



Proposed Housetypes

Holcombe Road, Haslingden
Application for Planning Approval

OCT 2021 / 1036-HT-01revC

Holcombe Road, Haslingden Housetype Pack

Housetype Drawings:

<i>Code</i>	<i>Housetype Name</i>	<i>Bedrooms</i>	<i>Storey Height</i>	<i>Type</i>	<i>Drawing Prefix</i>	< elevational variation >		
						<i>Recon Stone</i>	<i>Render Option</i>	<i>Natural Stone</i>
NA32	Byford	3	2	Mews home	PL	R1		S1
NA44	Manford	4	2	Detached home	PL	R1		S1
NB31	Braxton	3	2.5	Townh-house / mews Home	PL	R1		S1
ND40	Coltham	4	2	Detached home	PL	R1	R2	S1
NT41	Trusdale	4	2	Detached dual-aspect home	PL	R1		S1
PA25	Canford	2	2	Mews home	PL	R1		S1
PA34	Gosford	3	2	Mews home	PL	R1		S1
PA42	Lydford	4	2	Detached home	PL	R1		S1
PD30	Amersham	3	2	Detached home	PL	R1		S1
PT36	Easedale	3	2	Mews dual-aspect home	PL	R1		S1

Additional Drawings:

Single Detached Garage

Materials finish / elevational variation for each housetype is as per materials plan (Ref: MB-03) or any subsequently approved materials plot plan approved as part of the application or via a discharge of condition.

Materials table

Main facing material
Secondary facing material
Main detailing
Roof covering
Windows
Front door
Garage door (if applicable)
Fascias & soffits
Rainwater goods

< elevational variation >		
<i>Recon Stone / R1</i>	<i>Render Option / R2</i>	<i>Natural Stone / S1</i>
Reconstituted stone	Reconstituted stone	Natural stone
-	Through coloured render - ivory	-
Artstone - buff	Artstone - buff	Artstone - buff
Grey concrete tile	Grey concrete tile	Natural slate
Anthracite PVCu RAL 7016	Anthracite PVCu RAL 7016	Anthracite PVCu RAL 7016
Black	Black	"Chartwell Green"
Black	Black	"Chartwell Green"
Anthracite PVCu RAL 7016	Anthracite PVCu RAL 7016	Anthracite PVCu RAL 7016
Black	Black	Black

Materials Summary - Recon Stone / R1						
R1	Main facing material	Reconstituted stone	Roof covering	Grey concrete tile	Garage door (if applicable)	Black
	Secondary facing material	-	Windows	Anthracite PVCu RAL 7016	Fascias & soffits	Anthracite PVCu RAL 7016
	Main detailing	Artstone - buff	Front door	Black	Rainwater goods	Black

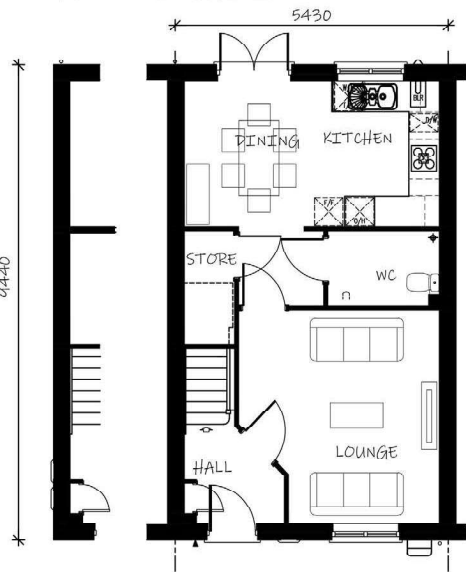
Grane Road, Haslingden



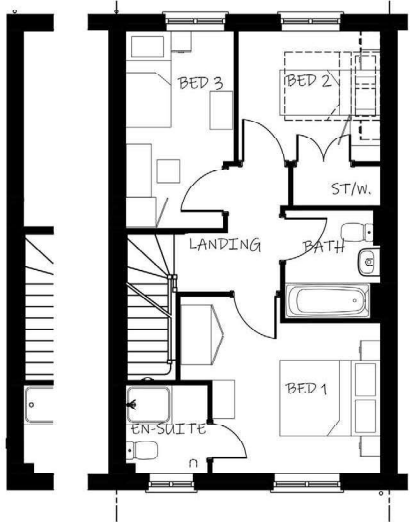
FRONT ELEVATION

REAR ELEVATION

SIDE ELEVATION



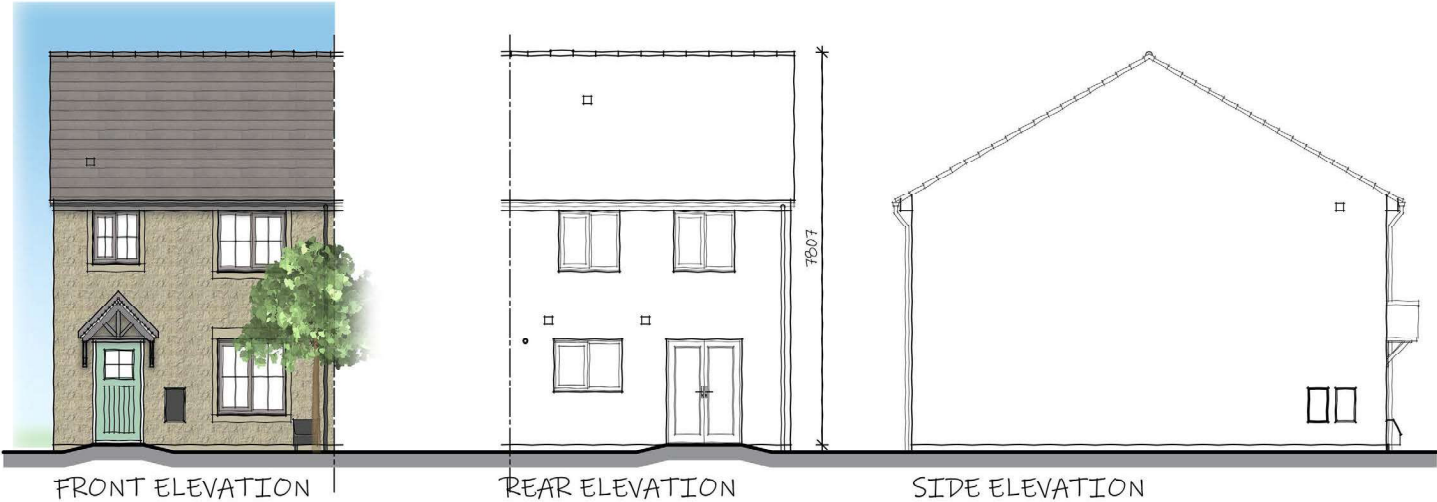
GROUND FLOOR PLAN



FIRST FLOOR PLAN

Materials Summary - Natural Stone / S1						
S1	Main facing material	Natural stone	Roof covering	Natural slate	Garage door (if applicable)	"Chartwell Green"
	Secondary facing material	Artstone - buff	Windows	Anthracite PVCu RAL 7016	Fascias & soffits	Anthracite PVCu RAL 7016
	Main detailing	Artstone - buff	Front door	"Chartwell Green"	Rainwater goods	Black

Grane Road, Haslingden



GROUND FLOOR PLAN

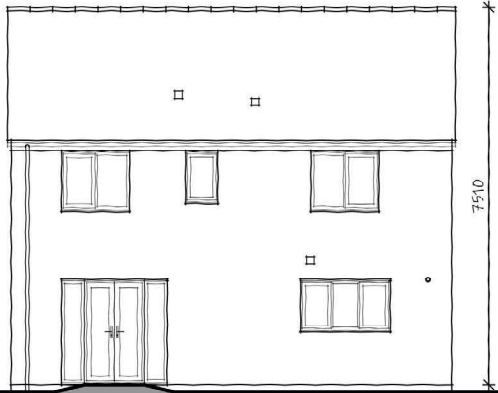
FIRST FLOOR PLAN

Materials Summary - Recon Stone / R1						
R1	Main facing material	Reconstituted stone	Roof covering	Grey concrete tile	Garage door (if applicable)	Black
	Secondary facing material	-	Windows	Anthracite PVCu RAL 7016	Fascias & soffits	Anthracite PVCu RAL 7016
	Main detailing	Artstone - buff	Front door	Black	Rainwater goods	Black

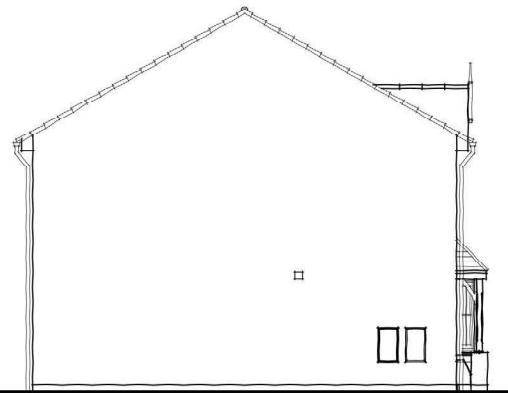
Grane Road, Haslingden



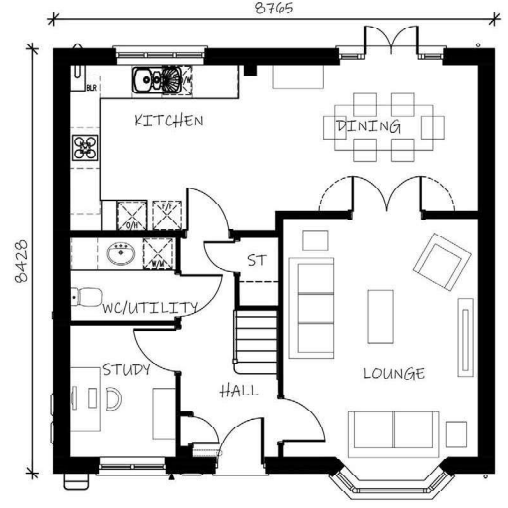
FRONT ELEVATION



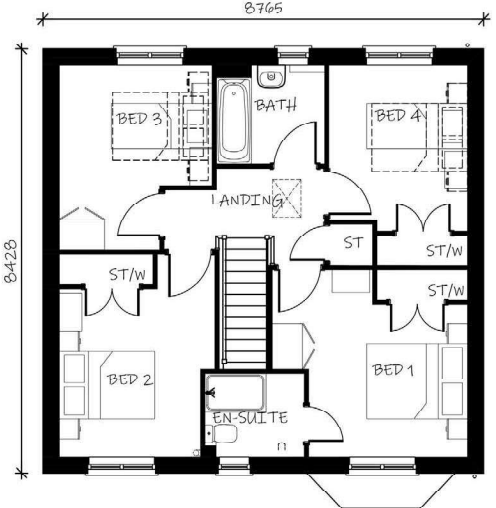
REAR ELEVATION



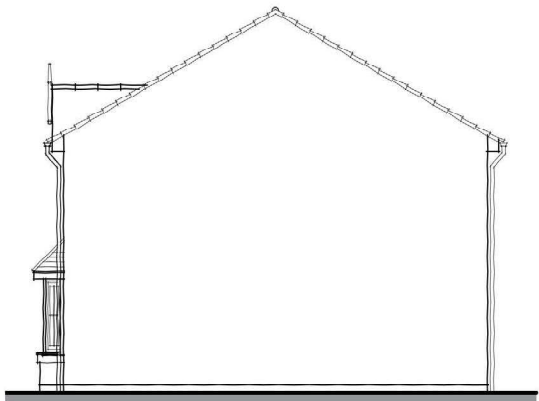
SIDE ELEVATION



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SIDE ELEVATION

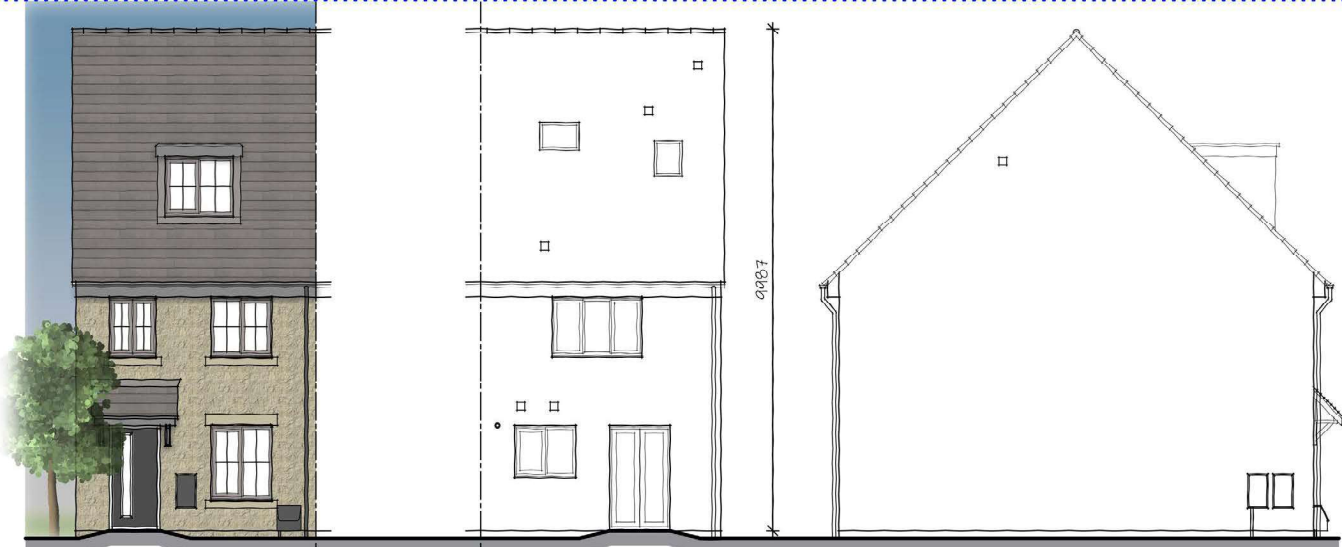
Materials Summary - Natural Stone / S1						
S1	Main facing material	Natural stone	Roof covering	Natural slate	Garage door (if applicable)	"Chartwell Green"
	Secondary facing material		Windows	Anthracite PVCu RAL 7016	Fascias & soffits	Anthracite PVCu RAL 7016
	Main detailing	Artstone - buff	Front door	"Chartwell Green"	Rainwater goods	Black

Grane Road, Haslingden



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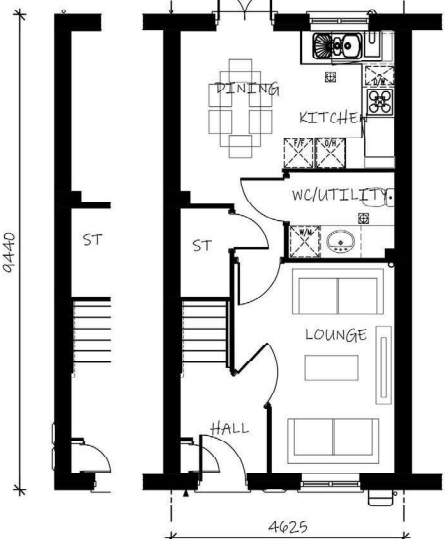
Grane Road, Haslingden



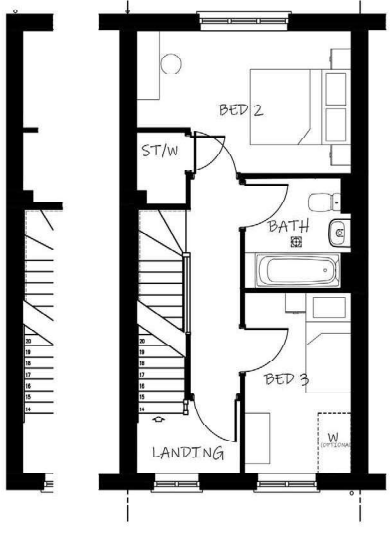
FRONT ELEVATION

REAR ELEVATION

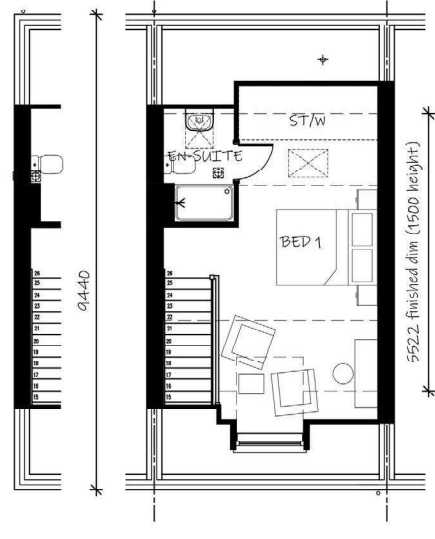
SIDE ELEVATION



GROUND FLOOR PLAN



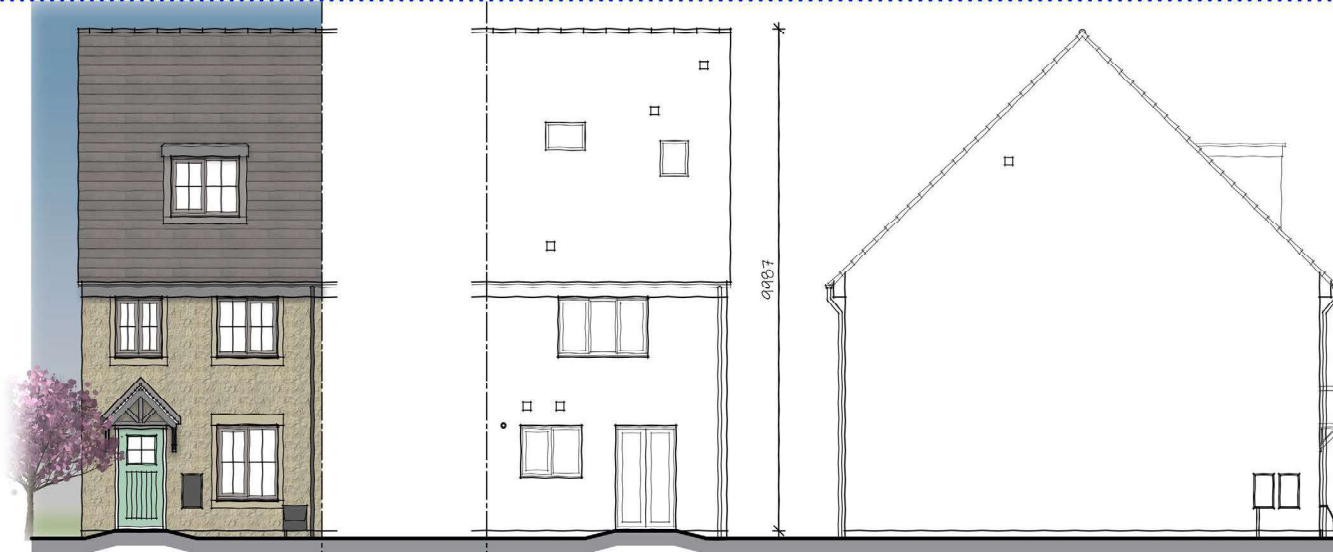
FIRST FLOOR PLAN



SECOND FLOOR PLAN

Grane Road, Haslingden

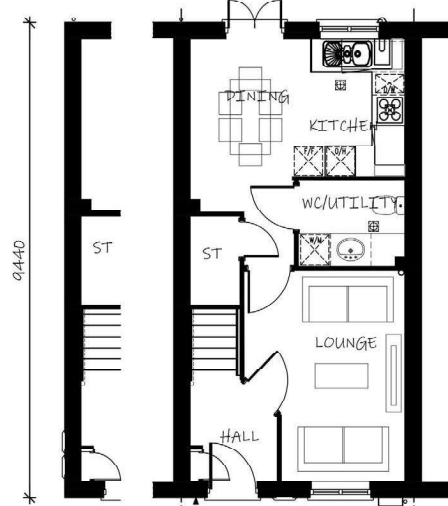
Materials Summary - Natural Stone / S1						
S1	Main facing material	Natural stone	Roof covering	Natural slate	Garage door (if applicable)	"Chartwell Green"
	Secondary facing material		Windows	Anthracite PVCu RAL 7016	Fascias & soffits	Anthracite PVCu RAL 7016
	Main detailing	Artstone - buff	Front door	"Chartwell Green"	Rainwater goods	Black



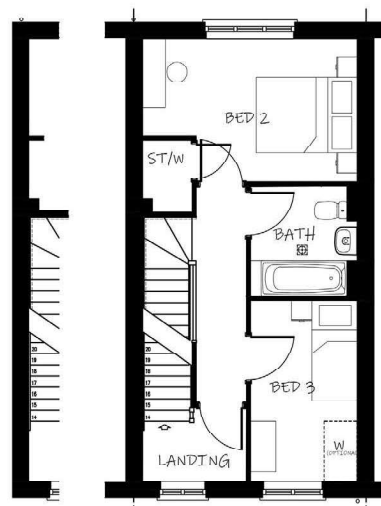
FRONT ELEVATION

REAR ELEVATION

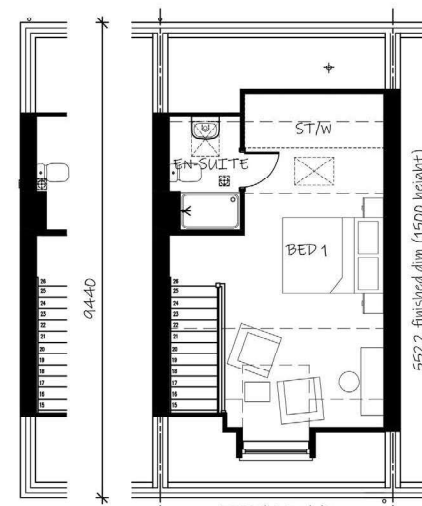
SIDE ELEVATION



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



The Braxton (NB31)

Planning Drawings - Natural Stone

Taylor Wimpey

Taylor Wimpey Manchester
1 Lumsdale Road
Stretford
Manchester M32 0UT

NB31/7/PL-S1

Scale 1:100 @ A3

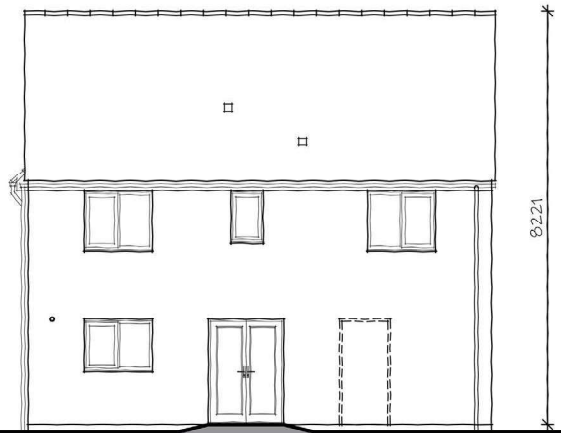
Rev -

Materials Summary - Recon Stone / R1						
R1	Main facing material	Reconstituted stone	Roof covering	Grey concrete tile	Garage door (if applicable)	Black
	Secondary facing material	-	Windows	Anthracite PVCu RAL 7016	Fascias & soffits	Anthracite PVCu RAL 7016
	Main detailing	Artstone - buff	Front door	Black	Rainwater goods	Black

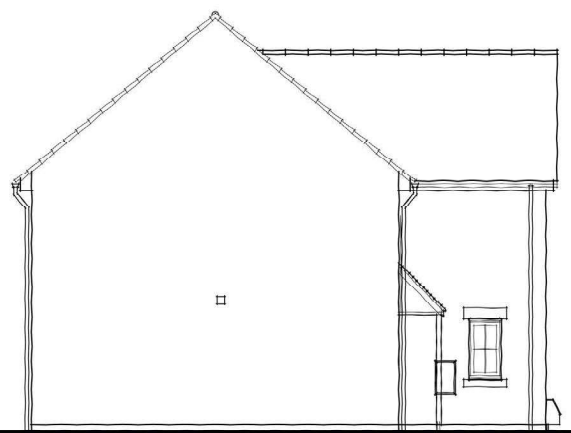
Grane Road, Haslingden



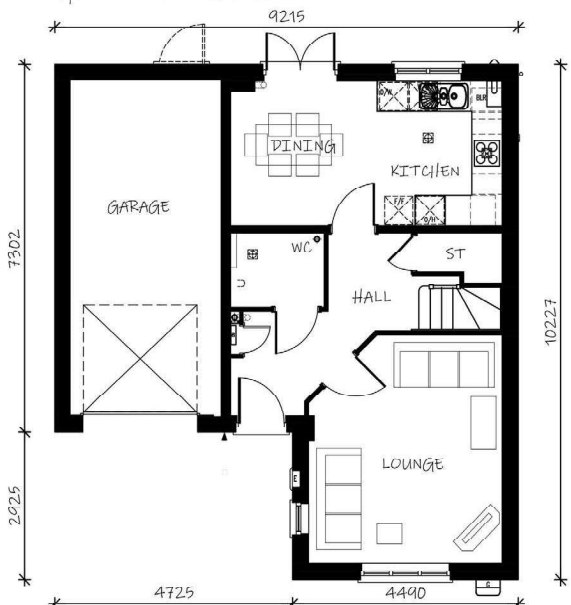
FRONT ELEVATION



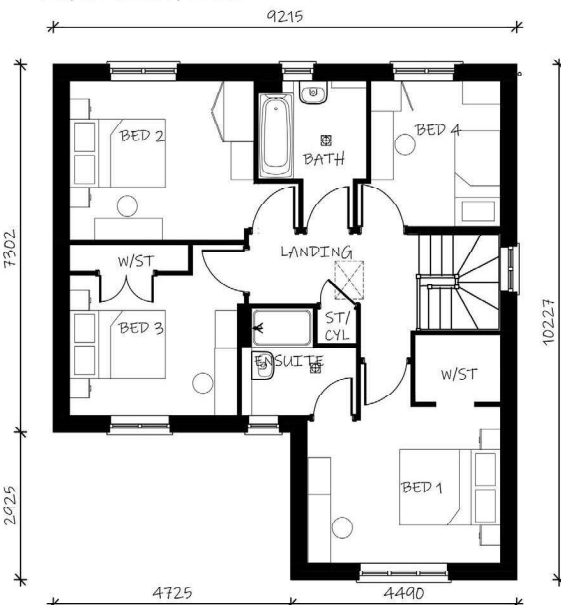
REAR ELEVATION



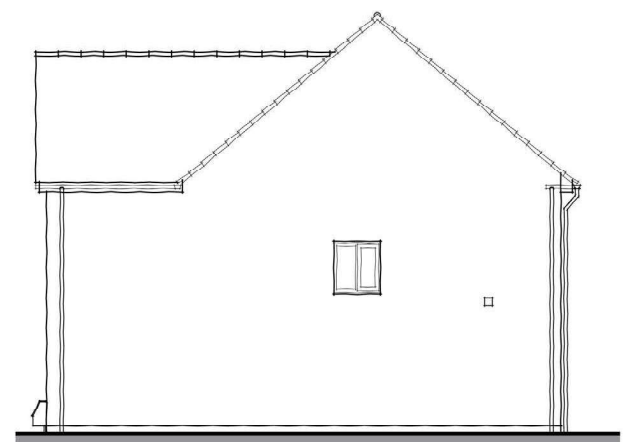
SIDE ELEVATION



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SIDE ELEVATION

S1

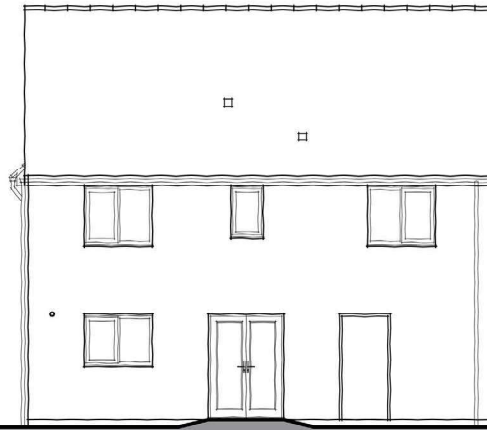
Materials Summary - Natural Stone / S1

Main facing material	Natural stone	Roof covering	Natural slate	Garage door (if applicable)	"Chartwell Green"
Secondary facing material		Windows	Anthracite PVCu RAL 7016	Fascias & soffits	Anthracite PVCu RAL 7016
Main detailing	Artstone - buff	Front door	"Chartwell Green"	Rainwater goods	Black

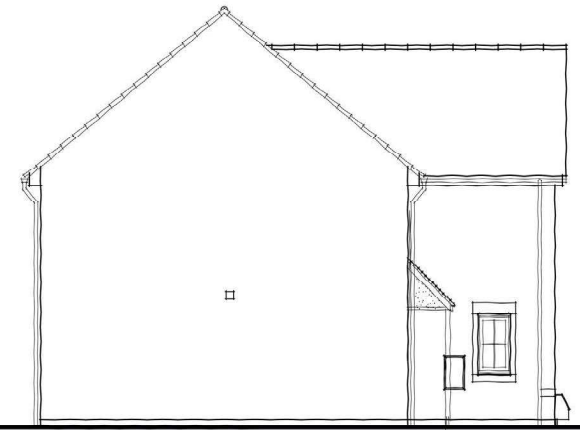
Grane Road, Haslingden



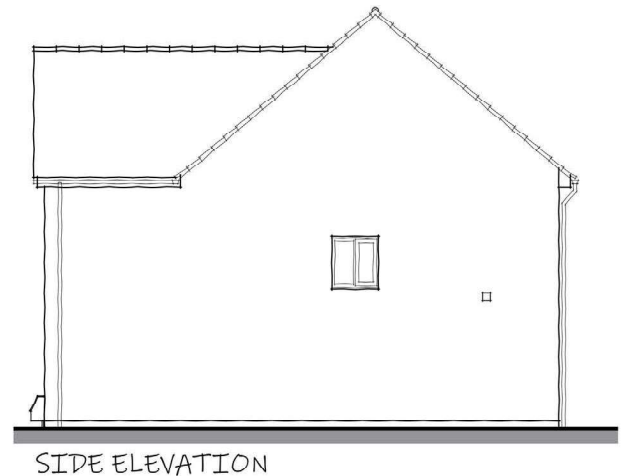
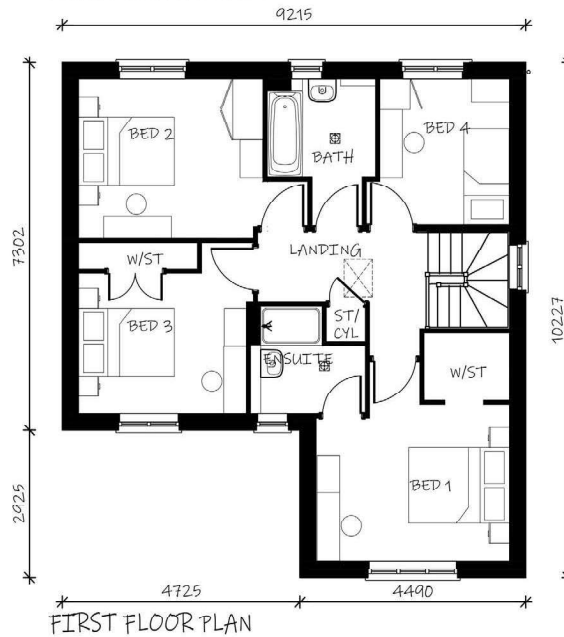
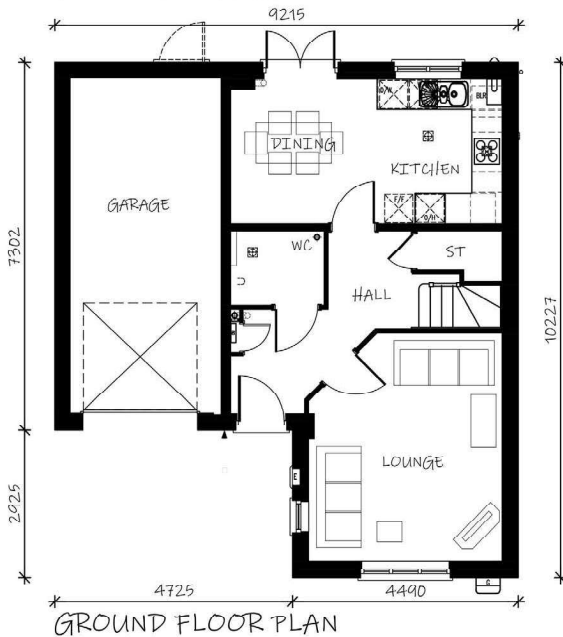
FRONT ELEVATION



REAR ELEVATION



SIDE ELEVATION



SIDE ELEVATION



The Coltham (ND40)

Planning Drawings - Natural Stone

Taylor Wimpey

Taylor Wimpey Manchester
1 Lumsdale Road
Stretford
Manchester M32 0UT

ND40/7/PL-S1

Scale 1:100 @ A3

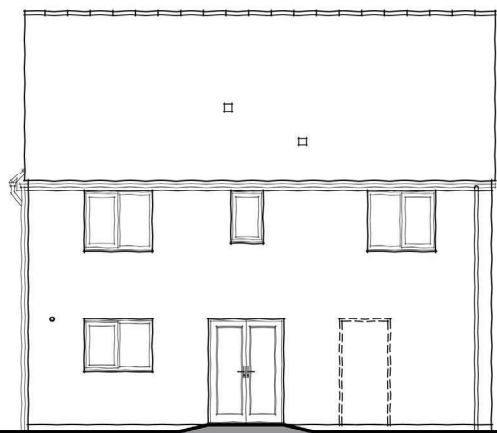
Rev -

Materials Summary - Render Option / R2						
R2	Main facing material	Reconstituted stone	Roof covering	Grey concrete tile	Garage door (if applicable)	Black
	Secondary facing material	Thru' col render - Ivory	Windows	Anthracite PVCu RAL 7016	Fascias & soffits	Anthracite PVCu RAL 7016
	Main detailing	Artstone - buff	Front door	Black	Rainwater goods	Black

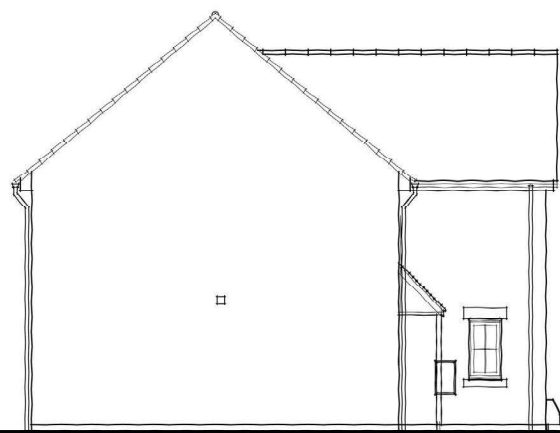
Grane Road, Haslingden



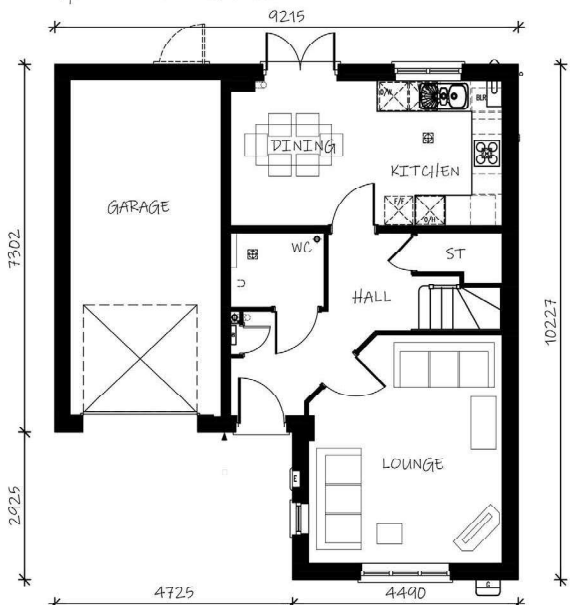
FRONT ELEVATION



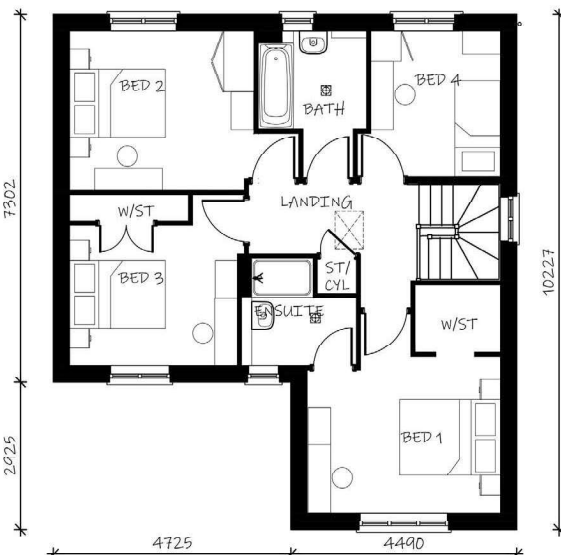
REAR ELEVATION



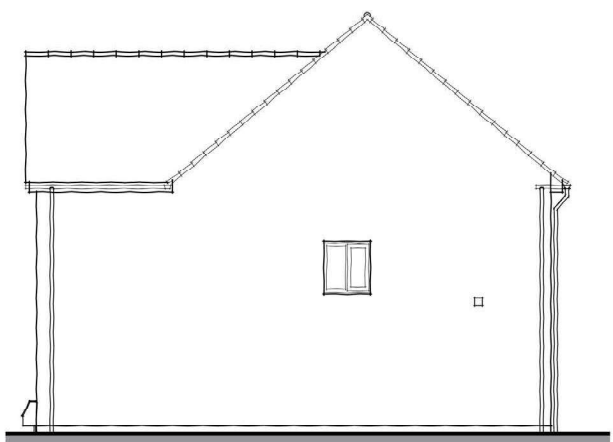
SIDE ELEVATION



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SIDE ELEVATION

Materials Summary - Recon Stone / R1						
R1	Main facing material	Reconstituted stone	Roof covering	Grey concrete tile	Garage door (if applicable)	Black
	Secondary facing material	-	Windows	Anthracite PVCu RAL 7016	Fascias & soffits	Anthracite PVCu RAL 7016
	Main detailing	Artstone - buff	Front door	Black	Rainwater goods	Black

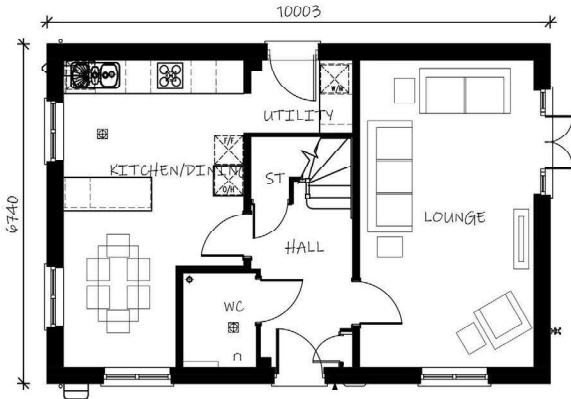
Grane Road, Haslingden



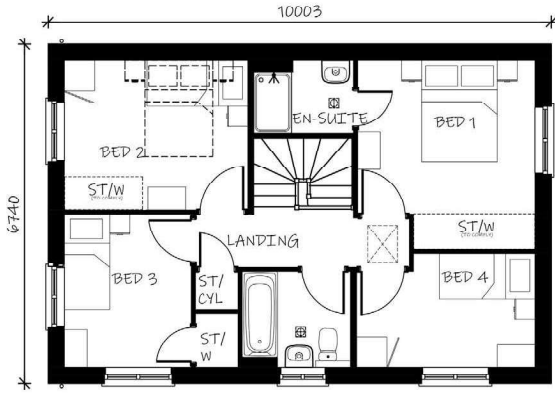
FRONT ELEVATION

SIDE ELEVATION

REAR ELEVATION



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SIDE ELEVATION

Materials Summary - Natural Stone / S1						
S1	Main facing material	Natural stone	Roof covering	Natural slate	Garage door (if applicable)	"Chartwell Green"
	Secondary facing material	Artstone - buff	Windows	Anthracite PVCu RAL 7016	Fascias & soffits	Anthracite PVCu RAL 7016
	Main detailing	Artstone - buff	Front door	"Chartwell Green"	Rainwater goods	Black

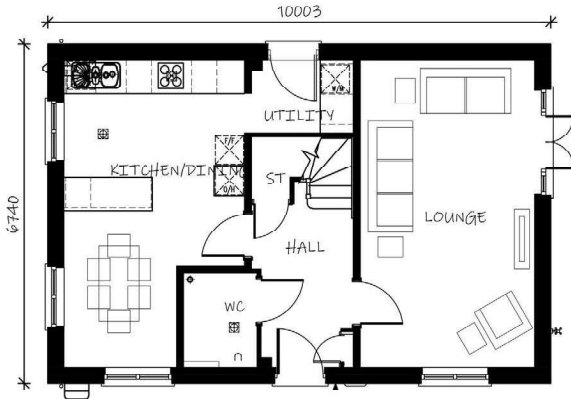
Grane Road, Haslingden



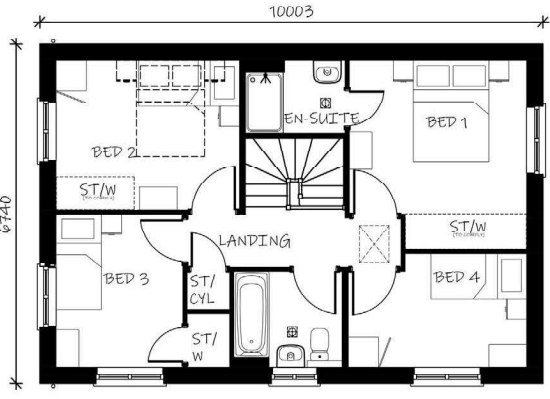
FRONT ELEVATION

SIDE ELEVATION

REAR ELEVATION



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SIDE ELEVATION

Materials Summary - Recon Stone / R1						
R1	Main facing material	Reconstituted stone	Roof covering	Grey concrete tile	Garage door (if applicable)	Black
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	Main detailing	Artstone - buff	Front door	Black	Rainwater goods	Black

Grane Road, Haslingden

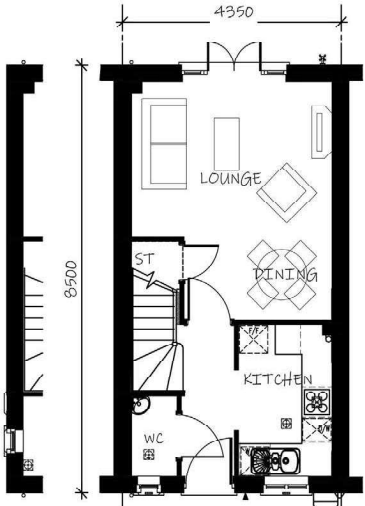


FRONT ELEVATION - END GABLE

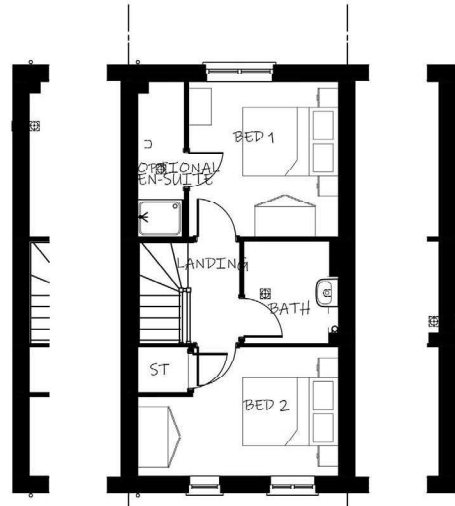
FRONT ELEVATION - MID TERRACE

REAR ELEVATION

SIDE ELEVATION



GROUND FLOOR PLAN



FIRST FLOOR PLAN

Materials Summary - Natural Stone / S1						
S1	Main facing material	Natural stone	Roof covering	Natural slate	Garage door (if applicable)	"Chartwell Green"
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Grane Road, Haslingden

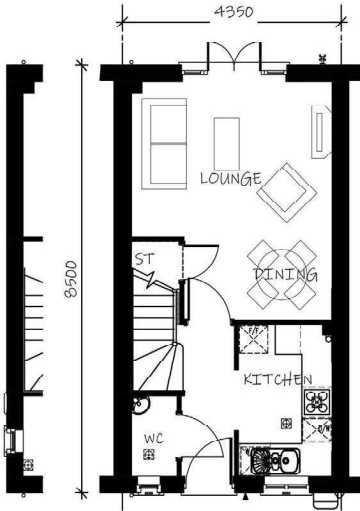


FRONT ELEVATION - END GABLE

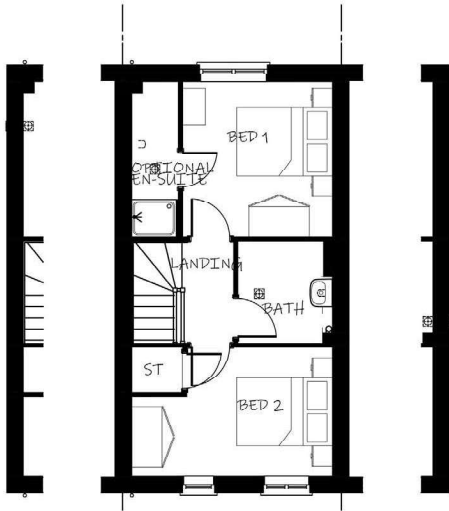
FRONT ELEVATION - MID TERRACE

REAR ELEVATION

SIDE ELEVATION



GROUND FLOOR PLAN



FIRST FLOOR PLAN

Materials Summary - Recon Stone / R1						
R1	Main facing material	Reconstituted stone	Roof covering	Grey concrete tile	Garage door (if applicable)	Black
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	Main detailing	Artstone - buff	Front door	Black	Rainwater goods	Black

Grane Road, Haslingden

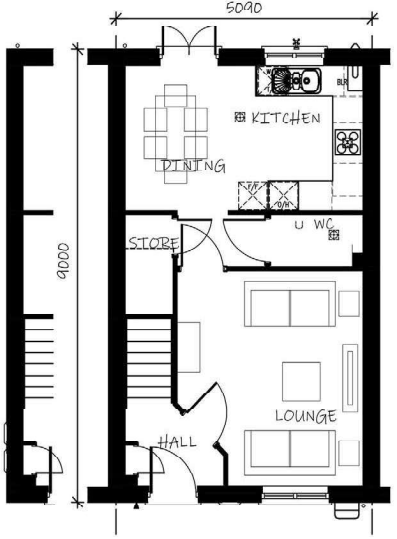


FRONT ELEVATION-
END GABLE

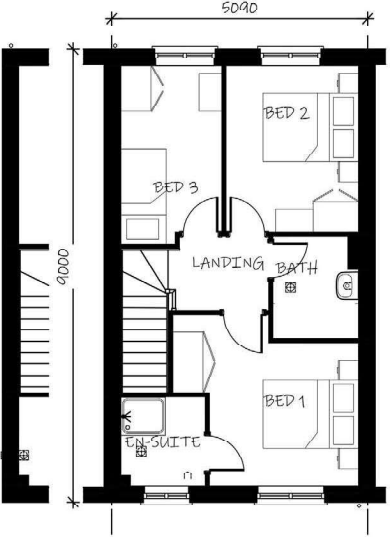
FRONT ELEVATION-
MID TERRACE

REAR ELEVATION

SIDE ELEVATION



GROUND FLOOR PLAN



FIRST FLOOR PLAN

Materials Summary - Natural Stone / S1						
S1	Main facing material	Natural stone	Roof covering	Natural slate	Garage door (if applicable)	"Chartwell Green"
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Grane Road, Haslingden

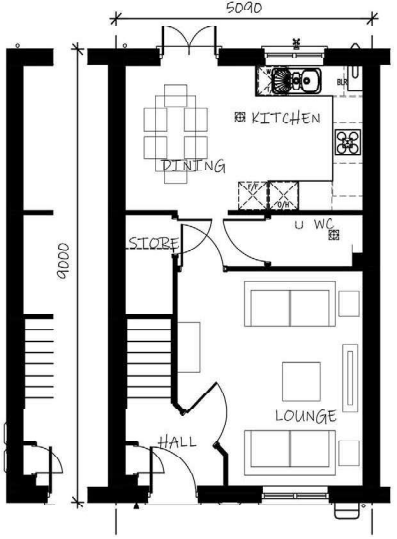


FRONT ELEVATION-
END GABLE

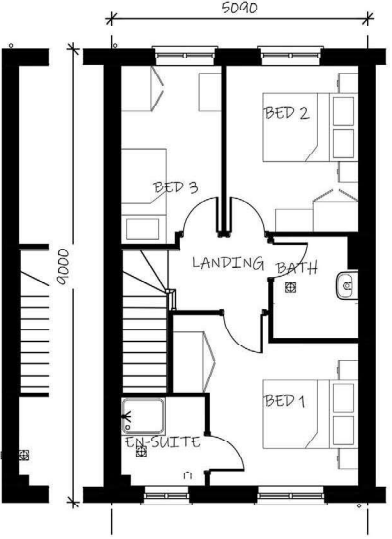
FRONT ELEVATION-
MID TERRACE

REAR ELEVATION

SIDE ELEVATION



GROUND FLOOR PLAN



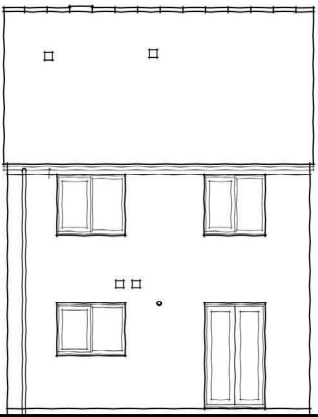
FIRST FLOOR PLAN

Materials Summary - Recon Stone / R1						
R1	Main facing material	Reconstituted stone	Roof covering	Grey concrete tile	Garage door (if applicable)	Black
	Secondary facing material	-	Windows	Anthracite PVCu RAL 7016	Fascias & soffits	Anthracite PVCu RAL 7016
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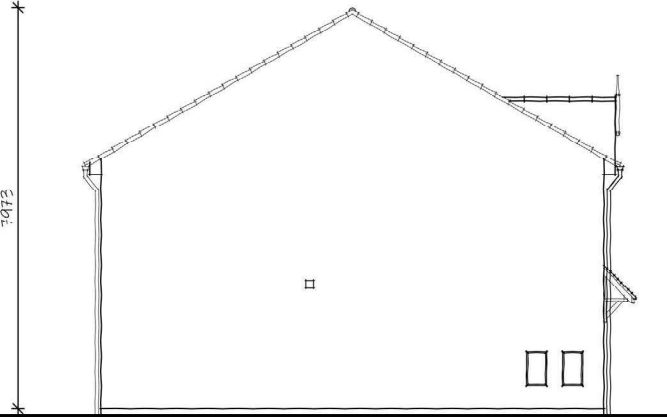
Grane Road, Haslingden



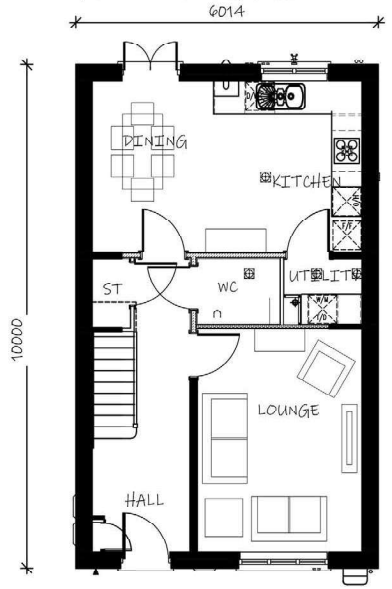
FRONT ELEVATION



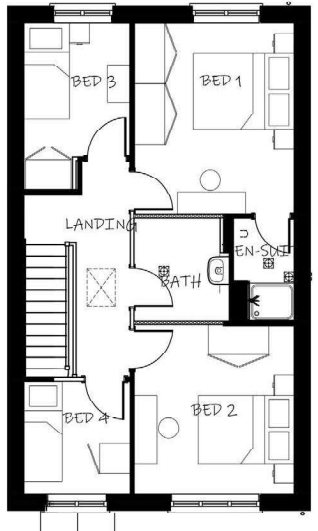
REAR ELEVATION



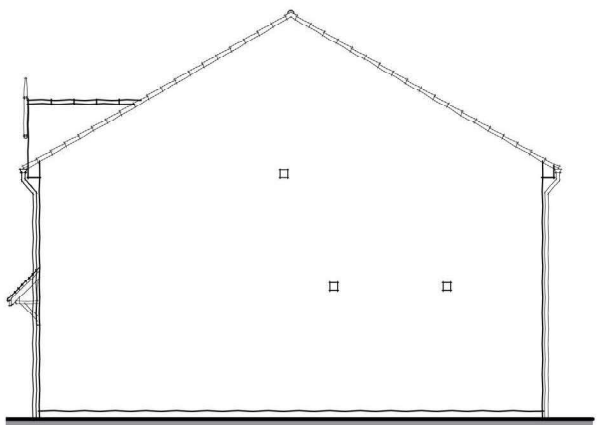
SIDE ELEVATION



GROUND FLOOR



FIRST FLOOR PLAN



SIDE ELEVATION

S1

Materials Summary - Natural Stone / S1

Main facing material	Natural stone	Roof covering	Natural slate	Garage door (if applicable)	"Chartwell Green"
Secondary facing material		Windows	Anthracite PVCu RAL 7016	Fascias & soffits	Anthracite PVCu RAL 7016
Main detailing	Artstone - buff	Front door	"Chartwell Green"	Rainwater goods	Black

Grane Road, Haslingden



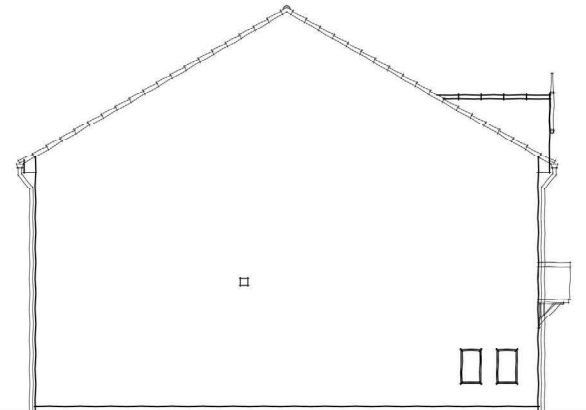
FRONT ELEVATION

6014

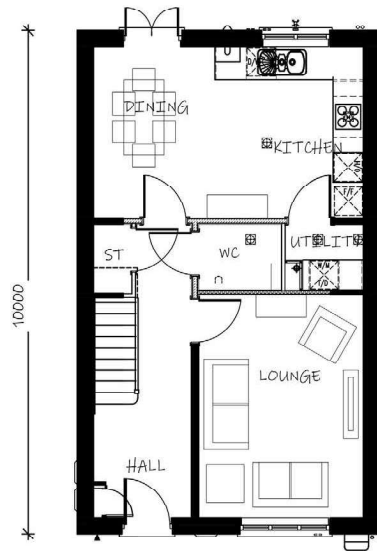


REAR ELEVATION

7972

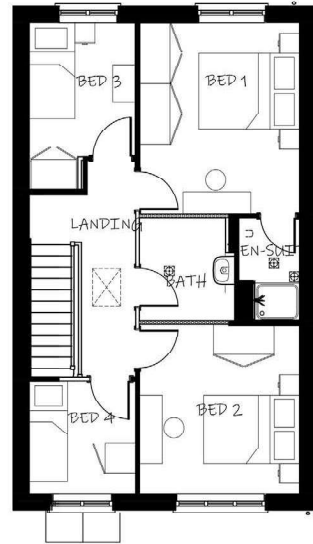


SIDE ELEVATION

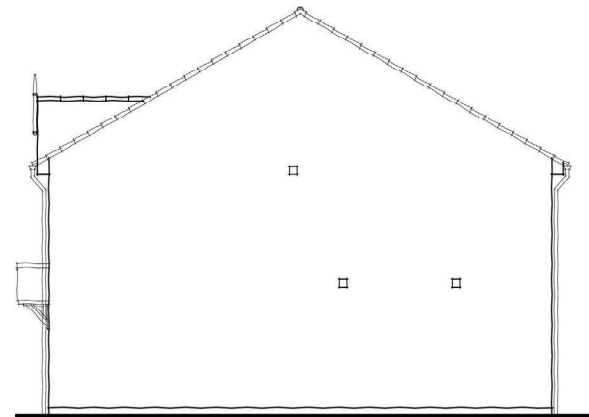


GROUND FLOOR

10000



FIRST FLOOR PLAN



SIDE ELEVATION



The Lydford (PA42)

Planning Drawings - Natural Stone

Taylor Wimpey

Taylor Wimpey Manchester
1 Lumsdale Road
Stretford
Manchester M32 0UT

PA42/7/PL-S1

Scale 1:100 @ A3

Rev -

Materials Summary - Recon Stone / R1						
R1	Main facing material	Reconstituted stone	Roof covering	Grey concrete tile	Garage door (if applicable)	Black
	Secondary facing material	-	Windows	Anthracite PVCu RAL 7016	Fascias & soffits	Anthracite PVCu RAL 7016
	Main detailing	Artstone - buff	Front door	Black	Rainwater goods	Black

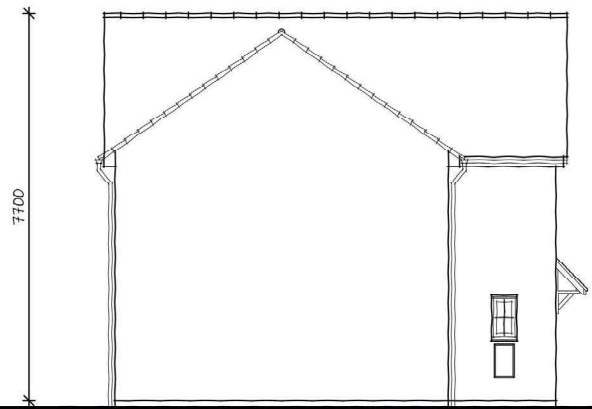
Grane Road, Haslingden



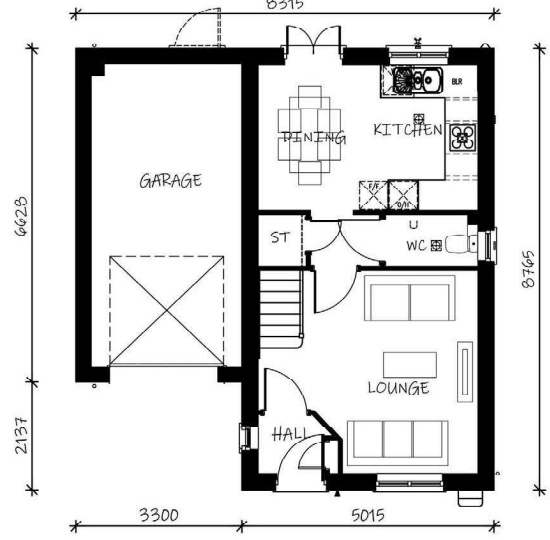
FRONT ELEVATION



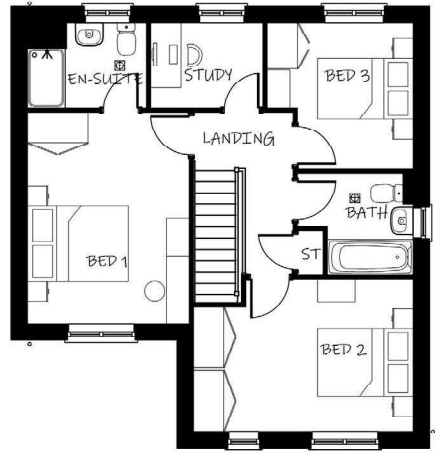
REAR ELEVATION



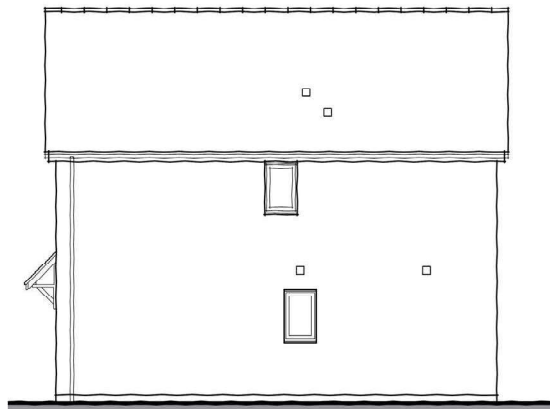
SIDE ELEVATION



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SIDE ELEVATION

Materials Summary - Natural Stone / S1						
S1	Main facing material	Natural stone	Roof covering	Natural slate	Garage door (if applicable)	"Chartwell Green"
	Secondary facing material		Windows	Anthracite PVCu RAL 7016	Fascias & soffits	Anthracite PVCu RAL 7016
	Main detailing	Artstone - buff	Front door	"Chartwell Green"	Rainwater goods	Black

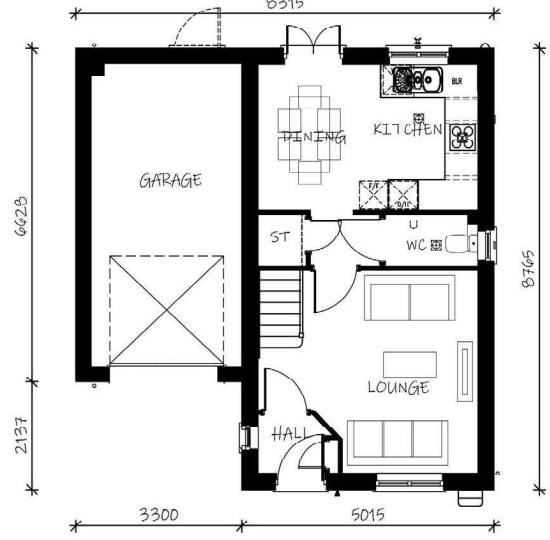
Grane Road, Haslingden



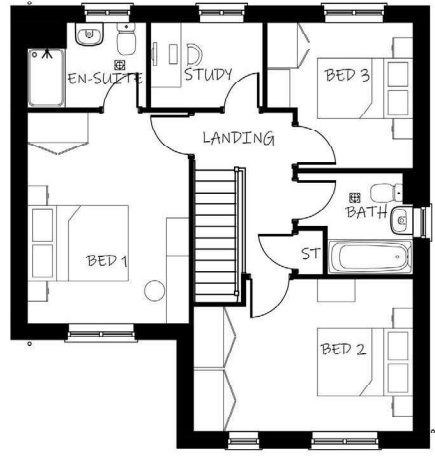
FRONT ELEVATION

REAR ELEVATION

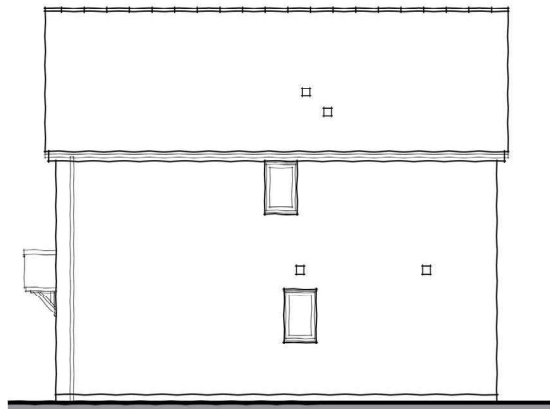
SIDE ELEVATION



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SIDE ELEVATION

Materials Summary - Recon Stone / R1						
R1	Main facing material	Reconstituted stone	Roof covering	Grey concrete tile	Garage door (if applicable)	Black
	Secondary facing material	-	Windows	Anthracite PVCu RAL 7016	Fascias & soffits	Anthracite PVCu RAL 7016
	Main detailing	Artstone - buff	Front door	Black	Rainwater goods	Black

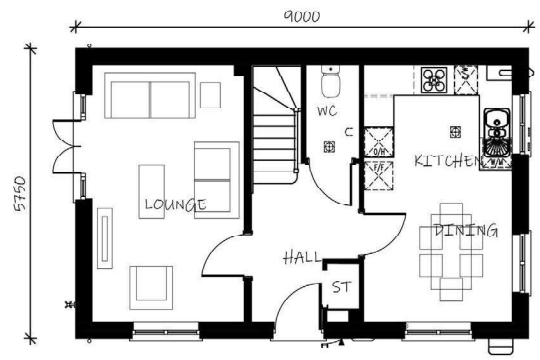
Grane Road, Haslingden



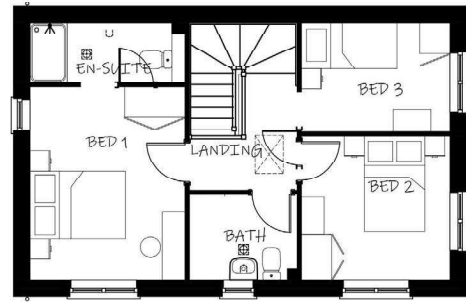
FRONT ELEVATION

SIDE ELEVATION

REAR ELEVATION



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SIDE ELEVATION

Materials Summary - Natural Stone / S1						
S1	Main facing material	Natural stone	Roof covering	Natural slate	Garage door (if applicable)	"Chartwell Green"
	Secondary facing material	Artstone - buff	Windows	Anthracite PVCu RAL 7016	Fascias & soffits	Anthracite PVCu RAL 7016
	Main detailing	Artstone - buff	Front door	"Chartwell Green"	Rainwater goods	Black

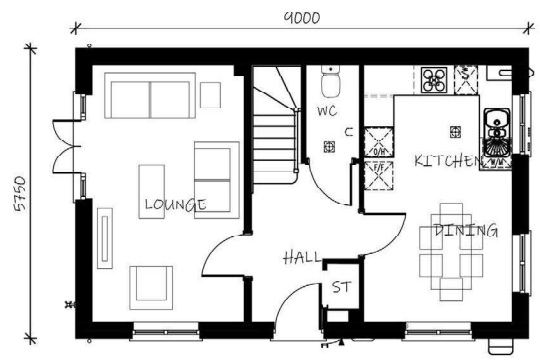
Grane Road, Haslingden



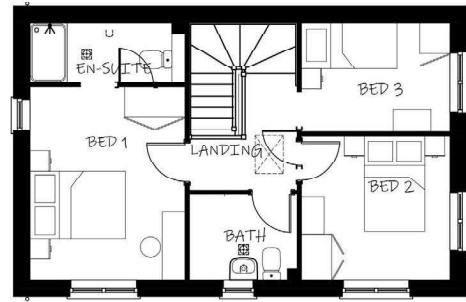
FRONT ELEVATION

SIDE ELEVATION

REAR ELEVATION



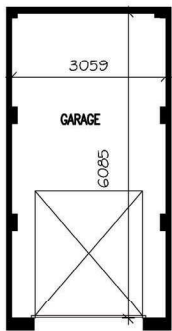
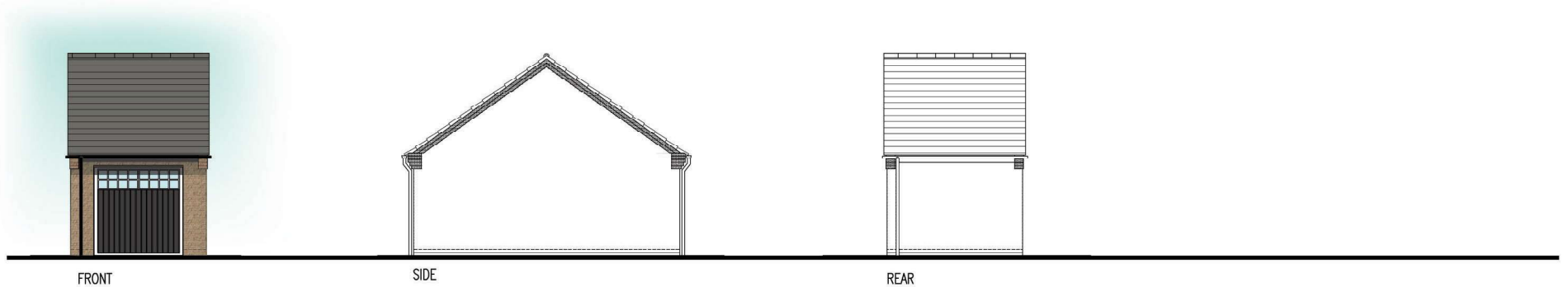
GROUND FLOOR PLAN



FIRST FLOOR PLAN

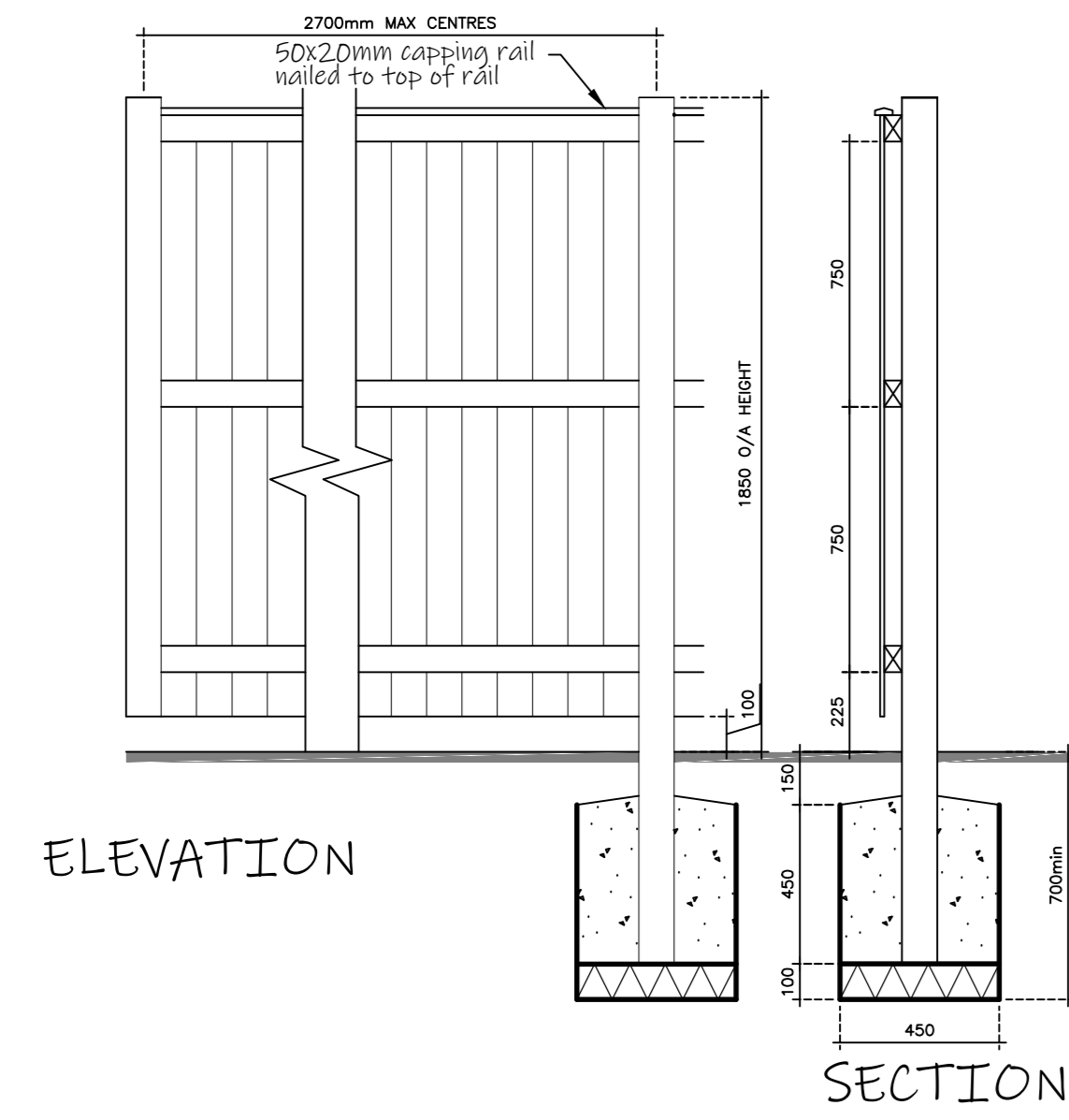


SIDE ELEVATION



PLAN

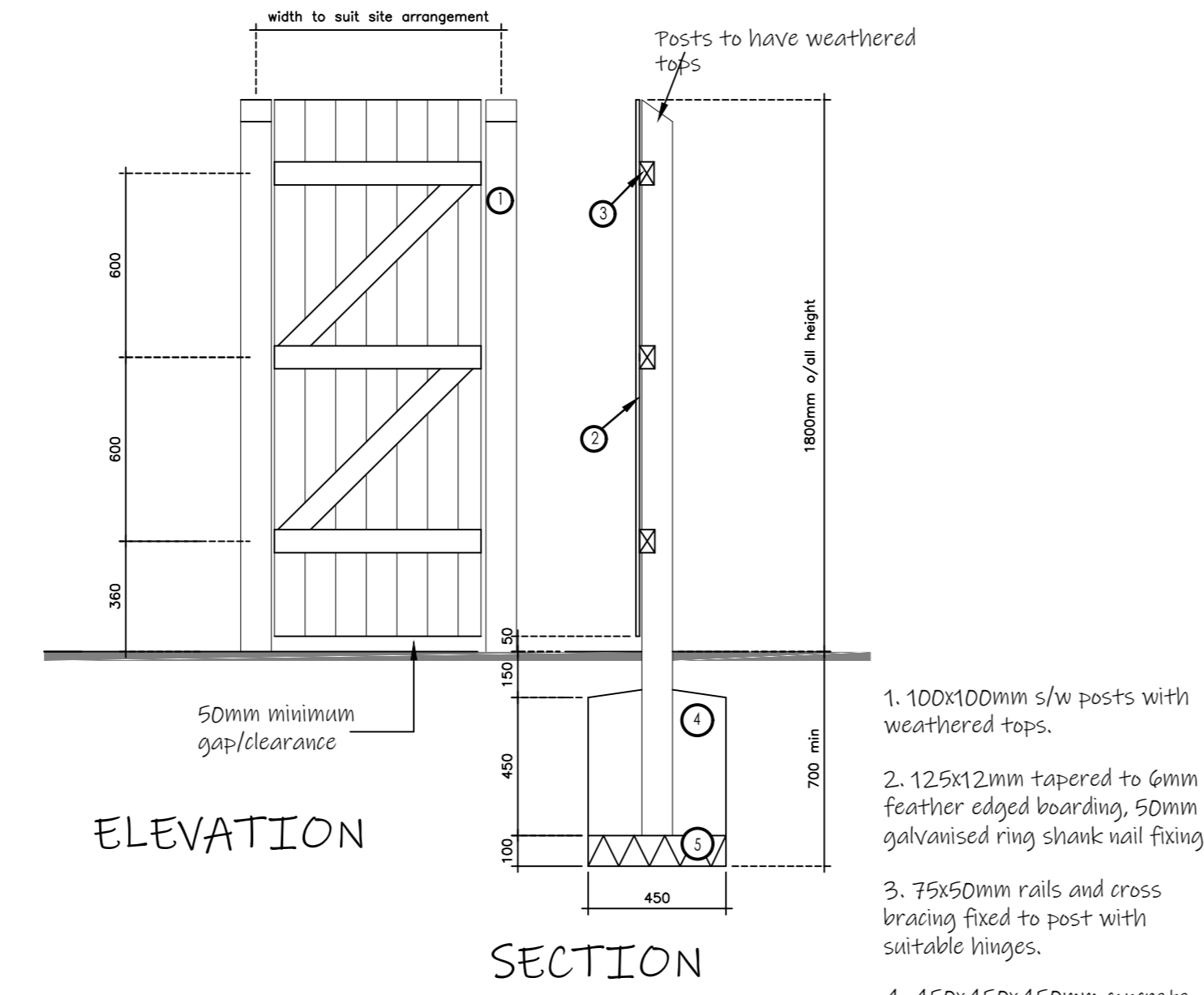
1.8m Fence



GENERAL NOTES

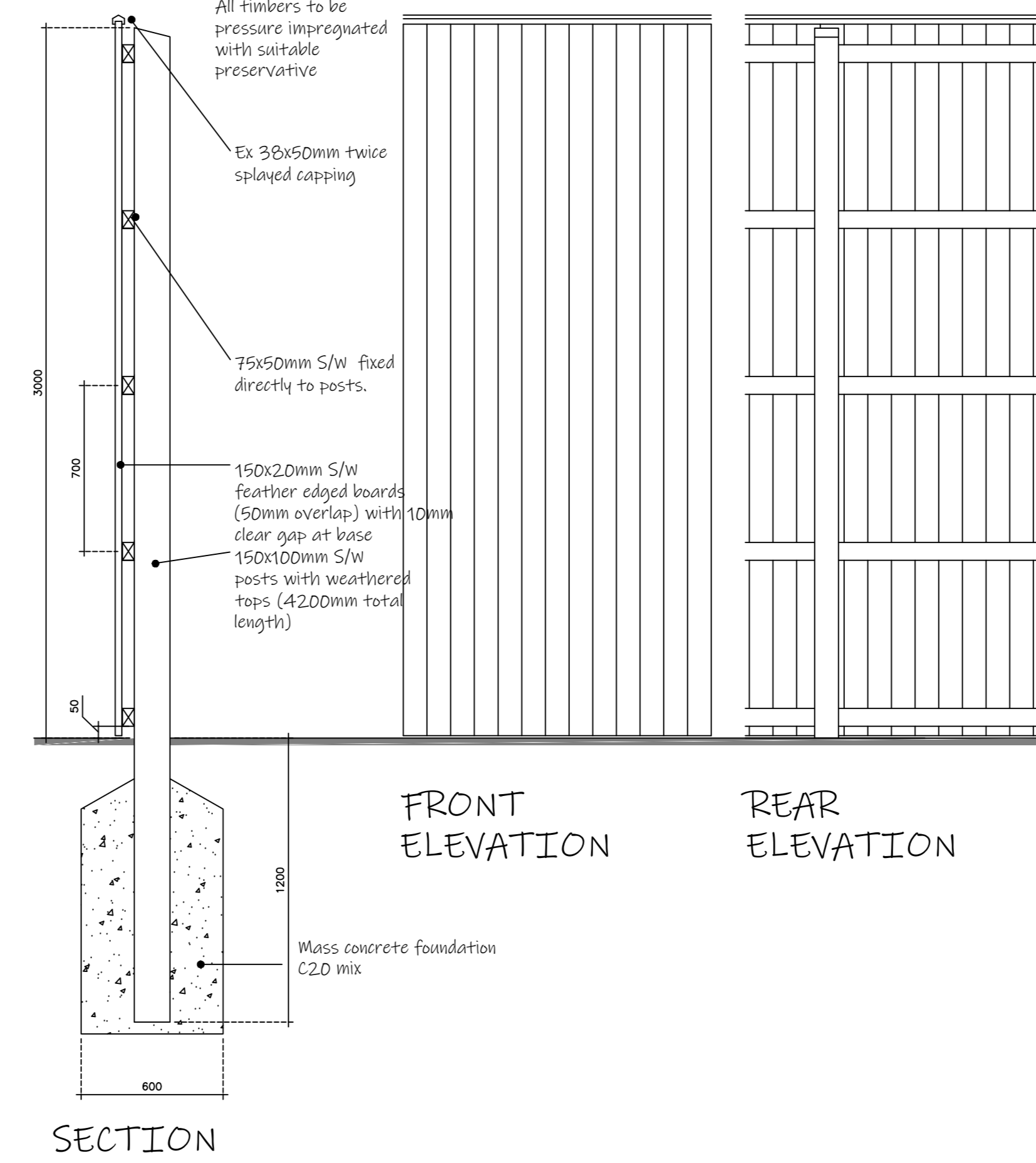
NOTE:-
 All timbers shall be pressure impregnated with preservative as specified. Finish to be mid brown.
 All cut ends to be preservative treated prior to fixing.
 Timber quality shall be as noted in BS 1722, Pt 5 Appendix N.

Rear Timber Gate

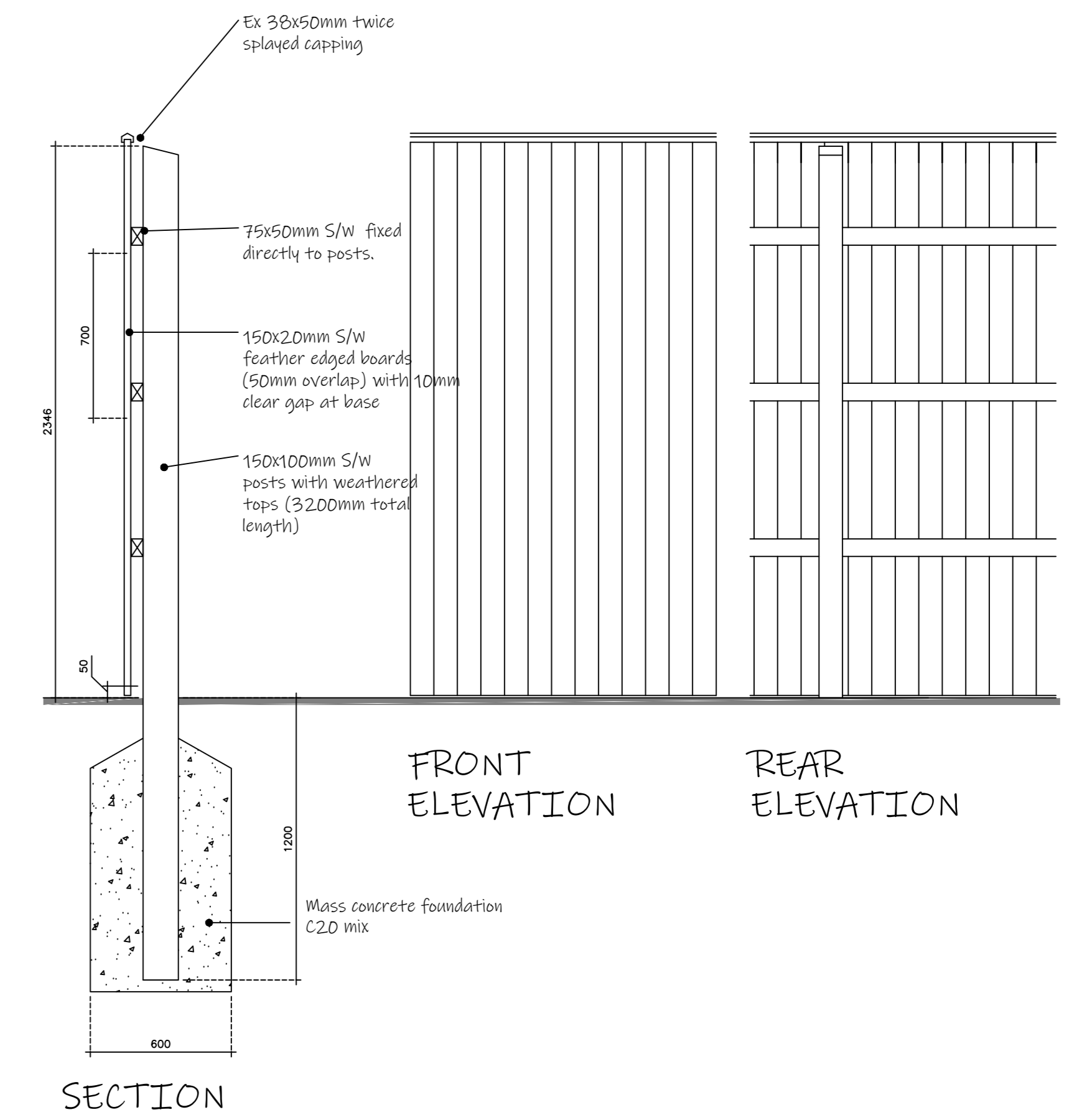


1. 100x100mm s/w posts with weathered tops.
2. 125x12mm tapered to 6mm feather edged boarding, 50mm galvanized ring slank nail fixing.
3. 75x50mm rails and cross bracing fixed to post with suitable linings.
4. 450x450x450mm concrete surround to post. Concrete mix C7.5
5. 100mm concrete bed.

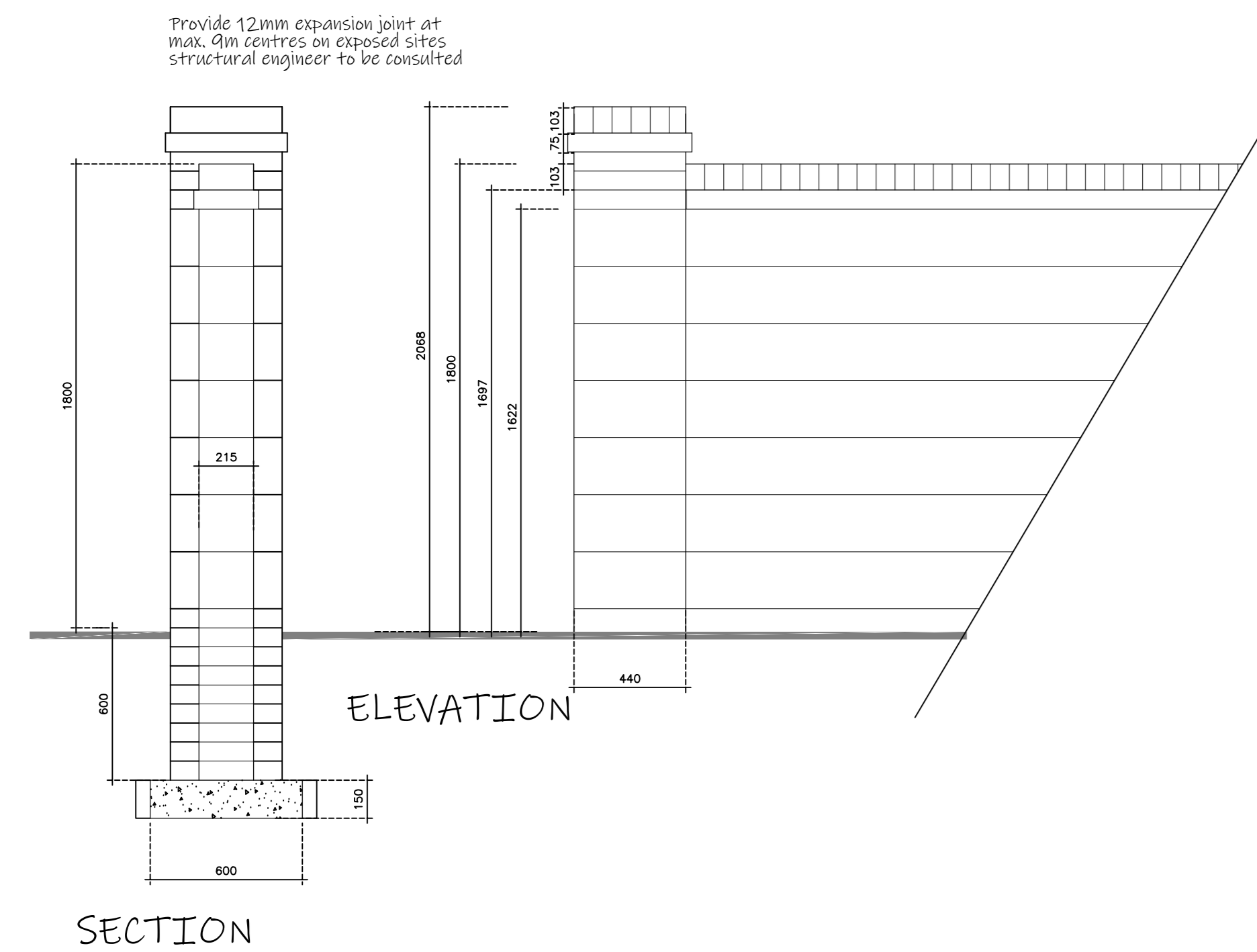
3.0m Acoustic Fence



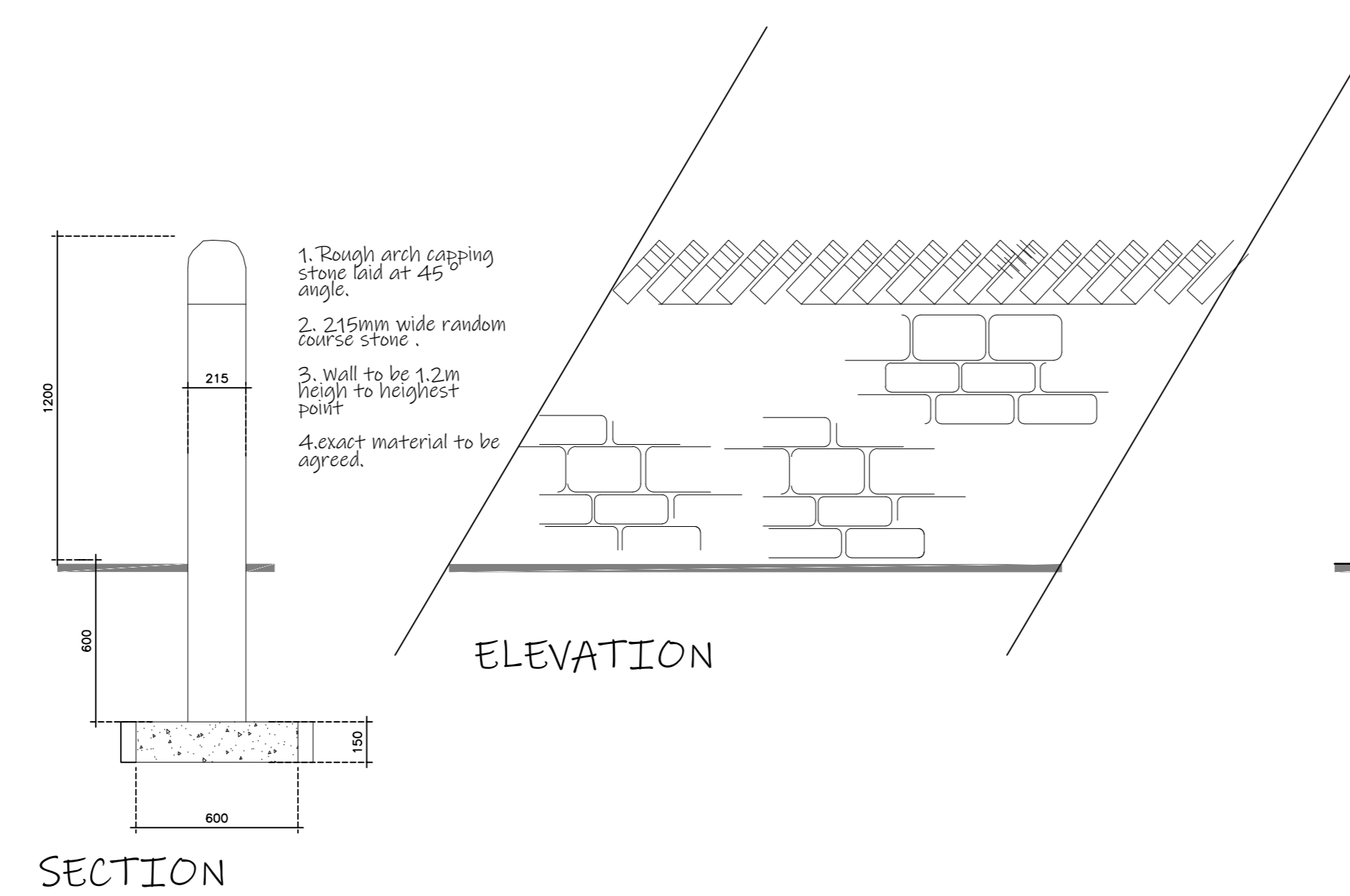
2.4m Acoustic Fence



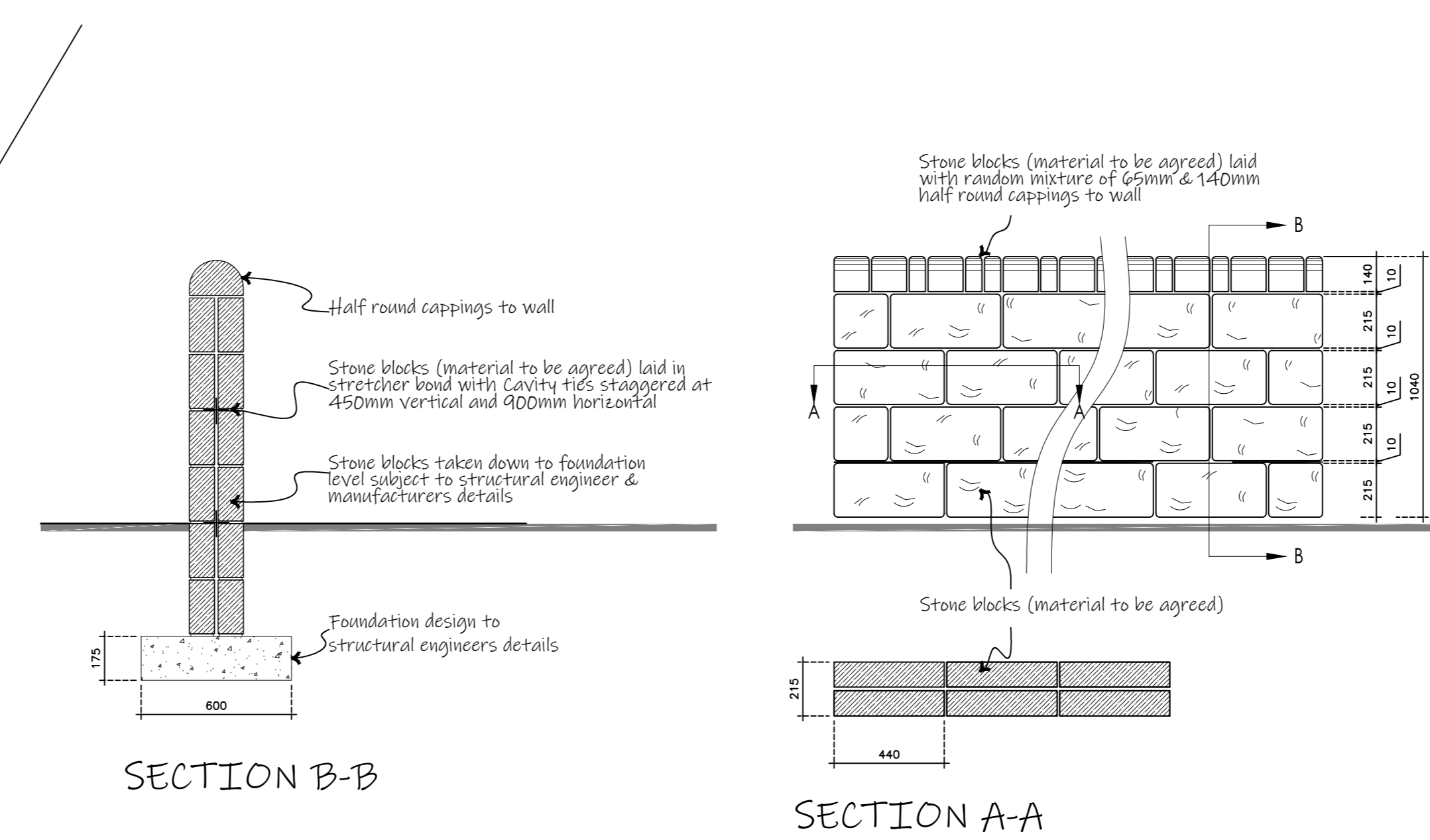
1.8m Wall



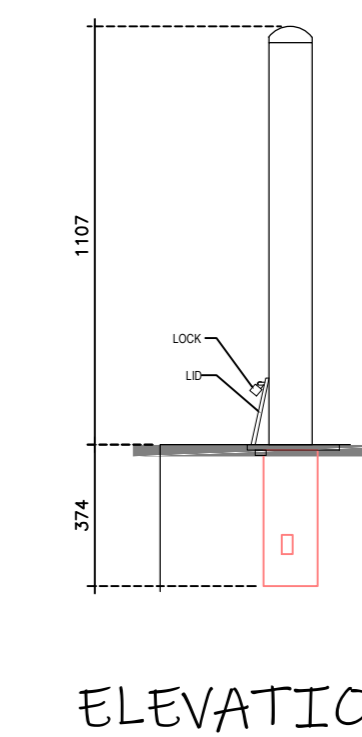
1.2m Boundary Stone Wall



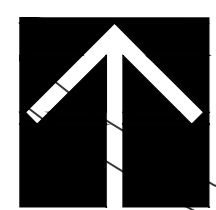
1.0m Boundary Stone Wall to Grane Road



Indicative Removable Bollard



- #### Boundaries Key
- 1.8m Divisional fencing
 - 1.8m Brick wall (Brick type shown by coloured line on Materials Plan MB-03)
 - 1.2m Dry stone wall
 - 1.0m Wall to Grane Rd frontage
 - Bollards to prevent vehicular use of link
 - Hedge boundary (refer to landscaping designs)
 - 3.0m Acoustic fence (refer to REC noise report)
 - 2.4m Acoustic fence (refer to REC noise report)
 - Denotes potential retaining structure (refer to EDGE design)



Materials Key

- Natural stone facings (Housetype Version S1)
- Feature render plots (Housetype Version R2)
- Recon stone facings (Housetype Version R1)
- Natural slate tile
- Grey concrete interlocking tile
- Black front & garage door
- "Chartwell Green" front & garage door

All homes to utilise:

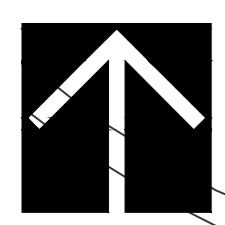
- Artstone detailing - buff colour
- Black rainwater goods
- Anthracite PVCu fascia & soffit RAL 7016
- Anthracite PVCu windows RAL 7016

EXISTING STONE WALL RETAINED & REPAIRED WHERE REQUIRED FOR THIS LENGTH

WALL TO BE 2.4M HIGH FOR ACOUSTIC THROTTLES

B R2 versions reduced; wall material to heritage wall; legend updated; GTD 2021-10-15
A Wall materials (to heritage) updated to recon stone; GTD 2021-10-05

1036-MB03	REV DATE BY
MATERIALS PLAN	1:500 @ A0
Taylor Wimpey	
Taylor Wimpey Manchester 1 Lonsdale Road Stamford Manchester M32 0UT	Holcombe Road HASLINGDEN



- Legend**
- Denotes shared ownership affordable home
 - Denotes rented affordable home
 - Existing tree to be retained (if possible)
 - Existing tree to be removed
 - Homes requiring acoustic glazing. Note that the majority of the plots require improved ventilation (refer to REC report ref AC106724-1 for detail)
 - Line of existing PROW 14-2-FP 394 (as denoted on LCC's MARIO system)
 - Denotes stand-off to existing culvert
 - Denotes potential retaining structure (refer to EDGE design)

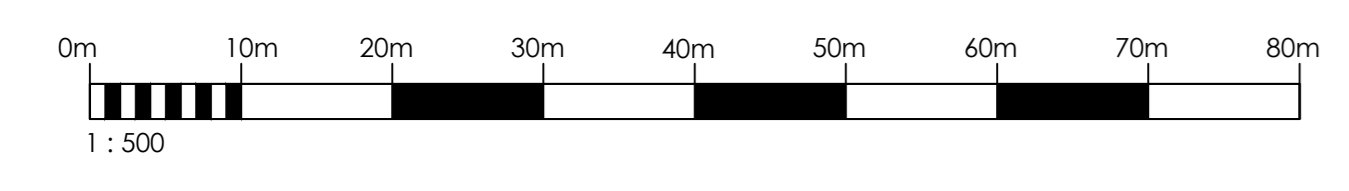
Refer to MB-01 for details of boundary treatments and materials.

Indicative tree planting shown, refer to Randall Thorp plans for details.

For ecological mitigation refer to TEP reports.

Schedule

	number	
Affordable - Rent (PH)		
PA25	Canford	11
PA34	Gosford	4
NA33	Byford	2
PT36	Easedale	1
PA42	Lydford	2
subtotals:		20
Affordable - Shared Ownership (PH)		
PA34	Gosford	8
NA32	Byford	6
PT36	Easedale	5
subtotals:		19
Private Mews		
PT36	Easedale	8
PA34	Gosford	15
NA32	Byford	14
NB31	Braxton	12
subtotals:		49
Private Detached		
PD30	Amersham	7
PA42	Lydford	9
NT41	Trusdale	12
ND40	Coltham	8
NA44	Manford	7
subtotals:		43
Totals		131



J Labeling of affordable housing type on schedule corrected to match plan. GTD 2021-06-28
 H Affordable housing amendments, including amending type of 249-50. GTD 2021-04-15
 G Boundary adjacent parking station amended. Visitor parking removed from highway near 102-107 removed as per LCC Highways. GTD 2020-09-22
 F Affordable Homes re-coded. PROW line shown. EVA removed. GTD 2020-08-17
 E Red edge amended. play area removed accordingly. Cycle link adjacent 284 Grane Rd amended. GTD 2020-07-09
 D 2-3, 17-18 amended as per Sales request. GTD 2020-04-20
 C PROW link from highway to Grane Rd reduced to 3m as per LCC request and slightly re-routed to avoid existing access. GTD 2020-04-03
 B amendments as per LPA and client comments. GTD 2020-02-27
 A Housing mix amended following Viability Assessment. GTD 2019-09-16

1036-PL-01
PLANNING LAYOUT
 Taylor Wimpey
 Taylor Wimpey Manchester
 1 Lumdole Road
 Salford
 Manchester M32 0UT

Holcombe Road
 HASLWODEN

REV 1