



0m 20 40 60 80m

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	JA	GL	Date	SEP 2018
X	30/03/22	Updated to reflect changes to adopted roads	SS	JK	Scale @ A1	1 : 1000

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

2011
REV X
PLANNING

PRP



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 ²	m ²	ft ²	m ²		
HT A	5B8P	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 Ba	4B7P	2 Storey House		1,634	151.8	19,608	1,822	12	6.4%
HT C	3B5P	2 Storey House		1,170	108.7	7,020	652	6	3.2%
HT D	3B5P	2 Storey House		1,172	108.9	1,172	109	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	6	4.3%
Sub-Total						155,218	14,420	131	69.7%
Affordable Rent				ft ²	m ²	ft ²	m ²		
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		653	60.7	653	61	1	0.5%
HT N	1B2P 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 ²	m ²	ft ²	m ²		
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	3,676	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						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 ² / acre
	3,186	m ² / 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		
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%