



Legend

- 1800mm timber gate
- Bin storage area
- Garden shed to provide secure, lockable cycle storage provided to plots without garage
- Pre-cast concrete paving
- Grass to front gardens and open space
- Existing trees retained

Notes

- All unhatched roads, private drives and driveways in tarmac
- Car parking provided at a minimum of 2 spaces per 2 and 3 bed dwelling and 3 spaces per 4 bed dwelling
- For landscape details please see Landscape Plan prepared by landscape architect

Accommodation Schedule						
House Type			Area (sq.m)	NDSS requirement (sq.m)	Quantity	Total Areas (sq.m)
Affordable Units (Denoted with *)						
MAI 3	White beam 1	1 bed 2 person maisonette A	59.4	1B2P = 50	4	237.6
		2 bed 3 person maisonette B	70.1	2B3P = 61	4	280.4
ASP	Aspen	3 bed semi detached/terraced 2.5 st	94.0	3B4P = 90	1	94.0
TOTAL OVERALL					9	518.0 sq.m
Open Market Units						
BLA	Blackthorn	3 bed detached	90.4	3B4P = 90	2	180.8
ASP	Aspen	3 bed semi detached/terraced 2.5 st	94.0	3B4P = 90	11	1,034.0
MAY	May	3 bed detached	103.5	3B5P = 93	1	103.5
BEE	Beeches	3 bed semi detached int. garage split level	110.4	3B4P = 90	10	1,104.0
GUE	Guelder	4 bed detached	113.6	4B5P = 97	1	113.6
MUL	Mulberry	4 bed detached integral garage	115.8	4B7P = 115	3	347.4
HAZ+	Hazel +	4 bed detached integral garage 2.5 st	125.4	4B8P = 124	2	250.8
WIL	Willow	4 bed detached	128.6	4B8P = 124	1	128.6
WIL ALT	Willow Alt	4 bed detached	128.6	4B8P = 124	2	257.2
BIR	Birch	4 bed detached integral garage	131.7	4B8P = 124	1	131.7
SES	Sesille	3 bed detached integral garage split level	133.2	3B6P = 108	1	133.2
TOTAL OPEN MARKET					35	3,784.8 sq.m
TOTAL OVERALL					44	4,302.8 sq.m
Total Site Area						13,678 sq.m

FF 19.01.23	Plots 17-20 bins and cycle storage amended	CR
EE 16.01.23	Plots 17-20 parking, bins and cycle storage amended	CR
DD 13.12.22	Whitebeam parking provision increased	CR
CC 01.12.22	Mix changed	CR
BB 22.11.22	Road changed between plot 25-28	CR
AA 18.11.22	Block paving reduced	CR
Z 27.06.22	Hatching corrected	CR
Y 08.06.22	Plot 19 substituted	CR
X 09.05.22	Baldon's omitted, house types substituted	CR
W 22.03.22	Detail added	CR
V 21.03.22	Street trees amended	CR
Rev	Date	Description
		Drawn
		Checked

Project **Northorpe Lane, Mirfield**

Drawing **Proposed Site Layout**

Client **Newett Homes**

BM Suitability Description **SUITABLE FOR INFORMATION** BM Suitability Code **S2**

Status	Planning	2 Riverside Way	320 City Road
Date	17.03.21	Whitehall Waterfront	Angel
Drawn	CR	LEEDS	LONDON
Checked	GE	L51 4EH	EC1V 2NZ
Scale (A2)	1:500	1 0113 819 8041	1 0203 883 8602
		e info@edwardarchitecture.co.uk	

Project **0899 - EA - A - P002 - FF** Designer **Dioptra** Drawing No. **Rev**

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