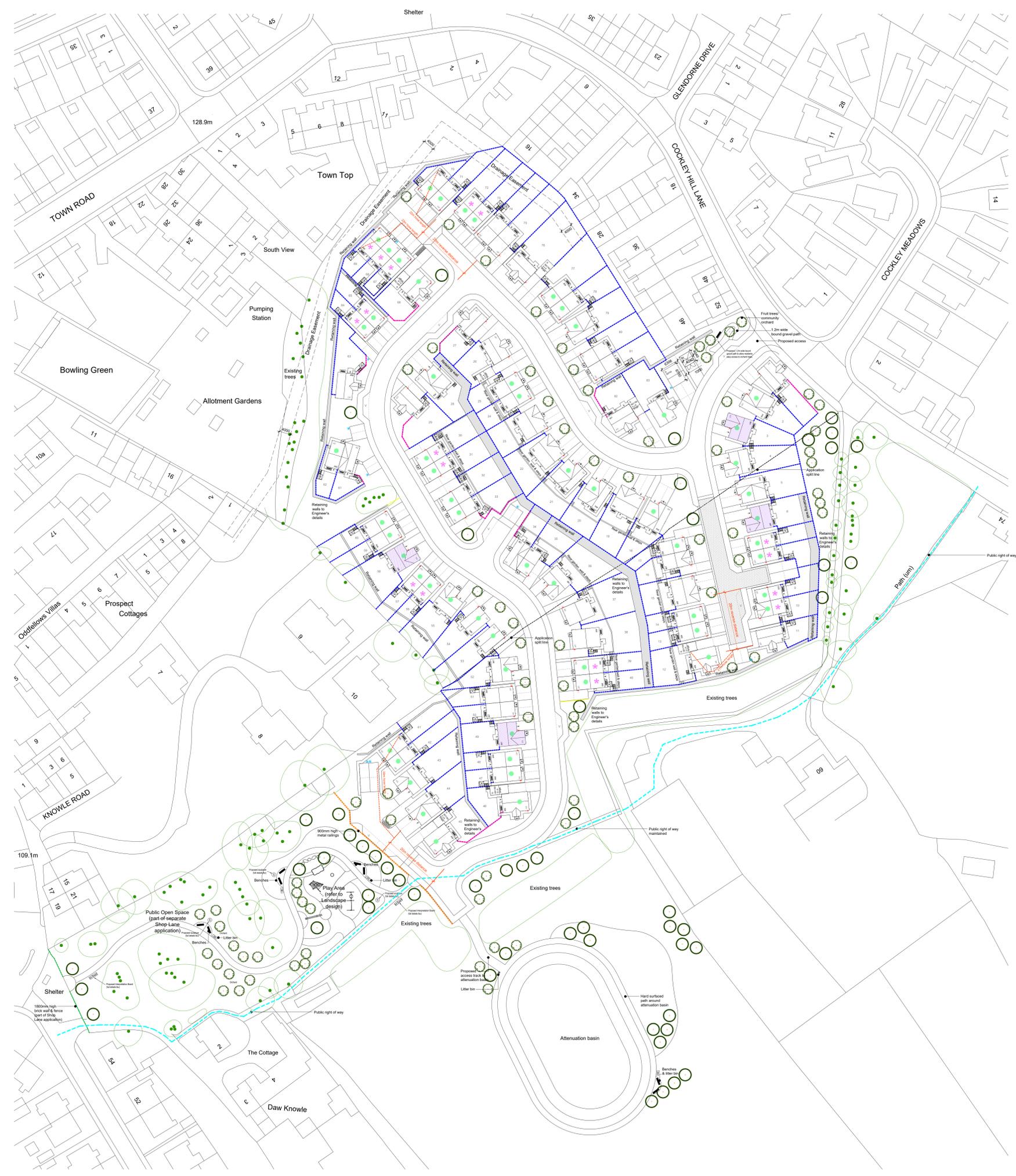


Note: Check schedule may be based on plan information of unknown origin and is subject to verification. Contractors must verify all dimensions on the ground. Contractors are to verify all dimensions. This drawing is not to be scaled. Use figured dimensions only. Errors appear herein are subject to 'As Built' building areas are liable 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 M1(2) M1(3)	Area (sq.m)	Quantity	Total Areas (sq.m)
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 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/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 0.83m (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

Rev	Description	Drawn	Date
F	4 no M4(2) Plots highlighted	OS	12.02.26
E	2,350 HT added (plots 7071)	LR	29.01.25
D	SS moved 0.5m. Ret walls reinstated (12-40)	OS	07.01.25
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

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Planning
 Proposed Site Layout
 Combined Application Sites
 1187 - EA - A - C301 - F 14.07.25 1:500 (A0)