Taylor Wimpey

LEGEND

- Indicates existing trees
- BDC removed trees and hedges.
- Affordables - Intermediate
- Affordables - Rent
- Homes for over 55

Revision AA (whole site)

House Type	Bed No.	Type	No.	Sqft	Total Sqft
Affordables - Rent					
Apartments (gf over 55)	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	10	866	8660
PA34 / Gosford	3	Mid	5	866	4330
PA34 / Gosford	3	End	6	866	5196
NA21/ Beauford (over 55)	2	Semi	2	873	1746
Bungalow 3 (over 55)	2	Semi	12	721	8652
Bungalow 3 (over 55)	2	Mid	1	721	721
Bungalow 3 (over 55)	2	End	2	721	1442
		Total Affordables	**64**		**43996**
Affordables - Intermediate					
Apartments (gf over 55)	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	12	866	10392
PA34 / Gosford	3	Mid	3	866	2598
PA34 / Gosford	3	End	5	866	4330
NA21/ Beauford (over 55)	2	Semi	4	873	3492
Bungalow 3 (over 55)	2	Semi	10	721	7210
Bungalow 3 (over 55)	2	Mid	1	721	721
Bungalow 3 (over 55)	2	End	2	721	1442
		Total Affordables	**64**		**46199**

Open Sale					
Apartments (gf over 55)	2	Block	4	655	2620
Apartments (ff/sf)	2	Block	8	655	5240
Bungalow 3 (over 55)	2	Semi	22	721	15862
Bungalow 3 (over 55)	2	Mid	2	721	1442
Bungalow 3 (over 55)	2	End	4	721	2884
PA34 / Gosford	3	End	2	866	1732
PA34 / Gosford	3	Mid	1	866	866
PA34 / Gosford	3	Semi Detached	13	866	11258
NA21/ Beauford (over 55)	2	End	2	873	1746
NA21/ Beauford (over 55)	2	Mid	1	873	873
NA21/ Beauford (over 55)	2	Semi Detached	14	873	12222
PT36 / Easedale	3	Semi Detached	13	931	12103
PT36 / Easedale	3	End	1	931	931
PD30 / Amersham	3	Detached	24	990	23760
PA42 / Lydford	4	Detached	26	1099	28574
PB35G / Alton G	4	Semi Detached	68	1085	73780
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**		**321562**
		Total	**426**		**411757**

Gross Site Area:	42.54	Acres	17.22	Hectares
POS / Green Space	11.380	Acres	4.61	Hectares
Undevelopable	1.79	Acres	0.72	Hectares
Nett Site Area:	**29.370**	**Acres**	**11.89**	**Hectares**
Gross Density:	10.01	Units/Acre	24.75	Units/Hectare
Nett Density:	**14.50**	**Units/Acre**	**35.84**	**Units/Hectare**
Gross Footage:	9679.29	SQFT/Acre	24.75	SQM/Hectare
Nett Footage:	**14019.65**	**SQFT/Acre**	**27054.42**	**SQM/Hectare**

Baldwin Design Consultancy Ltd

Revision:

Rev A -	Amended to client comments	11.06.19
Rev B -	Amended to client comments	
Rev C -	Add path to client comments	24.06.19
Rev D -	Amend to client comments	01.07.19
Rev E -	Amend to client comments & update accommodation schedule	02.07.19
Rev F -	Amend red edge & accommodation schedule to client comments	03.07.19
Rev G -	Amend to client comments	14.08.19
Rev H -	Amend to client comments & update accommodation schedule	23.08.19
Rev I -	Amend to client comments & update accommodation schedule	28.08.19
Rev J -	Amend affordable rent to client comments	29.08.19
Rev K -	Add missing RWP & SVP to housetypes	03.09.19
Rev L -	Amend red edge to clients comments & add landscape	26.09.19
Rev M -	Amend layout (plots 304-309) to meet Part B requirements	13.11.19
Rev N -	Amend all NB31 rear paths & add hardstanding to rear of plots for bins	04.12.19
Rev O -	17 homes for the elderly added	21.02.20
Rev P -	Homes for the elderly amended to over 55	02.03.20
Rev Q -	House type NB31 substituted to PB35G	29.01.21

Project Title:
Residential Development

Address:
Higher Standen Farm, Clitheroe

Drawing:
Colour CAD Site Layout

Drawing No:
TW/HSF/CL/01

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

www.baldwindesign.net e-mail: g.baldwin@baldwindesign.net Tel: 01925 747515
4 Marina Walk, Pennington Wharf, Plank Lane, Leigh, WN7 4EZ

Higher Standen Farm (Phases 2, 3 & 4)