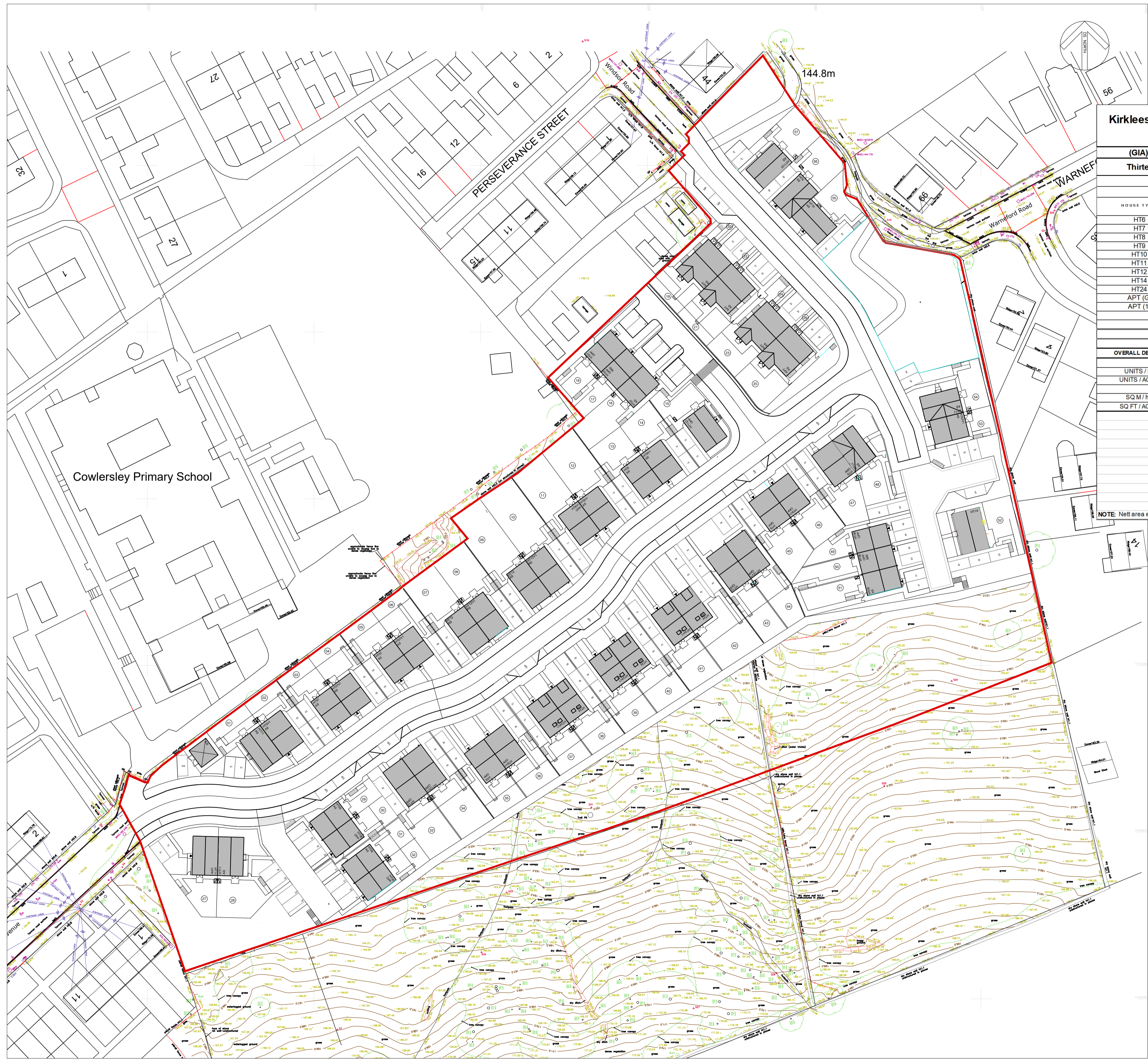


DO NOT SCALE
All dimensions to be checked on site and Architect to be notified of any discrepancies prior to commencement

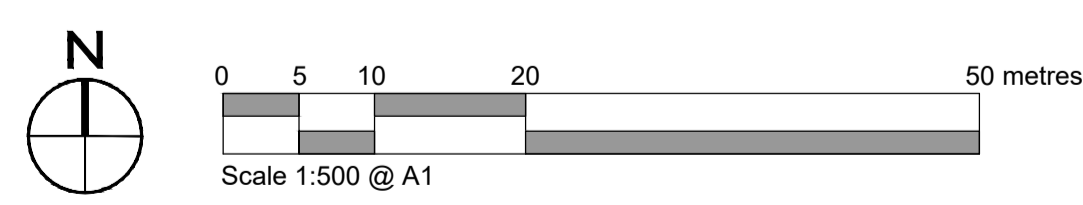
DESIGNERS RISK ASSESSMENT
Construction (Design and Management) Regulations 2015
RESIDUAL RISKS

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
P6	26.03.25	Raised table altered at the centre of the site. GP
P7	23.05.25	Layout altered to give easement to culvert. GP
P8	08.07.25	Layout altered for drainage requirements. GP




Kirklees - Main Avenue										
(GIA)										
Thirteen Group/Strata										
								GROSS SITE AREA	ha	acres
								NET SITE AREA	1.81	5.24
									1.55	4.47
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	6	11	1357.33	125.10	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										
UNITS / ha		36.77								
UNITS / ACRE		12.75								
SQ M / ha		3256								
SQ FT / ACRE		12152								
OVERALL MIX										
2 BED								23		40
3 BED								27		47
4 BED								7		12
								57		100
OVERALL MIX APPROVED DOCUMENT M										
CAT M4(1)								17		30
CAT M4(2)								40		70
CAT M4(3)								0		0
								57		100
TOTAL NO										
57										

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	
DRAWN BY GP		DRAWING REVISION P8	
CHECKED BY IDP		DATE 22.10.2024	
SCALE 1 to 500 @ A1		COPYRIGHT © IDP Partnership	



idp Architecture
Masterplanning
Urban Design

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