



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.



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

PV's to Zone 3 only. Size shown here indicatively.

Zones 1 & 2 currently under construction.

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	1,817	150.2	22,634	2,103	14	7.5%
HT B with Bay	4B7P	2 Storey House	1,834	151.8	16,340	1,518	10	5.3%
HT C	3BSP	2 Storey House	1,170	108.7	7,020	652	6	3.2%
HT D	3BSP	2 Storey House	4,472	408.9	0	0	0	0.0%
HT E	4B8P	2 Storey House	1,371	127.3	8,224	764	6	3.2%
HT F	3BSP	2 Storey House	1,067	99.1	14,934	1,387	14	7.5%
HT G	3BSP	2 Storey House	1,067	99.1	8,534	793	8	4.3%
HT H	3B4P	2 Storey House	919	85.4	15,623	1,451	17	9.1%
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	10.7%
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%
HT P	4B7P	2 Storey House integral double garage	1,774	164.8	8,871	824	5	2.7%
HT Q	4B7P	2 Storey House integral garage	1,471	136.6	16,179	1,503	11	8.3%
HT R	3BSP	2 Storey House	1,117	103.7	2,233	207	2	6.9%
Sub-Total					139,605	12,988	132	70.6%
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	3,052	284	4	2.1%
HT J	2B3P Over 55s	2 Storey House	763	70.9	2,289	213	3	1.6%
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					23,766	2,208	29	15.5%
Affordable 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	1,838	171	2	1.1%
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					21,850	2,030	26	13.9%
Totals for Site					185,421	17,228	187	100.0%
Market Sale							132	70.6%
Affordable Rent							29	15.5%
Affordable Shared Ownership							26	13.9%

	Acres	Hectares
Site Area (Gross)	25.40	10.28
Target Undeveloped Area (POS) 90% of 4.85 Ha	10.73	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:	12,897	ft ² / acre
	2,915	m ² / hectare

Mix		
Houses/Bungalows	Total	Percent
2 Bed	49	26.2%
3 Bed	73	40.1%
4 Bed	41	21.9%
5 Bed	12	6.4%
Sub-Total	177	94.7%

Apartments		
Beds	Total	Percent
1 Bed	2	1.1%
2 Bed	8	4.3%
Sub-Total	10	5.3%
Total	187	100.0%

Market Sale Mix		
Beds	Total	Percent
2 Bed	30	16.0%
3 Bed	49	26.2%
4 Bed	41	21.9%
5 Bed	12	6.4%
Total	132	42.2%

* Affordable Rent Mix		
Beds	Total	Percent
1 Bed	2	1.1%
2 Bed	15	8.0%
3 Bed	12	6.4%
Total	29	15.5%

* Affordable Shared Ownership Mix		
Beds	Total	Percent
2 Bed	12	6.4%
3 Bed	14	7.5%
Total	26	13.9%

Total Mix		
Beds	Total	Percent
1 Bed	2	1.1%
2 Bed	57	30.5%
3 Bed	75	40.1%
4 Bed	41	21.9%
5 Bed	12	6.4%
Total	187	100.0%

Rev	Date	Description	Dwn	Ckd	Drawn	JC
A2	18/01/24	Drawing amendments as per Lovell email dated 20.12.23	ECR	JK	Checked	JM
A3	01/02/24	Plot 65 garage moved back 1.8m	ECR	JK		
A4	25/02/24	Drawings amendments as instructed by Lovell (11.03.24)	JK	SC	Date	SEP 2018
A5	15/07/24	Zone 3 revised to Clients instruction. Including Plots 118 to 125, & 152 to 180 & 187 to 188. House types P, Q & R added.	FEC	JK	Scale @ A1	1: 1000

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

2011
REV A5
PLANNING

PRP