

Notes: Details shown may be based on site information of unknown origin and is subject to verification and approval. Contractors must verify all dimensions and details on site before commencing any work or construction. The drawing is not to be scaled. Use agreed dimensions only. Errors (digital) have been checked at 'Actual Size'. Quality check on site to be undertaken prior to the start of the major works and to ongoing construction/development. Subject to statutory approvals and survey.



Accommodation Schedule					
House Type	Mobility M4(2)	M4(3)	Area (sq ft)	Quantity	Total Areas (sq ft)
<b>Affordable (denoted with *)</b>					
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
			<b>Affordable Total</b>	<b>17</b>	<b>14,009 sq ft</b>
<b>Open Market Sale</b>					
250 2 bed semi detached			753	5	3,765
350 3 bed semi detached			904	14	12,656
351 3 bed semi detached corner			904	2	1,808
357 3 bed semi detached			904	7	6,328
359 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			1,139	5	5,695
			<b>Open Market Sale Total</b>	<b>66</b>	<b>65,332 sq ft</b>
			<b>Overall Total</b>	<b>83</b>	<b>79,341 sq ft</b>
			<b>Net Developable Site Area</b>	<b>6.23 Acre</b>	<b>12,735 sq ft/Acre</b>
			<b>Total Site Area</b>	<b>11.91 Acre</b>	

### Boundary Treatments & Materials Key

- 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
- 1.8x1.2m Lockable timber shed with cycling anchorage point
- Electric vehicle charging point to external wall where applicable or post where not.
- 1.8m high lockable timber gate
- Affordable Unit
- Paths and patios
- Bin storage area
- Bin collection points to private drives

Rev	Description	Drawn	Date

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Gleeson  
 Cockley Hill Lane, Kirkheaton

Planning	S2
Proposed Site Layout	OS
Combined Application Sites	CR

1187 - EA - A - P301 - 14.07.25 1:500 (A0)