

**KEY**

- Red Line Site Boundary
- Soft Landscaping - Grass
- Soft Landscaping - Shrubs / Native Hedge Planting
- Soft Landscaping - Scrub planting
- Hard Surfacing (Varies)
- Existing Trees (Canopy)
- Existing Trees (RPA)
- Proposed Trees (Indicative)
- Windows of Adjoining Property
- Sightlines

- ◆ EV Charging Locations
- ◆ Meter box location
- ◆ Manhole Shaft
- Proposed Extent of Adapted Highways
- Retaining Wall by Structural Engineer
- Flag on Edge by Structural Engineer

- Vivara Pro WoodStone House Sparrow Nest Box
- Proposed Bird Boxes
- Vivara Pro Build-in Woodstone Bat Box
- Proposed Tree Mounted Bat Box
- Swift Block (large)
- Proposed Invertebrates Box

- Retaining Wall by Structural Engineer
- Flag on Edge by Structural Engineer

**ACCOMMODATION SCHEDULE**

TYPE	No.	BEDS	GIA
2b3p	8	2b/3p	70m <sup>2</sup>
3b4p	11	3b/4p	84m <sup>2</sup>
<b>Total</b>	<b>19</b>		

**CAR PARKING**

<b>Total</b>	<b>38 (2x spaces per plot)</b>
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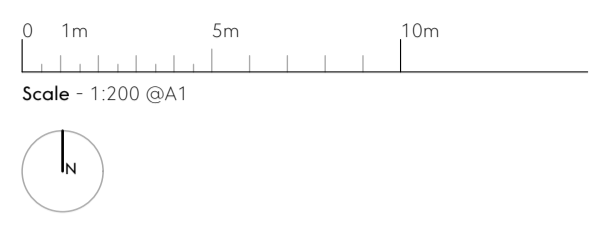
- Notes:**
01. Internal road layout revised to suite highway sectional approval (visibility splays to central junction adjusted).
  02. Plot A moved by circa 400mm towards N-E and circa 100mm towards S-W to suite retaining wall engineering.
  03. Site levels and FFL have been adjusted to reduce landfill/cut, and to suit the as designed adopted highways and site drainage.
  04. Changes to boundary treatments to following the revised levels
  05. Windows adjusted following building regulations Part O (overheating) assessment. First floor bedroom windows now with double opening sashes (for purge ventilation).

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All drawings and specifications should be read in conjunction with the project brief and any other documents that may be presented to the Planning Committee.

All work to be carried out in accordance with current Building Regulations. Contractors must verify all dimensions on the job before commencing any work or making shop drawings.

Written dimensions should be taken. Do not scale off drawing. Do not take digital dimensions from this drawing. Any discrepancies to be reported to the Architect.



Rev	Date	Comment	Dr	Ch
C10	20.04.26	Issue for S73	AW	CT
C09	19.02.26	Updates to include bird & bat boxes	AW	CT
C08	09.02.26	Minor locations added to plan	AW	CT
C07	16.01.26	Ramp length amended	VF	CT
C06	05.12.25	Issue for S73	CT	DT
C05	11.11.25	Update to garden paved area to suite	CT	DT
C04	15.10.25	Update to visibility splays	CT	DT
C03	31.07.25	FFL levels updated	CT	DT
C02	24.07.25	Revised Plotting Strategy S&C review	VF	DT
C01	27.06.25	First Issue	AW	DT



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Job Title: **Healey Lane, Batley**

Client: **MTSPV / Connect Homes**

**Proposed Site Plan**

Name: 2405-GWP-00-00-D-A-(00)-0005

Scale: 1:200@A1 | Revision: C10

Drawn/Checked: VI / CT | First Issue: 27.06.25

Drawing Status: **Technical Design - A04**

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