WESTGATE : CLECKHEATON | PLANNING LAYOUT

All work to be carried out in accordance with the requirements of the Building Regulations,Water Authority and the Construction (Design and Management) Regulations currently in force.

Do not scale from this drawing. Architect to be notified of any discrepancies.

Verify relevant dimensions on site before commencing work or preparing shop drawings. This drawing is copyright.

Rev	Date	Description	By	Checked
A	07.07.22	Total units increased to 181, private drives updated, visitor parking included, central plots moved forward for levels, terrace plots removed in area for level changes, substation moved forwards and accommodation schedule has been updated.	AW	GF
B	08.09.22	Access moved west, frontage house types changed 332 changed to 251, Visitor parking added where possible and 124 & 130 have been moved back to increase visibility.	AW	LA
C	16.09.22	Accommodation schedule error updated, unit numbers remain the at 181.	AW	LA
D	05.09.22	layout revised following comments from highways regarding bin stores, bends, visibility and visitor parking.	AW	LA
E	31.10.22	Layout updated following tracking comments, Private drives revised near plot 25 and 178.	AW	LA
F	21.11.22	Layout revised following highways comments. Turning head removed at south-east. Agreed reduced radius incorporated and raised tables included. Frontage plot redmoved. Unit numbers reduced to 180.	AW	GF
G	21.12.22	Visitor parking revised following highways comments.	AW	LA
H	17.02.23	Layout has been updated following comments from highways. Pedestrian visibility splay, central pedestrian link updated, removed footpath link to Iron Street and raised tables corrected.	AW	LA
I	06.03.23	Layout revised to the north of the site, near plot 180. Boundary and revised to Lime Street.	AW	LA
J	29.03.23	Plots 77-79 fence line pulled north out of flood zone.	GF	LA

SITE LAYOUT KEY:

- 2000 HIGH ACOUSTIC FENCE (standard detail reference: SD1018.2A)
- 1800 HIGH SCREEN WALL (standard detail reference: SD1018.2A & 07 (standard detail reference: SD1018.2A)
- 1800 HIGH CLOSE BOARDED TIMBER FENCE (standard detail reference: SD1018.17)
- 900 HIGH STONE SCREEN WALL (standard detail reference: TBC refer to material plan)
- 600 HIGH TIMBER KNEE RAIL (standard detail reference: SD1018.22)
- SITE BOUNDARY PROVIDED THROUGH VENDOR INFO
- EASEMENT/BUFFER
- HIGHWALL
- FLOOD ZONE 2 AREA no units to be plotted within this area
- FLOOD ZONE 3 AREA no units to be plotted within this area
- INDICATIVE CAR PARKING SPACE
- 900mm WIDE REAR ACCESS GATE
- 1800x2700 HARD STANDING AREA FOR REFUSE BINS
- DENOTES BIN COLLECTION POINT 900x1800mm hard standing area per plot served. Refer to standard detail SD.10.13
- DENOTES TURF (PRIVATE) turf to front gardens only
- DENOTES TURF (PUBLIC) – turf area to Public Open Spaces to be maintained by Management Company
- ELECTRIC VEHICLE CHARGING POINTS
- DENOTES 6'x4' TIMBER SHED – refer to specific detail for shed base
- DENOTES 900mm WIDE PATH – refer to specific detail for composition
- DENOTES SUB STATION – refer to services layout for details

PLEASE REFER TO LANDSCAPE DRAWINGS FOR ALL LANDSCAPE DETAILS

ACCOMMODATION SCHEDULE

SITE NAME:
DRAWING NUMBER:

HOUSE TYPE	SALES NAME	NUMBER	SQ.FEET	TOTAL SQ.FEET	SQ.METRES	TOTAL SQ.METRES	%	REGULATORY COMPLIANCE	BEDS	PEOPLE	STOREY HEIGHT
MCB3	FOG (BUNGALOW)	3	996	2988	92.48	277.44	1.7%	M4(1) NDSS	2	3	1
MY A-251	TYT	49	806	39494	74.89	3669.08	27.2%	M4(1) NDSS	2	3	2
MY A-302	T-T	75	903	68025	86.73	6501.58	41.7%	M4(1) NDSS	3	4	2
MY A-481	AHS	42	1248	52352	115.78	4861.78	23.3%	M4(1) NDSS	4	6	2.5
S-051-SEMPCT	SEMPCT-803	11	955	10505	88.68	975.48	6.1%	M4(1) NDSS	3	4	2
TOTAL:		180									
TOTALS:		180		173402		16109	100%				

Area Gross:	6.47	Hectares
Area Gross:	15.98708	Acres
Non Developable/POS area	1.52	Hectares
Non Developable/POS area	3.755996	Acres
Developable area	4.95	Hectares
Developable area	12.2317	Acres
Density:	36.36	Units / Hectare
Density:	14.72	Units / Acre
Sq.Metres:	1416.48	Sq.Metre
Sq. Metres/Hectare	3264.43	Sq. Metres/Hectare

strata

strata homes limited | quay point | lakeside | doncaster | DN4 5PL
t: 01302 308508 www.strata.co.uk

scale: 1:500@A0 | drawn by: AW | date: 08.06.22

Project: WESTGATE, CLECKHEATON BD19 5HT

Drawing: PLANNING LAYOUT

HOUSETYPE RANGE:	MIY
SPECIFICATION TYPE:	TBC
LAND CLUSTER:	2 (W. YORKS)
LAND SEGMENT:	B
DRAWING STAGE:	3-PLANNING
LANDSCAPE SPEC:	SILVER

Planning Ref: N/A

Drawing Number: 18-CL2-SEGB-WE-01

Revision: J

North

pm am noon