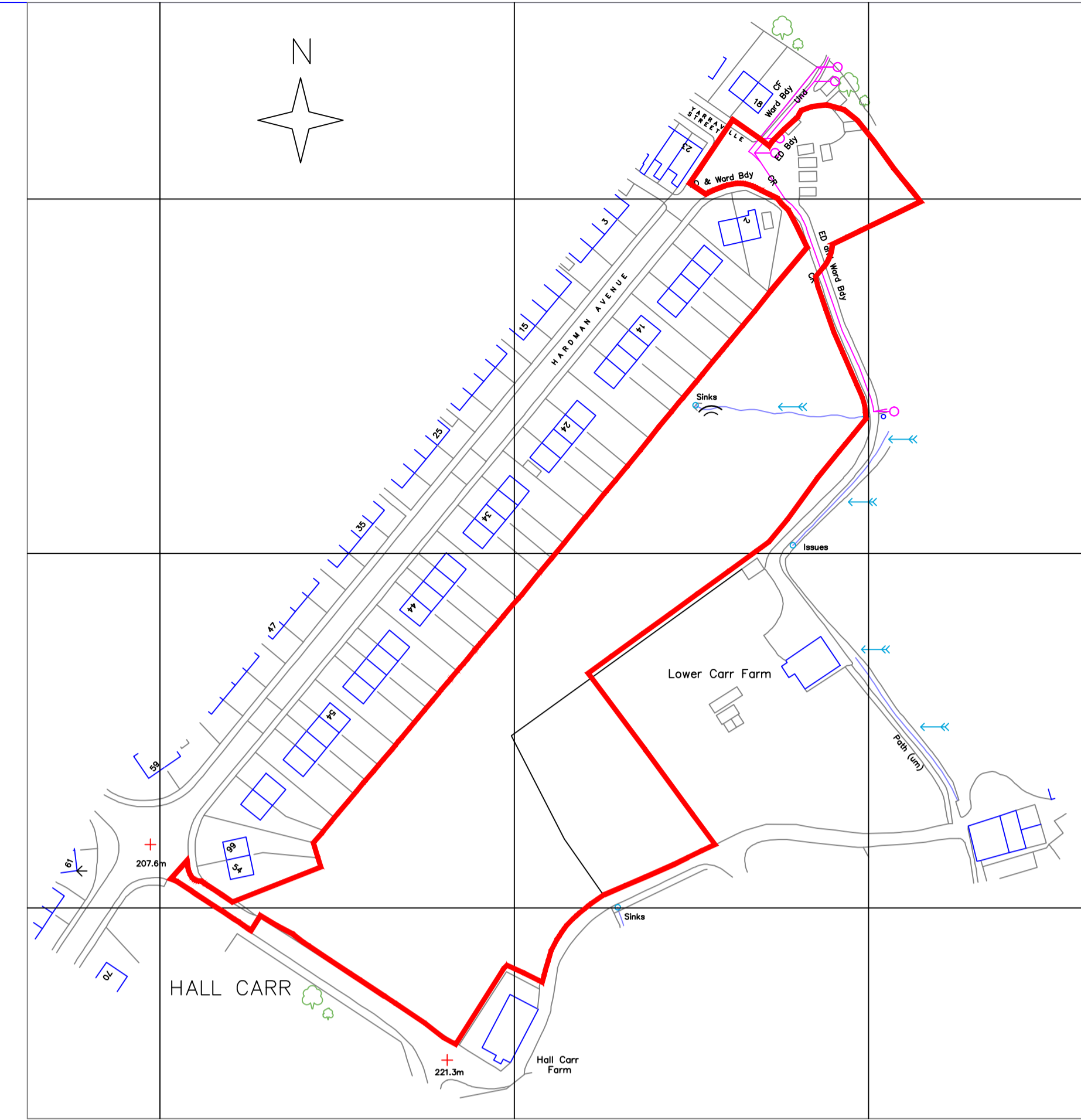
Drawing Number

TRI-1205-04



NEW ACCESS ROAD TO BE BUILT TO ADOPTABLE STANDARDS & FORMALLY ADOPTED BY LCC UNDER A SECTION 38 AGREEMENT.

GARAGES A & B TO BE RETAINED IN EXISTING POSITIONS. NEW GARAGES (C & D) TO REPLACE TWO OTHER GARAGES THAT ARE TO BE REMOVED.



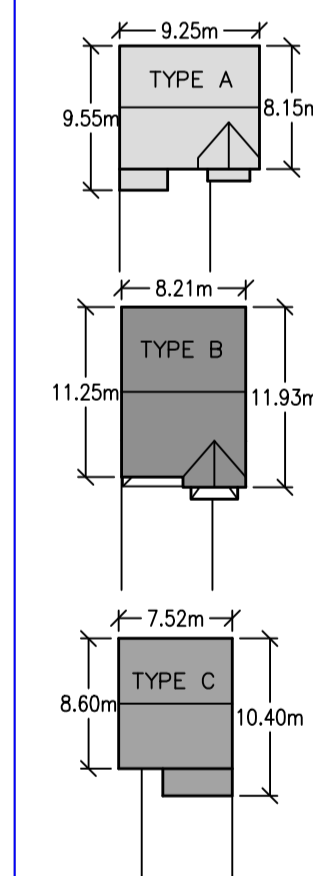
LOCATION PLAN (1:1250)



PROPOSED SITE PLAN (1:500)

NOTES~

SCHEDULE OF UNITS:  
26 UNITS COMPRISING:  
16 No TYPE A  
4 No TYPE B  
6 No TYPE C



HOUSE TYPE A & B TO HAVE A MINIMUM OF 3 OFF-STREET PARKING SPACES TO INCLUDE 1 SPACE TO INTEGRAL GARAGE. HOUSE TYPE C TO HAVE A MINIMUM OF OFF-STREET CAR PARKING SPACES TO INCLUDE 1 SPACE TO INTEGRAL GARAGE.

ALL DWELLINGS TO HAVE A SECURE CYCLE STORE. SUFFICIENT EXTERNAL SPACE PROVIDED TO ALL DWELLINGS FOR STORAGE OF RECYCLING BINS, TO INCLUDE SEPARATE WHEELED BINS FOR COLLECTION OF GENERAL WASTE, PAPER, GLASS & PLASTIC, AND GARDEN WASTE. BINS TO BE BROUGHT TO END OF DRIVE TO EACH PROPERTY ON BIN COLLECTION DAY.

REFER TO DRAWING REF: 1182-002 FOR PROPOSALS FOR UPGRADING AND DIVERTING EXISTING CULVERTED WATERCOURSES TO SITE. FOR PROPOSALS TO RESOLVE SURFACE WATER COLLECTION TO REAR OF PROPERTIES ON HARDMAN AVENUE, AND FOR SURFACE WATER ATTENUATION. PROPOSED CULVERT UNDER NEW ACCESS ROAD TO BE BUILT TO ADOPTABLE STANDARDS.

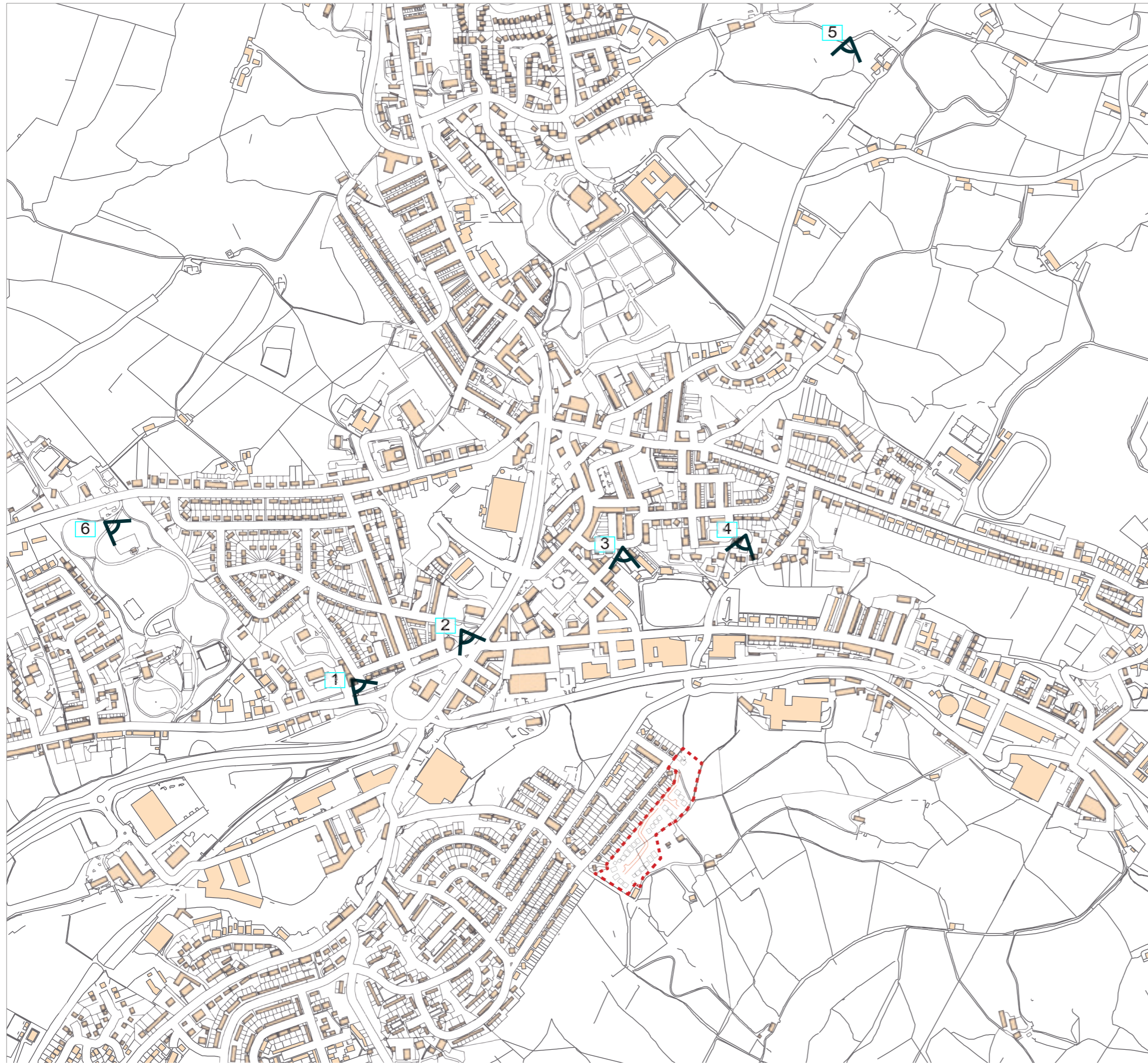
NEW ROAD CONSTRUCTION AND CYCLE & PEDESTRIAN LINK PATH TO BE BUILT TO ADOPTABLE STANDARDS & FORMALLY ADOPTED BY LANCASHIRE COUNTY COUNCIL UNDER A SECTION 38 AGREEMENT. SECTION OF HALL CARR ROAD TO BE RE-SURFACED FROM JUNCTION WITH HARDMAN AVENUE TO CYCLE/PEDESTRIAN LINK TO DEVELOPMENT SITE.

BOUNDARIES TO SITE PERIMETER GENERALLY TO BE CONSTRUCTED WITH 1.2m HIGH TIMBER POST & RAIL FENCES. SITE BOUNDARY TO WEST (TO REAR GARDENS OF DWELLINGS ON HARDMAN AVENUE) TO BE 1.8m HIGH CLOSE BOARDED TIMBER FENCE, TO BE SITED TO THE DEVELOPMENT SIDE OF THE EXISTING BOUNDARY (PROPOSED FENCING TREATMENT IS SIMILAR TO EXISTING FENCING PROVISION). FENCES BETWEEN PLOT DIVISIONS TO BE 1.8m HIGH CLOSE BOARDED TIMBER FENCES.

A.30.07.14 JPE OVERALL DIMENSIONS AND HEIGHTS CONFIRMED TO HOUSE TYPES AND FINISHED GROUND FLOOR LEVELS AND RIDGE HEIGHTS CONFIRMED TO EACH DWELLING.

Amendments			
Title			
PROPOSED RESIDENTIAL DEVELOPMENT TO LAND TO THE EAST OF YARROWVILLE STREET, RAWTENSTALL~			
Client			
MR K. CHARLESWORTH			
Dwg. No.			
13/1057/200A - Proposed site plan			
Date	Plot Scale	Drawn by	Status
18.11.2013	A1@1:500	JPE	ISSUE
JPE CONSULTANCY ARCHITECTURAL DESIGN & PLANNING 9 Woodend Drive, Stalybridge, Cheshire, SK15 2SF Telephone 07875 627 988 jim@jpeconsultancy.co.uk			

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Site boundary

A Viewpoint location:

1. Former United Methodist Church (Grade II listed)
2. St Mary's Church (Grade II listed)
3. Grange Crescent
4. Grange Close
5. Chapel Hill Farm
6. Whitaker Park car park on Haslingden Old Road

**LOWER CARR FARM, RAWTENSTALL.**  
 Photomontages  
 FIGURE I: Viewpoint Locations

NTS  
 May 2014

N  
 ↑

CL DWG NO:



**Viewpoint Data:**

OS Grid reference: E N  
 Date: 7 May 2013  
 Weather /atmospheric conditions:  
 Elevation:  
 Height above ground: 1.70m  
 Camera and Lens: Digital SLR with fixed lens 50mm equivalent  
 Correct viewing: Pan across image at viewing distance of approximately 300mm (at A3)

**Proposed development within photograph:**

Land to the East of Yarraville street, Rawtenstall.

**LOWER CARR FARM, RAWTENSTALL.  
 Photomontages**

**VIEW POINT I**  
 View from former Methodist Church.

**May 2014**  
 CL DWG NO: 000\_project name\_LVIA Photography.indd



**Viewpoint Data:**

OS Grid reference: E N  
 Date: 7 May 2013  
 Weather /atmospheric conditions:  
 Elevation:  
 Height above ground: 1.70m  
 Camera and Lens: Digital SLR with fixed lens 50mm equivalent  
 Correct viewing: Pan across image at viewing distance of approximately 500mm (at A3)

**Proposed development within photograph:**

Land to the East of Yarraville street, Rawtenstall.

**LOWER CARR FARM, RAWTENSTALL.  
 Photomontages**

**VIEW POINT 2**  
 View from St. Mary's Church

**May 2014**  
 CL DWG NO: 000\_project name\_LVIA Photography.indd



**Viewpoint Data:**

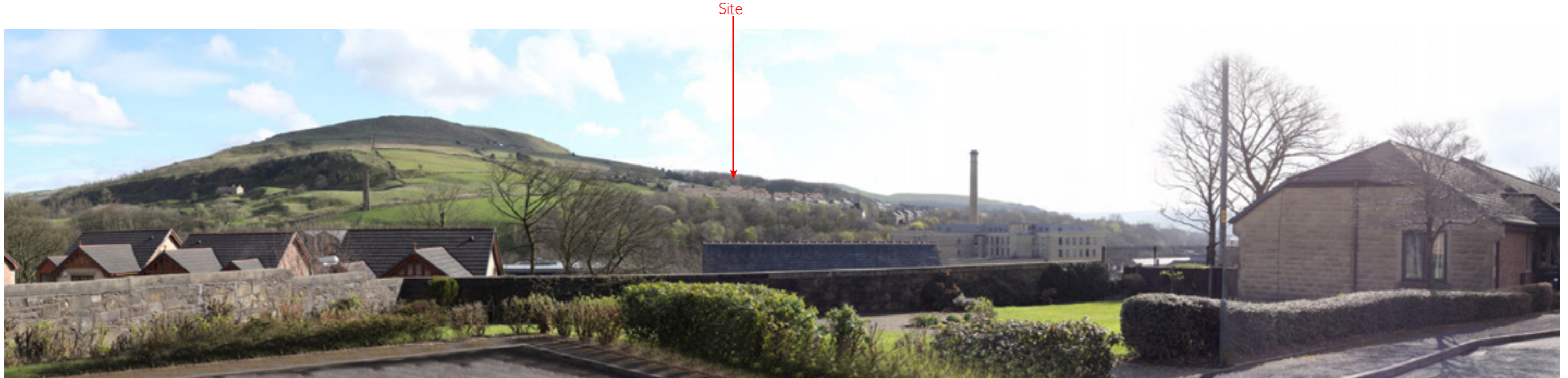
OS Grid reference: E N  
 Date: 7 May 2013  
 Weather /atmospheric conditions:  
 Elevation:  
 Height above ground: 1.70m  
 Camera and Lens: Digital SLR with fixed lens 50mm equivalent  
 Correct viewing: Pan across image at viewing distance of approximately 500mm (at A3)

**Proposed development within photograph:**  
 Land to the East of Yarraville street, Rawtenstall.

**LOWER CARR FARM, RAWTENSTALL.**  
 Photomontages

**VIEW POINT 3**  
 View from Grange Crescent.

**May 2014**  
 CL DWG NO: 000\_project name\_LVIA Photography.indd



Site

**Viewpoint Data:**

OS Grid reference: E N  
 Date: 7 May 2013  
 Weather /atmospheric conditions:  
 Elevation:  
 Height above ground: 1.70m  
 Camera and Lens: Digital SLR with fixed lens 50mm equivalent  
 Correct viewing: Pan across image at viewing distance of approximately 500mm (at A3)

**Proposed development within photograph:**

Land to the East of Yarraville street, Rawtenstall.

**LOWER CARR FARM, RAWTENSTALL.**  
 Photomontages

**VIEW POINT 4**  
 View from Grange Close.

**May 2014**  
 CL DWG NO: 000\_project name\_LVIA Photography.indd

**CAMLIN LONSDALE**

Beechwood Studio | Manchester Road | Marsden | HD7 6HA | 01484 841000  
 studio@camlinlonsdale.com www.camlinlonsdale.com CL Projects Ltd Company Reg No: 08286659



Site

**Viewpoint Data:**

OS Grid reference: E N  
 Date: 7 May 2013  
 Weather /atmospheric conditions:  
 Elevation:  
 Height above ground: 1.70m  
 Camera and Lens: Digital SLR with fixed lens 50mm equivalent  
 Correct viewing: Pan across image at viewing distance of approximately 500mm (at A3)

**Proposed development within photograph:**

Land to the East of Yarraville street, Rawtenstall.

**LOWER CARR FARM, RAWTENSTALL.**  
 Photomontages

**VIEW POINT 5**  
 View from Chapel Hill Farm.

**May 2014**  
 CL DWG NO: 000\_project name\_LVIA Photography.indd

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 studio@camlinlonsdale.com www.camlinlonsdale.com CL Projects Ltd Company Reg No: 08286659





Site



**Viewpoint Data:**

OS Grid reference: E N  
 Date: 7 May 2013  
 Weather /atmospheric conditions:  
 Elevation:  
 Height above ground: 1.70m  
 Camera and Lens: Digital SLR with fixed lens 50mm equivalent  
 Correct viewing: Pan across image at viewing distance of approximately 500mm (at A3)

**Proposed development within photograph:**

Land to the East of Yarraville street, Rawtenstall.

**LOWER CARR FARM, RAWTENSTALL.**  
 Photomontages

**VIEW POINT 6**  
 View from the car park at Whitaker Park off Haslingden Old Road.

**May 2014**  
 CL DWG NO: 000\_project name\_LVIA Photography.indd

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