

KEY

- Affordable (rent) dwellings
- Affordable (shared ownership) dwellings
- Over 55s dwellings

Note: dwellings without a coloured asterisk are open market sale

- Aqueduct easement (4m) and standoff (10m)
- Mains water easement (2m)
- Application boundary
- Trees to be removed

NOTES

- This drawing is based on the following information.
- Ordnance Survey
  - Topographical Survey - 10502-106\_2DT Rev B
  - Transfer Plan - CR\_W\_CP01
  - Ponds and Water Main As Built - URB/C231/WH-001
  - Aqueduct - RED561-2000-G
- Please see Civil Engineers drawings for proposed levels and retaining structure information

Houses are coloured to represent house types, as per the table below.  
Detached garages are grey in colour

			GIA		Sub-total GIA		No.	Percent
Market Sale			ft <sup>2</sup>	m <sup>2</sup>	ft <sup>2</sup>	m <sup>2</sup>		
HT A	588P	2 Storey House	1,888	175.4	13,216	1,228	7	3.7%
HT B	487P	2 Storey House	1,617	150.2	38,802	3,605	24	12.8%
HT Bx	487P	2 Storey House	1,634	151.8	19,608	1,822	12	6.4%
HT C	385P	2 Storey House	1,170	108.7	7,020	652	6	3.2%
HT D	385P	2 Storey House	1,172	108.9	1,172	109	1	0.5%
HT E	488P	2 Storey House	1,371	127.3	8,224	764	6	3.2%
HT F	385P	2 Storey House	1,067	99.1	14,934	1,387	14	7.4%
HT G	385P	2 Storey House	1,067	99.1	8,534	793	8	4.3%
HT H	384P	2 Storey House	919	85.4	19,299	1,793	21	11.2%
HT H	384P Over 55s	2 Storey House	919	85.4	1,838	171	2	1.1%
HT J	283P	2 Storey House	763	70.9	15,259	1,418	20	10.6%
HT J	283P Over 55s	2 Storey House	763	70.9	1,526	142	2	1.1%
HT K	283P Over 55s	Bungalow	723	67.2	5,787	538	6	4.3%
Sub-Total					155,218	14,420	131	69.7%
Affordable Rent			ft <sup>2</sup>	m <sup>2</sup>	ft <sup>2</sup>	m <sup>2</sup>		
HT H	384P	2 Storey House	919	85.4	9,190	854	10	5.3%
HT H	384P Over 55s	2 Storey House	919	85.4	1,838	171	2	1.1%
HT J	283P	2 Storey House	763	70.9	4,578	425	6	3.2%
HT J	283P Over 55s	2 Storey House	763	70.9	763	71	1	0.5%
HT M	283P	Single Level Apartment	761	70.7	3,046	283	4	2.1%
HT M	283P Over 55s	Single Level Apartment	761	70.7	3,046	283	4	2.1%
HT N	182P	Single Level Apartment	653	60.7	653	61	1	0.5%
HT N	182P Over 55s	Single Level Apartment	653	60.7	653	61	1	0.5%
Sub-Total					23,767	2,208	29	15.4%
Shared Ownership			ft <sup>2</sup>	m <sup>2</sup>	ft <sup>2</sup>	m <sup>2</sup>		
HT H	384P	2 Storey House	919	85.4	11,028	1,025	12	6.4%
HT H	384P Over 55s	2 Storey House	919	85.4	3,676	342	4	2.1%
HT J	283P	2 Storey House	763	70.9	6,104	567	8	4.3%
HT J	283P Over 55s	2 Storey House	763	70.9	1,526	142	2	1.1%
HT L	283P Over 55s	Bungalow	677	62.9	1,354	126	2	1.1%
Sub-Total					23,688	2,201	28	14.9%
Totals for Site					202,673	18,829	188	100.0%
Market Sale							131	69.7%
Affordable Rent							29	15.4%
Shared Ownership							28	14.9%

	Acres	Hectares
Site Area (Gross)	25.40	10.28
Target Undeveloped Area (POS) 90% of 4.85 Ha	10.79	4.37
Achieved Undeveloped Area (POS)	10.80	4.37
Site Area (Net)	14.60	5.91

Unit Density:	13	Units / acre
	32	Units / hectare
Area Density:	13.878	ft <sup>2</sup> / acre
	3,186	m <sup>2</sup> / hectare

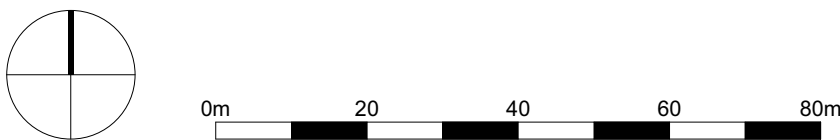
Mix		
Houses/Bungalows	Total	Percent
2 Bed	49	26.1%
3 Bed	80	42.6%
4 Bed	42	22.3%
5 Bed	7	3.7%
Sub-Total	178	94.7%
Apartments		
Bed	Total	Percent
1 Bed	2	1.1%
2 Bed	8	4.3%
Sub-Total	10	5.3%
Total	188	100.0%

Market Sale Mix		
Bed	Total	Percent
2 Bed	30	16.0%
3 Bed	52	27.7%
4 Bed	42	22.3%
5 Bed	7	3.7%
Total	131	43.6%

Affordable Mix		
Bed	Total	Percent
1 Bed	2	1.1%
2 Bed	15	8.0%
3 Bed	12	6.4%
Total	29	15.4%

Shared Ownership Mix		
Bed	Total	Percent
2 Bed	12	6.4%
3 Bed	16	8.5%
Total	28	14.9%

Total Mix		
Bed	Total	Percent
1 Bed	2	1.1%
2 Bed	57	30.3%
3 Bed	80	42.6%
4 Bed	42	22.3%
5 Bed	7	3.7%
Total	188	100.0%



CDM REGULATIONS 2015. All current drawings and specifications for the project must be read in conjunction with the Designer's Hazard and Environment Assessment Record. All intellectual property rights reserved.

Rev	Date	Description	Dwn	Ckd	Drawn	JC
V	17/08/21	HT C updated following client request. Area of HT N corrected from 1306sqft to 653sqft. Issued for comment	JA	GL	Checked	JM
W	01/09/21	Issued for Planning. Drawing substitution. Changes as those listed in JA Rev U. HT C updated	JA	GL	Date	SEP 2018
Scale @ A1					1 : 1000	

AA7403C Clitheroe Road  
Whalley  
PROPOSED UNIT MIX PLAN  
(ROOF PLAN)

2011  
REV W  
PLANNING

PRP