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71 No.Total dwellings

Approx. site area = 34,758m² (3.47 hectares) (8.58 acres)

Density = 20.46 dwellings per hectare

POS = 10160m2 (Kirklees Requirements 2790m2 (30m2 per unit)

(Wetland Area = 6180m2 / Public Amenity Area =3980m2)

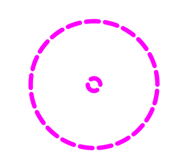
175 No. Driveway / in plot spaces at min 2.5 x 5.0m

10 No Visitor parking spaces at 2.0 x 5.0m. paralel to street.

4 No Visitor parking spaces at 2.5 x 5.0m. perpendicular to street.

Site Plan - Housing Layout - As Proposed

1 : 500



Existing trees to be removed and replaced elsewhere.

Property Schedule

3 No - Type A - 2 x 3 bed semi detached (3 storey). Gross internal area 109m² / 1181 sqft; Plus garage area 18 m² / 190 sqft

2 No - Type B1 - 2 x 3 bed semi detached (3 storey). Gross internal area 110 m² / 1187 sqft; Plus garage area 29m² / 313 sqft

2 No - Type B2 - 1 x 3 bed semi detached (3 storey). Gross internal area 114 m² / 1227 sqft; Plus garage area 18 m² / 191 sqft

1 x 4 bed semi detached (3 storey). Gross internal area 134 m² / 1442 sqft

2 No - Type B3 - 2 x 4 bed semi detached (3 storey). Gross internal area 135 m² / 1435 sqft

1 No - Type C - 2 x 4 bed semi detached (3 storey) Gross internal area 140m² / 1506 sqft; Plus Garage area 26 m² / 278 sqft

5 No - Type C1 - 1 x 4 bed detached (3 storey) Gross internal area 140m² / 1506 sqft; Plus Garage area 26 m² / 278 sqft

2 No - Type D - 1 x 4 bed detached (3 storey) . Gross internal area 174 m² / 1873 sqft; Plus Garage area 38 m² / 408 sqft

2 No - Type E1 - 2 x 6 bed semi detached (3 storey) Gross internal area 173 m² / 1859 sqft

6 No - Type F - 1 x 4 bed detached (3 storey). Gross internal area 135 m² / 1453 sqft; Plus Garage area 23 m² / 244 sqft

4 No - Type F1 - 2 x 4 bed semi detached (3 storey). Gross internal area 135 m² /1571 sqft; Plus Garage area 23 m² / 244 sqft

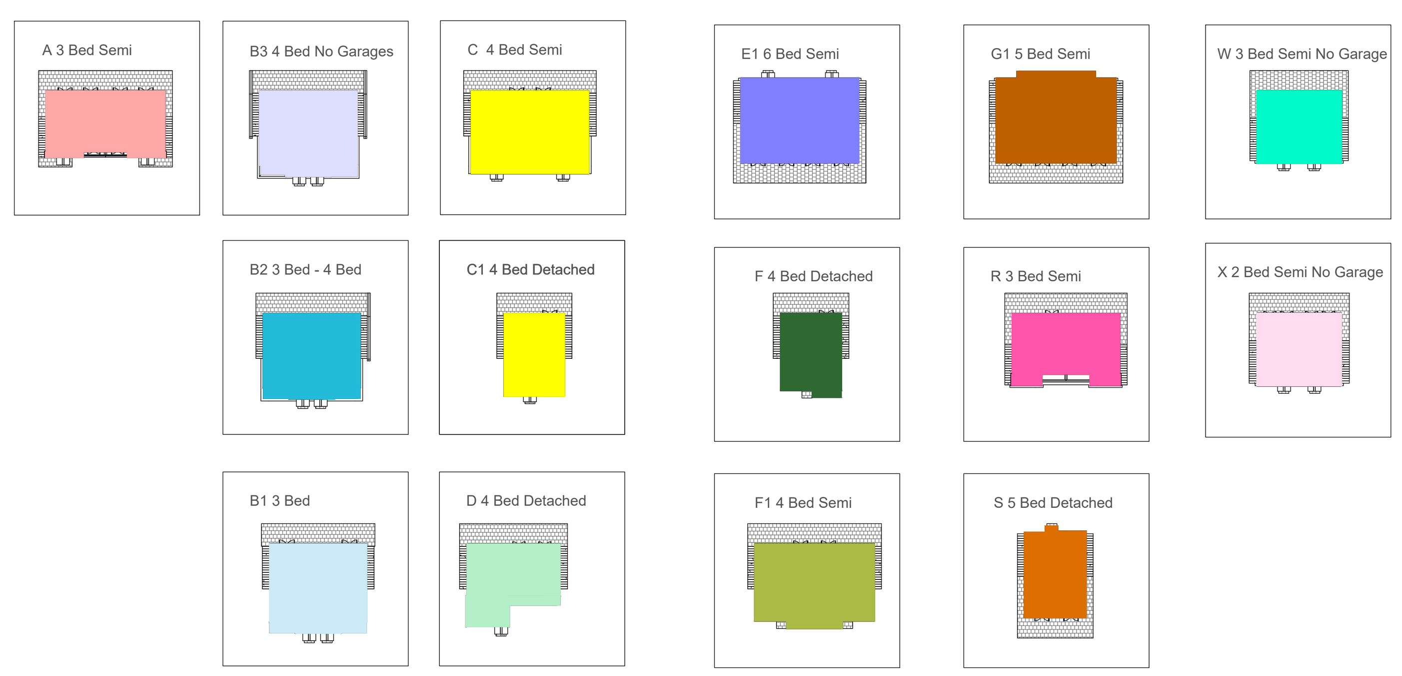
3 No - Type G1 - 2 x 5 bed semi detached (3 storey). Gross internal area 157 m² /1690 sqft; Plus Garage area 17 m² / 188 sqft

5 No - Type R - 2 x 3 bed semi detached (3 storey). Gross internal area 101 m² / 1082 sqft; Plus Garage area 18 m² / 194 sqft

4 No - Type S - 4 x 5 bed detached (3 storey). Gross internal area 159 m² / 1711 sqft; Plus Garage area 18 m² / 199 sqft

1 No - Type W - 2 x 3 bed semi detached (3 storey). Gross internal area 98 m² / 1059 sqft

2 No - Type X - 2 x 3 bed semi detached (3 storey). Gross internal area 98 m² / 1060 sqft



HouseType Key

1 : 500

Rev	Date	Drawn	Description
A	18/07/2018	SL	Previous revisions to Rev T Revised for Revit issue
B	20/07/2018	AJB	Crib retaining wall and boulder retaining structure added. Plot 83-84 changed to Unit Type R. Property schedule added and key updated and house types colour coded.
C	27/07/2018	AJB	Site layout, plot types and locations revised as client instruction
D	16/08/2018	SL	Housetypes and site layout revised for discussion with Client
E	21/08/2018	SL	House types and site layout update with new and revised types as client instruction.
F	21/08/2018	SL	Tracking for Pantechnic added at request of planning officer.
G	23/08/2018	SL	House hold bin storage area added to each plot
H	21/05/2019	SL	Road and FFL revised as Walker Ingram levels Drawing Rev C
I	23/05/2019	SL	Plots 62 - 39 revised from 2 storey to 3 storey types and plot 36 revised from 3 storey to 2 storey type M
J	28/05/2019	SL	Plot 62 revised to type D, and orientation revised to present frontage to Lady Ann Road
K	30/05/2019	SL	Public footpath moved to boundary to allow longer private drive serving plots 33-34 and 36
L	30/05/2019	SL	Plots 34 35 and 36 moved further away from boundary
M	31/05/2019	SL	Children play area over attenuation tank and access paths / steps added
N	20/07/2019	SL	FFL to all plots optimised to fall up or down from road as client instruction
O	20/07/2019	SL	Bin storage added to each plot, boundary treatment modelled, hoop top rail between adjoining parking, low hedges between pairs of semis and front gardens, retaining walls and coping with planing in between used to deal with lateral level changes between plots, visitor spaces added, home zone / living street layout refined and planting shown to create street for people
P	20/07/2019	SL	Childrens play area, with paths to specialist design with equipment and design on plateaux formed by embankment and railing refined to plots 63 - 71 with visitor parking added.
Q	22/07/2019	SL	Existing line of trees lining the beck betwen Lady Ann industrial estate and the proposed development shown on site layout.
R	25/10/2019	SL	Separation between plots 69 and 70 increased at request of planning. On street visitor parking increased to 14 spaces.
S	14/12/2020	SL	Existing topographic survey underlay added to plan and existing trees to be removed and replaced elsewhere shown in Magenta as client instruction
T	18/05/2020	DH	Road layout amended with turning head added to shared surface serving 63 -69. Finished floor levels raised to Plots 36 -40, as advised by Flood Risk Assessment, and all recycling / binstores increased to take three bins and screened from view.

PLANNING

Client: D Noble Ltd

Project: Lady Anne Road Batley

Title: Proposed Site Layout

Scales@A0:	Drawn:	Date:	Checked:
1:500	SL	14/12/2020	MS

Drawing no: 4206 - 102

Rev: T

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