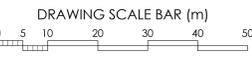


This site is classed as "High Exposure". All detailing to follow BDHW Severe Exposure Detailing & Specifications. All Masonry work in Mortar class M6; Mortar designation (II) in accordance with NHBC STANDARDS Chapter 6.1.14 for areas of severe exposure and high durability

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							4564				
							m2	Acres	Hectares	Sq Ft Per Acre	17100
										m2 Per Dwelling	37

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



Technical Layout Legend

[Symbol]	Existing dwelling
[Symbol]	Private parking bay / drive
[Symbol]	1.8m high brick wall
[Symbol]	1.8m high brick wall and infill fence panels
[Symbol]	1.8m high artstone wall
[Symbol]	1.8m high artstone wall and infill fence panels
[Symbol]	1.8m high close boarded timber screen fence
[Symbol]	1.5m high close boarded timber screen fence with 0.3m trellis above
[Symbol]	1.2m high post and three rail fence
[Symbol]	0.45m high timber knee rail
[Symbol]	Acoustic fence - 2.1m high (opposite plots 65-83)
[Symbol]	Estate Railings
[Symbol]	Acoustic fence - 3m high (opposite plots 1 & 15-21)
[Symbol]	1.5m high post and four rail fence
[Symbol]	Affordable - Discount market sale
[Symbol]	Affordable - social rent
[Symbol]	Side windows removed due to zero-planning of dwelling
[Symbol]	Front entrance door
[Symbol]	Secondary entrance
[Symbol]	Lockable personnel gate
[Symbol]	Drainage easement
[Symbol]	Block paving to private drives
[Symbol]	Path to rear access
[Symbol]	Visitor parking
[Symbol]	Bin collection point
[Symbol]	Plot frontage landscaping
[Symbol]	Shared private drive - block paved
[Symbol]	Electric vehicle charging point
[Symbol]	Rear garden cycle store
[Symbol]	Existing public right of way SFE/24/40 & SFE/42/10
[Symbol]	Proposed public right of way (converted through the site)
[Symbol]	Proposed multi-modal link route
[Symbol]	Existing trees to be retained
[Symbol]	Existing trees to be removed
[Symbol]	Brindle block paving roads with charcoal hard margins where required
[Symbol]	Block paving - Charcoal coloured to private drives and plot drives
[Symbol]	Patios extended to retaining structure (Plots 76-108)
[Symbol]	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

[Symbol] Facade to receive acoustic glazing - refer to Noise Assessment
 [Symbol] 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 specified and marked with the following symbol: [Symbol]
- 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 terrace plots to be constructed in accordance with accredited Robust Detail 15/22.
- All plots to be pressure tested.
- Garage sizes (Width x Length):
 Small Single LSG118 - 3480 x 6740mm
 Twin LDD218 - 6450 x 6740
 Sales Centre - 6650 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 constructed in accordance with the Setting Out (e.g. if there is an obstruction) please contact the Technical Department for advice.

E	M8	16.09.22	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. LEAF play area equipment added. Acoustic fence to southern part of site added.
D	M8	25.04.22	Plots 8 & 9 10x107 changed to gate end roots. Entrance railings and piers shown. Pump Station lower rear access on block paved. Note in key added. Note re severe exposure added. Post code added. Acoustic requirements updated (P16 diameter removed from 1-12, 27-34 & 111-122). Existing sewer shown in PCS to south 991.
C	M8	17.02.22	Stone Allocation and Maststone end IT codes corrected. Kewdale End. Mid H codes corrected. Kewdale HT code corrected. Private drives shown on block paved. Note in key added. Note re severe exposure added. Post code added. Arrangement updated. Metal platform corrected to working drawings. Type 61 & 41 Codes added to Block 47-50, 55-58 & 68-71
A	M8	23.04.21	Plot 10-21 reassigned to match Planning Layout P17-20/26/63 MA
B	M8	25.04.21	Acoustic glazing and bespoke mechanical ventilation/lighting. P1 codes for Kewdale and Kirkbridge updated.
*	M8	16.04.21	First issue.

REVISION

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:** F

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F M8 14.02.21 Plot 83 joined to plot 62. Bund to acoustic fence removed. Acoustic fence updated. Ramp added to PCS. PROW route amended. Footpath to NE corner of site realigned. Fence (P10) added adjacent to school. Shared rear access connected to fence with trellis above (P2). Boundaries to most northern private drives changed to post and 3 rail (P4). Gates to 4, 2, 52, 53, 94 & 95 moved forward. Heights of acoustic fence amended.