

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. GP 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
P9	06.08.25	Additional notes added. CW
P10	14.08.25	Additional notes added. CW
P11	20.08.25	Raised table added to east of site to comply with highways feedback. GP



Kirklees - Main Avenue											
(GIA)											
Thirteen Group/Strata											
		GROSS SITE AREA		ha	acres						
		NET SITE AREA		1.81	5.24						
HOUSE TYPE	BEDROOM	APPROXIMATE DOCUMENT M	COFFIN	STORIES	m	ft	sq m	sq ft	TOTAL SQ M	TOTAL SQ FT	
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				2 BED				23		40	
UNITS / ACRE				3 BED				27		47	
SQ M / ha				4 BED				7		12	
SQ FT / ACRE								57		100	
				OVERALL MIX APPROVED DOCUMENT M				TOTAL		%	
				CAT M4(1)				17		30	
				CAT M4(2)				40		70	
				CAT M4(3)				0		0	
								57		100	

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

*NB any reference to M4(2)/M4(3) solely relates to the internal configuration of house types. Full compliance with category M4(2)/M4(3) needs to be checked against the engineering details on a plot by plot basis.

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 P11	
DATE 22.10.2024		REV. DATE INITIAL DESCRIPTION	

idp Architecture Masterplanning Urban Design