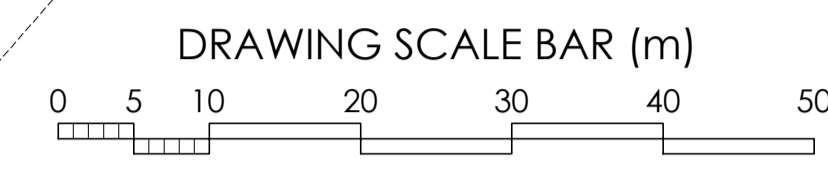


This site is classed as "High Exposure". All detailing to Follow BDHW Severe Exposure Detailing & Specifications.  
 All Masonry work in Mortar class M6: Mortar designation (II) in accordance with NHBC STANDARDS Chapter 6.1.14 for areas of severe exposure and high durability

**SITE POSTCODE: BD19 6HR**

17 5076 - WHITECHAPEL ROAD, CLECKHEATON											
Type	Parking	Storey	Bed	Sq Ft	No	Total Sq Ft					
60	Apt	PS	1	18/2P	448	6	2688				
61	Apt	PS	1	18/2P	465	6	2790				
Kewdale	End	PS	2	28/4P	844	4	3376				
Kewdale	Mid	PS	2	28/4P	844	2	1688				
Kewdale	Semi	PS	2	28/4P	844	4	3376				
Kirkbridge	Semi	PS	2	38/5P	920	2	1840				
<b>Total Affordable</b>							<b>24</b>				
Maidstone	End	PS	2	38/5P	830	7	5810				
Maidstone	Mid	PS	2	38/5P	830	3	2490				
Maidstone	Semi	PS	2	38/5P	830	9	7470				
Lockton	Semi	DT	2	38/6P	939	4	3756				
Moresby	End	PS	2	38/5P	855	1	855				
Moresby	Semi	PS	2	38/5P	855	1	855				
Kingsville	End	PS	2.5	48/6P	1072	3	3216				
Kingsville	Mid	PS	2.5	48/6P	1072	5	5360				
Kingsville	Semi	PS	2.5	48/6P	1072	6	6432				
Brentford	End	PS	3	38/6P	1162	1	1162				
Woodcote	End	PS	2.5	48/6P	1217	6	7302				
Woodcote	Mid	PS	2.5	48/6P	1217	3	3651				
Woodcote	Semi	PS	2.5	48/7P	1217	8	9736				
Moresby	Det	PS	2	38/5P	855	9	7695				
Denby	Det	Int	2	38/6P	880	8	7040				
Kingsley	Det	SG	2	48/6P	1085	3	3255				
Ashburton	Det	Int	2	48/6P	1471	6	8826				
Altorney	Det	SG	2	48/7P	1225	6	7350				
Radleigh	Det	SG	2	48/6P	1312	9	11853				
<b>Total Freesale</b>							<b>98</b>				
<b>Total Site</b>							<b>122</b>				
<b>Net Area</b>							<b>28368</b>				
<b>Road</b>							<b>4544</b>				
							<b>m2</b>	<b>Acres</b>	<b>Hectares</b>	<b>Sq Ft Per Acre</b>	<b>17100</b>
							<b>m2 Per Dwelling</b>				

**Retaining**  
 Masonry retaining wall  
 Gravel board/sill on edge  
 Geosill  
 Geosill  
 Geosill  
 Ramp



**Technical Layout Legend**

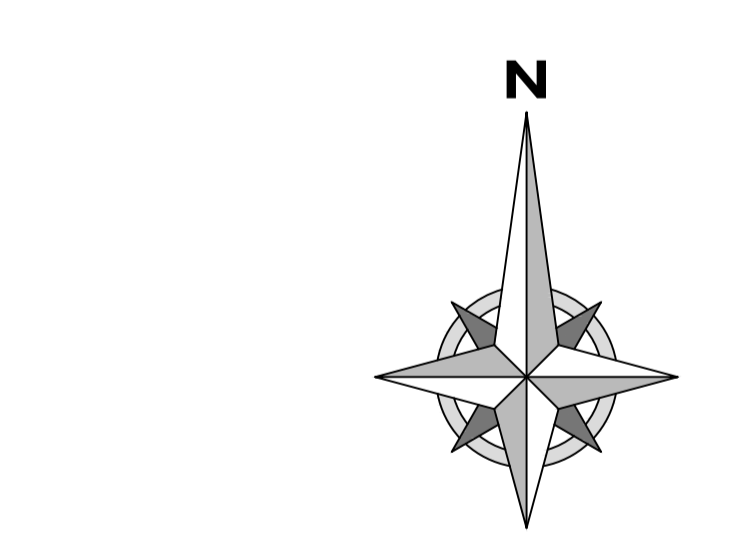
- Existing dwelling
- Private parking bay / drive
- 1.8m high brick wall
- 1.8m high brick wall and infill fence panels
- 1.8m high artstone wall
- 1.8m high artstone wall and infill fence panels
- 1.8m high close boarded timber screen fence
- 0.45m high timber knee rail
- Acoustic fence
- Estate Railings
- Affordable - Discount market sale
- Affordable - social rent
- Side windows removed due to zero-plotting of dwelling
- Front entrance door
- Secondary entrance
- Lockable personnel gate
- Drainage easement
- Block paving to private drives
- Path to rear access
- Visitor parking
- Bin collection point
- Plot frontage landscaping
- Shared private drive - block paved
- Electric vehicle charging point
- Rear garden cycle store
- Existing public right of way SP/2/4/0 & SP/4/2/1/0
- Proposed public right of way (diverted through the site)
- Proposed multi modal link route
- Existing trees to be retained
- Existing trees to be removed
- Brindle black paving roads with charcoal hard
- Black paving - Charcoal coloured to private drives and plot drives
- Patios extended to retaining structure (Plots 96-108)

**Acoustic Enhancements**

- REFER TO S.L.R. NOISE ASSESSMENT FOR DETAILS OF ACOUSTIC GLAZING AND S.L.R. OVERHEATING ANALYSIS FOR MECHANICAL VENTILATION DETAILS
- Facade to receive acoustic glazing - refer to Noise Assessment
- Plot to receive mechanical ventilation to habitable rooms - refer to Overheating Analysis for which rooms are affected

**General Notes:**

- All optional windows to be installed unless plot is zero-plotted and marked with the following symbol X
- This drawing is based on Terra Measurements Topographical Survey, ref 1908\_A, dated 03.07.20.
- All rear gardens to be gated with 1800mm high lockable gates.
- Refer to external works drawings for drainage and retaining structure details.
- All semi-detached and fence plots, to be constructed in accordance with accredited Robust Detail E-WM-22.
- All plots to be pressure tested.
- Garage sizes (Width x Length):  
 Small Single - LSG118 - 4800 x 6740mm  
 Twin - LDG218 - 6450 x 6740  
 Sales Centre - 6450 x 6740
- All plots (including mix units) to be provided with pedestrian path 900mm wide to rear access (French Doors) as shown.
- Boundary Setting Out:  
 Refer to Boundary Setting Out Drawings. Set boundaries out in accordance with the above mentioned layout. If a boundary cannot be constructed in accordance with the Setting Out layout (if there is an obstruction) please contact the Technical Department for advice.



- D MB 28.04.22** Plot 8 & 9 & 10a-10f changed to gable end roof. Entrance railings and piers shown. Pump Station lower elevation & tank arrangement updated. Plots to 96/108 increased to 116. Drive hatch updated. Garden wall of plot 116 redesigned. Acoustic requirements updated (patio diameter removed from 1-12, 27-34 & 111-122). Existing sewer shown in POZ to south 90/1.
- C BH 17.02.22** Stone articulation and Maidstone end IT codes corrected. Kewdale End, Mid IT codes corrected. Entrance IT code corrected. Private drives shown on block covers. Note in key added. Note re severe exposure added. Plot code added. Airspace updated. Metal platform corrected to working drawings. Type 40 & 41 Codes added to Block 47, 30, 35-38 & 48-71.
- B MB 25.04.21** Plot 10-21 re-allocated to match Planning Consent P/20/20/0316/MK.
- A MB 25.04.21** Acoustic glazing and bespoke mechanical ventilation highlighting IT codes for Kewdale and Kirkbridge updated.
- \* MB 16.04.21** First issue.

REVISION	DATE	BY	REASON

**TECHNICAL LAYOUT**

PROJECT: RESIDENTIAL DEVELOPMENT

PROJECT ADDRESS: WHITECHAPEL ROAD, CLECKHEATON

DRAWN	SCALE	DATE
MB	1:500 @ AD	APR. 2021

JOB REF.	DWG. NO.	REVISION
H8040	TL 01	D

**Chris Gothard** Architectural Ltd.  
 queens lower lodge  
 77-79 east bank road  
 shafield S2 3PX  
 T: 0114 2752263  
 M: 07443 594098  
 E: info@gothardconnect.com  
 Company No. 9118738

**BARRATT HOMES**

Rayham House, 2 Capital Close, Morley, Leeds, LS27 0WH  
 Tel: 0113 307 8850 Fax: 0113 307 8904

© COPYRIGHT EXISTS ON THE DESIGN AND INFORMATION SHOWN ON THIS DRAWING. A 50% NOT SCALE FROM DRAWING. ALL DIMENSIONS TO BE VERIFIED ON SITE PRIOR TO COMMENCING ANY WORK.