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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.

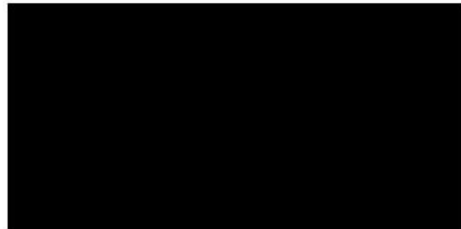
- HT A:** Full height masonry chimneys replaced with ridge chimneys on plots 30, 112 & 118. First floor bathroom window moved to allow for attached garage to plot 151.
- HT B:** Ground floor bay windows added to plots 21, 31, 34, 50, 72, 76 & 84
As above, full height masonry chimneys replaced with ridge 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,



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	2058	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	-