



Notes: Check schedule may be based on plan information of unknown origin and is subject to verification. This drawing is not to be used for any other purpose than the one stated. Errors and omissions are subject to actual site conditions. 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)				
<b>Affordable - Social Rent (denoted with *)</b>						
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
<b>Affordable - First Home (denoted with *)</b>						
250 2 bed semi detached			70.0	753	2	1,506
350 3 bed semi detached			84.0	904	5	4,520
<b>Affordable - Intermediate Allocation (denoted with *)</b>						
350 3 bed semi detached			84.0	904	1	904
<b>Affordable Total</b>					<b>17</b>	<b>14,009 sq.ft</b>
<b>Open Market Sale</b>						
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
<b>Open Market Sale Total</b>					<b>68</b>	<b>65,332 sq.ft</b>
<b>Overall Total</b>					<b>83</b>	<b>79,341 sq.ft</b>
<b>Net Developable Site Area</b>					<b>6.23 Acre</b>	<b>12,735 sq.ft/Acre</b>
<b>Total Site Area</b>					<b>11.91 Acre</b>	

### Boundary Treatments & Materials Key

- Facing Stone - Marshalls Cromwell - Rustic Weathered
- Roof Tiles - Sandtiff Calderdale Dark Grey Tiles
- Retaining walls - Cribwall or similar (details to be confirmed by Engineer)
- Rear garden walls with steps - Geowall or similar
- 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

M	Plots 61562 moved for B sets. RWs amended	OS	13.04.26
L	Drive dims added. Plot 37838 drive extended	OS	01.04.26
K	Visitor parking & turning heads amended	OS	27.03.26
J	Visitor parking amended	OS	06.03.26
H	Affordable units tenures indicated	OS	28.02.26
G	Metric areas added to the schedule	OS	24.02.26
F	4no 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	07.01.26
C	Orchard and path shown indistinctly	OS	04.11.25
B	Sub station moved. Ret walls omitted (12-40)	OS	27.10.2025
A	Paths around basin. Benches & bins added.	WCC	27.10.2025
	EV charger key symbol updated	WCC	27.10.2025
	Updates following comments. Paths to bins/cyclestores. EVs relocated. Door types to key	WCC	27.10.2025
Rev	Description	Drawn	Date

**edwardarchitects**  
 105 Marshalls Mill, Marshall Street, Leeds, LS11 9JZ | 0113 819 8041  
 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

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