

Reference LP0264
Location Well Lane/ King Street Car Park
Town Halifax - Town Centre
Postcode HX1 1SP

Site areas - gross allocation		Hectares (Ha)	Acres	Gross to net ratio
	Gross	0.39	0.96	95%
	Net developable	0.37	0.92	
	Net Site area sqm	3,705.00		

Number of blocks of development 3 assume that vehicular access can be provided from King Street and Mulcture Hall Road
 1 No. B1 office block to face King Street
 Residential blocks to Well Land and Mulcture Hall Road x 2

Scenario 1 Medium

Plot Coverage for all uses, say 45% allows circulation, landscaping and car parking
 1,667.25 sqm

Footprint of each block 555.75 sqm GEA per floor

B1 Offices

Office Block storeys	3.00	1,667.25	sqm total GEA
less net to gross at	85%	1,417.16	sqm total NIA
Total Net Area Offices		1,417.16	sqm

Residential

Residential Block storeys (1 No.)	3.00	1,667.25	sqm total GEA
less net to gross at	85%	1,417.16	sqm total NIA
Total Net Area residential		1,417.16	sqm

Average Unit Size 70.6 sqm

Total Number of Units per block	20.07	say	20
Total Residential Units			40

Scenario 2 High

Plot Coverage for all uses, say 50% allows circulation, landscaping and car parking
 1,852.50 sqm

Footprint of each block 617.50 sqm GEA per floor

B1 Offices

Office Block storeys	4.00	2,470.00	sqm total GEA
less net to gross at	85%	2,099.50	sqm total NIA
Total Net Area Offices		2,099.50	sqm

Residential

Residential Block storeys (1 No.)	4.00	2,470.00	sqm total GEA
less net to gross at	85%	2,099.50	sqm total NIA
Total Net Area residential		2,099.50	sqm

Average Unit Size 70.6 sqm

Total Number of Units per block	29.74	say	30
Total Residential Units		2 blocks	60

Reference LP0264
 Location Land Off Kings Cross Street
 Town Halifax - Town Centre
 Postcode HX1 2SH

New Development - residential 0.158 Hectares 0.39 Acres

Breakdown of units from C&W study
 Dwelling NO

	Storeys	No Beds	Sqm	Sqft	AspinallVerdi Adjusted Sqm
1	3	3	125	1345.5	90
2	3	3	125	1345.5	90
3	3	3	125	1345.5	90
4	3	3	125	1345.5	90
5	2	3	115	1237.8	84
6	1	1	90	753.5	80
7	1	2	77	828.8	70
8	1	2	77	828.8	70
9	1	2	77	828.8	70
10	1	2	77	828.8	70
11	2	3	120	1291.7	84
12	2	3	100	1076.4	84
13	2	3	100	1076.4	84
14	1	1	71	764.2	50
15	2	3	120	1291.7	85
16	2	3	90	969	85

Totals			1,614	17,158	Total	1,276 sqm
Average			100.9	1072.4	Average	79.75 sqm
					Difference	338 sqm
					Using average	4 additional residential units

Total Residential Units 20 (16+ 4 additional)
 Density (Dwellings per hectare) 128 Dph

Ancillary commercial accommodation 260 sqm Meeting space at ground floor level

2-4 King Cross Street

	Sqm	0.024 Hectares less net to gross		# Resi units
Upper Ground	150	20%	120 Commercial on lower floor	
First Floor	150	20%	120 Assume 2 resi units of 60 sqm each on upper floor	2
	300			

5-13 Hopwood Lane

	Sqm	0.154 Hectares less net to gross		# Resi units
Lower ground	115	20%	92 Commercial on lower floor	
Upper ground	115	20%	92 Assume 2 resi units of 46 sqm each on upper floor	2
	230			

Grand Totals

Residential Dwellings 24
Commercial Sqm 472

Reference LP0509
Location Land & buildings opposite B&M
Town Elland
Postcode HX5 9AZ

Site areas - gross allocation	Hectares	Acres	Gross to net ratio
Gross	1.90	4.69	90%
Net developable	1.71	4.23	

Application - 18/00815/OUT	Hectares	Acres	Type	Units	Sqm	Mix
Gross	0.58	1.44	1 bed	60	47	67%
Net developable	0.58	1.43	2 bed	30	68	33%
Total				90		

Remaining Land (for employment)	Hectares (Ha)	Acres	Gross to net ratio
Gross	1.32	3.26	95%
Net developable	1.25	3.09	

Option 1

Primary use	B1c-B2		
Secondary use	None		
	Hectares	Sqm	
Gross site area	1.32	13,180.00	
Gross to net		95%	
Net site area	1.25		
Development density sqm per ha	3,698.92		
B1c/B2 NIA	4,631.42		35% site coverage
Office Content	463.14		10% assumes mezzanine
Total NIA	5,094.57		

Comments

Based on Elland scheme 19/00603/FUL

Site coverage of 35%

But sqm per hectare also in line with Nano Park Concept

Density check 3,865.38 Sqm per gross hectare

Option 2

Primary use	B1a		
Secondary use	None		
	Hectares	Sqm	
Gross site area	1.32	13,180.00	
Gross to net		95%	
Net site area	1.25	12,521.00	
Storeys	3.00		
Total GIA (Sqm)	7,512.60		20% site coverage

Comments

Based on site coverage of Gannex Park, Elland

Would need a higher site coverage say around 30% to achieve 10,000 sqm

Density check 5,700.00 Sqm per gross hectare

Reference LP0573
Location Mill Royd Street
Town Brighouse
Postcode HD6 1EP

Notes:

See parcels in report for cross referencing - numbers do not include planning application 10/01563/OUT as this is a C2 / D1 scheme

Residential unit sizes	Sqm	Mix	Weighted Size
1 bed / 2 person flat	58	40%	23.2
2 bed / 4 person flat	79	60%	47.4
Average sqm			70.6

Summary:	Residential	Office Sqm	Retail Sqm	Comments
Full redevelopment	131	3,655	730	Assumes option 2 on parcel 5
Parcels 1, 2 + 5	118	2,741	-	Assumes option 1 on parcel 5
Parcels 1 + 5	73	2,741	-	Assumes option 1 on parcel 6

Parcel 1 Residential flattened development

	Hectares	Acres	
Gross site area	0.52	1.29	
Gross to net ratio	85.00%	Assuming flood mitigation prevents higher density	
Net site area	0.44	1.10	
Development density	165.00	dph	Based on Home Group scheme
Number of resi units	73		
Average unit size	71		
Total NIA	5,179		
Total GIA (Plus 15%)	5,955	for communal areas	
Storeys	6.00		
Ground floor Sqm	993	Site coverage (check)	19%

Parcel 2 Residential development

	Hectares	Acres	
Gross site area	0.39	0.96	
Gross to net ratio	70.00%	Assuming flood mitigation prevents higher density + landscaping	
Net site area	0.27	0.67	
Development density	165.00	dph	Based on Home Group scheme
Number of resi units	45		
Average unit size	71		
Total NIA	3,156		
Total GIA (Plus 15%)	3,629		
Storeys	5.00		
Ground floor Sqm	726	Site coverage (check)	19%

Parcel 3 Residential development with ground floor retail

	Hectares	Acres	
Gross site area	0.07	0.17	
Gross to net ratio	95.00%		
Net site area	0.06	0.16	
Storey capacity	2	Restricted due to Atlas Mill Road Caravan Park	
GIA Potential Sqm	1,292		
Building Gross to Net	80.00%		
NIA Sqm	1,034		
Ground floor retail	517 sqm		
Average apartment size	70.60	sqm	
Number of resi units	7		

Parcel 4 Residential development with ground floor retail

	Hectares	Acres	
Gross site area	0.03	0.07	
Gross to net ratio	95.00%		
Net site area	0.03	0.07	
Storey capacity	3	Restricted due to Atlas Mill Road Caravan Park	
GIA Potential Sqm	798		
Building Gross to Net	80.00%		
NIA Sqm	638		
Ground floor retail	213	sqm	
Average apartment size	70.60	sqm	
Number of units	6		

Parcel 5 B1a development

	Hectares	Acres	
Gross site area	0.22	0.53	
Site coverage	50.00%		
Net site area	0.11	0.27	
Net site area sqm	1,075		
	Option 1	Option 2	
Storey capacity	3	4	
GIA Potential Sqm	3,225	4,300	
Building Gross to Net	85.00%	85.00%	
NIA Sqm	2,741	3,655	

Reference LP0749
Location Stoney Royd Mill & Albion Mill (Bailey Hall)
Town Halifax
Postcode HX3 9XJ

Ref	Proposed Use	No. Floors	Footprint Accom. Sqm	Total Gross Accom. Sqm	Build. Net to Gross / Build total Net Area Sqm	Residential Capacity	Current Use
Parcel A							
Parcel A	None						Brownfield Land
Parcel B1							
Parcel B1 - GND	Retail / Leisure / Civic	1	531	531	85%	451	Vacant
Parcel B1 - Option 1	Employment Use	4	531	2,124	80%	1,699	Vacant
Sub- total				2,655		2,150	
Parcel B2							
Parcel B2 - GND	Retail / Leisure / Civic	1	577	577	85%	490	Vacant
Parcel B2 - Option 1	Residential	4	577	2,308	80%	1,846	32 Vacant
				2,885		2,336	
Parcel B3							
Parcel B3 - GND	Retail / Leisure / Civic	1	296	296	85%	252	Vacant
Parcel B3 - Option 1	Residential	4	296	1,184	80%	947	17 Vacant
				1,480		1,199	
Totals				7,020		5,685	49

Mechanics Workshop	Hectares	Sqm	Net to Gross	Net Area Sqm	Average Unit Size sqm
Ground Floor Footprint - without sheds	0.036	360	80.00%	288	
			Assume Two levels	576	75

Plan indicating the main 3 attached mill buildings 'B' and the Mechanics Workshop 'C'



Total Residential Units 56
Total employment floorspace sqm 1,699

Reference LP0771
Location Firth's Carpets, 432 Bradford Road
Town Bailiff Bridge
Postcode HD6 4DY

Notes

Residential unit sizes	Mix	Unit size sqm	Weighted size
1-bed flats	40%	58	23.2
2-bed flats	60%	79	47.4
Average			70.6

Site areas	Hectares (Ha)	Acres	Gross to net ratio
Gross	0.61	1.51	90%
Net developable	0.55	1.36	

Calderdale MBC Assessment

B use floorspace sqm	-		
Residential capacity	30.00	54.64	dwellings per ha
Other uses	-		

Planning Application

	20/00051/RES	18/00017/OUT
B use floorspace sqm	-	0
Residential capacity	23.00	41
Dwellings per net ha	41.89	74.68
Other uses	-	

AVL assessment of site

Option 1

Primary use Residential (mix of townhouses and apartments)
 Secondary use Ground floor ancillary retail / commercial

Potential storey height	3	Based on neighbouring development	
Building footprint (Sqm)	360	0.036 hectares	Based on neighbouring block of flats
Total GIA (Sqm)	1,080		
Building gross to net allowance	83%		
Total NIA (Sqm)	896		
Ground floor commercial (sqm)	252		
Net residential floorspace (sqm)	644		
Average residential flat unit size (sqm)	70.6		
Number of flats	9		

Remaining land	0.51	hectares
Dwellings per hectare	40.00	
Residential dwellings on remaining land	21	
Total residential capacity	30	54.00 dph
Other uses (sqm)	252	



Option 2

Primary use Retail with residential apartments in top corner of Wyke Old Lane

Retail	Hectares (Ha)	Acres
Site areas	0.45	1.12
	1,045.00	sqm
	2,311.95	sqm per ha
Residential land area	0.12	Hectares
Flats	18	145 dph

Reference LP0922
Location Former Hebden Bridge Fire Station
Town Hebden Bridge
Postcode HX7 7DD

Site areas - gross allocation Hectares (Ha) Acres
Gross 0.37 0.91 Overall site area including Market Place, Car Park and the Telephone Exchange

Three Development Plots

Option 1 - Residential Led

Ref	Parcel Area (Ha)	Proposed Use	Site Net to Gross Allowance	Net Developable Area (Ha)	No. Floors	Site Coverage/ DWGS Per Ha	Footprint Accom sqm	Total Gross Accom. (Sqm)	Build. Net to Gross Allowance	Build total Net Area (Sqm)	Residential Capacity	
Parcel A Telephone Exchange												
Parcel A	0.097	Residential	90%	0.0873	2	60%	524	1047.6	0	1047.6	10	Calculated at 90sqm per unit
Parcel B - Car Park												
Parcel B	0.102	Residential	90%	0.0918	2	60%	551	1101.6	0	1101.6	11	Calculated at 90sqm per unit
Parcel C - Market Place												
Parcel C	0.121	Commercial	95%	0.11495	2	50%	575	1149.5	85%	977.075		
										977 sqm		
										21 units		

Option 2 - Employment Led

Ref	Parcel Area (Ha)	Proposed Use	Site Net to Gross Allowance	Net Developable Area (Ha)	No. Floors	Site Coverage/ DWGS Per Ha	Footprint Accom sqm	Total Gross Accom. (Sqm)	Build. Net to Gross Allowance	Build total Net Area (Sqm)	Residential Capacity	
Parcel A Telephone Exchange												
Parcel A	0.097	Residential	90%	0.0873	2	60%	524	1047.6	0	1047.6	12	Calculated at 90sqm per unit
Parcel B - Car Park												
Parcel B	0.102	Commercial	95%	0.0969	3	50%	485	1453.5	85%	1235.475		
Parcel C - Market Place												
Parcel C	0.121	Commercial	95%	0.11495	2	50%	575	1149.5	85%	977.075		
										2,213 sqm		
										12 units		

Note that the existing more modern retail parade is retained Based on Deal Street and Parcel E coming forwards for residential



Reference LP1088
Location West Vale Works, Stainland Road
Town West Vale
Postcode HX4 8BB

Site areas

	Hectares (Ha)	Acres
Gross	0.80	1.98

Planning Application

	B use floorspace sqm	Net ha	Dph net
Residential capacity	67.00	0.56	120
Other uses	-		

AVL assessment of site

Max net developable 0.64 hectares see google my maps

Stainland Road

Assumes residential townhouses

Blue site area	0.28 hectares
Gross to net	95%
Net site area	0.27
Density	45.00 dph
Residential	12

Saddleworth Road

Assumes B1c/B2 scheme akin to Elland comparables (see LP0509)

Red site area	0.36 hectares
Site coverage	20%
Net sqm	714.00
Storeys	2.00
Potential B1c/B2	1,428.00

Density check 4,000 sqm per ha



Reference LP1123
Location Kinnaird Close
Town Elland
Postcode HX5 9HX

Notes:

Residential unit sizes	Size	Mix	Weighted size
1 bed / 2 person flat	58	40%	23.2
2 bed / 4 person flat	79	60%	47.4
Average sqm			70.6

	Mix	Size	Weighted size
2 bed house	42%	79	33.18
3 bed house	30%	93	27.9
4+ bed house	28%	106	29.68
Average sqm			90.76

Site areas	Hectares (Ha)	Acres	Gross to net ratio
Gross	1.73	4.27	82%
Net developable	1.42	3.51	

AVL assessment of site

Primary use Residential townhouses at the rear of the site (see yellow on plan)
 Residential apartments in retained mills at front

Secondary use New B1c/B2 on land in red

Retained - Park Road Mills

Ground	597.8 sqm	See VOA
1st	597.8 sqm	
2nd	597.8 sqm	
3rd	597.8 sqm	Residential potential using average unit sizes
2,391.20		29

New employment

	Option 1	Option 2 - assumes land where existing low rise industrial is would be new industrial
Gross site area	0.43 ha	0.636 ha
Site coverage	50%	40%
Sqm footprint potential	2,150.00	2,544.00
Storeys	2	2
Total GIA	4,300.00 sqm	5,088.00 sqm

Residential at rear

	Option 1	Option 2
Gross site remaining	1.00 ha	0.79 ha
Gross to net ratio	90%	90%
Net land remaining	0.90 ha	0.71 ha
Development density	44.00 dph	44 dph
Residential yield	39	31

Density Check

Total NIA Potential sqm	3,580 sqm
	38,531.78 sqft
	3,993.44 sqm per ha

Totals

	Option 1	Option 2
Residential	68	60
New employment	4,300.00	5,088.00

Option 1



Option 2



Reference LP1170
Location Mulcture Hall Road
Town Halifax - Town Centre
Postcode HX1 1SR

Site areas - gross allocation	Hectares (Ha)	Acres	Gross to net ratio		
Gross	3.24		8.01	80%	Note: further areas have been scaled below - this area is not used
Net developable	2.59		6.40		
Net Site area sqm	25,920.00				

B1 Offices
 Measured Area Employment 3,400 sqm 0.34 Ha see scaled area

Plot Coverage for all uses, say 45% allows circulation, landscaping and car parking
Footprint of building 1,530.00 sqm

B1 Offices/B1(C) hybrid accommodation
 Number of storeys 2.00 3,060.00 sqm total GEA
 less net to gross at 86% 2,631.60 sqm total NIA
Total Net Area Offices 2,631.60 sqm

Residential
 Measured Area for residential 15,250 sqm 1.525 Ha see scaled area
 Development density - Strata Scheme 86 dwph see details of Wakefield Strata scheme - which has density of 86 dwph
Total number of units 131 dwellings

Reference LP1431
Location Former Mayfield Garage, Queens Road
Town Halifax - out of town (High Street location)
Postcode HX1 3XY

Site areas - gross allocation	Hectares (Ha)	Acres	Gross to net ratio
Gross	0.87	2.15	80%
Net developable	0.70	1.72	
Net Site area sqm	6,960.00		

Residential

Measured Area for residential	4,684 sqm	0.4684 Ha	see scaled area
Development density	36 dwph		based on the assumption of town house/terraced accommodation
Total number of units	17 dwellings		

Reference LP1632
Location Horton Street
Town Halifax - Town Centre
Postcode HX1 1QE

Site areas - gross allocation		Hectares (Ha)	Acres	Gross to net ratio		Note: further areas have been scaled below - this area is not used
	Gross	1.56		3.85	80%	
	Net developable	1.25		3.08		
	Net Site area sqm	12,480.00				

Ref	Parcel Area (Ha)	Proposed Use	Site Net to Gross Allowance	Net Developable Area (Ha)	No. Floors	Site Coverage/ DWGS Per Ha	Footprint Accom sqm	Total Gross Accom. (SqM)	Build. Net to Gross Allowance	Build total Net Area (SqM)	Residential Capacity
Parcel A											
Parcel A	0.32	None - Keep as Retail									
Parcel B - Kwik Fit											
Parcel B - Option 1 (Re-use of the existing building)	0.11	Workspace	100%	0.11	2	100%	1,100	2,200	90%	2,090	
Parcel C											
Parcel C	0.1	Residential	100%	0.1	2	35	156	312	90%	296	4
Parcel D Deal Street											
Parcel D - Option 2 (GND)	0.09	Workspace/ Retail / Leisure	100%	0.09	1	100%	900	900	95%	855	
Parcel D - Option 2 (Upper Floors)	0.09	Residential (apartments)	100%	0.09	2	100%	900	1,800	90%	1,710	24
Parcel E											
Parcel E - Option 2	0.34	Residential (apartments)	100%	0.34	3	50%	1,700	5,100	90%	4,845	69
									Total Add Commercial	2,945	
									Total New Residential		97