

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
			ft ²	m ²	ft ²	m ²		
Market Sale								
HT A	5B9P	2 Storey House	1,888	175.4	13,216	1,228	7	3.7%
HT B	4B7P	2 Storey House	1,617	150.2	38,802	3,605	24	12.8%
HT B Bay Window	4B7P	2 Storey House	1,634	151.8	19,608	1,822	12	6.4%
HT C	3B6P	2 Storey House	1,623	150.8	9,738	905	6	3.2%
HT D	3B5P	2 Storey House	1,087	101.0	1,087	101	1	0.5%
HT E	4B8P	2 Storey House	1,371	127.3	8,224	764	6	3.2%
HT F	3B5P	2 Storey House	1,067	99.1	14,934	1,387	14	7.4%
HT G	3B5P	2 Storey House	1,067	99.1	8,534	793	8	4.3%
HT H	3B4P	2 Storey House	919	85.4	19,299	1,793	21	11.2%
HT H	3B4P Over 55s	2 Storey House	919	85.4	1,838	171	2	1.1%
HT J	2B3P	2 Storey House	763	70.9	15,259	1,418	20	10.6%
HT J	2B3P Over 55s	2 Storey House	763	70.9	1,526	142	2	1.1%
HT K	2B3P Over 55s	Bungalow	723	67.2	5,787	538	8	4.3%
Sub-Total					157,850	14,665	131	68.7%
Affordable Rent								
HT H	3B4P	2 Storey House	919	85.4	9,190	854	10	5.3%
HT H	3B4P Over 55s	2 Storey House	919	85.4	1,838	171	2	1.1%
HT J	2B3P	2 Storey House	763	70.9	4,578	425	6	3.2%
HT J	2B3P Over 55s	2 Storey House	763	70.9	763	71	1	0.5%
HT M	2B3P	Single Level Apartment	761	70.7	3,046	283	4	2.1%
HT M	2B3P Over 55s	Single Level Apartment	761	70.7	3,046	283	4	2.1%
HT N	1B2P	Single Level Apartment	1,306	121.3	1,306	121	1	0.5%
HT N	1B2P Over 55s	Single Level Apartment	1,306	121.3	1,306	121	1	0.5%
Sub-Total					25,072	2,329	29	15.4%
Shared Ownership								
HT H	3B4P	2 Storey House	919	85.4	11,028	1,025	12	6.4%
HT H	3B4P Over 55s	2 Storey House	919	85.4	3,678	342	4	2.1%
HT J	2B3P	2 Storey House	763	70.9	6,104	567	8	4.3%
HT J	2B3P Over 55s	2 Storey House	763	70.9	1,526	142	2	1.1%
HT L	2B3P Over 55s	Bungalow	677	62.9	1,354	126	2	1.1%
Sub-Total					23,688	2,201	28	14.9%
Totals for Site					206,610	19,195	188	100.0%
Market Sale							131	68.7%
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	10.71	4.31
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:	14.148	ft ² / acre
	3.248	m ² / hectare

Mix		
Houses/Bungalow	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	Total	Percent
1 Bed	2	1.1%
2 Bed	8	4.3%
Sub-Total	10	5.3%
Total	188	100.0%

Market Sale Mix		
Beds	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		
Beds	Total	Percent
1 Bed	2	1.1%
2 Bed	15	8.0%
3 Bed	12	6.4%
Total	29	15.4%

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

Total Mix		
Beds	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
Q	25/01/19	Issued for tender	JC	JM		
R	22/02/19	Substation added, bays to plots updated	JC	JM	Checked	JM
S	28/01/21	S73 Application, Updates to house types A, B, C, F, G & K. New house type E added, Plots 82, 83 & 84 updated. Road junction updated in line with S278 application	JA	SC	Date	SEP 2018
Scale @ A1						1 : 1000

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

2011
REV S
PLANNING

PRP



KEY

Facing materials, exact colour tbc

- Light brick
- Dark brick
- Render with brick base and features, brick colour to match adjacent boundary and garage (if applicable)
- Reconstituted stone

Roof: Dark grey, tile (type to be confirmed) with mortared verge

Windows: Grey UPVC

Rainwater goods: Grey

Front doors: Light brick: Dark blue
Dark brick: Dark green
Render and Stone: Dark grey

Garage doors: To match front doors

Note: Brickwork below DPC and above ground level to match facing brick type above DPC



KEY

New private drive

New tarmac adopted road

New tarmac adopted footpath

New tarmac adopted junction table

New road constructed to adoptable standards

New footpath constructed to adoptable standard

Rev	Date	Description	Dwn	Ckd	Drawn	JC
D	25/02/19	Baye updated to types B, D and F	JC	JM	Checked	JM
E	28/01/21	S17 Application. Surface treatment remains unchanged. Site plan updated to reflect changes to house types A, B, C, E, F, G & K and changes to plots 62, 63 & 94. Road junction updated in line with S276 application	JA	SC	Date	SEP 2018
Scale @ A1					1 : 1000	



NOTE

Retaining structure not shown. Refer to civil engineering drawings for further information. Where a cribblock wall is indicated on the civil engineering drawings the proposed timber fences will be located on the high side of the retaining wall.

See drawing AA7403 2014 for boundary types

STREET SCENE A:A



STREET SCENE B:B



KEY
Existing ground level

NOTE
All plots have been noted for artistic license. Elevations are visually true, but refer to site plan for accurate location of plots reserved.

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Rev	Date	Description
A	04/10/18	Issued for planning following civils review
B	05/11/18	Issued for Tender
C	24/01/19	Updated following planner's comments
D	22/02/19	Updated following planner's comments
E	28/01/21	SI2 Application - House types A, B, C, E, F, G, K updated.

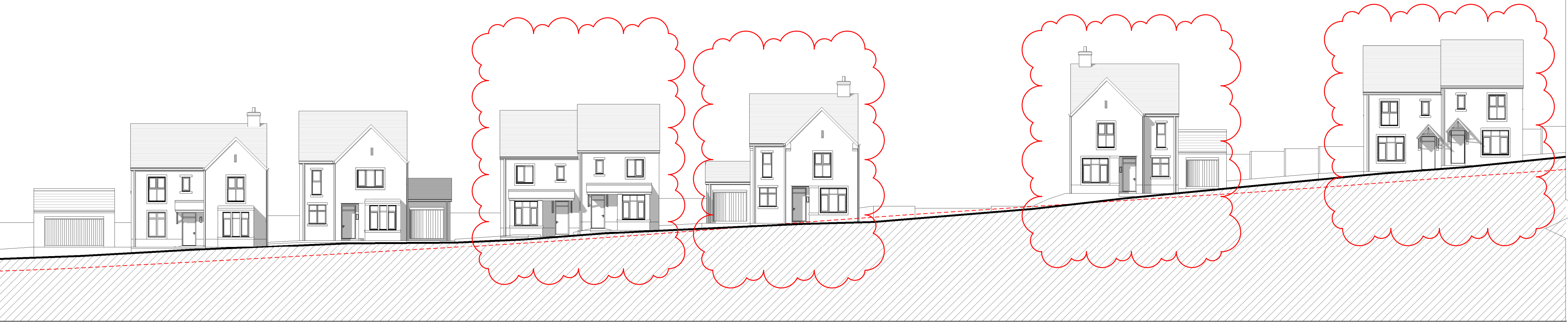
Dwn	Ckd	Drawn	JC
JC	JM	Checked	JM
JC	JM	Date	SEP 2018
JC	JM	Scale @ A1	1 : 200
SS	SC		

AA7403C Clitheroe Road
Whalley
PROPOSED STREET
ELEVATIONS 01

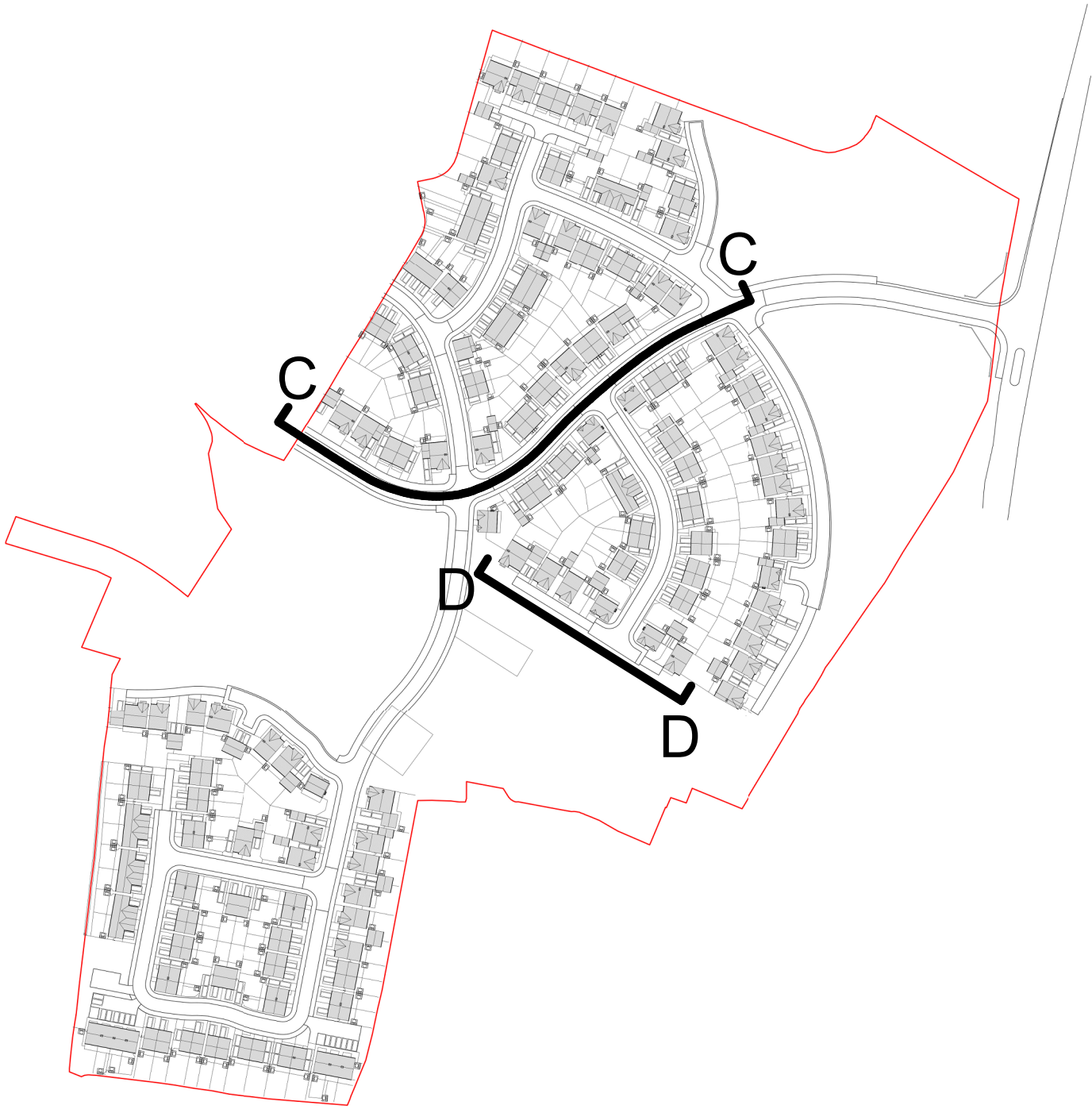
2020
REV E
PLANNING

PRP

STREET SCENE C:C



STREET SCENE D:D



KEY
--- Existing ground level

NOTE
All plots have been rotated for artistic license. Elevations are visually true, but refer to site plan for accurate location of plots reserved.

Rev	Date	Description
A	04/10/18	Issued for planning following civils review
B	05/11/18	Issued for Tender
C	24/01/19	Updated following planner's comments
D	22/02/19	Updated following planner's comments
E	28/01/21	SI2 Application - House types: A, B, C, E, F, G, K updated.

Dwn	Ckd	Drawn	JC
JC	JM	Checked	JM
JC	JM	Date	SEP 2018
JC	JM	Scale @ A1	1 : 200
SS	SC		

AA7403C Clitheroe Road
Whalley
PROPOSED STREET
ELEVATIONS 02

2021
REV E
PLANNING

STREET SCENE E:E



STREET SCENE F:F



KEY
— Existing ground level

NOTE
All plots have been rotated for artistic license. Elevations are visually true, but refer to site plan for accurate location of plots

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
B	30/10/18	Issued for Tender
C	08/11/18	Issued for Tender
D	24/01/19	Updated following planner's comments
E	22/02/19	Updated following planner's comments
F	28/01/21	SI2 Application - House types: A, B, C, E, F, G, K updated.

Dwn	Ckd	Drawn	JC
JC	JM	Checked	JM
JC	JM	Date	SEP 2018
JC	JM	Scale @ A1	1 : 200

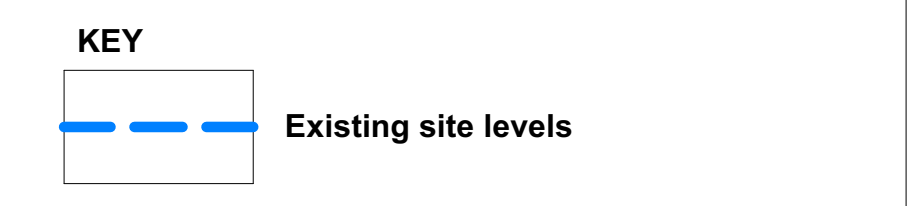
AA7403C Clitheroe Road
Whalley
PROPOSED STREET
ELEVATIONS 03

2022
REV F
PLANNING

PRP



NOTE
For all proposed levels please refer to Civil Engineers' drawings

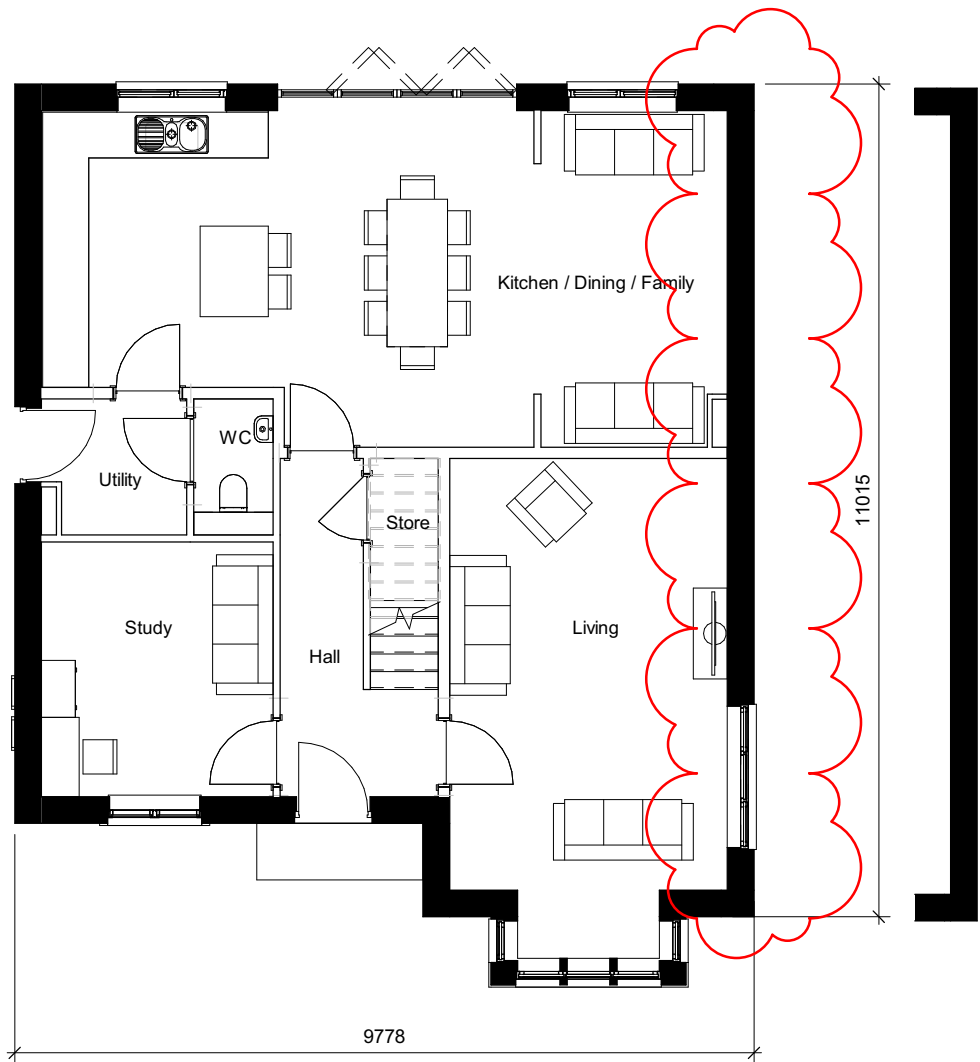


Rev	Date	Description
-	29/11/18	First issue
A	15/01/19	Revised to show elevations
B	22/01/21	S73 Application. House type F updated

Dwn	Ckd	Drawn	JC
JC	JM	Checked	JM
JC	JM	Date	NOV '18
SS	SC	Scale @ A1	1:200 / 1:1000

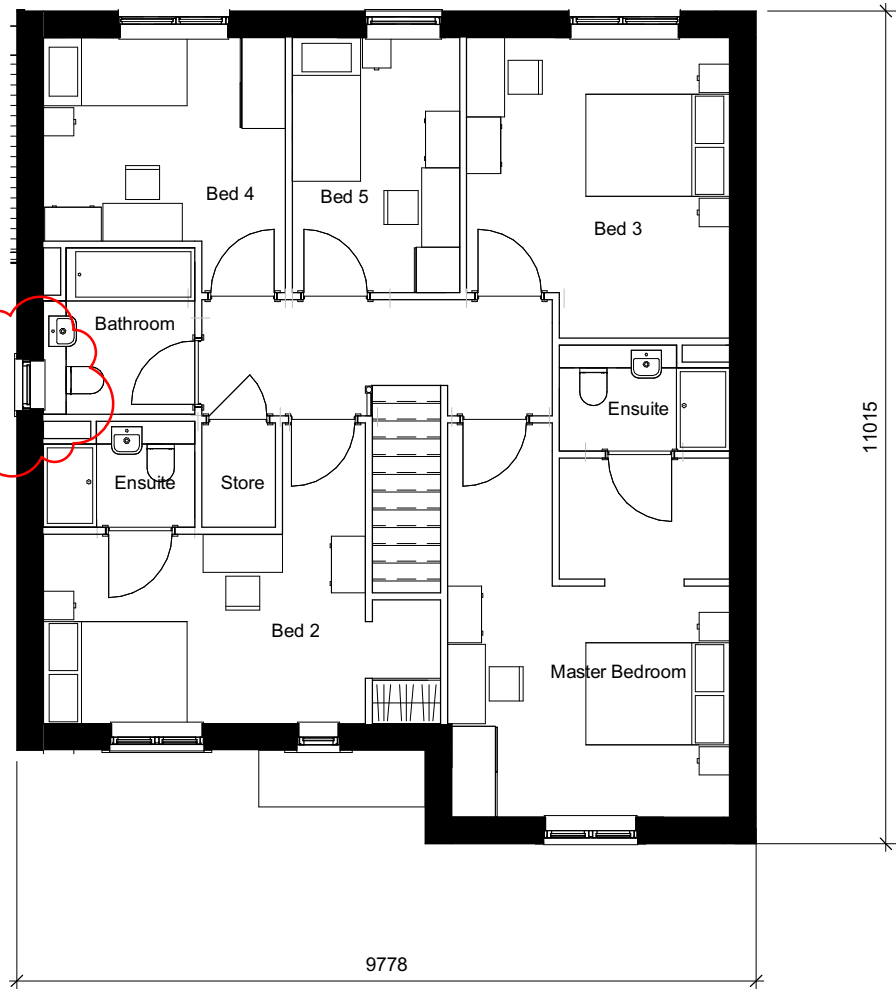
**AA7403C Clitheroe Road
Whalley
EXISTING & PROPOSED
SECTIONS 02**

WHL-2031
REV B
PLANNING

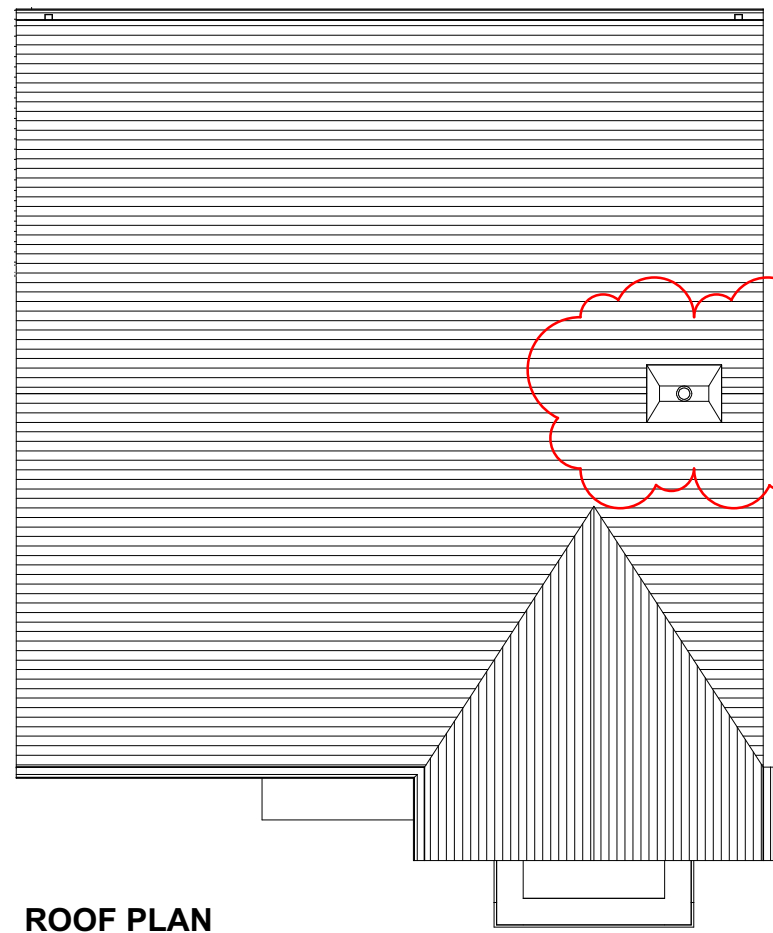


GROUND FLOOR -
PLOT NO. 30, 112, 118

GROUND
FLOOR -
PLOT NO. 1,
24, 151, 154



FIRST FLOOR



ROOF PLAN



ROOF DETAIL - STONE FINISH

NOTE: OTHER ELEVATIONS SHOW
RENDER / BRICK FINISH

HOUSE TYPE A
5B8P

Design Criteria:
Building Regulations Category 1 (Visible Dwellings)
Nationally Described Space Standards

PLOT NOS. 1, 24, 30, 112, 118, 151, 154

NOTES:

- All bathroom and W/C windows to be opaque
- Gas and electricity meters are to be installed on the side elevation of all dwellings with the exception of terraces and in the most discreet location
- Rainwater pipes are indicative however on semi-detached and terraced dwellings a RWP is to be located on the party wall line of all front elevations to provide a visual break between plots
- For handing see drawings AA7403 2010 and 2011
- Ridge and eaves heights shown are subject to a limit of deviation +/- 150mm

** Material joint line to rendered plots only

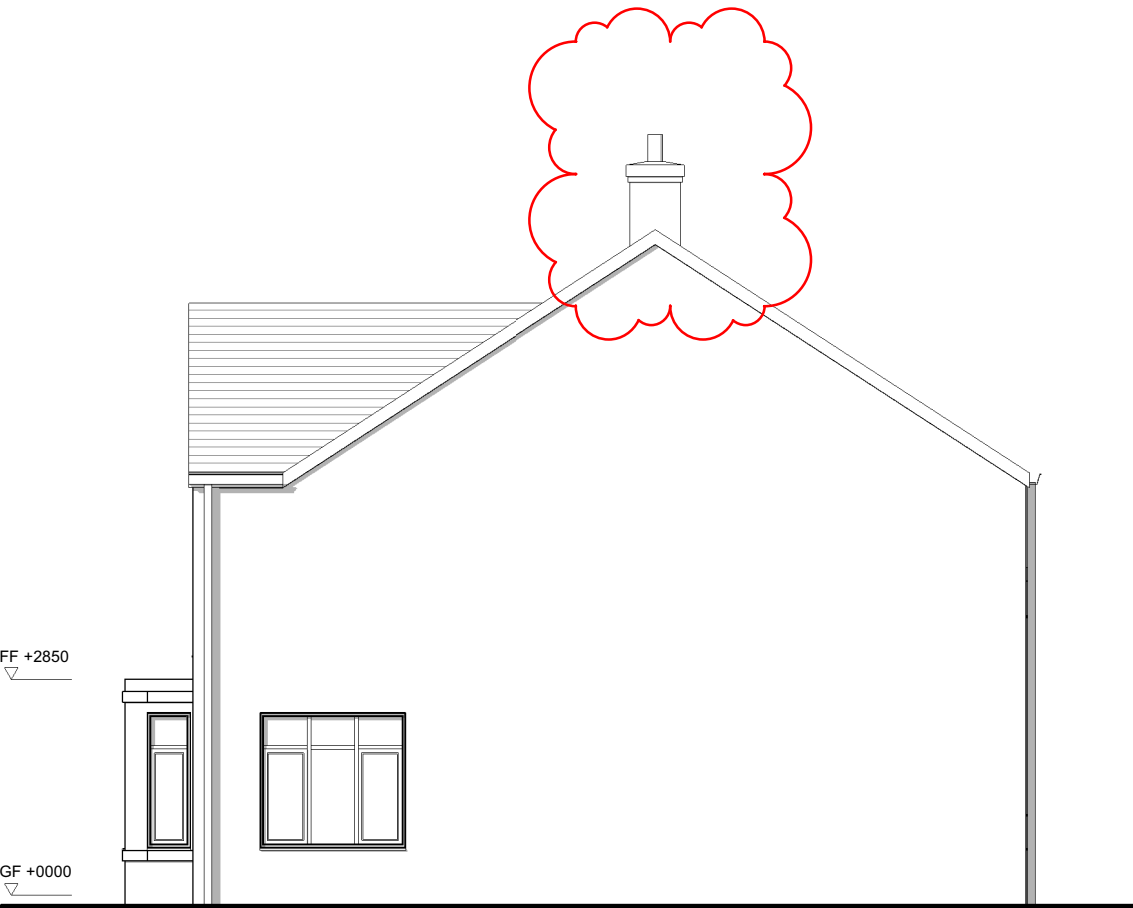
Reconstituted stone elements



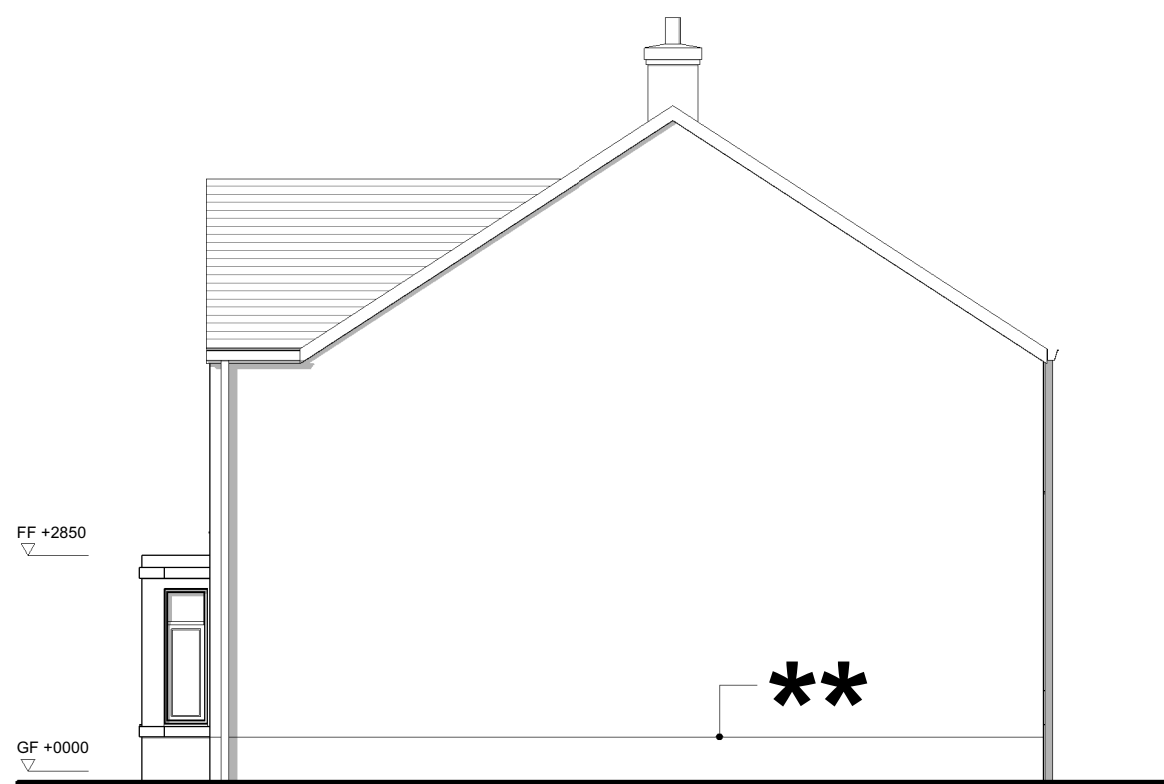
FRONT ELEVATION -
PLOT NO. 1 (RENDER WITH DARK BRICK BASE, CHIMNEY AND DETAIL)
PLOT NO. 24, 118, 151, 154 (DARK BRICK)
PLOT NO 30, 112 (STONE)



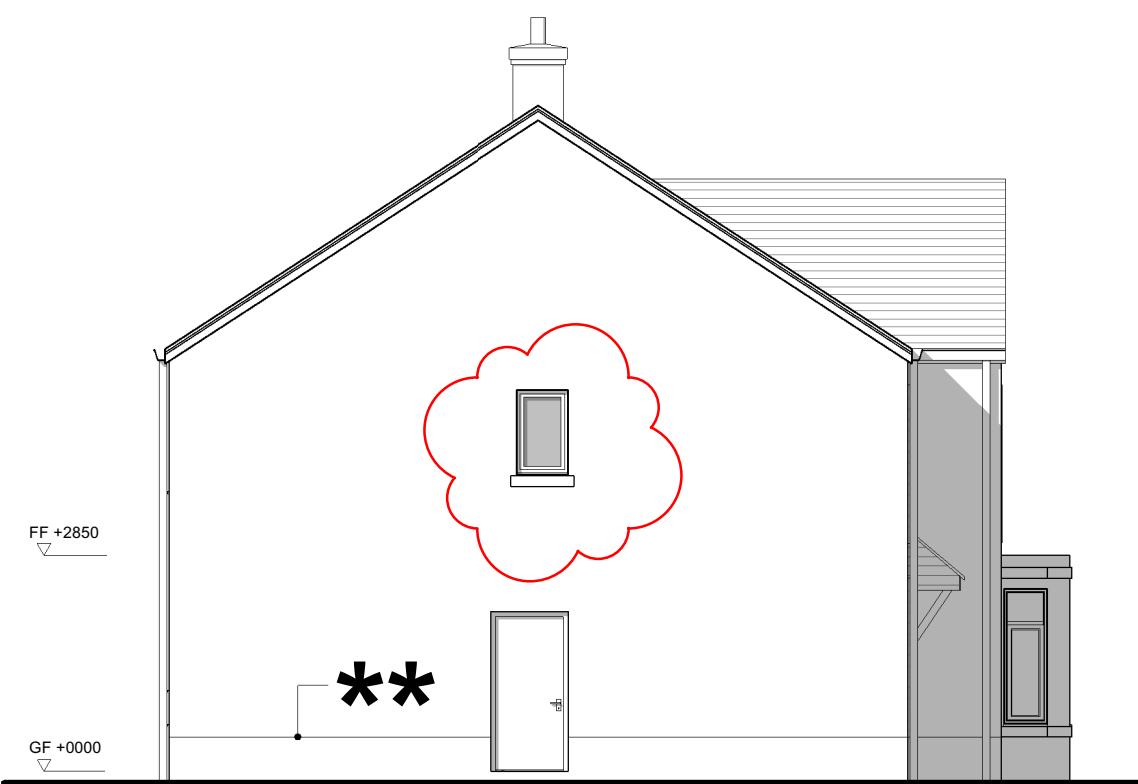
REAR ELEVATION -
PLOT NO. 1, 24, 30, 112, 118, 151, 154



GABLE ELEVATION -
PLOT NO. 30, 112, 118



GABLE ELEVATION -
PLOT NO. 1, 24, 151, 154



GABLE ELEVATION -
PLOT NO. 1, 24, 151, 154
PLOT NO 30, 112, 118

HOUSE TYPE B
4B7P

Design Criteria:
Building Regulations Category 1 (Visitable Dwellings)
Nationally Described Space Standards

PLOT NOS. 2, 5, 21, 25, 28, 29, 31, 34, 39, 40, 45, 46,
47, 50, 55, 68, 69, 72, 76, 83, 84, 85, 110, 111, 119,
120, 121, 122, 123, 152, 153, 155, 156, 158, 159, 160

NOTES:

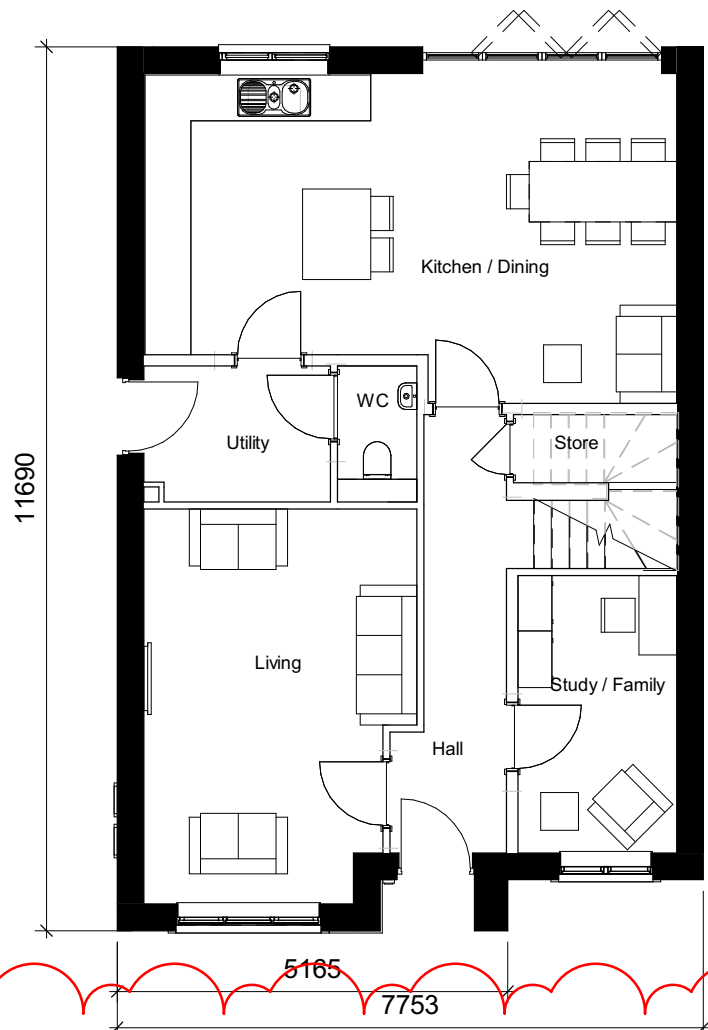
- All bathroom and W/C windows to be opaque
- Gas and electricity meters are to be installed on the side elevation of all dwellings with the exception of terraces and in the most discreet location
- Rainwater pipes are indicative however on semi-detached and terraced dwellings a RWP is to be located on the party wall line of all front elevations to provide a visual break between plots
- For handing see drawings AA7403 2010 and 2011
- Ridge and eaves heights shown are subject to a limit of deviation +/- 150mm

* For location of chimneys see front elevation plot numbers

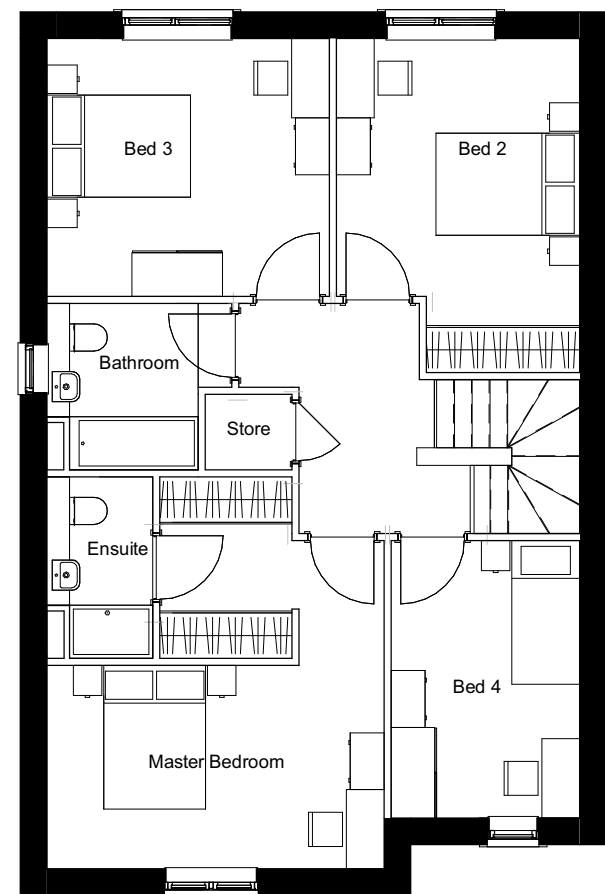
** Material joint line to rendered plots only

*** For location of bay window see front elevation plot numbers

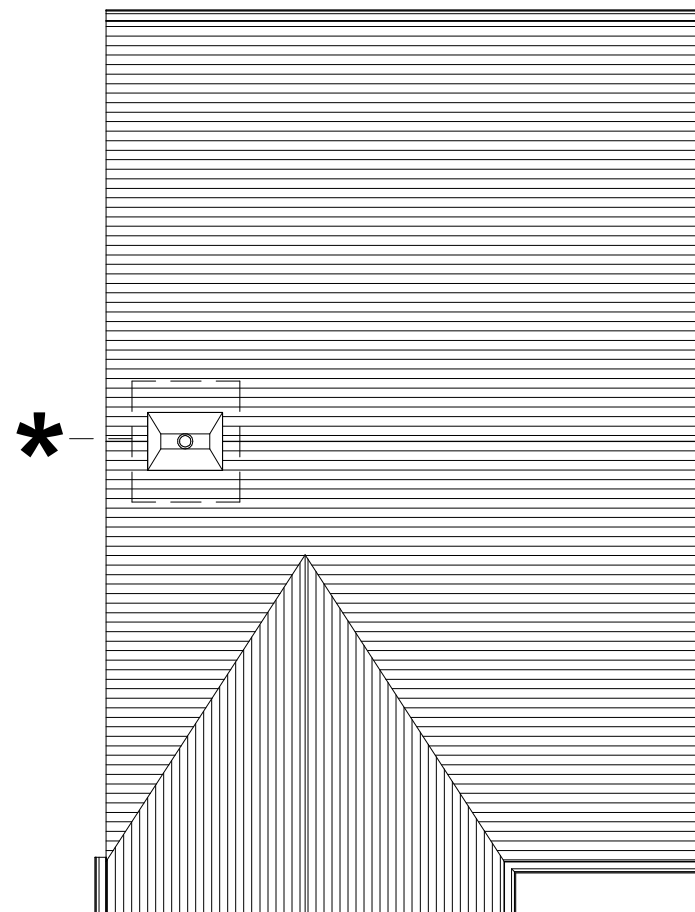
Reconstituted stone elements



GROUND FLOOR
PLOT NO. 5, 25, 28, 29, 39, 40, 45, 46, 47, 55, 68, 85,
110, 111, 119, 121, 123, 152, 153, 155, 156, 158, 159,
160
NO SIDE DOOR ON PLOT NO 5, 34, 39, 46, 55, 58, 159



FIRST FLOOR

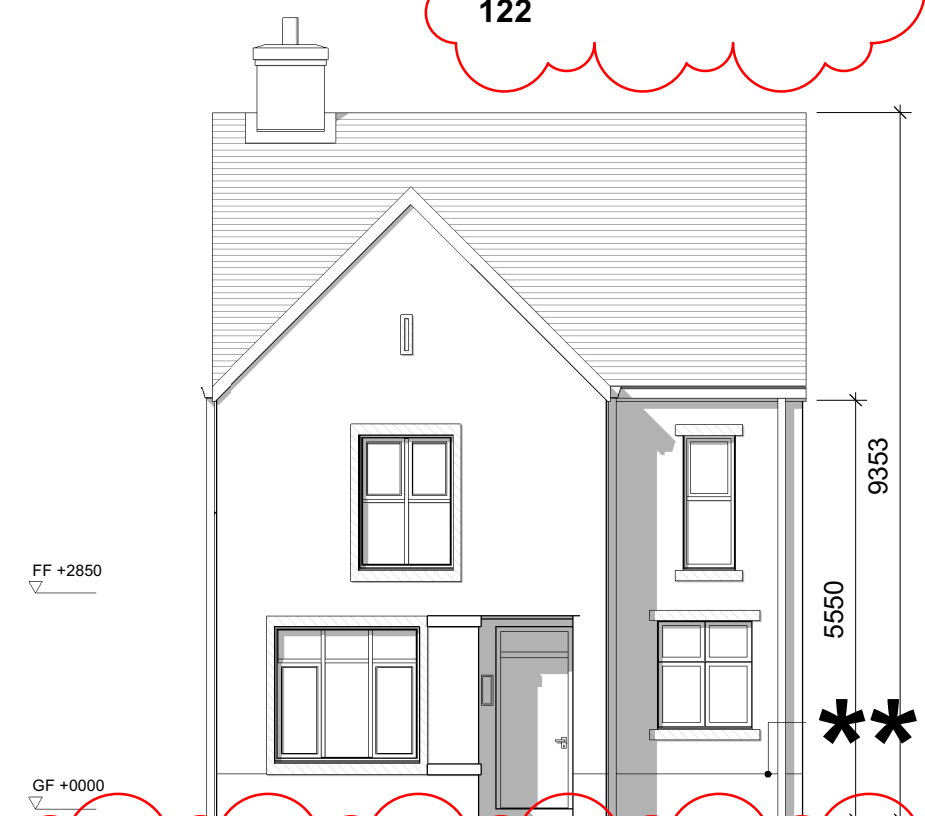


ROOF PLAN



ROOF DETAIL - STONE FINISH

NOTE: ELEVATIONS BELOW SHOW RENDER / BRICK FINISH



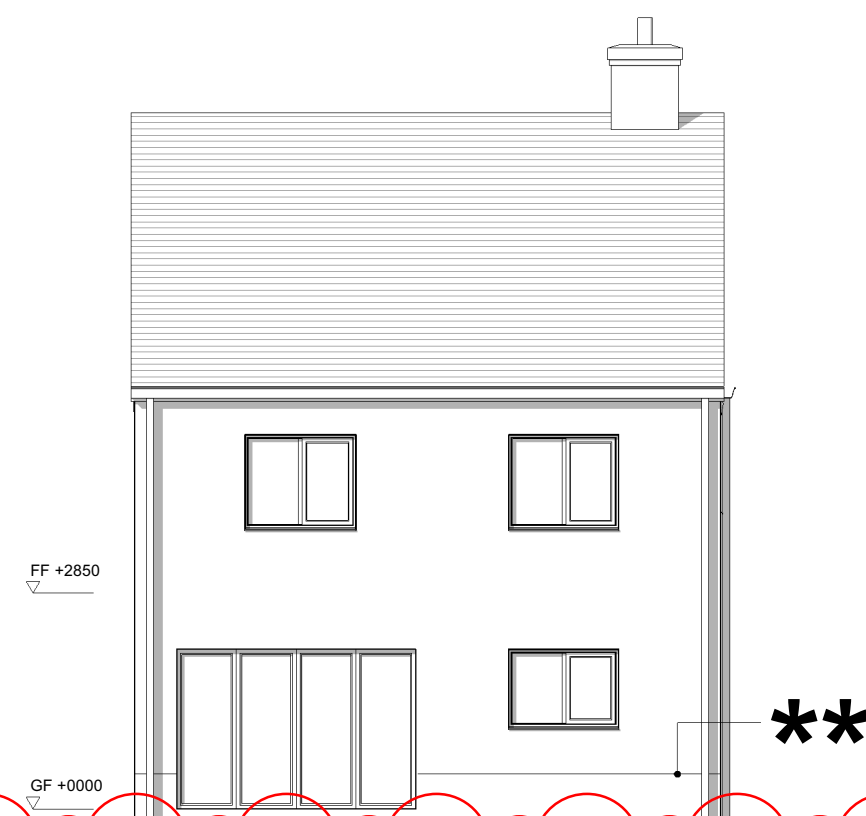
FRONT ELEVATION
WITH CHIMNEY:
PLOT NO. 39, 55, 68, 159 (RENDER WITH DARK BRICK BASE, CHIMNEY AND DETAIL)
PLOT NO. 45, 121 (RENDER WITH LIGHT BRICK BASE, CHIMNEY AND DETAIL)
PLOT NO. 85, 155, 158 (DARK BRICK)
PLOT NO. 5, 46, 47 (STONE)

WITHOUT CHIMNEY:
PLOT NO. 25, 28, 29, 40, 110, 111, 160 (DARK BRICK)
PLOT NO. 119, 123, 152, 153, 156 (LIGHT BRICK)



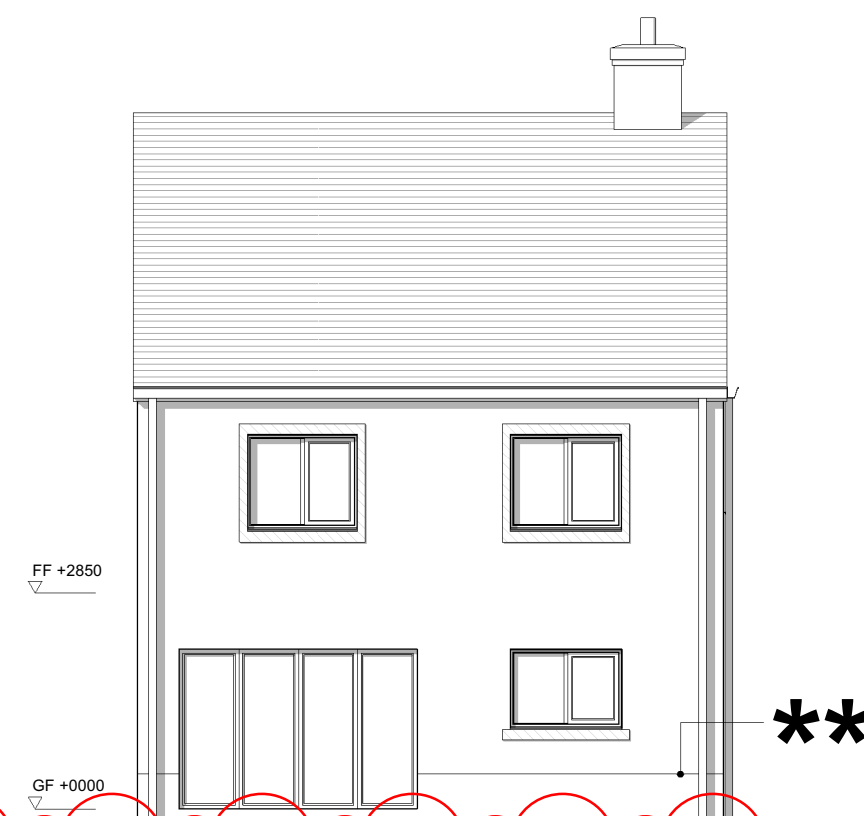
FRONT ELEVATION
WITH CHIMNEY:
PLOT NO. 21, 34 (RENDER WITH DARK BRICK BASE)
PLOT NO. 31, 50, 72 (RENDER WITH LIGHT BRICK BASE)
PLOT NO. 84 (DARK BRICK)
PLOT NO. 76 (STONE)

WITHOUT CHIMNEY:
PLOT NO. 2, 69, 83, 120, 122 (LIGHT BRICK)



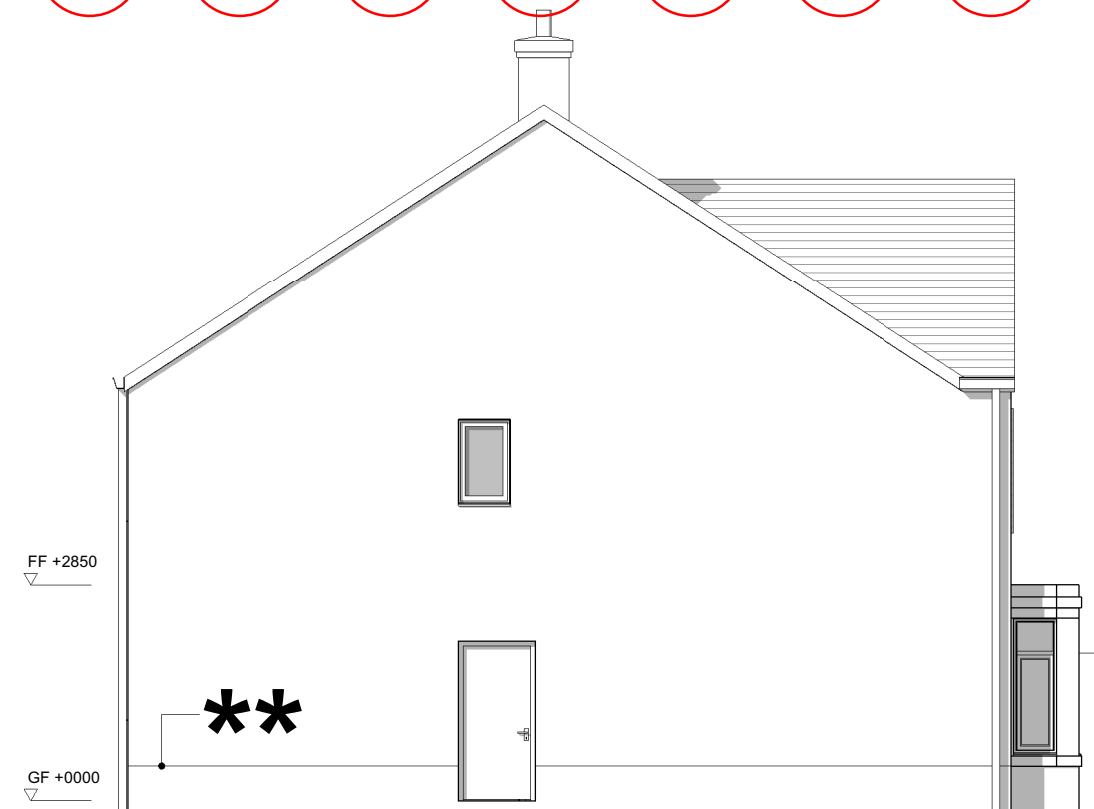
REAR ELEVATION
WITH CHIMNEY:
PLOT NO. 21, 31, 45, 46, 47, 50, 72, 76, 84, 85, 121, 155, 158,

WITHOUT CHIMNEY:
PLOT NO. 2, 25, 28, 29, 40, 69, 83, 110, 111, 119, 120, 122, 123, 156, 160

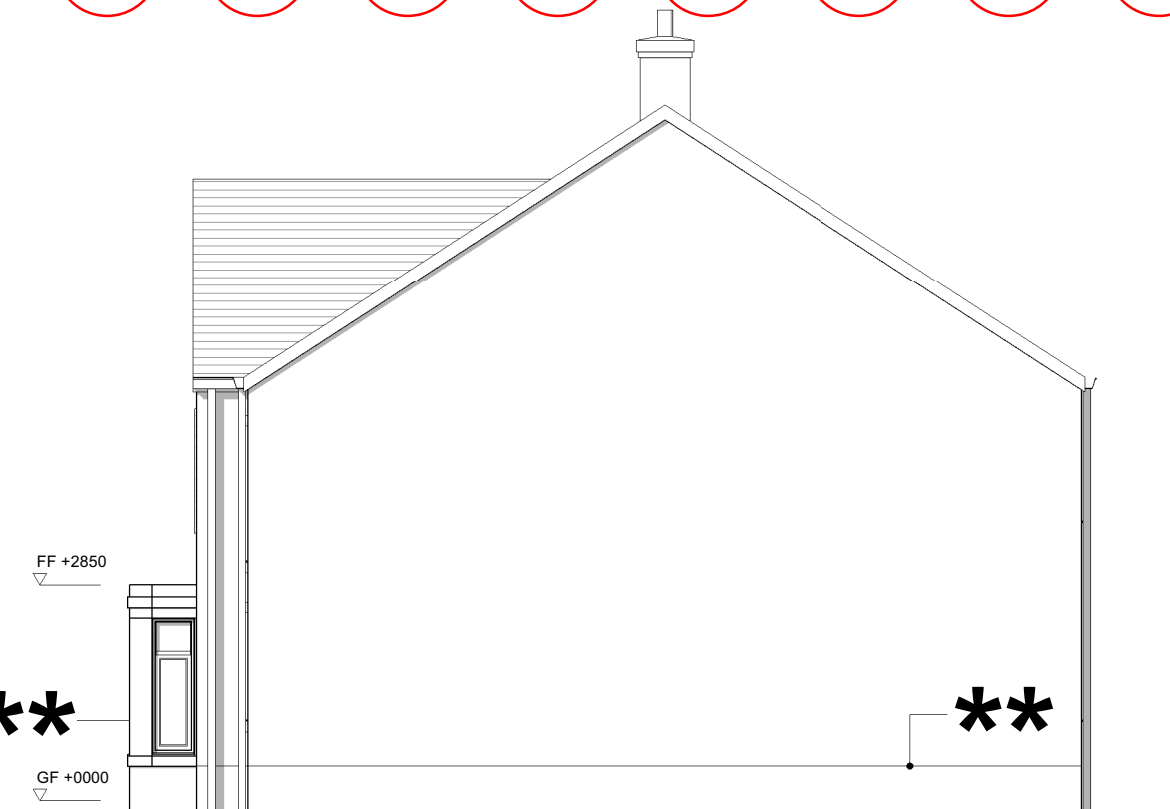


REAR ELEVATION
WITH CHIMNEY:
PLOT NO. 5, 34, 39, 55, 68, 159

WITHOUT CHIMNEY:
PLOT NO. 152, 153



GABLE ELEVATION –
TO ALL PLOTS SEE FRONT ELEVATIONS FOR BAY
AND CHIMNEY APPLICABILITY

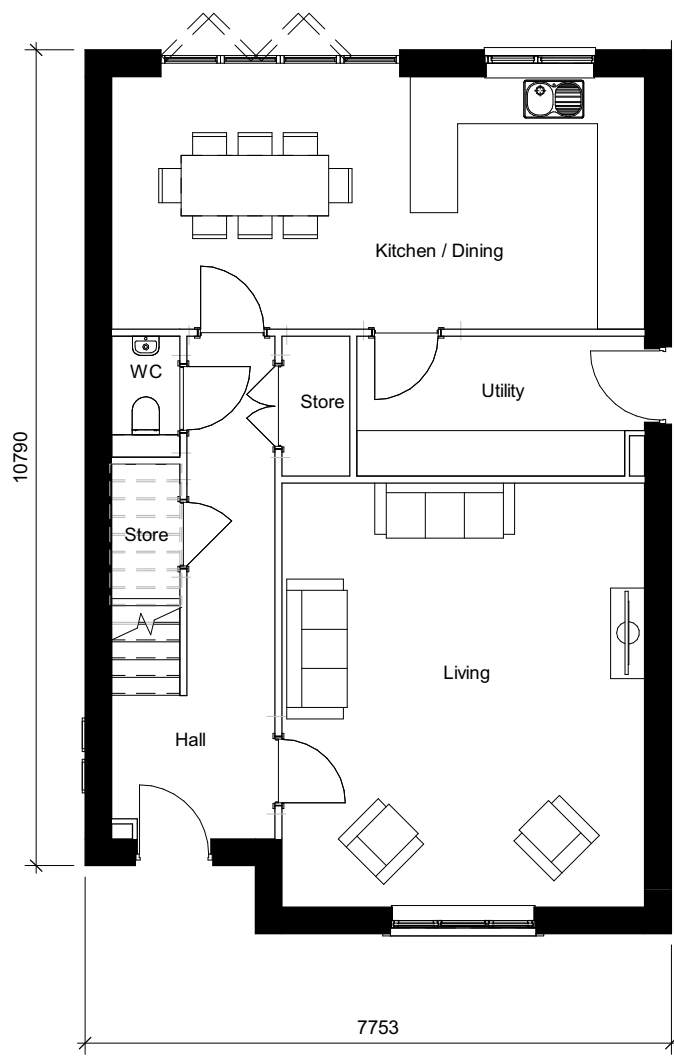


GABLE ELEVATION –
TO ALL PLOTS SEE FRONT ELEVATIONS FOR BAY
AND CHIMNEY APPLICABILITY

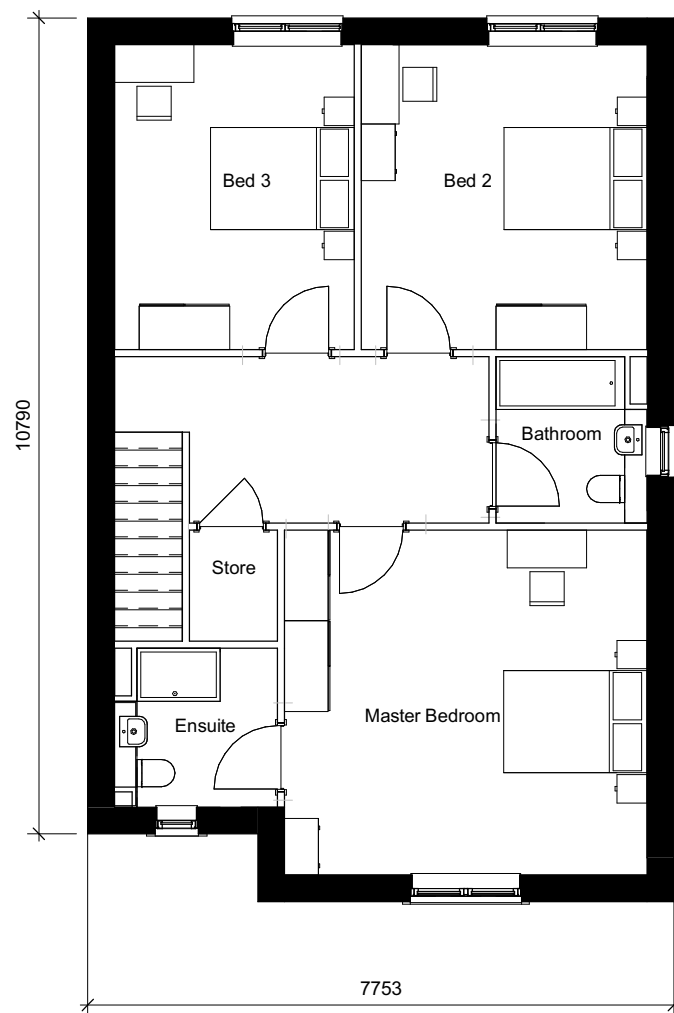
Rev	Date	Description	Dwn	Ckd	Drawn	BS
J	22/02/19	Window mullions/transoms updated, window width to bed 4 reduced, bay added to 5 plots	JC	JM	Checked	JM
K	29/01/21	S73 Application: Bays added to 21, 31, 34, 50, 72, 76 & 84. Full height chimneys replaced with ridge chimneys on plots 5, 21, 34, 39, 46, 55, 68, 85, 155, 158 & 159	SS	SC	Date	AUGUST 2018
Scale @ A1					1 : 100	

AA7403C Clitheroe Road
Whalley
HOUSE TYPE B
4B7P

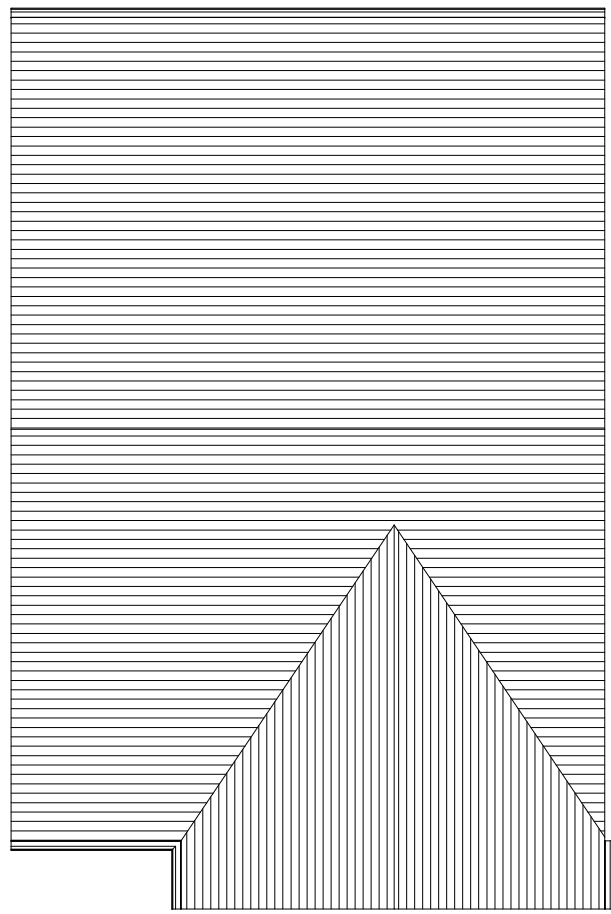
2051
REV K
PLANNING



GROUND FLOOR -
PLOT NO. 73, 74, 75, 80, 81, 82



FIRST FLOOR



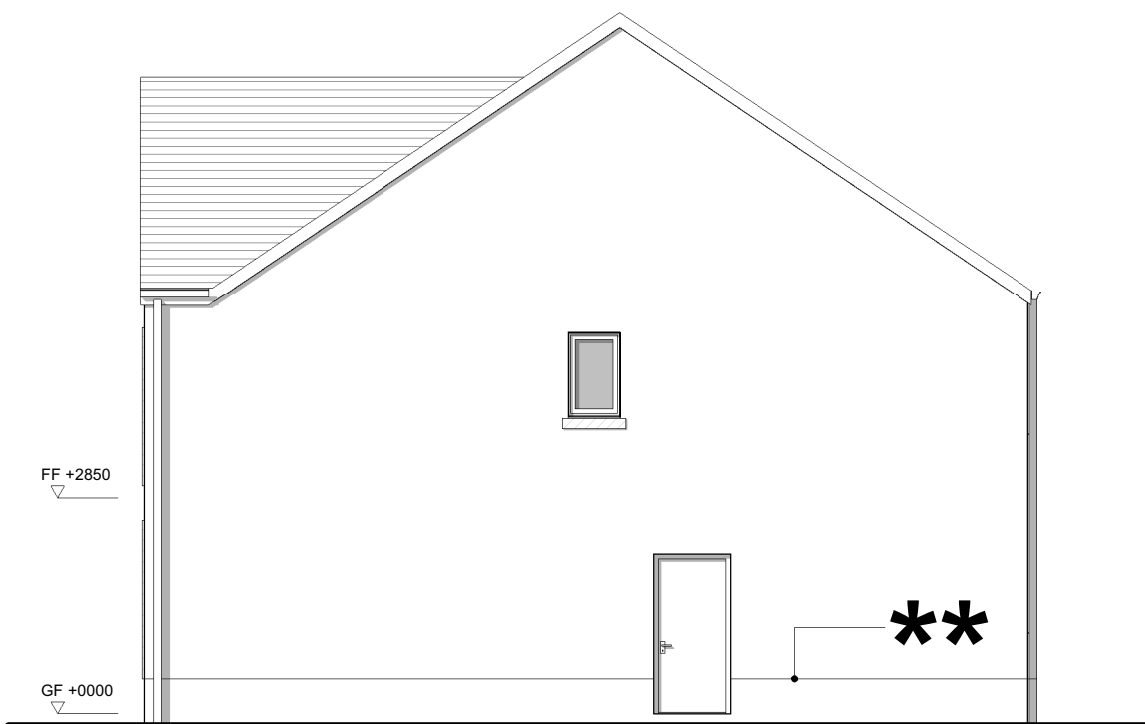
ROOF PLAN



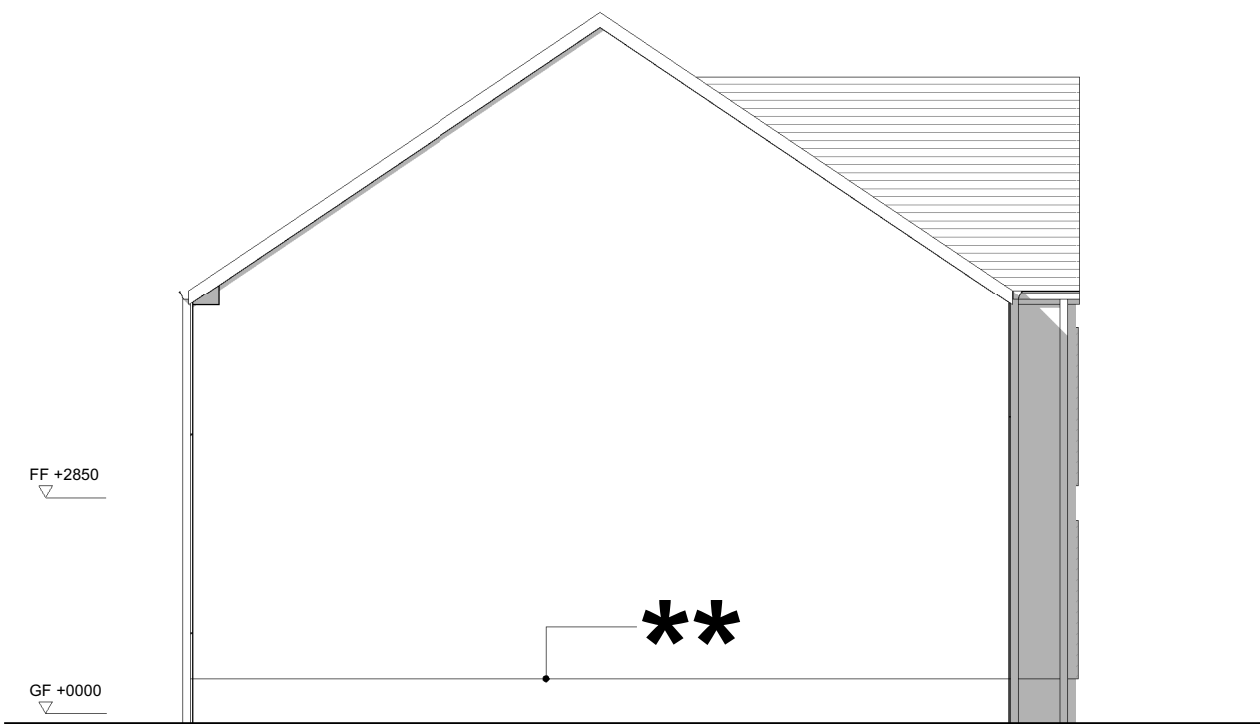
FRONT ELEVATION -
PLOT NO. 73, 80, 81 (DARK BRICK)
PLOT NO. 74, 75, 82 (RENDER WITH LIGHT BRICK
BASE AND DETAIL)



REAR ELEVATION -
PLOT NO. 73, 80, 81 (DARK BRICK)
PLOT NO. 74, 75, 82 (RENDER WITH LIGHT BRICK
BASE AND DETAIL)



GABLE ELEVATION



GABLE ELEVATION

HOUSE TYPE C
3B6P

Design Criteria:
Building Regulations Category 1 (Visible Dwellings)
Nationally Described Space Standards

PLOT NOS. 73, 74, 75, 80, 81, 82

NOTES:

All bathroom and W/C windows to be opaque

Gas and electricity meters are to be installed on the side elevation of all dwellings with the exception of terraces and in the most discreet location

Rainwater pipes are indicative however on semi-detached and terraced dwellings a RWP is to be located on the party wall line of all front elevations to provide a visual break between plots

For handing see drawings AA7403 2010 and 2011

Ridge and eaves heights shown are subject to a limit of deviation +/- 150mm

For location of bay windows see front elevation plot numbers

Material joint line to rendered plots only

Reconstituted stone elements

HOUSE TYPE D
3B5P

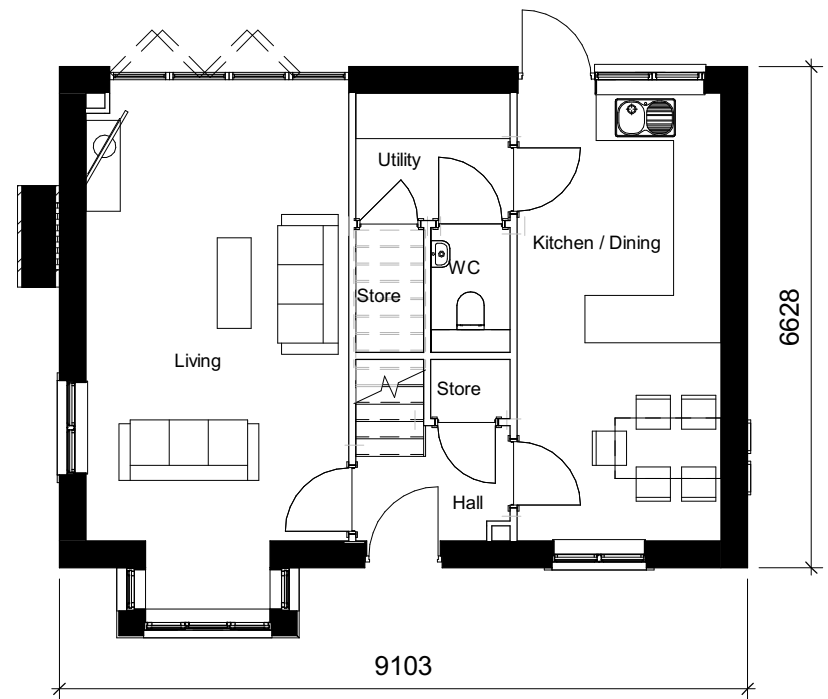
Design Criteria:
Building Regulations Category 1 (Visible Dwellings)
Nationally Described Space Standards

PLOT NOS. 157

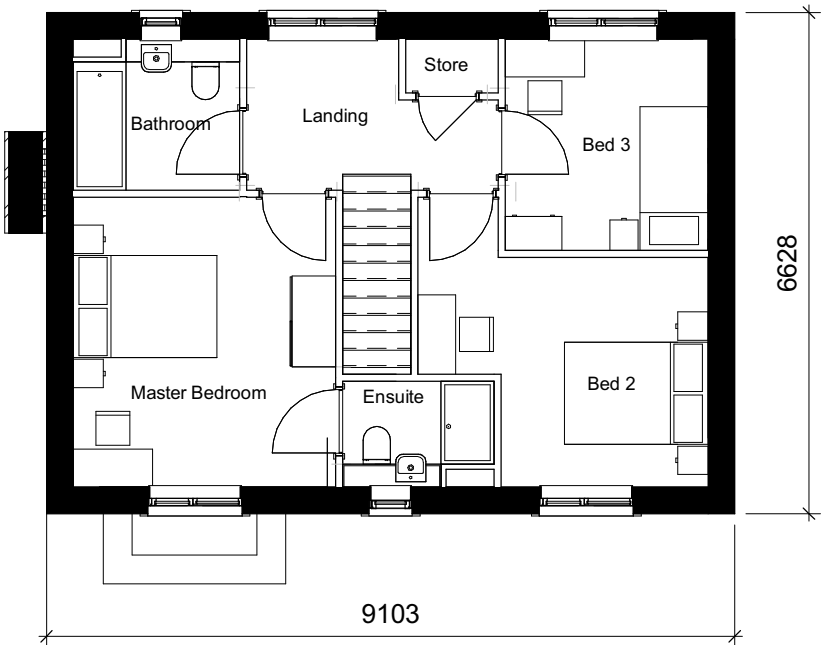
NOTES:

- All bathroom and W/C windows to be opaque
- Gas and electricity meters are to be installed on the side elevation of all dwellings with the exception of terraces and in the most discreet location
- Rainwater pipes are indicative however on semi-detached and terraced dwellings a RWP is to be located on the party wall line of all front elevations to provide a visual break between plots
- For handing see drawings AA7403 2010 and 2011
- Ridge and eaves heights shown are subject to a limit of deviation +/- 150mm

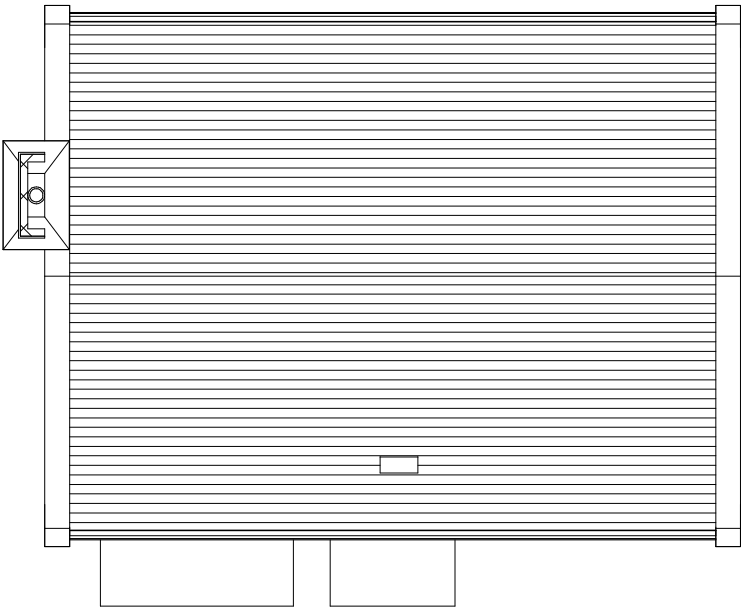
Reconstituted stone elements



GROUND FLOOR -
PLOT NO. 157



FIRST FLOOR



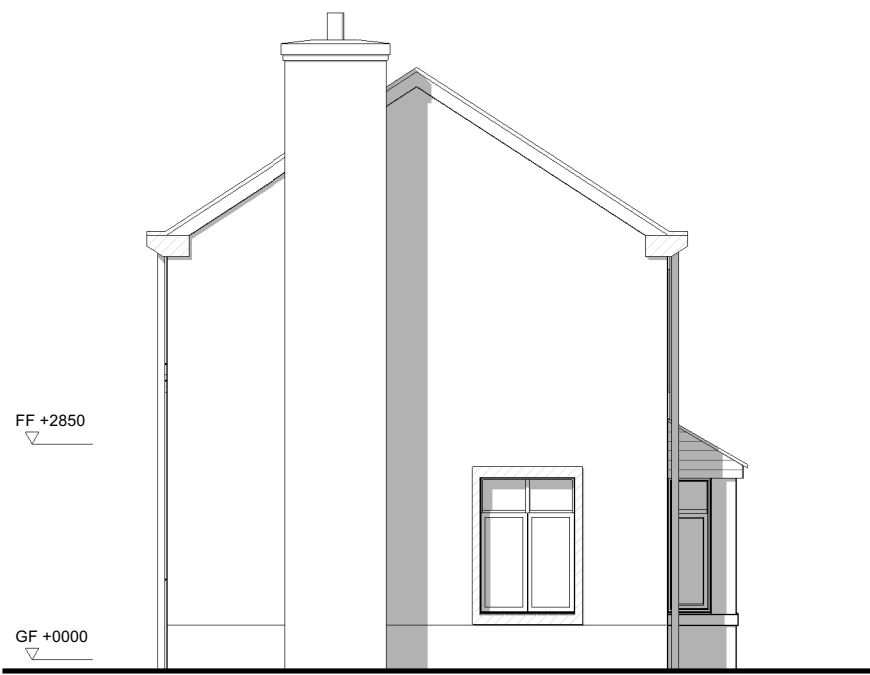
ROOF PLAN



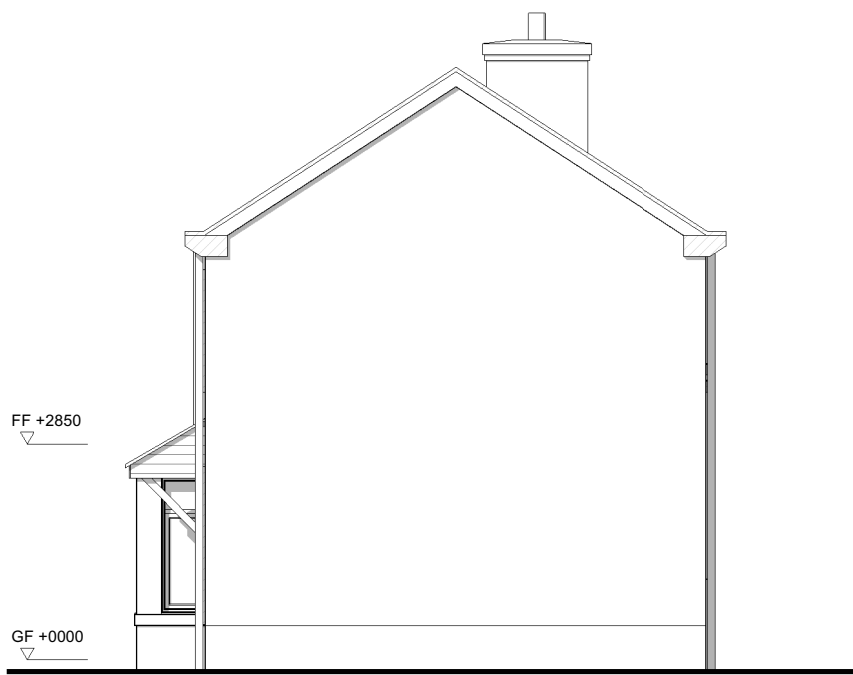
REAR ELEVATION



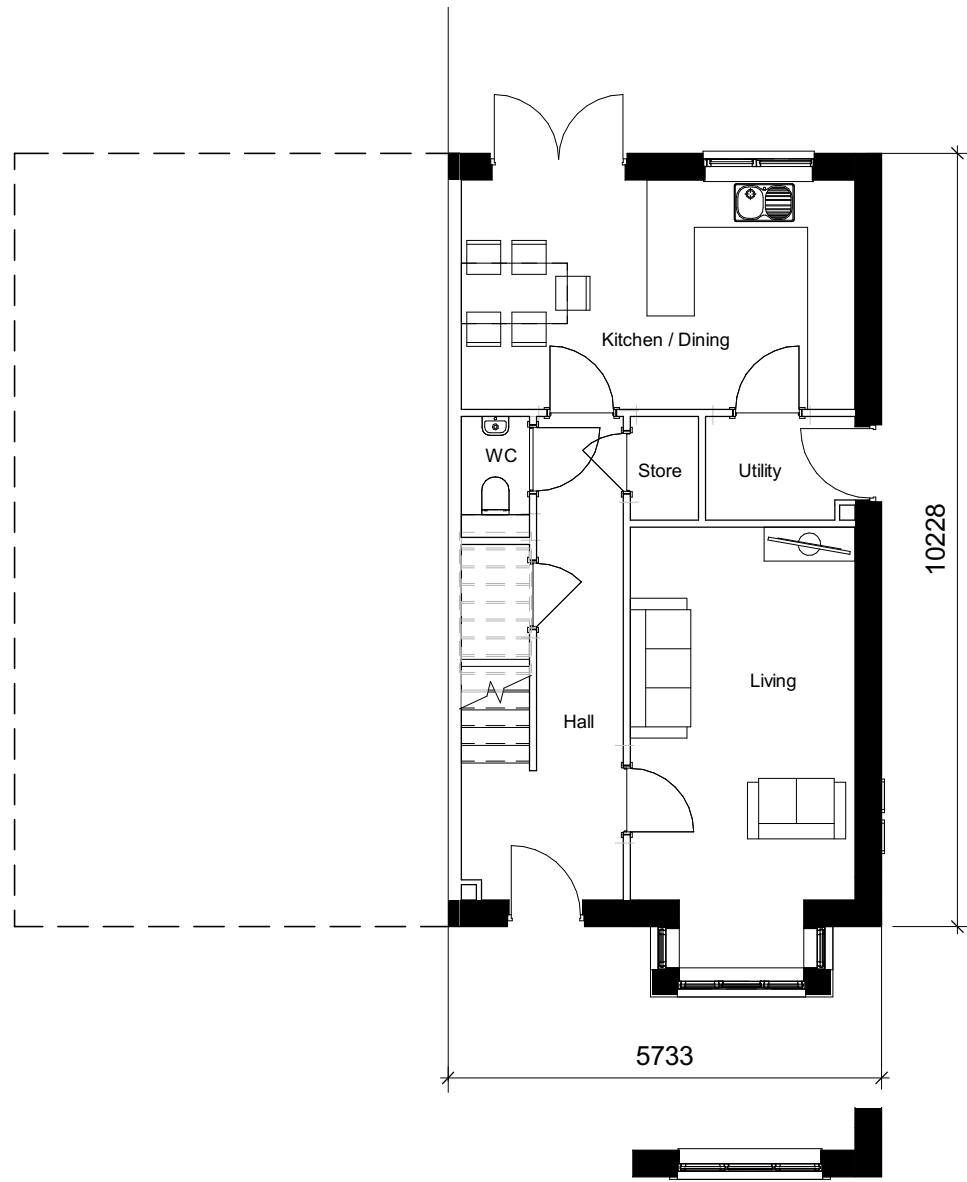
REAR ELEVATION



GABLE LEFT ELEVATION

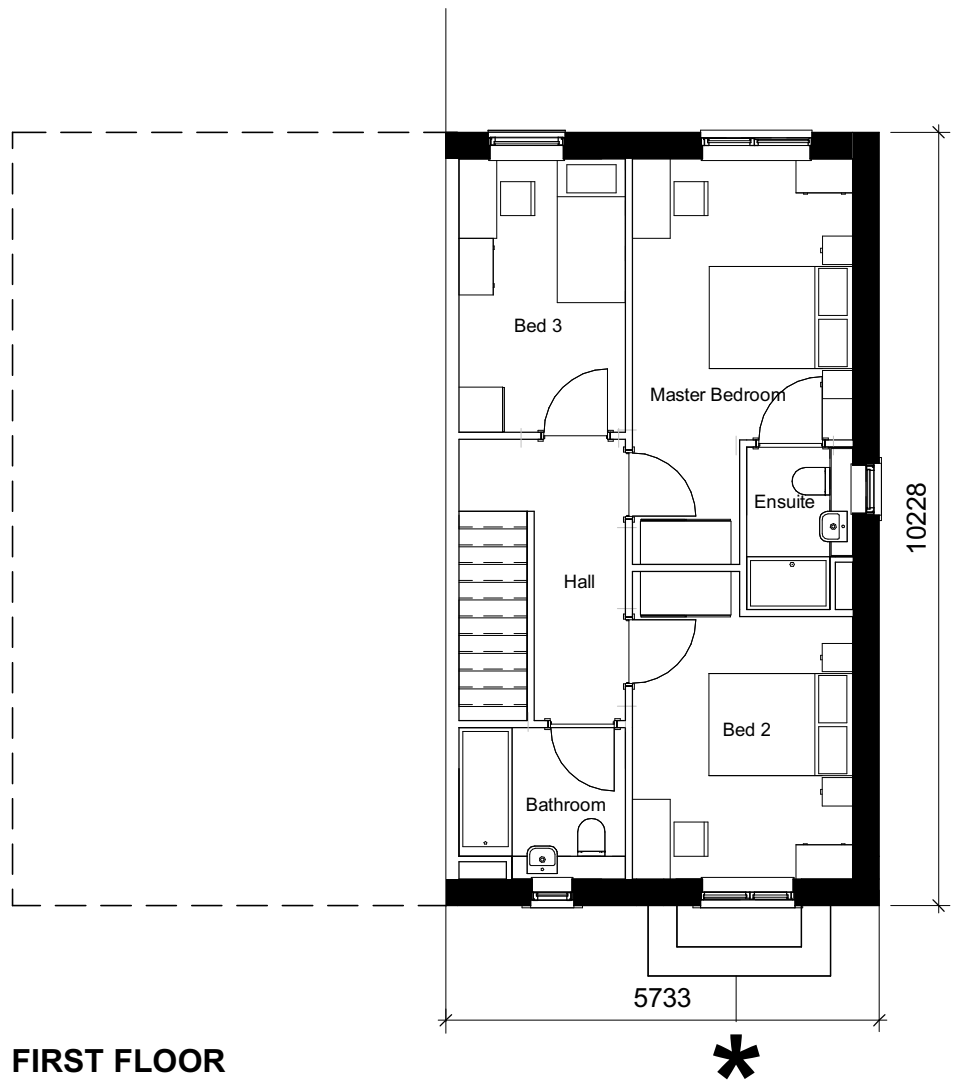


GABLE RIGHT ELEVATION

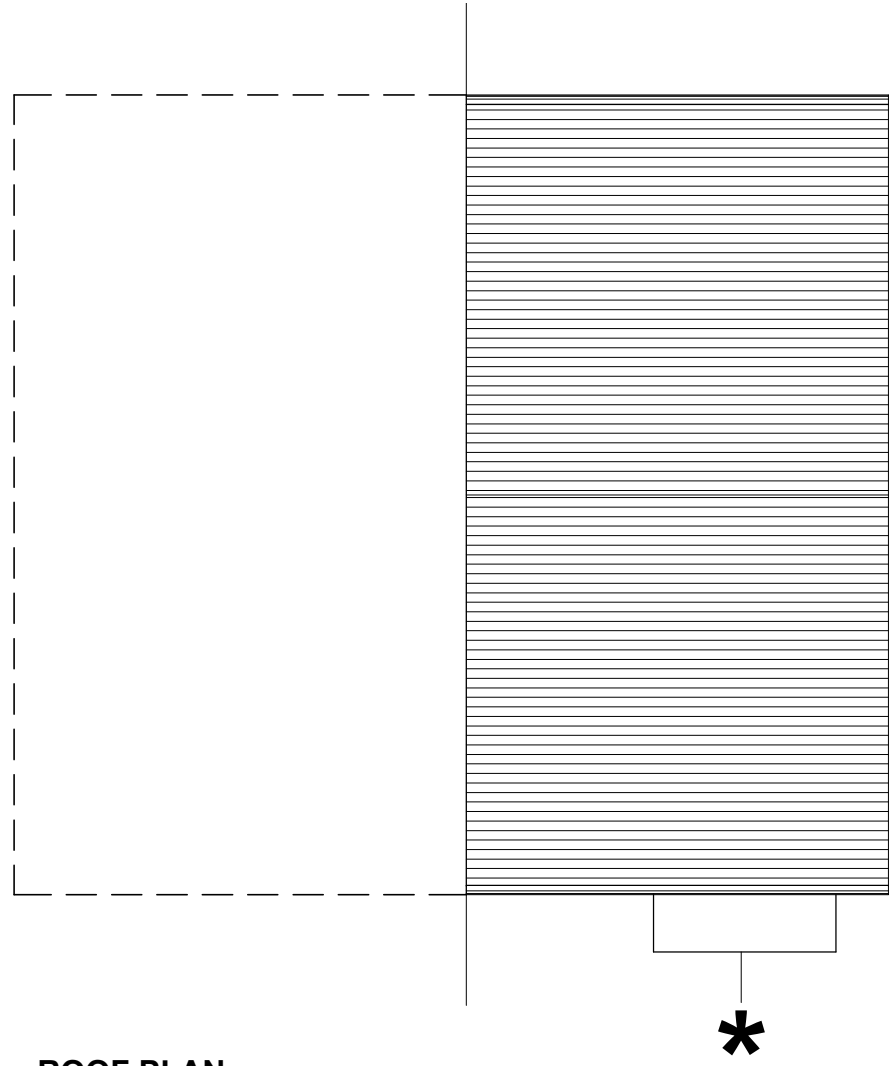


GROUND FLOOR -
PLOT NO. 3, 4, 26, 27

GROUND FLOOR -
PLOT NO. 32, 33, 43, 44,
70, 71, 77, 78, 100, 101



FIRST FLOOR



ROOF PLAN

**HOUSE TYPE F
3B5P**

Design Criteria:
Building Regulations Category 1 (Visitable Dwellings)
Nationally Described Space Standards

PLOT NOS. 3, 4, 26, 27, 32, 33, 43, 44, 70, 71, 77, 78,
100, 101

NOTES:

- All bathroom and W/C windows to be opaque
- Gas and electricity meters are to be installed on the side elevation of all dwellings with the exception of terraces and in the most discreet location
- Rainwater pipes are indicative however on semi-detached and terraced dwellings a RWP is to be located on the party wall line of all front elevations to provide a visual break between plots
- For handing see drawings AA7403 2010 and 2011
- Ridge and eaves heights shown are subject to a limit of deviation +/- 150mm

* For location of bay windows see front elevation plot numbers

** Material joint line to rendered plots only

Reconstituted stone elements



FRONT ELEVATION -
PLOT NO. 3, 4, 26, 27 (RENDER WITH LIGHT
BRICK BASE AND DETAIL)

Note: Step between dwellings vary



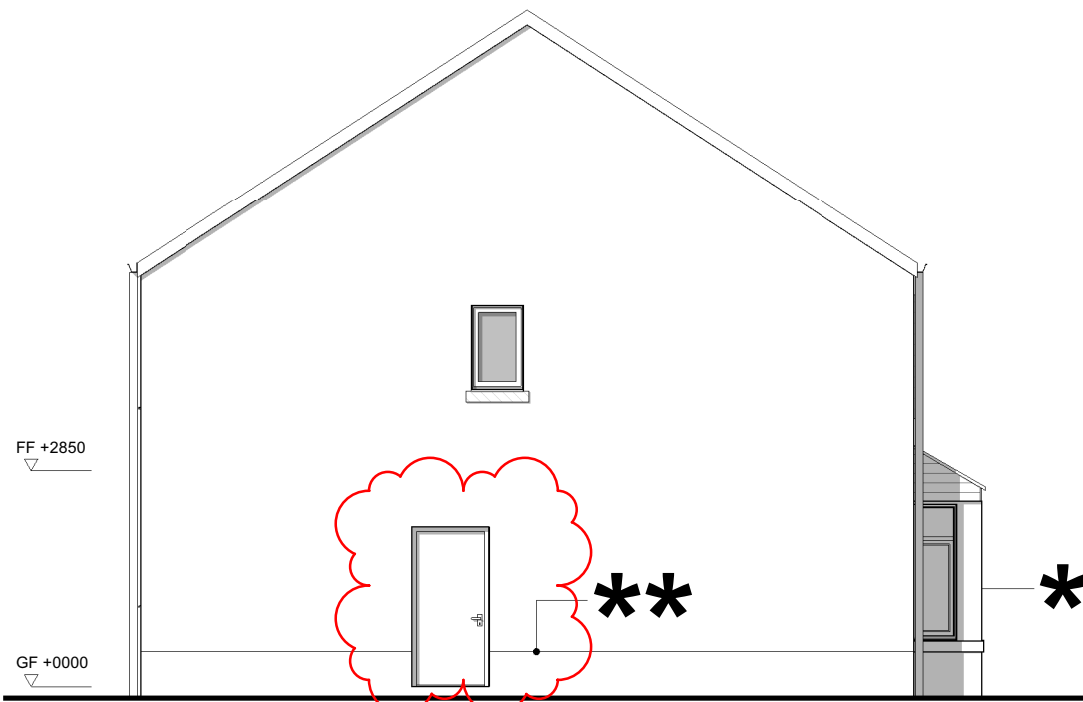
FRONT ELEVATION -
PLOT NO. 32, 33, 43, 44, 70, 71, 77,
78, 100, 101 (DARK BRICK)

Note: Step between dwellings vary

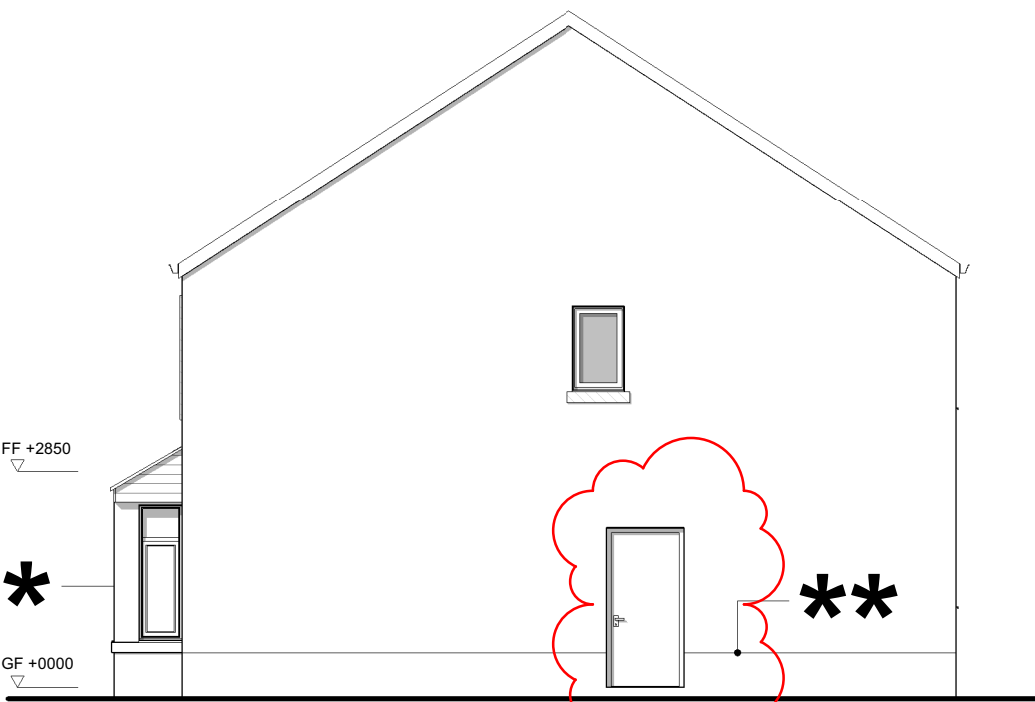


REAR ELEVATION

Note: Step between dwellings vary



GABLE ELEVATION



GABLE ELEVATION

Rev	Date	Description	Dwn	Ckd	Drawn	BS
H	15/02/19	Updated following planner's comments	JC	JM	Checked	JM
J	22/02/19	Mullions and transoms updated, changed bay to pitched roof, linked bay and porch roof, applied alternative porch to plots without bay	JC	JM	Date	AUGUST 2018
K	29/01/21	S73 Application: Semi detached dwelling handed to allow external access from utility	SS	SC	Scale @ A1	1 : 100

AA7403C Clitheroe Road
Whalley
HOUSE TYPE F
3B5P

2055
REV K
PLANNING

HOUSE TYPE G
3B5P

Design Criteria:
Building Regulations Category 1 (Visitable Dwellings)
Nationally Described Space Standards

PLOT NOS. 41, 42, 48, 49, 53, 54, 114, 115

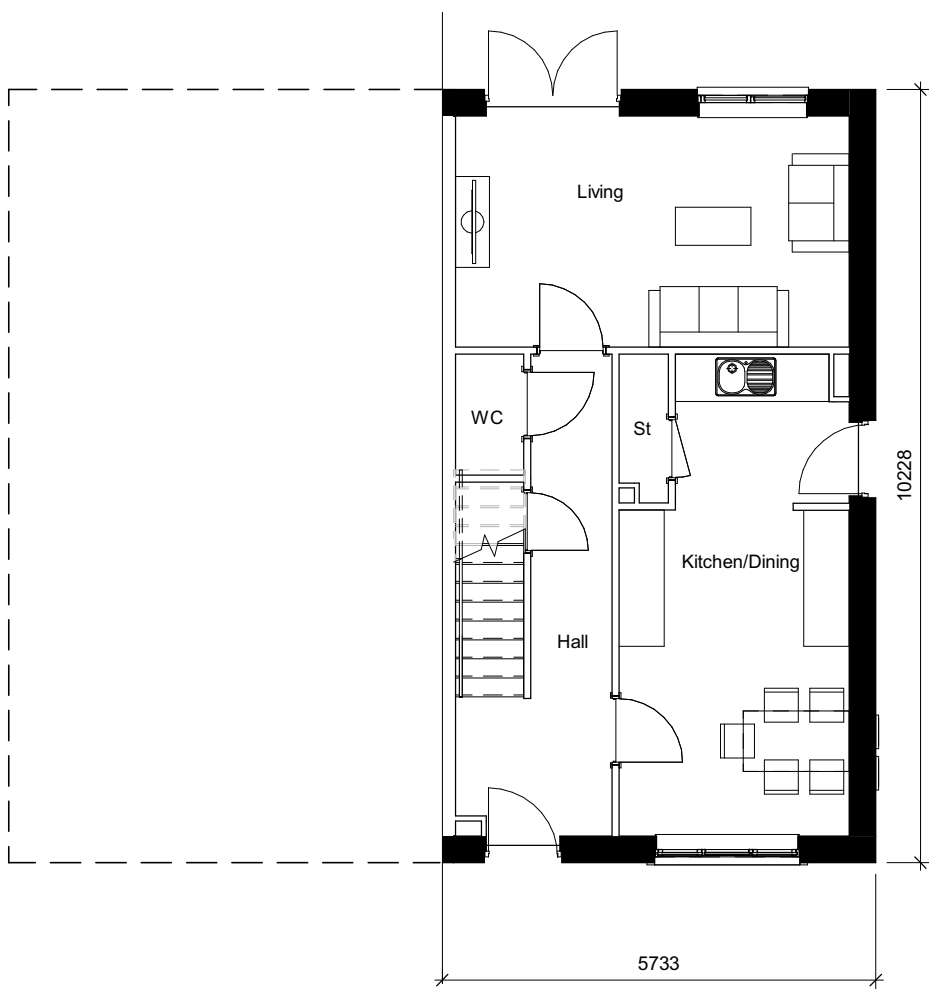
NOTES:

- All bathroom and W/C windows to be opaque
- Gas and electricity meters are to be installed on the side elevation of all dwellings with the exception of terraces and in the most discreet location
- Rainwater pipes are indicative however on semi-detached and terraced dwellings a RWP is to be located on the party wall line of all front elevations to provide a visual break between plots
- For handing see drawings AA7403 2010 and 2011
- Ridge and eaves heights shown are subject to a limit of deviation +/- 150mm

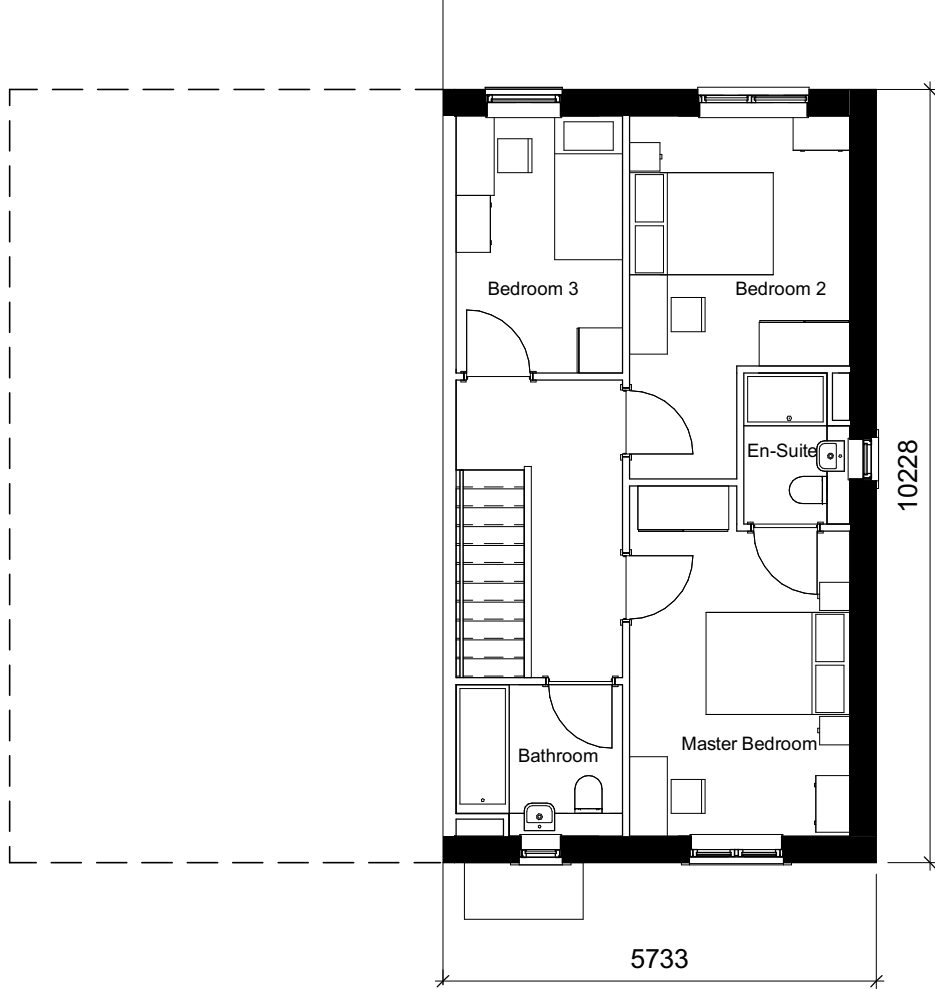
**

Material joint line to rendered plots only

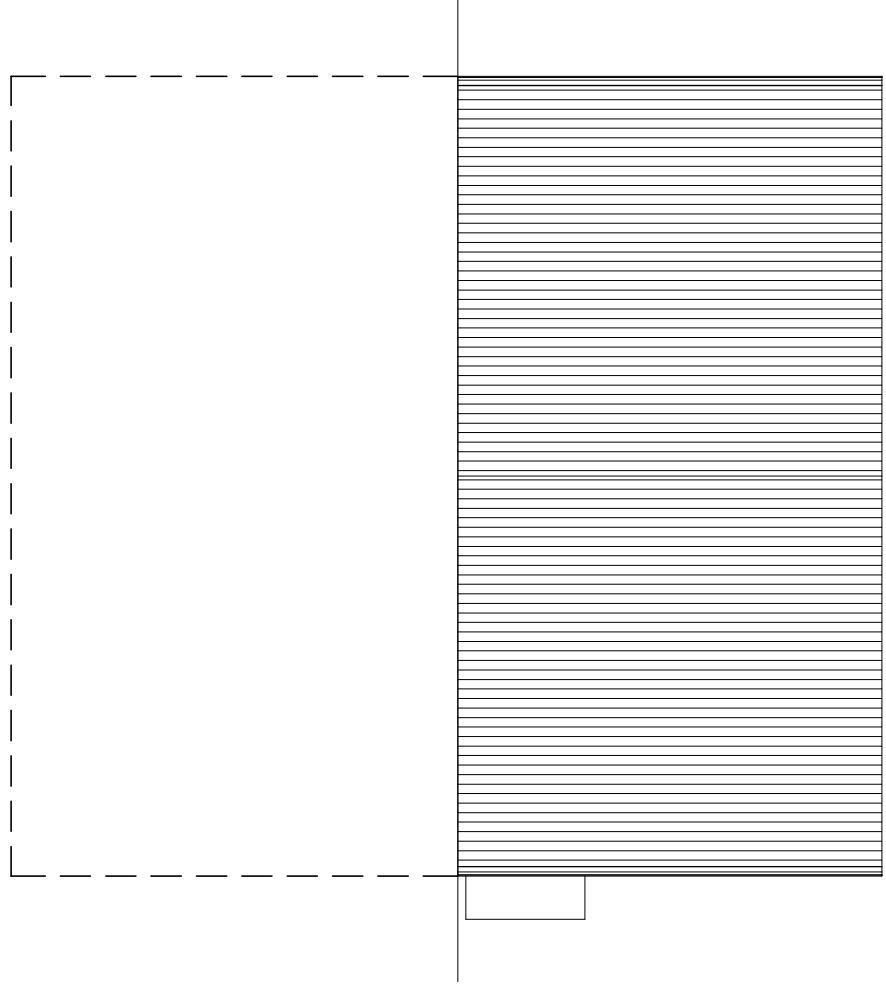
Reconstituted stone elements



GROUND FLOOR



FIRST FLOOR



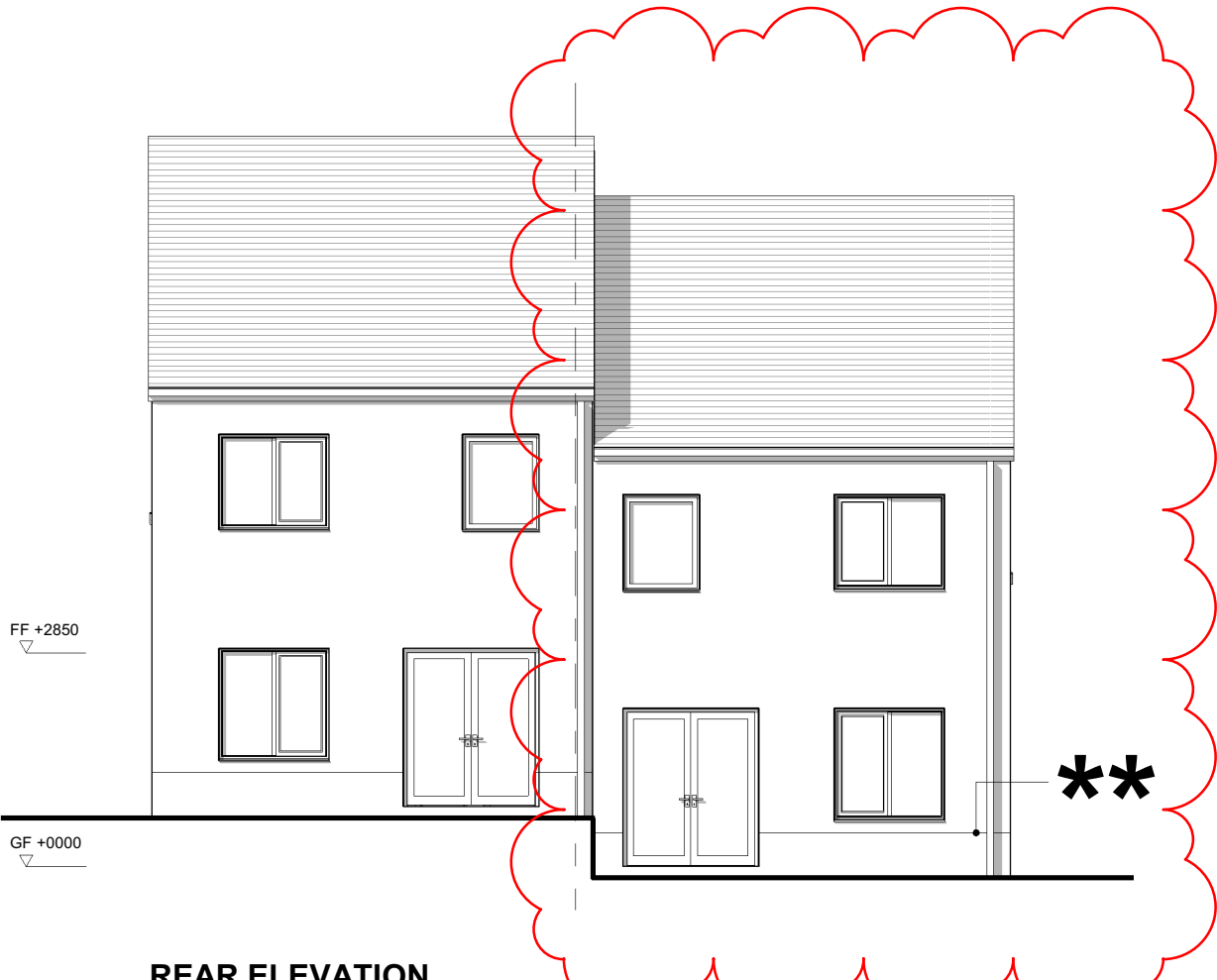
ROOF PLAN



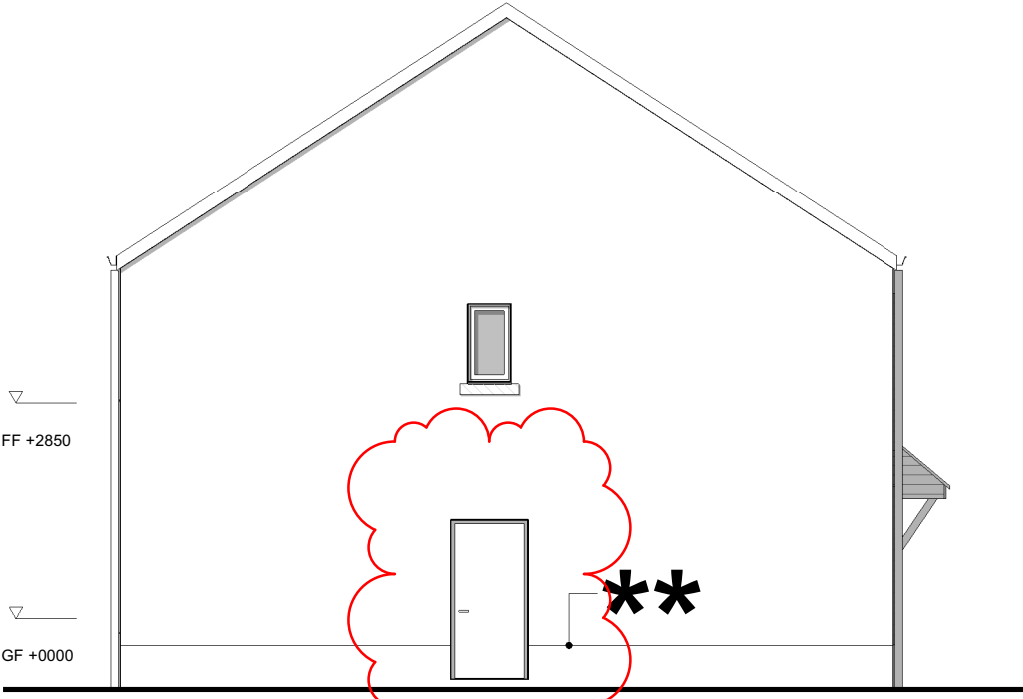
FRONT ELEVATION -
PLOT NO. 41, 42, 114, 115 (RENDER
WITH LIGHT BRICK BASE AND DETAIL)
Note: Step between dwellings vary



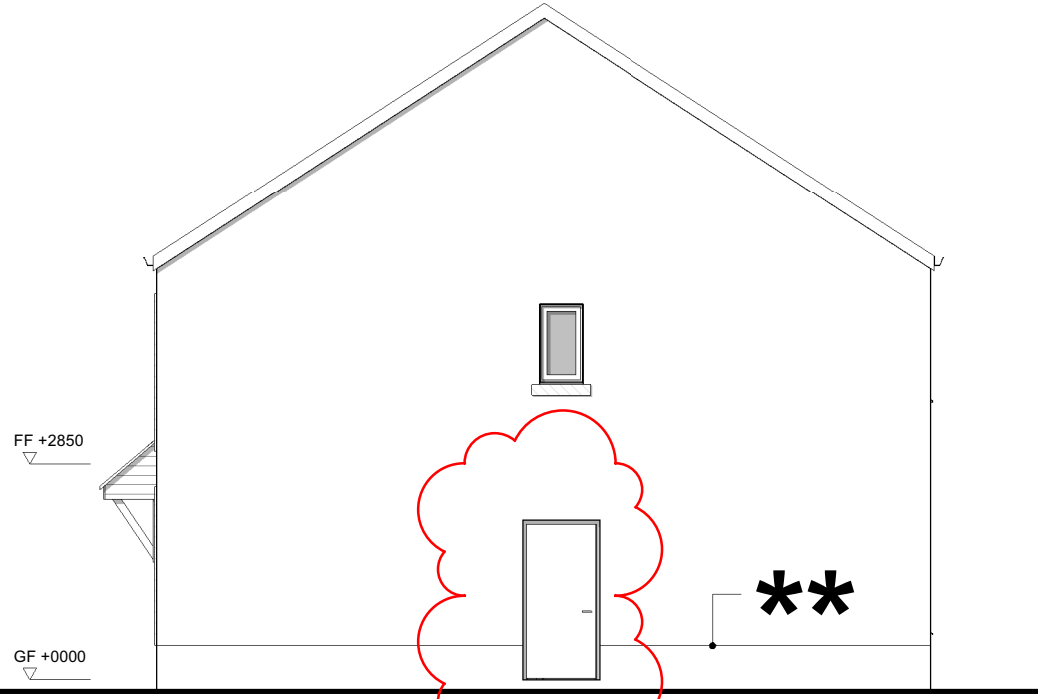
FRONT ELEVATION -
PLOT NO. 48, 49, 53, 54 (DARK BRICK)
Note: Step between dwellings vary



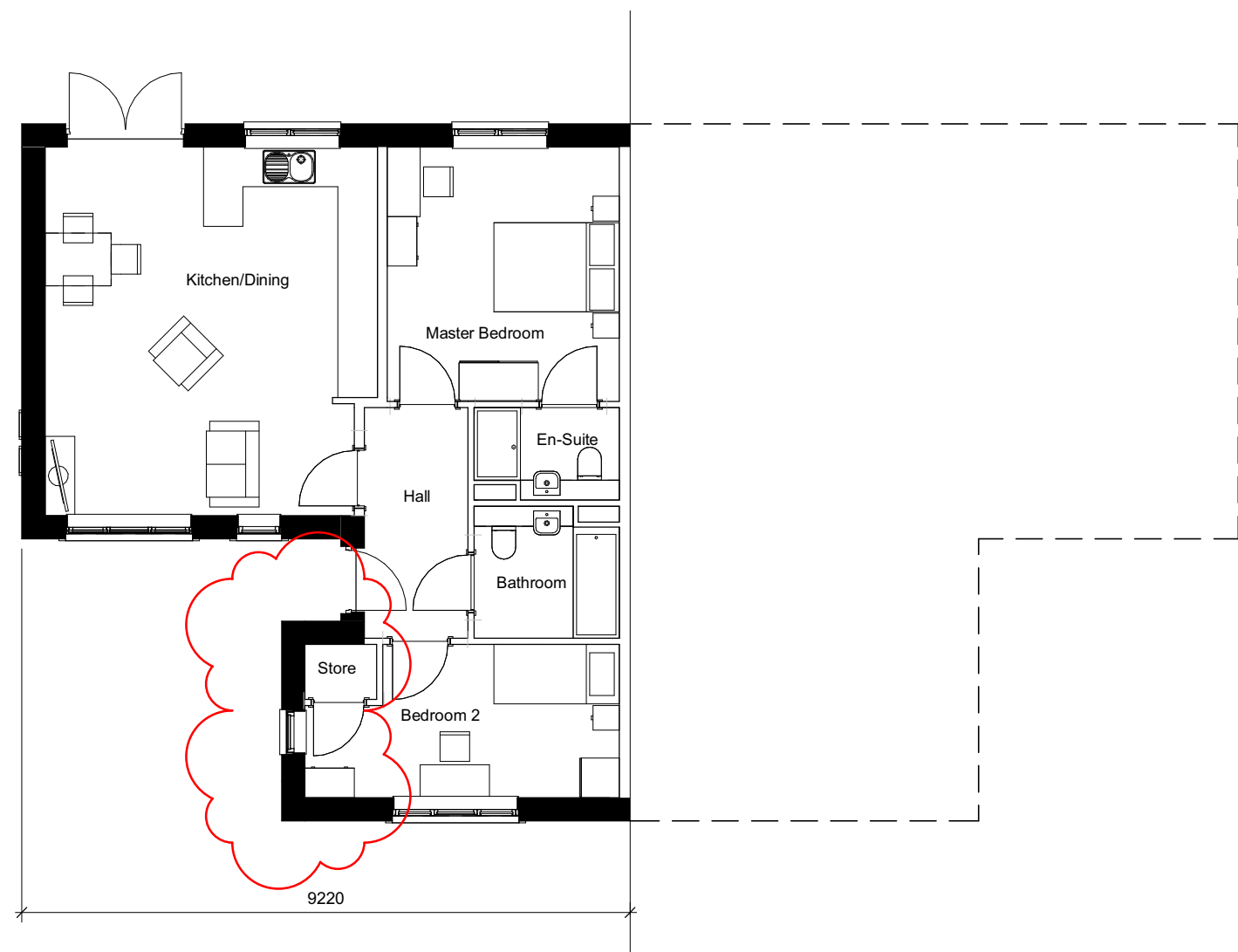
REAR ELEVATION
Note: Step between dwellings vary



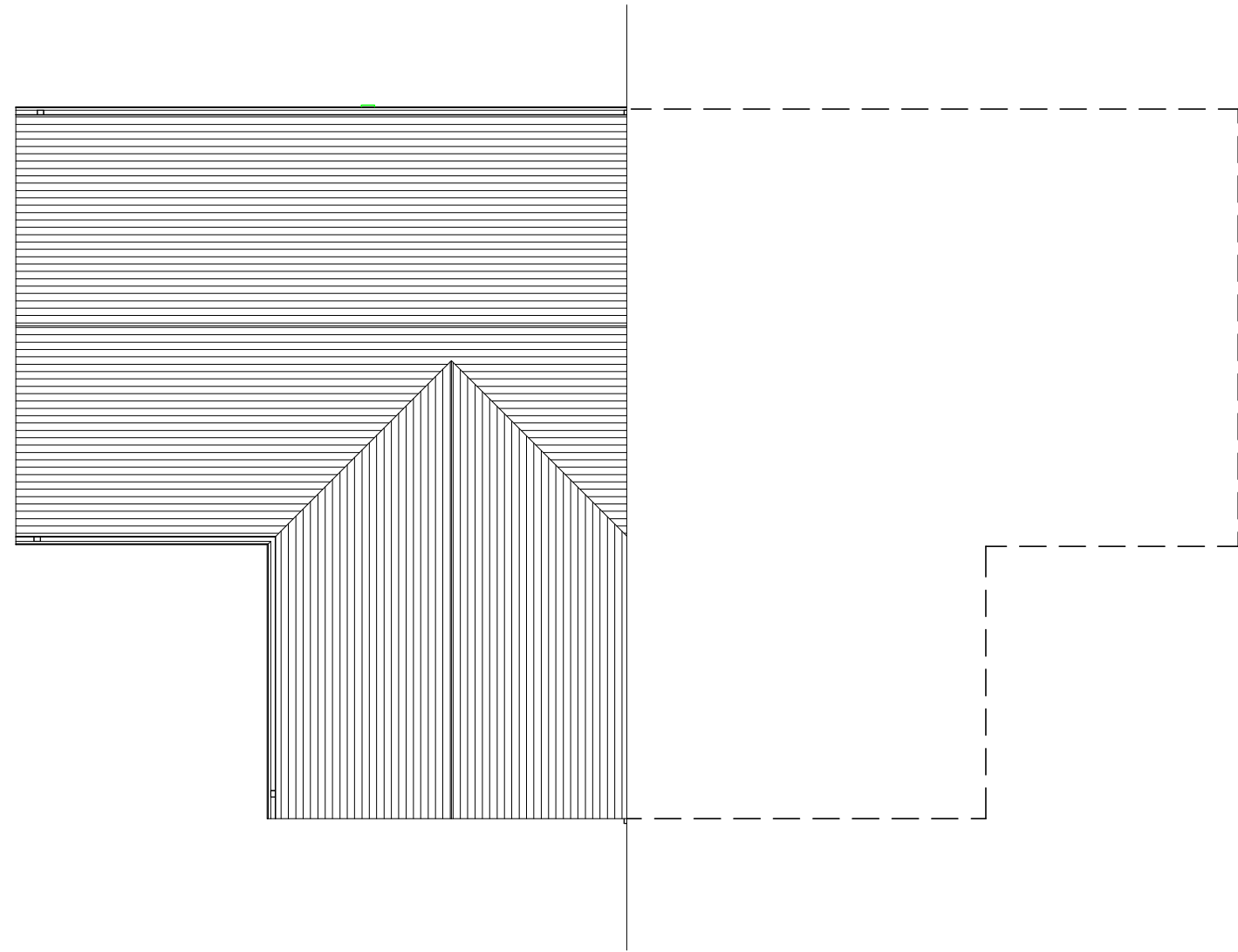
GABLE ELEVATION



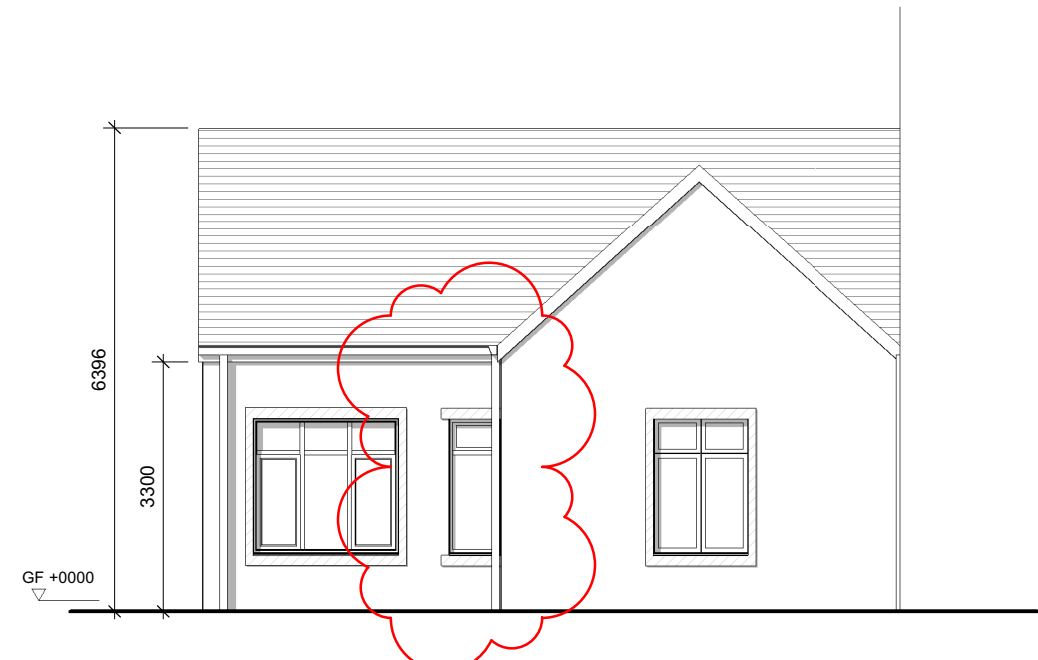
GABLE ELEVATION



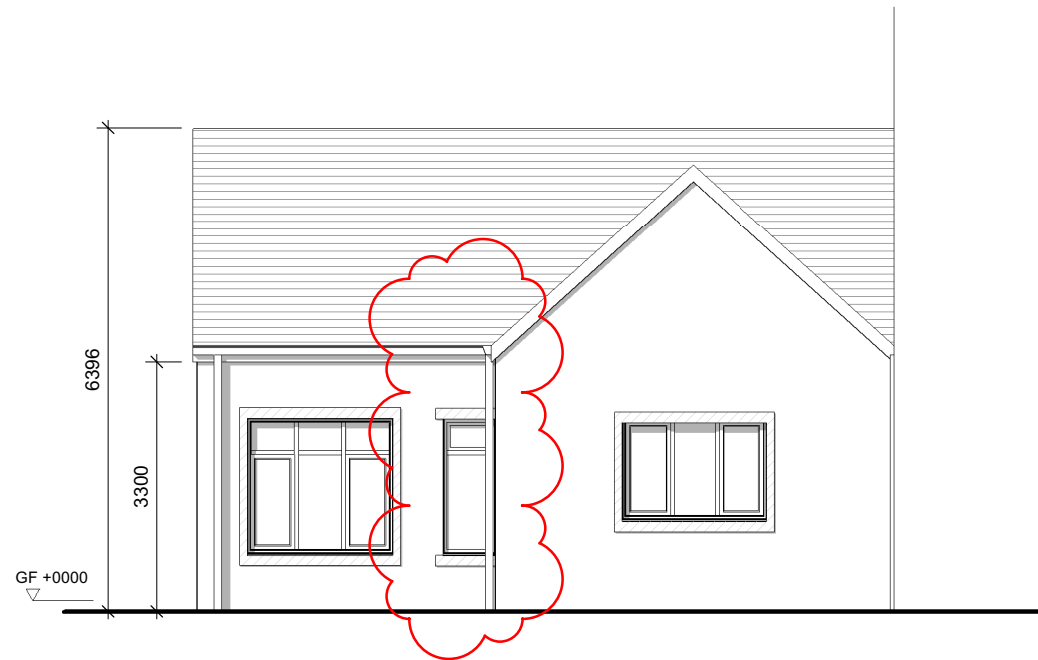
GROUND FLOOR



REAR ELEVATION



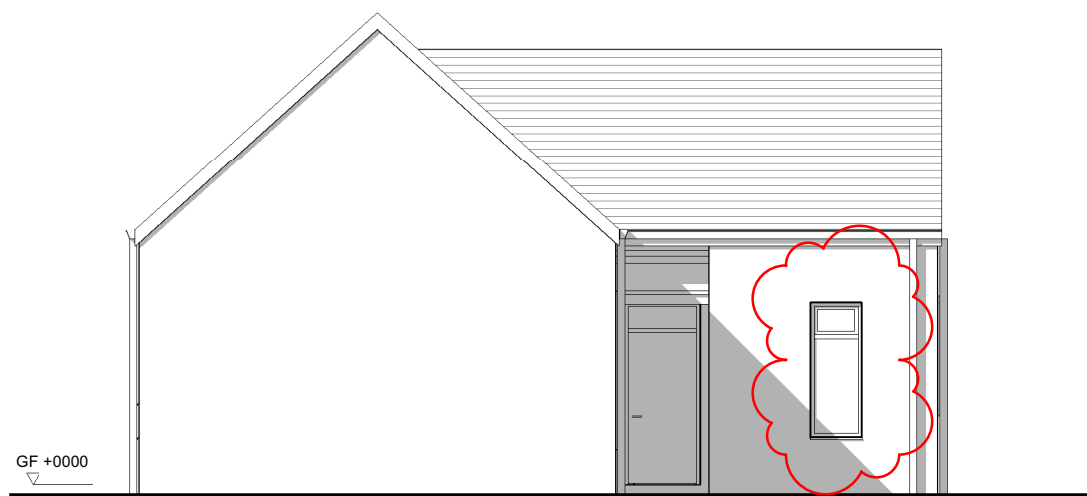
FRONT ELEVATION
PLOT NO. 145, 146 (LIGHT BRICK)



FRONT ELEVATION
PLOT NO. 35, 36, 143, 144, 147, 148 (DARK BRICK)



REAR ELEVATION



GABLE ELEVATION

HOUSE TYPE K
2B3P

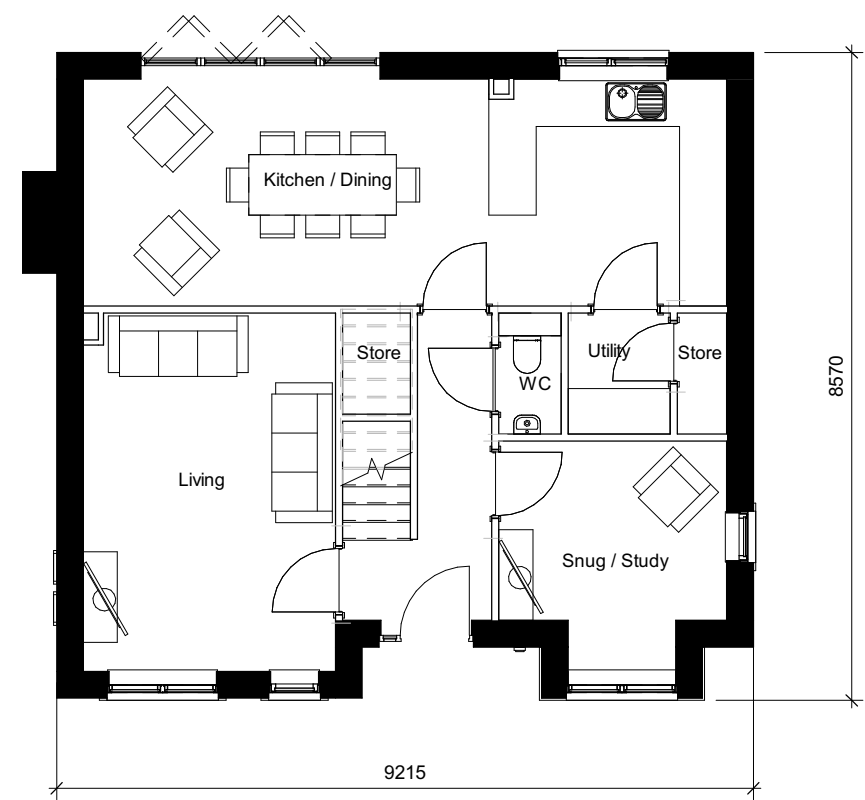
Design Criteria:
Building Regulations Category 2 (Accessible and
Adaptable Dwellings)
Nationally Described Space Standards

PLOT NOS. 35, 36, 143, 144, 145, 146, 147, 148

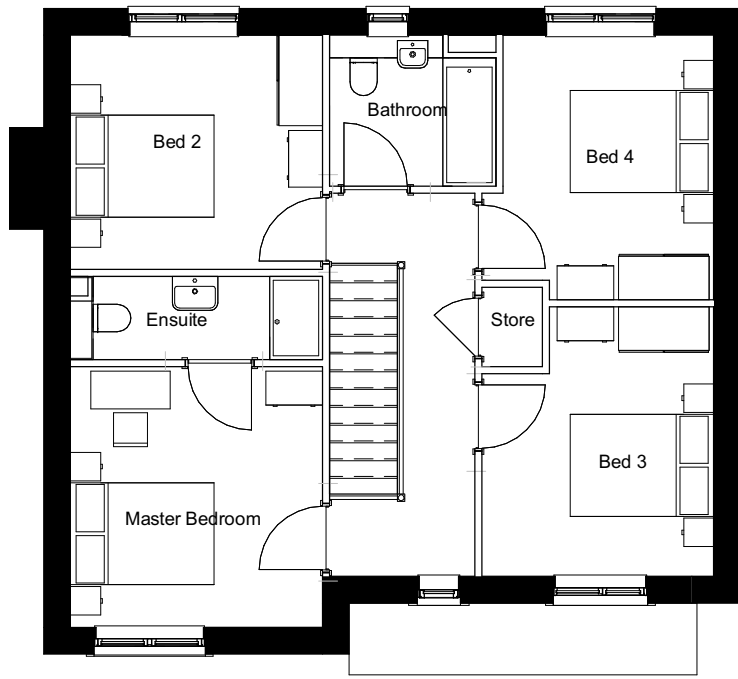
NOTES:

- All bathroom and W/C windows to be opaque
- Gas and electricity meters are to be installed on the side elevation of all dwellings with the exception of terraces and in the most discreet location
- Rainwater pipes are indicative however on semi-detached and terraced dwellings a RWP is to be located on the party wall line of all front elevations to provide a visual break between plots
- For handing see drawings AA7403 2010 and 2011
- Ridge and eaves heights shown are subject to a limit of deviation +/- 150mm

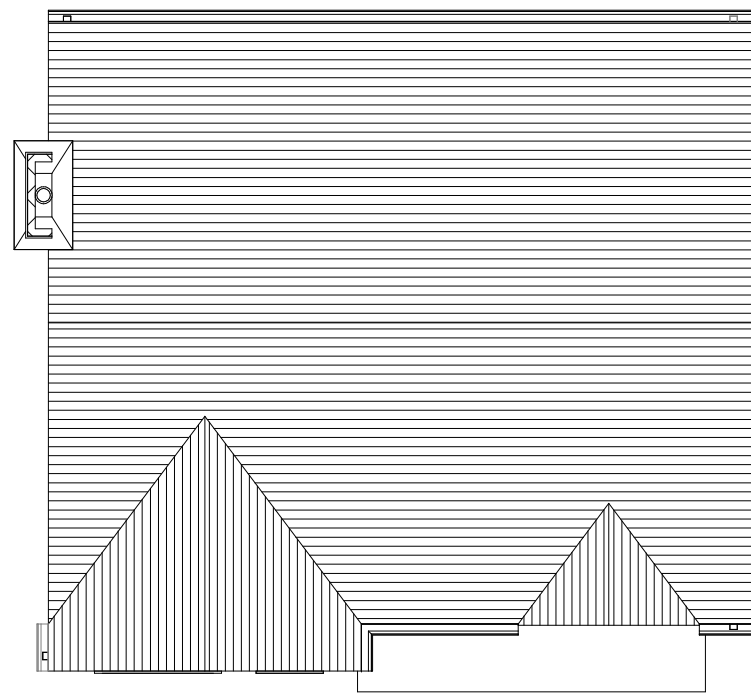
Reconstituted stone elements



GROUND FLOOR



FIRST FLOOR



ROOF PLAN

HOUSE TYPE E
4B8P

Design Criteria:
Building Regulations Category 1 (Visitable Dwellings)
Nationally Described Space Standards

PLOT NOS. 79, 86, 99, 102, 109, 113

NOTES:

All bathroom and W/C windows to be opaque

Gas and electricity meters are to be installed on the side elevation of all dwellings with the exception of terraces and in the most discreet location

Rainwater pipes are indicative however on semi-detached and terraced dwellings a RWP is to be located on the party wall line of all front elevations to provide a visual break between plots

For handing see drawings AA7403 2010 and 2011

Ridge and eaves heights shown are subject to a limit of deviation +/- 150mm

**

Material joint line to rendered plots only

Reconstituted stone elements

FRONT ELEVATION
PLOT NO. 79, 86, 102, 109 RENDER WITH DARK BRICK BASE, CHIMNEY AND DETAIL)
PLOT NO 99, 113 (STONE)

REAR ELEVATION
PLOT NO. 79, 86, 102, 109 RENDER WITH DARK BRICK BASE, CHIMNEY AND DETAIL)
PLOT NO 99, 113 (STONE)

ROOF DETAIL - STONE FINISH
NOTE: OTHER ELEVATIONS SHOW RENDER / BRICK FINISH

GABLE ELEVATION

GABLE ELEVATION

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
-	29/01/21	S73 Application, New house type

Dwn	Ckd	Drawn	SS
SS	SC	Checked	SC
		Date	01/20/21
		Scale @ A1	1 : 100

AA7403C Clitheroe Road
Whalley
HOUSE TYPE E
4B8P

2062
REV -
PLANNING

PRP

prp-co.uk

Architecture
Urban Design
Masterplanning
Landscape
Sustainability
Project Services
Planning
Transport Planning
Interiors
Research

Stephen Kilmartin
Ribble Valley Borough Council, Council
Offices,
Church Walk
Clitheroe
Lancashire
BB7 2RA

Croxley House
14 Lloyd Street
Manchester
M2 5ND
0161 242 8950

29 January 2021

Dear Sirs,

Lawsonsteads Phase 2

Ref: 3/2018/0914

As previously discussed, please find attached our S.73 application for the residential development on Springwood Drive in Whalley. Having received planning approval in September 2019 sales advice has identified a number of minor changes required to a number of specific house types, and these changes have been summarised below for your convenience. Many of the changes are to the internal layouts which has no impact on the approved scheme, but provides a more functional layout for residents.

It should be noted that the overall quantum of development and the residential layout have not been changed and are in line with the consented scheme.

The changes we wish to implement include.

- HT A: Full height masonry chimneys replaced with ridge chimneys on plots 30, 112 & 118. First floor bathroom window moved to allow for attached garage to plot 151.
- HT B: Ground floor bay windows added to plots 21, 31, 34, 50, 72, 76 & 84
As above, full height masonry chimneys replaced with ridge chimneys on plots 5, 21, 34, 39, 46, 55, 68, 85, 155, 158 & 159.
- HTC: 4 bed with integral garage redesigned because the living space was felt to be significantly compromised. This typology has been replaced with a large detached 3 bed with no integral garage.
- HT D: Only plot 157 remains as HT D. All other plots (79, 86, 99, 102, 109, 113) changed from HT D to a new house type, HT E. HT E which is a 4 bed wide frontage. This means that the overall mix of property sizes remains unchanged.
- HT F: Semi-detached houses have been mirrored to allow external access from utility room
- HT G: Semi-detached houses have been handed to allow external access from the kitchen / dinning room.

HT K: This property has slightly increased in footprint and a further window has been added to Bed 2

Layout: The arrangement of plots 82 - 84 inclusive has been updated to create a stronger street scene with larger have been moved on the site properties now bookending the southern end of the crescent.

We trust the above proposed changes are acceptable but should you have any queries or require any further information to allow you to determine this application, please feel free to ask.

Yours faithfully,

A handwritten signature in black ink, reading "Graham Locke". The signature is written in a cursive style with a large initial 'G'.

Graham Locke
Director
PRP Manchester

c.c.	H. Leese	Trafford Housing Trust
	M. Hopkins	Lovell

Planning Drawing /Document Register

Project Title:	Clitheroe Road, Whalley
Project Code:	AA7403C First Issue
Drawing/Document Series:	Planning S73

Description	Dwg No	Issue / Revision
Location Plan	2001	Not substituted
Existing Site Plan	2005	Not substituted
Proposed Site Plan (GF Plans Rendered)	2010	E
Proposed Unit Mix Plan (Roof Plans)	2011	S
Proposed Material Locations	2012	E
Proposed Surface Treatment Layout	2013	E
Proposed Boundary Treatments	2014	Not substituted
Proposed Boundary Layout	2015	D
Proposed Street Scenes (Sheet 1)	2020	E
Proposed Street Scenes (Sheet 2)	2021	E
Proposed Street Scenes (Sheet 3)	2022	F
Existing and Proposed Sections 01	2030	Not substituted
Existing and Proposed Sections 02	2031	B
House Type A	2050	K
House Type B	2051	K
House Type C	2052	K
House Type D	2053	K
House Type F	2055	K
House Type G	2056	K
House Type H	2057	Not substituted
House Type J	2059	Not substituted
House Type K	2060	J
House Type L	2061	Not substituted
Apartment Type M	2064	Not substituted
Apartment Type N	2065	Not substituted
Garage Types	2066	Not substituted
Landscape Plan	L1100	Not substituted
Design and Access Statement		Not substituted
House Type E	2062	-