



HAZARD	Hazard Warning Schedule
HAZARD	COMMENTS / ACTION
Contamination/ UXOs	Site investigation required to determine extent of any contamination. Inc. Asbestos survey to be carried out by trained persons if necessary, if found confirmation of prior removal of asbestos from site to be obtained.
Existing services	Relevant authorities to be consulted prior to commencement of works to determine location and extent of existing services. Ground penetrating radar to be completed prior to any works onsite.
Ecology / Biodiversity / aborocultural	Specialist to be consulted / appointed to determine the extent of any impacting factors such as TPOs, protected / invasive species etc
Levels	Proposal is subject to a detailed levels plan upon receipt of a current topographical survey, which may have an impact on the proposed site layout and numbers provided.
Duties under CDM	Client to appoint Principal Designer to undertake duties under CDM 2015. Client to advise on the appointment and contact information of the Principal Designer.

Whittam Cox Architects - Disclaimer:

This drawing is copyright of WCEC Group Ltd trading as Whittam Cox Architects, and shall not be reproduced nor used for any other purpose without the written permission of the Architects. This drawing must be read in conjunction with all other related drawings and documentation. It is the contractors responsibility to ensure full compliance with the Building Regulations. Do not scale from this drawing. Use figured dimensions only. It is the contractors responsibility to check and verify all dimensions on site. Any discrepancies to be reported immediately. If in DOUBT ASK. Materials not in conformity with relevant British or European Standards/Codes of practice or materials known to be deleterious to health & safety must not be used or specified on this project.

NOTE:
The sketch proposals shown have been produced using received historical data as a base, which has been scaled and as such are considered indicative and therefore subject to confirmation. All proposals and areas shown are indicative for sketch feasibility purposes only and as such subject to a detailed building and topographical survey in addition to extensive further due diligence and detailed design. Therefore the proposals will be subject to (but not exhaustive of) design development and further specialist design from Structural, Highways, Civil and Mechanical Engineers; in addition to a detailed site levels survey, title plan, stats, TPOs, engagement with Statutory Authorities etc.

Illustrative site boundary
27.067 Acres / 10.954 Hectares

All boundaries are considered illustrative until they have been reviewed and confirmed by the Client and their legal team.

LEGEND

- Plot A - Assisted living
4.185 Acres / 1.694 Hectares
- Plot B - Retail
2.144 Acres / 0.868 Hectares
- Plot C - Industrial
5.333 Acres / 2.158 Hectares
- Plot D - Residential
8.662 Acres / 3.505 Hectares
- Plot E - Woodland A (Inc public open space)
2.396 Acres / 0.969 Hectares
- Plot F - Woodland B (TBC with res extents)
1.443 Acres / 0.584 Hectares
- Plot G - Public open space
0.825 Acres / 0.334 Hectares
- Plot H - Carehome
1.200 Acres / 0.486 Hectares
- Landscaping / gardens
- Public open space
- Green corridor & pedestrian route
- Woodland
- +146.70 Existing spot level
- Emerging wider master estate

The proposal is considered illustrative for feasibility purposes, and is subject to further due diligence, detailed design, tenant and design team input, proposed levels, ETC.

Plot A - Retirement bungalows	2 Bedroom dwelling	24
TOTAL		24

Plot D - Residential

Type	No. Beds	SqFt	Total	Total SqFt	Type %	Beds %
A	1	642.6	6	3,855.6	5.7	5.7
B	2	777.1	20	15,542.0	18.9	33.0
C	2	826.6	15	12,399.0	14.2	
D	3	988.1	20	19,762.0	18.9	
E	3	1,202.3	4	4,809.2	3.8	
F	3	882.6	10	8,826.0	9.4	34.9
G	3	1,160.3	3	3,480.9	2.8	
H	4	1,053.7	8	8,429.6	7.5	
I	4	1,100.0	5	5,500.0	4.7	
J	4	1,391.0	5	6,955.0	4.7	23.6
K	4	1,547.8	4	6,191.2	3.8	
L	4	1,532.7	3	4,598.1	2.8	
M	5	2,230.2	3	6,690.6	2.8	2.8
			106	107,039.2		

Plot D - Residential density - Gross (Plot D boundary)

Area	8.662 Acres / 3.505 Hectares
Gross density	30.24 Dwellings per hectare
	12,357.3 SqFt per acre

Net (Gross area excluding distributor roads)

Area	6.905 Acres / 2.794 hectares
Net density	37.9 Dwellings per hectare
	15,501.7 SqFt per acre

A	05/05/21	Landscaping amended	DIG/SW
By	Date	Description	Drawn/Checked by
			CLIENT

Crosslee PLC

PROJECT
Factory Redevelopment
Hipperholme, Halifax

TITLE
Proposed Site Plan

DRAWING STATUS
Planning

DRAWN	SW	CHECKED	DC
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SCALE 1:1250 @ A1
DATE April 2021

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JOB NO.	DRAWING NO.	REV
200450	PL_04	A