

From: Laura Mephram
Sent: 04 March 2025 14:27
To: Nick Hirst
Subject: RE: S73s at Crossley (2024/92774, 2024/92775, 2024/92776)

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Hi Nick,

Further to your email and our subsequent discussions please find below and attached.

I will send this email twice, so it makes it easy to assign the drawings to the relevant application.

The plans attached to this email relate to Parcels 1 & 3 – Ref - 2024/92776.

Questions

- NDSS - A floorspace schedule is provided below:

Crest			
Housetype	Beds	m2	NDSS
2B.CR2	2B/3P	71	70
TC2+	2B/3P	77	70
TF previously approved type	3B/4P	82	84
3B.L1	3B/4P	82	84
3B.H1	3B/4P	80	84
3B.R1	3B/4P	86	84
3B.CH2	3B/5P	93	93
TG	4B/6P	109	115
TP	4B/6P	111	106
4B.F2	4B/5P	105	103
4B.K1	4B/6P	114	106
4B.H2	4B/7P	120	115
4B.D1	4B/8P	128	124

- Lifetime Homes - This house type was approved on Parcel 4, we are proposing to retain this, Plots D10-13 are the C2+ house type.
- Parcel 3 – 3 storeys - The consented scheme had the “N” Type to the rear of Parcel 3 which was a 3-storey split level (3 storey to the front and 2 storey to the rear), we are proposing to replace these with a full 3 storey.
- Retaining / Engineering Works to the Boundary of Parcels 3 and 4 - A Section drawing has been prepared to demonstrate this (23-5666-07 - SITE SECTIONS - REV A)
- Materials - The house types have been labelled with the appropriate material (brick/render/stone) and materials plans prepared.

- Solar - Indicative solar panels are shown to the roof plans

Concerns

- All flat roof dormers have been replaced with a pitched dormer.
- Heads and cills have been added to front and rear elevations
- Rendered units on the site's frontages swapped to the approved (art) stone
- Meter boxes relocated to side elevations where possible.
- Parcel 4 – Plots D1 and D2 as submitted were a pair of semi-detached, as requested this has been amended to reflect the consented layout with a Type P proposed, which is art stone. Plots D44-52 have been revised to maintain the overall plot numbers on this Parcel at 52.

If you need to discuss in more detail please do not hesitate to contact me.

Kind Regards
Laura

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