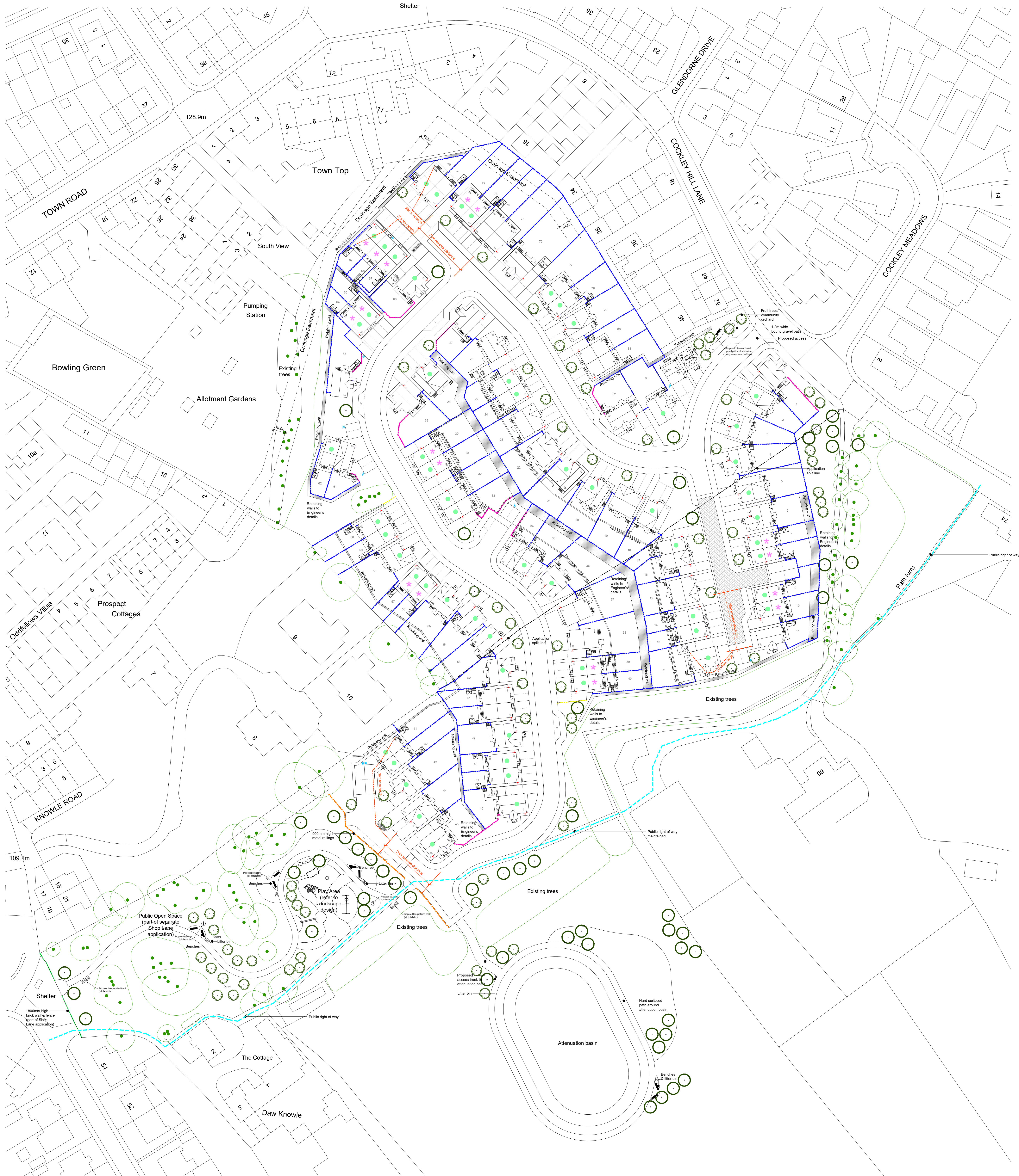
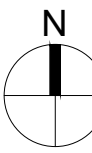


Notes: Sketch schemes may be based on plan information of unknown origin and is subject to verification and survey. Contractors must verify all dimensions on site before commencing any work or deep drainage. This drawing is not to be used. Use figure dimensions only. These digital versions are plotted at A3 scale. All drawings are made to adjust over the course of the design process due to ongoing construction detailing developments. Subject to statutory approvals and survey.



Accommodation Schedule				
House Type	Mobility M(2) M(3)	Area (sq.ft)	Quantity	Total Areas (sq.ft)
Affordable (denoted with *)				
250 2 bed semi detached		753	6	4,518
252 2 bed semi detached		753	3	2,259
350 3 bed semi detached		904	8	7,232
Affordable Total			17	14,009 sq.ft
Open Market Sale				
250 2 bed semi detached		753	5	3,765
2350 2 bed semi detached		904	2	1,808
350 3 bed semi detached		904	12	10,848
351 3 bed semi detached corner		904	2	1,808
357 3 bed semi detached		904	7	6,328
358 3 bed detached corner		984	5	4,920
360 3 bed detached		919	2	1,838
361 3 bed detached integral garage		974	9	8,766
450 4 bed detached		1,156	2	2,312
451 4 bed detached		1,071	3	3,213
452 4 bed detached integral garage		1,211	4	4,844
454 4 bed detached integral garage		1,149	8	9,192
455 4 bed detached corner		1,138	5	5,690
Open Market Sale Total			66	65,332 sq.ft
Overall Total			83	79,341 sq.ft
Net Developable Site Area			6.23 Acre	12,735 sq.ft/Acre
Total Site Area			11.91 Acre	

Boundary Treatments & Materials Key



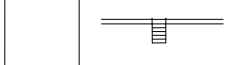
Facing Stone - Forticrete Pitched Face Buff Walling



Roof Tiles - Sandtoft Calderdale Dark Grey Tiles



Retaining walls (details to be confirmed by Engineer)



Rear garden walls with steps



1800mm high timber fence



1800mm high brick wall



1800mm high brick wall & fence



900mm high metal railings



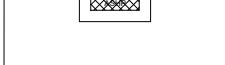
600mm high timber knee rail



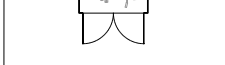
Public Right of Way (KIR/8/40)



Block paving (All other roads and hard surfaces in tarmac with concrete edges)



Air Source Heat Pump (ASHP)



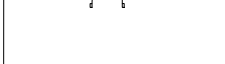
1.83 x 0.83m (x1.61m high) Lockable timber shed with cycling anchorage point (Plots with garages don't require cycle storage)



External wall mounted Electric Vehicle charging point (shown red) 7.2kW, Single-phase, un-lithered Universal Type 2, wall mounted charger



Free standing Electric Vehicle (EV) charging point (shown blue) 7.2kW, Single-phase, un-lithered Universal Type 2, floor mounted charger



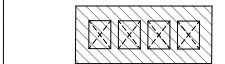
1.8m high lockable timber gate. (0.8m opening for M4(1) 0.85m with 0.3m nib to the leading edge for M4(2).)



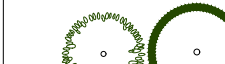
Affordable Unit



Paths and patios - precast concrete paving slabs (natural grey)



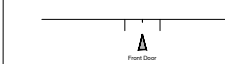
Bin storage area - on precast concrete paving slabs (natural grey)



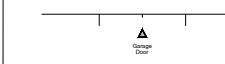
Refuse collection points (RCP) to private drives



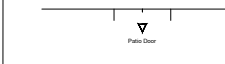
Trees and hedges



M4(2) House types



Front Door



Garage Door



Patio Door



Utility Door



Window

E	2 350 HT added (plots 7071)	LR	29.01.25
D	SS moved 0.5m. Ret walls reinstated (12-40)	OS	07.01.26
C	Orchard and path shown indicatively	OS	04.11.25
C	Sub station moved. Ret walls omitted (12-40)	OS	04.11.25
B	EV charger key symbol updated	WCC	27.10.2025
A	Updates following comments. Paths to bins/ cyclestores. EVs relocated. Door types to key. ASHP to key. Gas Meters removed	WCC	27.10.2025
Rev	Description	Drawn	Date
edwardarchitects			
LDS: Manthorpe Mill, Marshall Street, Leeds, LS11 9PJ 0113 819 8061			
LDH: 320 City Road, Angel, London, EC1Y 2NE edwardarchitects.co.uk			
Gleeson			
Cockley Hill Lane, Kirkheaton			
Planning		Rev	S2
Proposed Site Layout		OS	
Combined Application Sites		CR	
1187 - EA - A - C301 - E		14.07.25	1:500 (AO)