Higher Standen Farm (Phases 2, 3 & 4)

Taylor Wimpey

LEGEND

- Public Open Space - 11.49 acres
- Undevelopable - 1.37 acres
- Gross Site Area - 42.25 acres
- Nett Site Area - 29.39 acres

Accommodation Schedule
Proposed development at
Higher Standen Farm, Clitheroe

PHASE 2

House Type	Bed No.	Type	No.	Sqft	Total Sqft
Affordables					
PA24 / Beckford	2	Semi/Mews	5	602	3010
Bungalow 3 (over 55)	2	Semi	8	717	5736
Bungalow 4 (over 55)	2	Semi	2	787	1574
PA34 / Gosford	3	Semi/Mews	8	866	6928
		Total Affordables	23		17248
Open Market					
EMA22 / Bexford	2	Mid	2	792	1584
PA34 / Gosford	3	Semi/Mews	1	866	866
NA21/ Beauford (over 55)	2	End	2	873	1746
PT36 / Easedale	3	Semi Detached	1	931	931
PD30 / Amersham	3	Detached	3	990	2970
PB35G / Alton G	3	Semi Detached	6	1085	6510
PA42 / Lydford	4	Detached	3	1099	3297
EMG31 / Byrneham	3	Detached	1	1154	1154
NT41/Trusdale	4	Detached	11	1243	13673
EMT41 / Plumdale	4	Detached	7	1252	8764
EMA43 / Cotford	4	Detached	2	1252	2504
EMG43 / Hubham	4	Detached	5	1370	6850
NT42 / Weysdale	4	Detached	1	1549	1549
PD51 / Lavenham	5	Detached	3	1646	4938
		Total Open Market	48		57336
		Total	71		74584

PHASE 3

House Type	Bed No.	Type	No.	Sqft	Total Sqft
Affordables					
PA24 / Beckford	2	Semi	11	602	6622
Bungalow 3 (over 55)	2	End	6	717	4302
PA34 / Gosford	3	Semi	9	866	7794
NA21/ Beauford (over 55)	2	Semi Detached	2	873	1746
		Total Affordables	28		20464
Open Market					
Apartments (gf over 55)	2	Block	3	655	1965
Apartments (ffhf)	2	Block	3	655	1965
Bungalow 3 (over 55)	2	End	6	717	4302
PA34 / Gosford	3	End	4	866	3464
NA21/ Beauford (over 55)	2	Semi Detached	2	873	1746
PT36 / Easedale	3	Semi Detached	4	931	3724
PD30 / Amersham	3	Detached	8	990	7920
PB35G / Alton G	3	Semi Detached	16	1085	17360
PA42 / Lydford	4	Detached	5	1099	5495
NT41/Trusdale	4	Detached	11	1243	13673
ND40 / Cotfham	4	Detached	8	1259	10072
		Total Open Market	70		71686
		Total	98		92150

PHASE 4

House Type	Bed No.	Type	No.	Sqft	Total Sqft
Affordables					
PA24 / Beckford	2	Semi	9	602	5418
Apartments (gf over 55)	2	Block	6	655	3930
Apartments (ffhf)	2	Block	6	655	3930
Bungalow 3 (over 55)	2	End	9	717	6453
Bungalow 4 (over 55)	2	Semi	3	787	2361
EMA22 / Bexford	2	End	16	792	12672
PA34 / Gosford	3	Semi	5	866	4330
NA21/ Beauford (over 55)	2	Semi Detached	2	873	1746
EMA33 / Eymesford	3	Semi	22	987	21714
EMA23 / Mapleford	2	Semi	2	864	1728
		Total Affordables	80		64282
Open Market					
Apartments (gf over 55)	2	Block	3	655	1965
Apartments (ffhf)	2	Block	3	655	1965
Bungalow 3 (over 55)	2	End	16	717	11472
Bungalow 4 (over 55)	2	Semi	6	787	4722
PA34 / Gosford	3	Semi	8	866	6928
NA21/ Beauford (over 55)	2	Semi Detached	7	873	6111
PT36 / Easedale	3	Semi Detached	5	931	4655
EMA33 / Eymesford	3	Semi	8	987	7896
PD30 / Amersham	3	Detached	6	990	5940
EMT31 / Aynesdale	3	Semi	4	1073	4292
PB35G / Alton G	3	Semi Detached	18	1085	19530
PA42 / Lydford	4	Detached	7	1099	7693
EMB31 / Hanton	3	Semi Detached	30	1140	34200
EMG31 / Byrneham	3	Detached	5	1154	5770
NT41/Trusdale	4	Detached	6	1243	7458
EMA43 / Cotford	4	Detached	5	1252	6260
EMT41 / Plumdale	4	Detached	12	1252	15024
ND40 / Cotfham	4	Detached	8	1259	10072
EMG43 / Hubham	4	Detached	8	1370	10960
EMB51 / Arnton	5	Detached	6	1581	9486
PD51 / Lavenham	5	Detached	2	1646	3292
EMA23 / Mapleford	2	Semi	4	864	3456
		Total Open Market	177		189147
		Total	257		253429
		Total- Phase 2, 3 & 4	426		420163

Gross Site Area:	42.25	Acres	17.10 Hectares
POS	11.490	Acres	4.65 Hectares
Undevelopable	1.37	Acres	0.55 Hectares
Nett Site Area:	29.390	Acres	11.90 Hectares
Gross Density:	10.08	Units/Acre	24.91 Units/Hectare
Nett Density:	14.49	Units/Acre	35.80 Units/Hectare
Gross Footage:	9644.68639	SQFT/Acre	2273.33 SQM/Hectare
Nett Footage:	14296.12	SQFT/Acre	3266.71 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
- Rev D - Amend layout (plots 304-309) to meet Part B requirements 13.11.19
- Rev E - Amend all NB31 rear paths & add hardstanding to rear of plots for bins 04.12.19
- Rev F - Homes for the elderley added 21.02.20
- Rev G - Homes for the elderly amended to over 55 02.03.20
- Rev H - House type NB31 substituted to PB35G 29.01.21
- Rev I - Plots subbed for new types 17.01.25

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: 1:1000		Paper Size: A1

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