



Notes: Check schedule may be based on plan information of unknown origin and is subject to verification and update. Contractors must verify all dimensions and details on site before commencing any work to avoid overruns. This drawing is not to be scaled. Use Appropriate dimensions only. Errors Apparent are subject to 'As Shown' basis. 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 M4(2)	M4(3)	Area (sqm)	Area (sq ft)	Quantity	Total Areas (sq ft)	
Affordable - Social Rent (denoted with *)							
250 2 bed semi detached			70.0	753	4	3,012	
252 2 bed semi detached			70.0	753	3	2,259	
350 3 bed semi detached			84.0	904	2	1,808	
Affordable - First Home (denoted with *)							
250 2 bed semi detached			70.0	753	2	1,506	
350 3 bed semi detached			84.0	904	5	4,520	
Affordable - Intermediate Allocation (denoted with *)							
350 3 bed semi detached			84.0	904	1	904	
					Affordable 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	
2350 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	
351 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 Total	68	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)
- Plot built to M4(2) Compliant Standard
- Air Source Heat Pump (ASHP)
- 1.83 x 0.82m (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-rathered Universal Type 2, wall mounted charger
- Free standing Electric Vehicle (EV) charging point (shown blue) 7.2kW, Single-phase, un-rathered 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 - Social Rent
- Affordable Unit - First Home
- Affordable Unit - Intermediate Allocation
- 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

J	Visitor parking amended	OS	06.03.26
H	Affordable units tenures indicated	OS	26.02.26
G	Metric areas added to the schedule	OS	24.02.26
F	4 no M4(2) Plots highlighted	OS	12.02.26
E	2,350 HF added (plots 707/1)	LR	29.01.25
D	SS moved 0.5m. Ret walls reinstated (12-40)	OS	07.01.25
C	Orchard and path shown indicatively		
C	Sub station moved. Ret walls omitted (12-40)	OS	04.11.25
B	Platts around basin. Benches & bins added.	WCC	27.10.2025
A	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
1187 - EA - A - C301 - J 14.07.25 1:500 (AO)			