

This site is classed as "High Exposure". All detailing to follow BDHW Severe Exposure Detailing & Specifications. All Masonry work in Mortar class M6: Mortar designation (II) in accordance with NHBC STANDARDS Chapter 6.1.14 for areas of severe exposure and high durability

SITE POSTCODE: BD19 6HR

17 5076 - WHITECHAPEL ROAD, CLECKHEATON											
Type	Parking	Storey	Bed	Sq Ft	No	Total Sq Ft					
60	Apt	PS	1	18/2P	448	6	2688				
61	Apt	PS	1	18/2P	465	6	2790				
Kewdale	End	PS	2	28/6P	844	4	3376				
Kewdale	Mid	PS	2	28/6P	844	2	1688				
Kewdale	Semi	PS	2	28/6P	844	4	3376				
Kirkbridge	Semi	PS	2	38/5P	920	2	1840				
Total Affordable							24				
Maidstone	End	PS	2	38/5P	830	7	5810				
Maidstone	Mid	PS	2	38/5P	830	3	2490				
Maidstone	Semi	PS	2	38/5P	830	9	7470				
Lockton	Semi	DT	2	38/6P	939	4	3756				
Moresby	End	PS	2	38/5P	855	1	855				
Moresby	Semi	PS	2	38/5P	855	1	855				
Kingsville	End	PS	2.5	48/6P	1072	3	3216				
Kingsville	Mid	PS	2.5	48/6P	1072	5	5360				
Kingsville	Semi	PS	2.5	48/6P	1072	6	6432				
Brentford	End	PS	3	38/6P	1162	1	1162				
Woodcote	End	PS	2.5	48/6P	1217	6	7302				
Woodcote	Mid	PS	2.5	48/6P	1217	3	3651				
Woodcote	Semi	PS	2.5	48/7P	1217	8	9736				
Moresby	Det	PS	2	38/5P	855	9	7695				
Denby	Det	Int	2	38/6P	880	8	7040				
Kingsley	Det	SG	2	48/6P	1085	3	3255				
Ashburton	Det	Int	2	48/6P	1471	6	8826				
Altorney	Det	SG	2	48/7P	1225	6	7350				
Radleigh	Det	SG	2	48/6P	1317	9	11853				
Total Freesale							98				
Total Site							122				
Net Area							28368				
Road							4544				
							m2	Acres	Hectares	Sq Ft Per Acre	17100
							4544	7.01	2.84	2448	37

Retaining
 Masonry retaining wall
 Gravel board/sill on edge
 Geowall
 Geowall
 Ramp



Technical Layout Legend

- Existing dwelling
 - Private parking bay / drive
 - 1.8m high brick wall
 - 1.8m high brick wall and infill fence panels
 - 1.8m high artstone wall
 - 1.8m high artstone wall and infill fence panels
 - 1.8m high close boarded timber screen fence
 - 0.45m high timber knee rail
 - Acoustic fence
 - Estate Railings
 - Affordable - Discount market sale
 - Affordable - social rent
 - Side windows removed due to zero-plotting of dwelling
 - Front entrance door
 - Secondary entrance
 - Lockable personnel gate
 - Drainage easement
 - Block paving to private drives
 - Path to rear access
 - Visitor parking
 - Bin collection point
 - Plot frontage landscaping
 - Shared private drive - block paved
 - Electric vehicle charging point
 - Rear garden cycle store
 - Existing public right of way
 - Proposed public right of way (diverted through the site)
 - Proposed multi modal link route
 - Existing trees to be retained
 - Existing trees to be removed
 - Brindle black paving roads with charcoal hard mags where required
 - Black paving - Charcoal coloured to private drives and plot drives
 - Patios extended to retaining structure (Plot 94-98)
 - Grasscrete surface
- Acoustic Enhancements**
- Refer to S.L.R. NOISE ASSESSMENT FOR DETAILS OF ACOUSTIC GLAZING AND S.L.R. OVERHEATING ANALYSIS FOR MECHANICAL VENTILATION DETAILS
 - Facade to receive acoustic glazing - refer to Noise Assessment
 - Plot to receive mechanical ventilation to habitable rooms - refer to Overheating Analysis for which rooms are affected
- General Notes:**
- All optional windows to be installed unless plot is zero-plotted and marked with the following symbol X
 - This drawing is based on Terra Measurements Topographical Survey, ref 1908_A, dated 03.07.20.
 - All rear gardens to be gated with 1800mm high lockable gates.
 - Refer to external works drawings for drainage and retaining structure details.
 - All semi-detached and fence plots, to be constructed in accordance with accredited Robust Detail E-WM-22.
 - All plots to be pressure tested.
 - Garage sizes (Width x Length):
 Small Single - LSG148 - 4480 x 6740mm
 Twin - LDG218 - 6450 x 6740
 Sales Centre - 6450 x 6740
 - All plots (including mid units) to be provided with pedestrian path 900mm wide to rear access (French Doors) as shown.
 - Boundary Setting Out: Refer to Boundary Setting Out Drawings. Set boundaries out in accordance with the above mentioned layout. If a boundary cannot be confirmed in accordance with the Setting Out (e.g. if there is an obstruction) please contact the Technical Department for advice.

- E 18/09/22 Road width fronting 15-17 changed to 5.5m. Road adjacent plot 29 updated. Retaining structure updated to match latest External Works dwg. Access drive to pump station updated. LEAP equipment added. Acoustic fence to southern part of site added.
- D 28/04/22 Plot 8 & 9 10x107 changed to gates and roots. Entrance railings and piers shown. Pump Station lower retaining wall arrangement updated. Patios to 94 108 increased in size. Ditch hatch updated. Garden wall of plot 116 replaced. Acoustic requirements updated (patio diamond removed from 1-12, 27-34 & 111-122). Existing sewer shown in P.O.S. to south 99/1.
- C 18/12/22 Stone articulation and Maststone end IT codes corrected. Kewdale End_Mid IT codes corrected. Kewdale End_Mid IT codes corrected. Private drives shown on block pavers. Note in key added. Note re severe exposure added. Plot codes updated. Airbridge and Kewdale matter pattern corrected to working drawings. Type 40 & 41 Codes added to Block 47-50, 55-58 & 68-71.
- A 25/04/21 Plot 10-12 re-allocated to match Planning Consent P17/2020/0166.
- B 25/04/21 Acoustic glazing and bespoke mechanical ventilation highlighting. IT codes for Kewdale and Kirkbridge updated.
- * 16/04/21 First issue.

REVISION

NO.	DATE	DESCRIPTION
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TECHNICAL LAYOUT

PROJECT: RESIDENTIAL DEVELOPMENT

PROJECT ADDRESS: WHITECHAPEL ROAD, CLECKHEATON

DRAWN: MB SCALE: 1:500 @ AD DATE: APR. 2021

JOB REF: H8040 DWG NO: TL 01 REVISION: E

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