Henthorn Road, Clitheroe

A

B

C

D

E

F

G

Area designated for children's play area

Existing recreational sports pitches

All hedges to be trimmed and reduced in accordance with a managed plan, refer to landscape plan for clarification

New 2 metre footpath to link with existing caravan club track

15 metre build stand off to proposed pumping station

FOUL WATER PUMPING STATION

Existing Residential Development

Area designated for community park

New footpath to connect with community park

Existing ditch to be culverted under new road-refer to ecological mitigation statement and landscape layout

Proposed sub station with perimeter landscaping

Valley to be regraded. Refer to Engineers drawings for detailed design

Bus stop with raised kerb, Refer to Engineers drawings for detailed design

6 metre wide loop road with a minimum 10 metre inside radius to accommodate bus movement

Proposed attenuation basin and pond-refer to engineers layout

Proposed attenuation basin and ponds-refer to engineers layout

Area designated for PCT Doctors Surgery and to have a min 0.004 hectares set aside

New road alignment taken from Henthorn Road into the proposed development. New junction to be formed to allow continuation of Henthorn Road. Refer to Engineers detailed design

Drain

Ponds

Peel House

Alder Leigh

Beeches

Henthorn Farm

Henthorn Farm Cottage

The Old Dairy

Parking Area

Rose Cottage Pumping Station

ALDERFORD CLOSE

FAIRFIELD

HENTHORN ROAD

Taylor Wimpey
Accommodation Schedule

House Type	No.	Affordable Open Sale	Sq ft.	Beds	Parking
A	11	Affordable	602	2	1 car spaces
B	10	Affordable	753	3	1 car spaces
C	14	Open Sale	866	3	2 car spaces
D Semi	2	Affordable	1099	4	1 car spaces
D Mews	7	Affordable	1099	4	1 car spaces
D Detached	4	Open Sale	1099	4	Single Detached Garage
E	8	Open Sale	967	3	integral single garage with 2 car spaces
F	9	Open Sale	1153	4	integral single garage with 2 car spaces
G	6	Open Sale	1244	4	integral single garage with 2 car spaces
H	8	Open Sale	1334	4	integral single garage with 2 car spaces
I	3	Open Sale	1460	4	integral single garage with 2 car spaces
J	14	Open Sale	1222	4	detached single garage with 2 car spaces
K	8	Open Sale	1346	4	detached single garage with 2 car spaces
L	11	Open Sale	1400	4	detached single garage (occupancy limited) with 2 car spaces
M	10	Affordable	721	2	1 car space
PE	10	Open Sale	1244	4	single integral garage
Total	135				

Barratts
Accommodation Schedule

House Type	No.	Affordable Open Sale	Sq ft.	Beds	Parking
N	1	Affordable	626	2	2 car spaces
O	1	Affordable	526	2	2 car spaces
P	8	Affordable	640	2	2 car spaces
Q	11	Affordable	738	3	2 car spaces
R	10	Affordable	630	2	2 car spaces
S	10	Affordable	1068	4	2 car spaces
T	13	Open Sale	936	3	2 car spaces
U	1	Open Sale	957	3	2 car spaces
V	14	Open Sale	1109	3	2 car spaces
W	2	Open Sale	939	3	2 car spaces
X	9	Open Sale	1113	3	attached single garage with 1 car space
Y	6	Open Sale	1137	4	integral single garage with 2 car spaces
Z	7	Open Sale	1207	4	detached single garage with 2 car spaces
AA	12	Open Sale	1215	4	integral single garage with 2 car spaces
BB	14	Open Sale	1249	4	detached single garage with 1 car space
CC	6	Open Sale	1427	4	detached single double garage with 2 car spaces
DD	10	Open Sale	1531	4	integral single garage with 2 car spaces
Total	135				
Site Total	270				

LEGEND

- Line to delineate extent of 1.8 metre high close boarded fencing.
- Line to delineate extent of 1.8 metre high wavey lapped fencing.
- Line to delineate extent of 1800mm high close-boarded/wavey lapped timber privacy panel and timber knee rail
- Line to delineate extent of 1800mm high brick piers with intermediate screen fence panels to run into 1800mm high brick curved wall where shown.
- Line to delineate extent of 450mm high knee rail fence.
- Line to delineate extent of 1350mm high timber post and rail fencing
- Line to delineate application site boundary
- Indicates existing trees to be retained and protected during construction at all times.
- Indicates existing trees to be removed
- Indicative position of new tree planting. Refer to Landscape Layout for further details.
- Proposed timber gates to be erected to rear gardens as indicated on site layout.
- Proposed blockpaving to Rumblestrip. Refer to Engineer's External Works Plan for further details
- Proposed blockpaving, refer to Engineer's External Works Plan for further details.
- Proposed tarmac with red chipping finish, refer to Engineer's External Works Plan for further details.
- Dotted line indicates optional conservatory.
- Indicates plot handing

A-B Points A-B indicates 2000mm high acoustic fencing to run inside of existing landscaping. Refer to boundary detail no. 6

C-D Points C-D indicates 1350mm high timberpost and rail fencing to run inside of existing landscaping. Refer to boundary detail no. 3

E-F Points E-F indicates 1350mm high timberpost and rail fencing to run inside of existing landscaping, infill gaps between existing hedge with 1800mm high close boarded fence. Refer to boundary details

F-G Points F-G indicates 1800mm high close boarded fence to be erected along line of application site boundary. Refer to boundary details

Baldwin Design Consultancy Ltd

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Revision:		
A	29.08.12	Updated following client comments
B	03.09.12	Barratts sketch added to layout
C	14.09.12	Plots 96 - 97 amended to PA30's
D	12.10.12	Various plot sub's and contours added to valley
E	16.10.12	Further minor amendents following TW comments
F	19.10.12	Further minor amendents following TW comments
G	22.10.12	Further minor amendents following TW comments, Footpath to southern boundary & Knee rail fence added
H	29.10.12	Barratts layout updated
I	12.11.12	Further changes to layout mix
J	20.11.12	Latest Barratts layout added
K	21.11.12	Further TW layout changes
L	30.11.12	Further Barratts layout changes
M	21.03.13	Ammendments - Refer to addendum DAS

Project Title:
Residential Redevelopment

Address:
Henthorn Road, Clitheroe

Drawing:
Composite Site Layout

Drawing No:
TW/HR/SL/01

Drawn:	Date:
JL	Date: 28/08/12
Scale: 1:500	Paper Size: A0