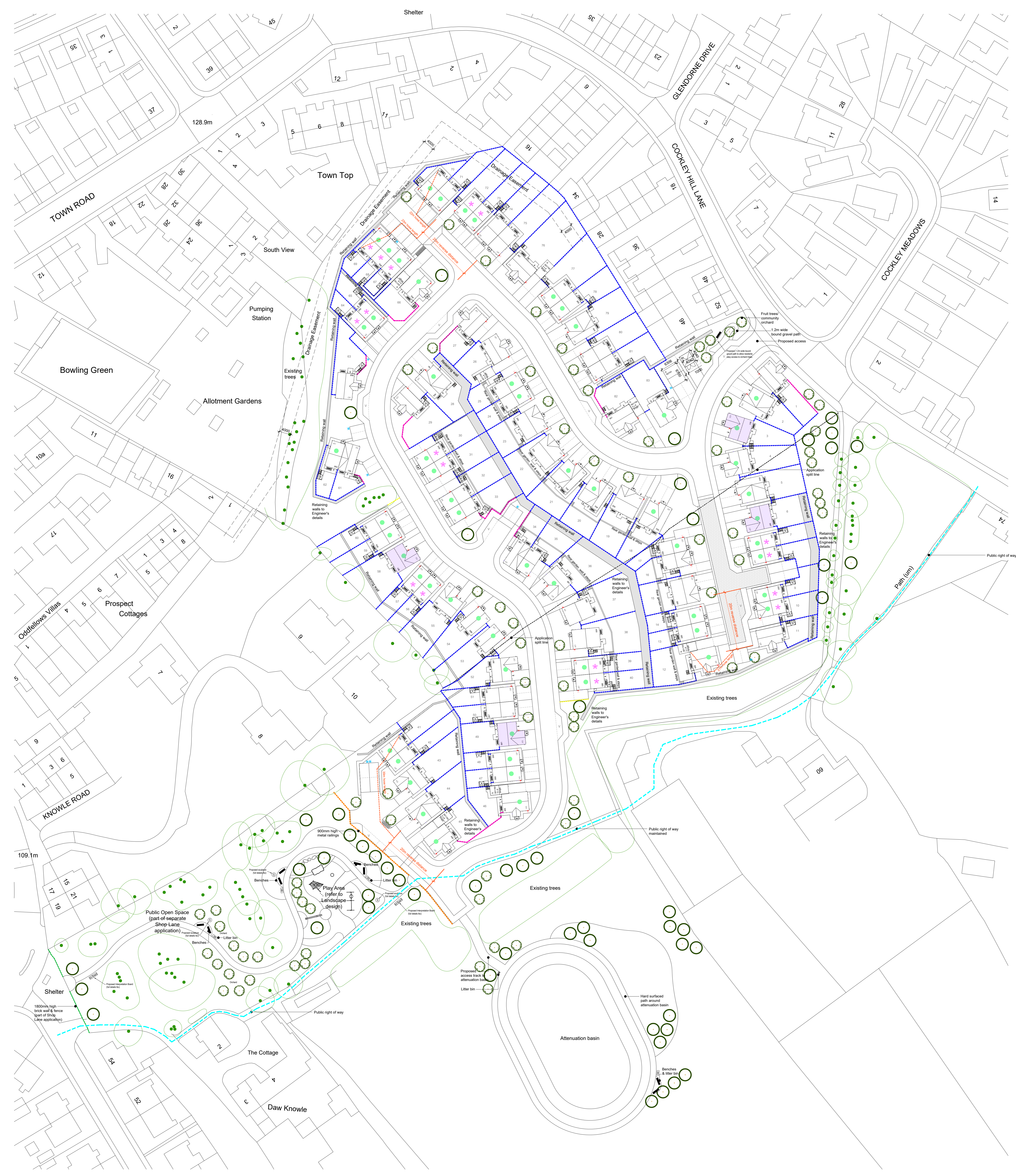


Note: Check schedule may be based on plan information of unit/room type and is subject to verification and update. Contractors must verify all dimensions and details on site before construction. This drawing is not to be scaled. Use figure dimensions only. Errors appear are subject to 'As Built' proof. Building areas are subject to adjustment over the course of the design process due to ongoing construction developments. Subject to statutory approvals and survey.



Accommodation Schedule						
House Type	Mobility		Area (sqm)	Area (sq.ft)	Quantity	Total Areas (sq.ft)
	M4(2)	M4(3)				
Affordable (denoted with *)						
250 2 bed semi detached			70.0	753	6	4,518
252 2 bed semi detached			70.0	753	3	2,259
350 3 bed semi detached			84.0	904	8	7,232
			Affordable Totalable Total		17	14,009 sq.ft
Open Market Sale						
250 2 bed semi detached			70.0	753	5	3,765
350 3 bed semi detached			84.0	904	12	10,848
2.350 3 bed semi detached			84.0	904	2	1,808
351 3 bed semi detached corner			84.0	904	2	1,808
357 3 bed semi detached			84.0	904	7	6,328
359 3 bed detached corner			91.4	984	5	4,920
360 3 bed detached			85.4	919	2	1,838
361 3 bed detached integral garage			90.5	974	9	8,766
450 4 bed detached			107.4	1,156	2	2,312
451 4 bed detached			99.5	1,071	3	3,213
452 4 bed detached integral garage			112.5	1,211	4	4,844
454 4 bed detached integral garage			106.7	1,149	8	9,192
455 4 bed detached corner			105.8	1,138	5	5,690
			Open Market Sale Totalable Total		66	65,332 sq.ft
			Overall Totalable 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 Bull Waling
- 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/B/40)
- Block paving (All other roads and hard surfaces in tarmac with concrete edges)
- Plot built to M4(2) Compliant Standard
- Air Source Heat Pump (ASHP)
- 1.83 x 0.83m (x1.64m 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-tethered Universal Type 2, wall mounted charger
- Free standing Electric Vehicle (EV) charging point (shown blue) 7.2kW, Single-phase, un-tethered 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

G	Metric areas added to the schedule	OS	24.02.26
F	4no M4(2) Plots highlighted	OS	12.02.26
E	2.350 Ht added (plots 707/1)	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	Plots around basin. Benches & bins added.	WCC	27.10.2025
B	EV charger key symbol updated	WCC	27.10.2025
A	Updates following comments. Paths to bins/cyclestores. EV's relocated. Door types to key. ASHP to key. Gas Meters removed.	WCC	27.10.2025
Rev	Description	Drawn	Date
105, Marshalls Mill, Marshall Street, Leeds, LS11 9JZ 0113 819 8061 105, 105 City Road, Angel, London, EC1Y 2NE edwardarchitects.co.uk			
Gleeson Cockley Hill Lane, Kirkheaton			
Planning		S2	
Proposed Site Layout Combined Application Sites		OS CR	
1187 - EA - A - C301 - G		14.07.25 1:500 (A0)	