INDICATIVE LAYOUT FOR OUTLINE PLANNING

HUDDERSFIELD ROAD

51.8m

51.8m

47.2m

Water Hall

Mirfield Community Fire Station

ACCESS ROAD

OPEN SPACE

OPEN SPACE

OPEN SPACE

HABITAT ZONE

Remove T5

2.4m X 43m VISIBILITY SPLAY

Existing 1m high wall

Existing wall to be taken down and rebuilt behind visibility splay at a max height of 1m

Hedgerow reinstatement to boundary

T1

T3

Retain existing tree

Existing trees

Remove G4

Visibility Splay to

NST

Remove tree(s) to allow access. Retain trees where viable

T6

T7

Retain existing tree

Retain existing tree

Visitor Parking

Proposed trees

Mixed scrub area

Existing trees

Parking for Plot 2

New trees

Existing trees to remain outside of plot boundaries

Remove trees to allow access. Retain trees where viable

Visitor Parking

Refuse Turning Area

Plot floor levels to account for Flood Zone

Existing trees

Proposed trees

New trees

Mixed scrub area

Existing trees

FLOOD ZONE 2

FLOOD ZONE 3

10M LINE FROM CANAL

HURST LANE

Play Area

Gill Bridge

LOWLANDS ROAD

1:500 0 10 20 30 40 50 m

NOTES

This drawing has been prepared specifically for the purpose of obtaining Planning and or Building Regulations Approval. Its suitability for other purposes without additional supplementary details and specifications cannot be guaranteed.

All dimensions are to be checked on site, any discrepancies are to be reported to the designer before work commences. Use only figured dimensions.

All structural components shown are indicative only. Details / calculations of structural members are to be provided by the Structural Engineer.

This drawing is not to be copied or divulged to a third party without written permission.

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NOTES

Bin Presentation Points for Private Drives. All other plots to present at end of driveways

MATERIALS

- Existing buildings to be retained in natural stone
- Proposed new build dwellings to be in natural stone or high quality brick
- uPVC windows

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Revisions

R01	Preliminary Issue	28.04.25
R02	Ecology and Highway Updates	16.10.25
R03	Highway Amendments	17.10.25
R04	Planning amendments	05.11.25

Project:

Residential Feasibility

at Old Water Hall
29 Huddersfield Road
Mirfield

for Mr & Mrs. Higgins

Indicative Site Layout

Purpose of issue: OUTLINE PLANNING

Drawn	DRH
Date	September 2025
Scales	1:500 @ A2
Drawing No.	2533 - 0301 - R04