

LEGEND

Indicates existing trees

BDC removed trees and hedges.

Affordables - Intermediate

Affordables - Rent

Homes for over 55

Indicates Bus Stop Locations

Revision AA (whole site)					
House Type	Bed No.	Type	No.	Sqft	Total Sqft
Affordables - Rent					
Apartments (g/ over 55)	1	Block	2	562	1124
Apartments (f/af)	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 (g/ over 55)	1	Block	2	562	1124
Apartments (f/af)	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 (g/ over 55)	2	Block	4	655	2620
Apartments (f/af)	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	Mid	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	3	Semi Detached	68	1085	73760
NT43/Trusdale	4	Detached	44	1243	54692
ND44 / Coltham	4	Detached	23	1259	28957
NT42 / Waydate	4	Detached	8	1549	12392
PD51 / Lavenham	5	Detached	18	1646	29628
Total Open Sale				298	321562
Total				426	411797

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
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Gross Density:	10.01	Units/Acre	24.75	Units/Hectare
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Nett Density:	14.60	Units/Acre	35.84	Units/Hectare
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Gross Footage:	9679.29	SQFT/Acre	24.75	SQM/Hectare
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Nett Footage:	14019.65	SQFT/Acre	2764.42	SQM/Hectare
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BaldwinDesign

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 house types	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 bin hardstanding to rear of plots	04.12.19
Rev O -	Homes for the elderly added	21.02.20
Rev P -	Homes for the elderly amended to over 55	02.03.20
Rev Q -	NB31 substituted to PB35G	29.01.21
Rev R -	Apt 93-98 x3 Drainage Points added / Apt parking revised to allow access to bin store / Plot 42 Rear Gate Location revised in line with As-built on site	27.08.22
Rev S -	Drainage Ponds added to POS	21.10.22
Rev T -	Red edge amended	18.10.23
Rev U -	Footprint to Apartment Block B, plots 170-175&187-192 amended	01.08.24
Rev V -	BinCycle store to plots 93-98,170-175,187-192&214-219 resized parking areas amended	26.08.24

Project Title:
Residential Development

Address:
Higher Standen Farm,
Clitheroe

Drawing:
CAD Site Layout

Drawing No:
TW/HSF/CSL/03

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

Higher Standen Farm (Phases 2, 3 & 4)