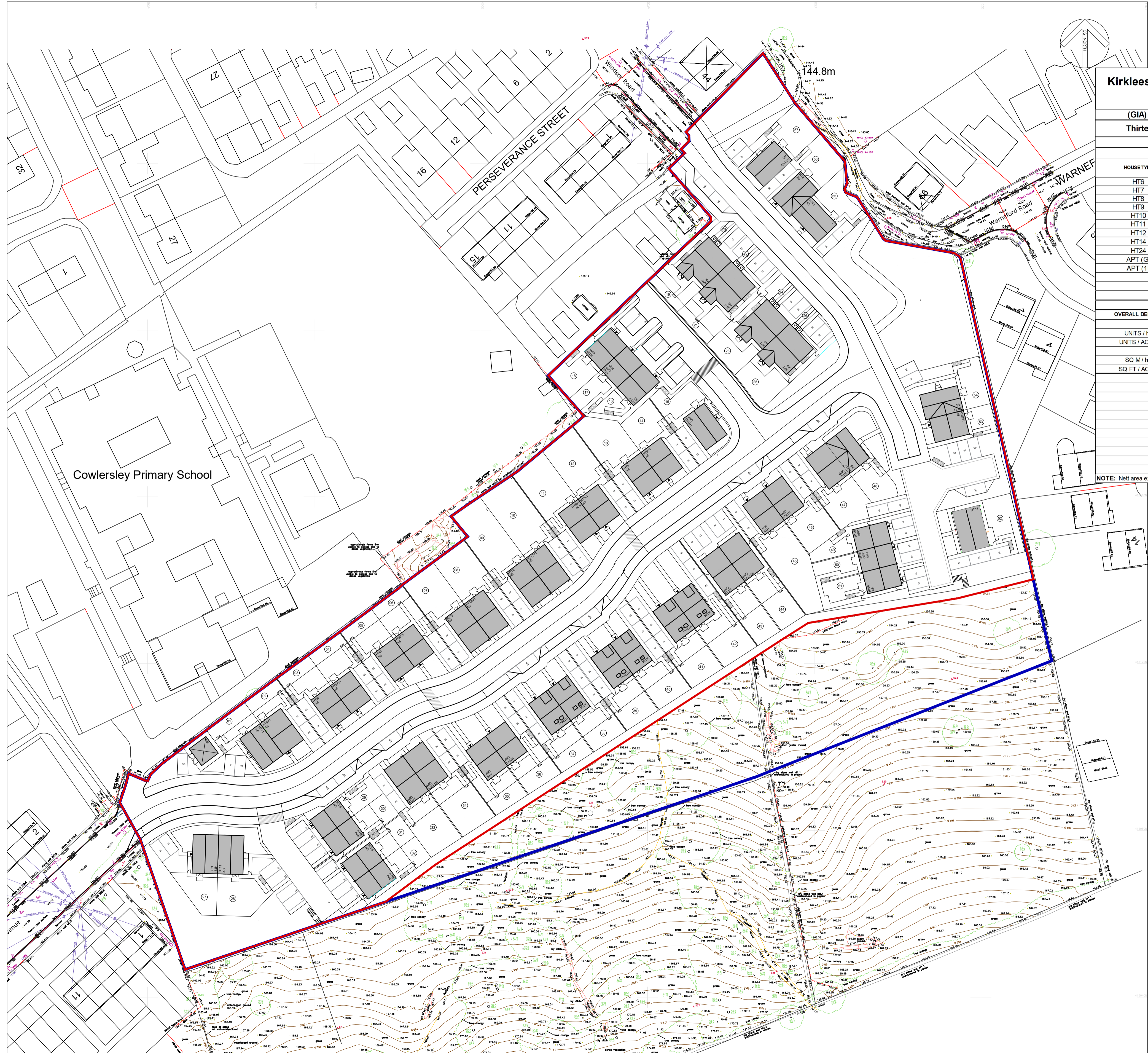


DO NOT SCALE
All dimensions to be checked on site and Architect to be notified of any discrepancies prior to commencement

DESIGNERS RISK ASSESSMENT
Construction (Design and Management) Regulations 2015
RESIDUAL RISKS

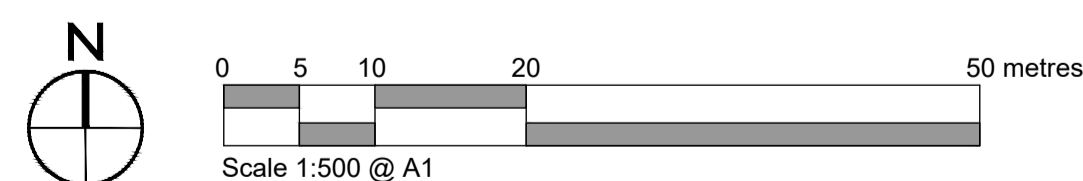
REF	DATE	DESCRIPTION
P1	03.10.24	Planning Issue GP
P2	11.10.24	Apartment footprints revised. GP
P3	22.10.24	Substation location revised. GP
P4	23.10.24	Private drive arrangement altered plots 16-18. GP Plot 1 changed to HT11 from HT9.
P5	26.11.24	Altered following client feedback. Coordinated with levels proposals. GP




Kirklees - Main Avenue

(GIA)		Thirteen Group/Strata		GROSS SITE AREA		ha		acres			
				2.12		5.24					
				NET SITE AREA		1.55		3.83			
HOUSE TYPE	BEDROOM	APPROVED DOCUMENT M COMPLIANCE	CONFIG	STOREYS	NO	MIX %	SQ FT	SQ M	TOTAL SQ FT	TOTAL SQ M	
HT6	2B3P	CAT M4(2)	HOUSE	2	7	12	784.69	72.9	5493	510.30	
HT7	2B4P	CAT M4(2)	HOUSE	2	8	14	877.26	81.5	7018	652.00	
HT8	3B4P	CAT M4(1)	HOUSE	2	8	14	928.92	86.3	7431	690.40	
HT9	3B5P	CAT M4(1)	HOUSE	2	3	5	1020.42	94.80	3061	284.40	
HT10	3B5P	CAT M4(2)	HOUSE	2	1	2	1020.42	94.80	1020	94.80	
HT11	3B5P	CAT M4(2)	HOUSE	2	7	12	1020.42	94.80	7143	663.60	
HT12	3B5P	CAT M4(2)	HOUSE	2	8	14	1032.26	95.90	8258	767.20	
HT14	4B6P	CAT M4(2)	HOUSE	2	1	2	1184.03	110.00	1184	110.00	
HT24	4B6P	CAT M4(1)	HOUSE	2.5	6	11	1357.33	126.10	8144	756.60	
APT (G)	2B3P	CAT M4(2)	APARTMENT	1	4	7	659.83	61.30	2639	245.20	
APT (1)	2B3P	CAT M4(2)	APARTMENT	1	4	7	731.95	68.00	2928	272.00	
OVERALL TOTALS				57	100				54320	5047	
OVERALL DENSITY		OVERALL MIX		TOTAL		%					
UNITS / ha	36.77	2 BED		23	40						
UNITS / ACRE	14.88	3 BED		27	47						
SQ M / ha	3256	4 BED		7	12						
SQ FT / ACRE	14183			57	100						
		OVERALL MIX APPROVED DOCUMENT M		TOTAL		%					
		CAT M4(1)		17	30						
		CAT M4(2)		40	70						
		CAT M4(3)		0	0						
		TOTAL NO	57	57	100						

NOTE: Nett area excludes all public open space and associated structural landscaping / buffer planting / half road



PROJECT / CLIENT Kirklees Cluster Sites Main Avenue, Cowlersley		PROJECT NO. N81-3084	
DRAWING TITLE Proposed Site Layout		DRAWING STATUS Planning	
PROJECT LEADER GP		DRAWING NO. 102	
SCALE 1 to 500 @ A1		DRAWING REVISION P5	
DATE 22.10.2024		REV. DATE. INITIAL. DESCRIPTION	



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