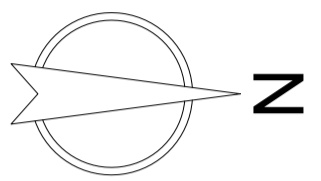


- 67 Dwellings
- Approx. site area - 3.47 hectares (34,758 sq/m)
- Density -19.14 units per hectare
- POS - 10160 sq/m (Kirklees Requirements 2790 sq/m - 30sq/m per unit) (Wetland Area = 6180 sq/m / Public Amenity Area = 3980 sq/m)
- 2-3 bedroom units - 2 parking spaces (including garages)
- 4, 5 & 6 bedroom units - 3 parking spaces (including garages)
- 16 visitor parking bays

Note: For clarity the original plot numbering has been retained: i.e. plots are numbered 1 - 71 with plots 55, 56, 68 & 69 omitted.



<p>A - 3 Bed Semi-Detached 3 no.</p> <p>Gross Internal Area per house 112m² / 1206 sq ft GIA including garage 132 m² / 1421 sq ft</p>	<p>B1 - 3 Bed Semi-Detached 2 no.</p> <p>Gross Internal Area per house 110m² / 1184 sq ft GIA including garage 139 m² / 1500 sq ft</p>	<p>B2 - 3 Bed / 4 Bed Semi-Detached 2 no.</p> <p>Gross Internal Area to 3 Bed 115m² / 1232 sq ft GIA including garage 132 m² / 1420 sq ft</p> <p>Gross Internal Area to 4 Bed 135m² / 1442 sq ft</p>	<p>B3 - 4 Bed Semi-Detached 2 no. (No Garages)</p> <p>Gross Internal Area per house 135m² / 1453 sq ft</p>	<p>C - 4 Bed Semi-Detached 1 no.</p> <p>Gross Internal Area per house 140m² / 1506 sq ft GIA including garage 166 m² / 1784 sq ft</p>	<p>C1 - 4 Bed Detached 5 no.</p> <p>Gross Internal Area per house 140m² / 1506 sq ft GIA including garage 166 m² / 1784 sq ft</p>	<p>D - 4 Bed Detached 2 no.</p> <p>Gross Internal Area per house 174m² / 1873 sq ft GIA including garage 212 m² / 2286 sq ft</p>	<p>E1 - 6 Bed Semi (No Garages) 2 no.</p> <p>Gross Internal Area per house 173 m² / 1859 sq ft</p>	<p>F - 4 Bed Detached 6 no.</p> <p>Gross Internal Area per house 140m² / 1507 sq ft GIA including garage 159 m² / 1709 sq ft</p>	<p>F1 - 4 Bed Semi-Detached 4 no.</p> <p>Gross Internal Area per house 140m² / 1507 sq ft GIA including garage 159 m² / 1707 sq ft</p>	<p>G1 - 5 Bed Semi-Detached 3 no.</p> <p>Gross Internal Area per house 158m² / 1711 sq ft GIA including garage 177 m² / 1902 sq ft</p>	<p>R - 3 Bed Semi-Detached 4 no.</p> <p>Gross Internal Area per house 101m² / 1087 sq ft GIA including garage 122 m² / 1318 sq ft</p>	<p>S - 5 Bed Detached 4 no.</p> <p>Gross Internal Area per house 159m² / 1711 sq ft GIA including garage 177 m² / 1910 sq ft</p>	<p>W - 3 Bed Semi-Detached 1 no. (No Garages)</p> <p>Gross Internal Area per house 98m² / 1059 sq ft</p>	<p>X - 3 Bed Semi-Detached (No Garages)</p> <p>Gross Internal Area per house 98m² / 1059 sq ft</p>
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PROPOSED SITE PLAN

3. DEVELOPED DESIGN

Client: D NOBLE LTD
 Project: LADY ANN ROAD, BATLEY
 Scale: 1:500
 Date: OCT 2021
 Checked: MS

10703-SELF-P-XX-DR-A-002

