# WOODWARD COURT, **MIRFIELD**

Bellway




## DRAWING LEGEND:

- RED LINE BOUNDARY
- AFFORDABLE UNITS
- EXISTING TREES/HEDGEROWS TO BE RETAINED
- EXISTING TREES/PLANTING TO BE REMOVED
- LANDSCAPE - PLEASE REFER TO LANDSCAPE ARCHITECTS DRAWINGS
- VISITOR PARKING BAY
- ON STREET VISITOR PARKING SPACE
- BIN COLLECTION POINTS FOR SHARED DRIVES

**WOODWARD COURT, MIRFIELD**
**SCHEDULE OF ACCOMMODATION**

| House Type | Bed No/Storey | Building Regs | Type | Parking | Sq.ft | No. Units | Total Sq.ft | % |
|---|---|---|---|---|---|---|---|---|
| **Freesale** | | | | | | | | |
| Chandler | 3B/2 | M4(1) | End | PS | 937 | 12 | 11244 | 20% |
| Turner | 3B/2 | M4(1) | End | PS | 906 | 10 | 9060 | 17% |
| Farrier | 3B/2 | M4(1) | Det | IG | 1152 | 3 | 3456 | 5% |
| Scrivener | 3B/2 | M4(1) | Det | SG | 1197 | 2 | 2394 | 3% |
| Bowyer Life | 4B/2 | M4(2) | Det | SG | 1336 | 5 | 6680 | 8% |
| Philosopher Life | 4B/2 | M4(2) | Det | SG | 1489 | 8 | 11912 | 13% |
| Forester | 4B/2 | M4(1) | Det | IG | 1502 | 6 | 9012 | 10% |
| Jeweller | 4B/2 | M4(1) | Det | SG | 1713 | 6 | 10278 | 10% |
| Watchmaker | 5B/2 | M4(1) | Det | SG | 1880 | 8 | 15040 | 13% |
| | | | | **Freesale Total** | | **60** | **79,076** | **100%** |
| **Affordable** | | | | | | | | |
| Hooper Life | 2B/2 | M4(2) | End | PS | 776 | 6 | 4656 | 40% |
| Hooper Life | 2B/2 | M4(2) | Mid | PS | 776 | 3 | 2328 | 20% |
| Bailiker | 3B/2.5 | M4(1) | End | PS | 1038 | 6 | 6228 | 40% |
| | | | | **Affordable Total** | | **15** | **13,212** | **100%** |
| | | | | | | | **Affordable Site Percentage** | **20%** |
| | | | | | | **Total** | **75** | **92,288** |
| **Gross Area** | | | | | | | **11.70 acres** | **4.73 ha** |
| **Nett Area** | | | | | | | **6.50 acres** | **2.65 ha** |
| **Open Space (Exc. Attenuation and BNG habitat zone)** | | | | | | | **4.52 acres** | **1.83 ha** |

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| **Nett Density** | **28** | **dph** | **Nett Coverage** | **14,090** | **sq.ft/acre** | | |
| Single Garage | 19 | | Double Garage | 9 | Twin Garage | 0 | |
| Visitor Parking Bay | 9 | | On Street Visitor Parking | 13 | | | |

0m 10m 20m 30m 40m 50m

| | | |
|---|---|---|
| H | Existing trees/planting to be removed identified and knee rails amended around shared drives. | Nov 25 |
| G | Fences adjusted at plot 6, 23 & 56. Mineshafts hidden from layout | Nov 25 |
| F | Road alignment adjusted infront of plots 37-40. Additional space for soft landscaping in front of plots 26-32. Footpath links shown indicatively to PRoW on eastern boundary. | Nov 25 |
| E | Plot 12 garage pulled forward. | Nov 25 |
| D | Garages to plots 3,5 and 48 moved forward. Plot 5 and 48 moved to accommodate. | Nov 25 |
| C | Garages to plots 5 and 48 moved forward. | Nov 25 |
| B | Layout updated to clients markup. | Oct 25 |
| A | One way junction and road included. Turning head adjacent to plots 42, 50-55 redesigned and plots changed to utilise space gained from amended turning head design. | Oct 25 |

**SITE LAYOUT** - 2520-SI-02H
WOODWARD COURT, MIRFIELD
BELLWAY HOMES
SCALE:1:500@A0 - OCTOBER 2025


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# SITE LAYOUT PLAN - 1:500