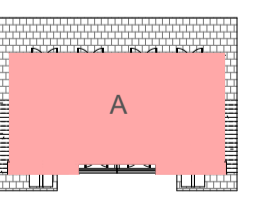
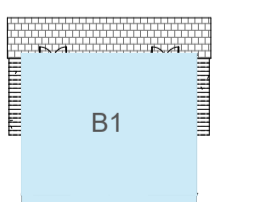
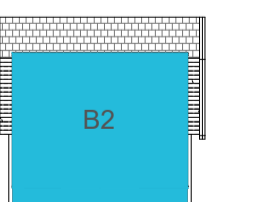
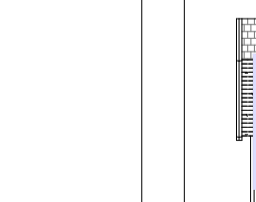
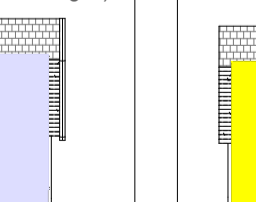
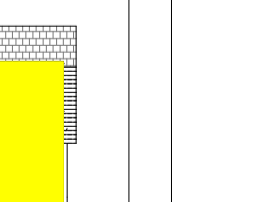
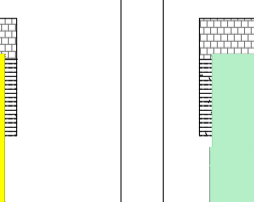
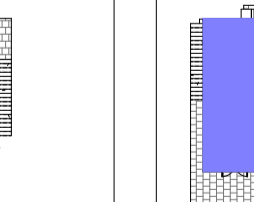
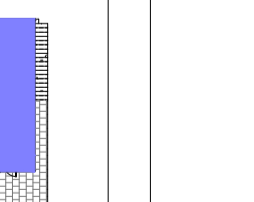
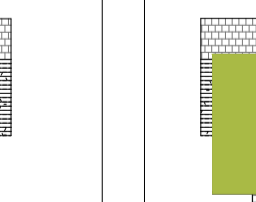
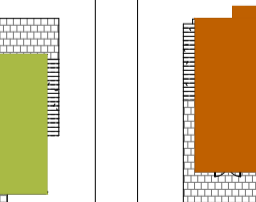
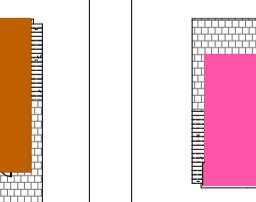
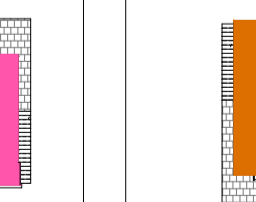
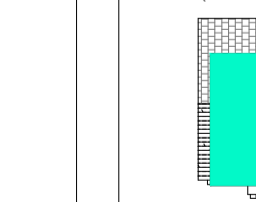
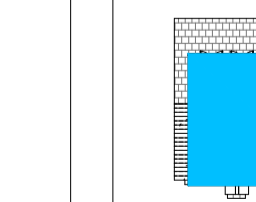


- 67 Dwellings
- Approx. site area - 3.47 hectares (34,758 sq/m)
- Density - 19.14 units per hectare
- POS - 10160 sq/m (Kirklees Requirements 2790 sq/m - 30sq/m per unit) (Wetland Area = 6180 sq/m / Public Amenity Area = 3980 sq/m)
- 2-3 bedroom units - 2 parking spaces (including garages)
- 4, 5 & 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><b>A - 3 Bed Semi-Detached</b> 3 no.</p>  <p>Gross Internal Area per house 112m<sup>2</sup> / 1206 sq ft GIA including garage 132 m<sup>2</sup> / 1421 sq ft</p>	<p><b>B1 - 3 Bed Semi-Detached</b> 2 no.</p>  <p>Gross Internal Area per house 110m<sup>2</sup> / 1184 sq ft GIA including garage 139 m<sup>2</sup> / 1500 sq ft</p>	<p><b>B2 - 3 Bed / 4 Bed Semi-Detached</b> 2 no.</p>  <p>Gross Internal Area to 3 Bed 115m<sup>2</sup> / 1232 sq ft GIA including garage 132 m<sup>2</sup> / 1420 sq ft</p>	<p><b>B3 - 4 Bed Semi-Detached</b> 2 no. (No Garages)</p>  <p>Gross Internal Area per house 135m<sup>2</sup> / 1453 sq ft</p>	<p><b>C - 4 Bed Semi-Detached</b> 1 no.</p>  <p>Gross Internal Area per house 140m<sup>2</sup> / 1506 sq ft GIA including garage 166 m<sup>2</sup> / 1784 sq ft</p>	<p><b>C1 - 4 Bed Detached</b> 5 no.</p>  <p>Gross Internal Area per house 140m<sup>2</sup> / 1506 sq ft GIA including garage 166 m<sup>2</sup> / 1784 sq ft</p>	<p><b>D - 4 Bed Detached</b> 2 no.</p>  <p>Gross Internal Area per house 174m<sup>2</sup> / 1873 sq ft GIA including garage 212 m<sup>2</sup> / 2286 sq ft</p>	<p><b>E1 - 6 Bed Semi (No Garages)</b> 2 no.</p>  <p>Gross Internal Area per house 173 m<sup>2</sup> / 1859 sq ft</p>	<p><b>F - 4 Bed Detached</b> 6 no.</p>  <p>Gross Internal Area per house 140m<sup>2</sup> / 1507 sq ft GIA including garage 159 m<sup>2</sup> / 1709 sq ft</p>	<p><b>F1 - 4 Bed Semi-Detached</b> 4 no.</p>  <p>Gross Internal Area per house 140m<sup>2</sup> / 1507 sq ft GIA including garage 159 m<sup>2</sup> / 1709 sq ft</p>	<p><b>G1 - 5 Bed Semi-Detached</b> 3 no.</p>  <p>Gross Internal Area per house 158m<sup>2</sup> / 1711sq ft GIA including garage 177 m<sup>2</sup> / 1902 sq ft</p>	<p><b>R - 3 Bed Semi-Detached</b> 4 no.</p>  <p>Gross Internal Area per house 101m<sup>2</sup> / 1087 sq ft GIA including garage 122 m<sup>2</sup> / 1318 sq ft</p>	<p><b>S - 5 Bed Detached</b> 4 no.</p>  <p>Gross Internal Area per house 159m<sup>2</sup> / 1711 sq ft GIA including garage 177 m<sup>2</sup> / 1910 sq ft</p>	<p><b>W - 3 Bed Semi-Detached</b> 1 no. (No Garages)</p>  <p>Gross Internal Area per house 98m<sup>2</sup> / 1059 sq ft</p>	<p><b>X - 3 Bed Semi-Detached</b> (No Garages)</p>  <p>Gross Internal Area per house 98m<sup>2</sup> / 1059 sq ft</p>
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# PROPOSED SITE PLAN

## 3. DEVELOPED DESIGN

Client: D NOBLE LTD

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

Project: LADY ANN ROAD, BATLEY

Scale: 1:500 Date: OCT 2021 Checked: MS



4 More London Riverside London SE16 7PA 020 7461 7079 020 7461 1055

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