Higher Standen Farm (Phases 2, 3 & 4)

Taylor Wimpey

LEGEND

- Indicates existing trees
- BDC removed trees and hedges.
- I — Affordables - Intermediate
- R — Affordables - Rent
- Homes for over 55
- PB35-G of Half Penny Meadows site overlaid unto NB31

Revision Z (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
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**		**321970**
		Total	**426**		**412165**

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:	9988.88	SQFT/Acre	24.75	SQM/Hectare
Nett Footage:	**14033.54**	**SQFT/Acre**	**27088.75**	**SQM/Hectare**

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Revision:

Project Title:
Residential Development

Address:
Higher Standen Farm, Clitheroe

Drawing:
NB31 to PB35-G Plot Substitution

Drawing No:
NB31 to PB35-G

Drawn:	Ch'd:	Date:
BA	JM	Date 08/01/2021
Scale: 1:1000		Paper Size: A1