



Notes: Check schedule may be based on plan information of unknown origin and is subject to verification. This drawing is not to be scaled. Use figured dimensions only. Errors/omissions are subject to 'As Built' status. Building areas are subject to adjustment over the course of the design process due to ongoing construction developments. Subject to statutory approvals and survey.

House Type	Mobility		Area (sqm)	Area (sq ft)	Quantity	Total Areas (sq ft)
	M4(2)	M4(3)				
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 - Sandtolt 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 - 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

K	Visitor parking & turning heads amended	OS	27.03.20
J	Visitor parking amended	OS	08.03.20
H	Affordable units tenures indicated	OS	26.02.20
G	Metric areas added to the schedule	OS	24.02.20
F	4 no M4(2) Plots highlighted	OS	12.02.20
E	2,350 HF added (plots 707/1)	LR	29.01.20
D	SS moved 0.5m. Ret walls reinstated (12-40)	OS	07.01.20
C	Orchard and path shown indicatively		
C	Sub station moved. Ret walls omitted (12-40)	OS	04.11.20
A	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. EVs relocated. Door types to key. ASHP to key. Gas Meters removed.	WCC	27.10.2025
Rev	Description	Drawn	Date

edwardarchitects
 105, Marshalls Hill, Marshall Street, Leeds, LS11 9JZ | 0113 819 8061
 105, City Road, Angel, London, EC1Y 2NE | edwardarchitects.co.uk

Client: Gleeson
 Location: Cockley Hill Lane, Kirkheaton

Planning: S2
 Proposed Site Layout: OS
 Combined Application Sites: CR

1187 - EA - A - C301 - K | 14.07.25 | 1:500 (AO)