

LEGEND

Public Open Space - 10.699 acres

Undevelopable - 1.804 acres

Gross Site Area - 41.8 acres

Nett Site Area - 29.3 acres

House Type	Bed No.	Type	No.	Sqft	Total Sqft
Affordables - Rent					
Apartments (gf elderly)	1	Block	2	562	1124
Apartments (ff/sf)	1	Block	4	562	2248
PA24 / Beckford	2	Semi	2	602	1204
PA24 / Beckford	2	Mid	8	602	4816
PA24 / Beckford	2	End	10	602	6020
PA34 / Gosford	3	Semi	14	866	12124
PA34 / Gosford	3	Mid	3	866	2598
PA34 / Gosford	3	End	6	866	5196
PT36 / Easedale	3	Semi	0	931	0
Bungalow 3	2	Semi	12	721	8652
Bungalow 3	2	Mid	1	721	721
Bungalow 3	2	End	2	721	1442
			Total Affordables	64	43982
Affordables - Intermediate					
Apartments (gf elderly)	1	Block	2	562	1124
Apartments (ff/sf)	1	Block	4	562	2248
PA24 / Beckford	2	Semi	2	602	1204
PA24 / Beckford	2	Mid	9	602	5418
PA24 / Beckford	2	End	10	602	6020
PA34 / Gosford	3	Semi	18	866	15588
PA34 / Gosford	3	Mid	2	866	1732
PA34 / Gosford	3	End	4	866	3464
Bungalow 3	2	Semi	10	721	7210
Bungalow 3	2	Mid	1	721	721
Bungalow 3	2	End	2	721	1442
			Total Affordables	64	46171
Open Sale					
Apartments (gf elderly)	2	Block	4	655	2620
Apartments (ff/sf)	2	Block	8	655	5240
Bungalow 3 (Elderly)	2	Semi	22	721	15862
Bungalow 3 (Elderly)	2	Mid	2	721	1442
Bungalow 3 (Elderly)	2	End	4	721	2884
PA34 / Gosford	3	End	5	866	4330
PA34 / Gosford	3	Mid	5	866	4330
PA34 / Gosford	3	Semi Detached	23	866	19918
PT36 / Easedale	3	End	1	931	931
PT36 / Easedale	3	Semi Detached	13	931	12103
PD30 / Amersham	3	Detached	24	990	23760
PA42 / Lydford	4	Detached	26	1099	28574
NB31 / Braxton	4	Semi Detached	68	1091	74188
NT41/Trusdale	4	Detached	44	1243	54692
ND40 / Coltham	4	Detached	23	1259	28957
NT42 / Waysdale	4	Detached	8	1549	12392
PD51 / Lavenham	5	Detached	18	1646	29628
			Total Open Sale	298	321851
			Total	426	412004

Gross Site Area:	41.8	Acres	16.92	Hectares
POS / Green Space	10.699	Acres	4.33	Hectares
Undevelopable	1.804	Acres	0.73	Hectares
Nett Site Area:		29.297	Acres	11.86 Hectares
Gross Density:		10.19	Units/Acre	25.18 Units/Hectare
Nett Density:		14.54	Units/Acre	35.93 Units/Hectare
Gross Footage:		9856.56	SQFT/Acre	25.18 SQM/Hectare
Nett Footage:		14063.01	SQFT/Acre	27146.21 SQM/Hectare

Baldwin Design

Consultancy Ltd

Revision:		
Rev A - Amended to client comments	09.09.19	
Rev B - Nett areas figures amended to accommodation schedule	19.09.19	
Rev C - Amend red edge, nett areas & accommodation schedule to clients comments	26.09.19	

Project Title:
Residential Development

Address:
Higher Standen Farm,
Clitheroe

Drawing:
Nett Areas Plan

Drawing No:
TW/HSF/NAP/01

Drawn:	Ch'd:	Date:
KM	ST	Date 25/06/19
Scale:		Paper Size:
1:1000		A1

Higher Standen Farm (Phases 2, 3 & 4)