



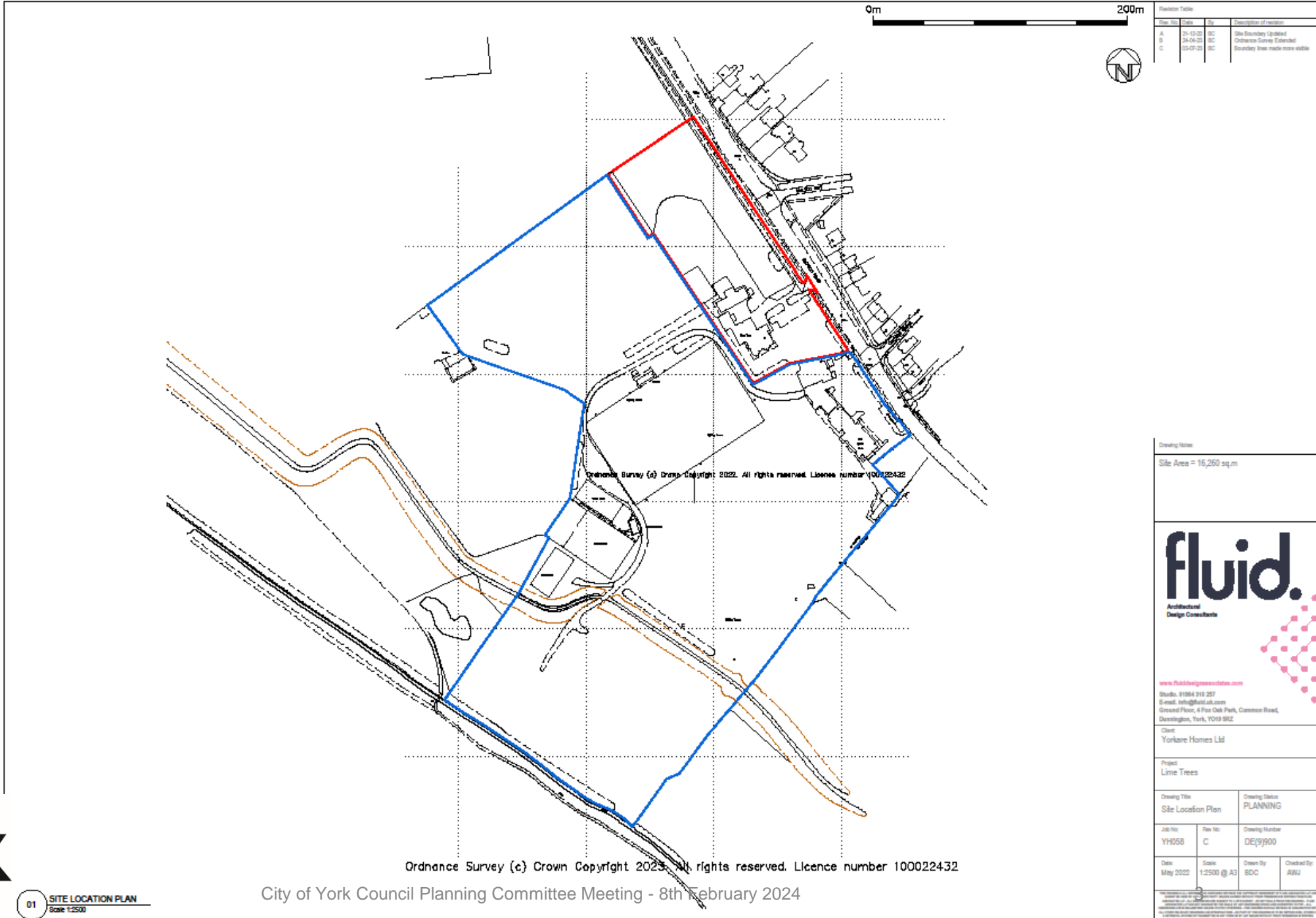
Planning Committee A

To be held on 8th February 2024

23/01217/FULM – Limetrees, 31 Shipton Road, Clifton, York

Erection of 60no. bed care home (Use Class C2) with associated parking, landscaping and access following the demolition of existing buildings and the creation of new sports pitches for use by York Sports Club

Site Location Plan



01 SITE LOCATION PLAN
Scale: 1:2500

City of York Council Planning Committee Meeting - 8th February 2024

Drawing Name:
Site Area = 16,260 sq.m

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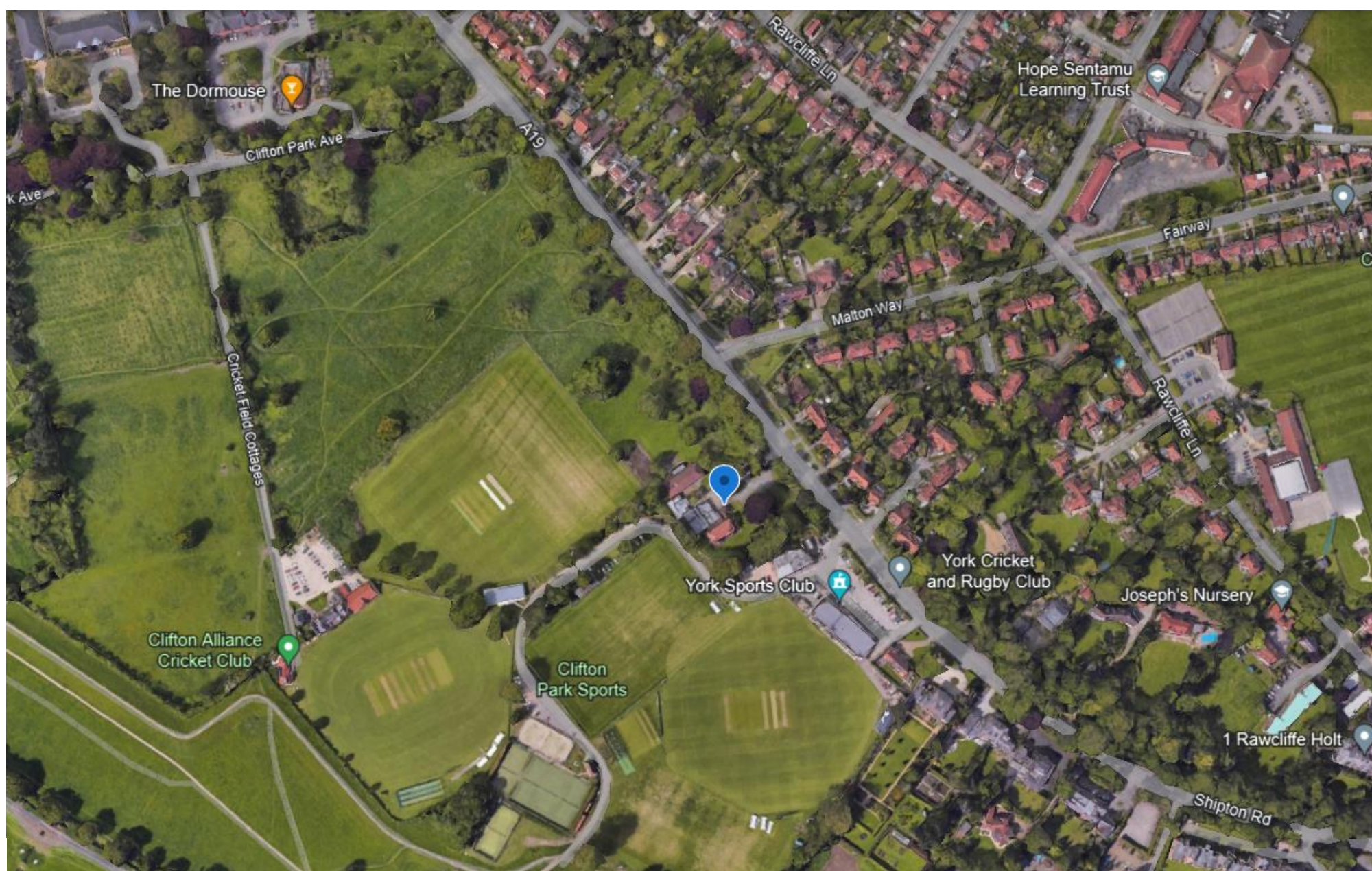
Studio: 01904 918 257
E-mail: info@fluid.uk.com
Ground Floor, 4 Fox Oak Park, Common Road, Dunnington, York, YO19 9RZ

Client:
Yorkcare Homes Ltd

Project:
Lime Trees

Drawing Title: Site Location Plan	Drawing Status: PLANNING
Job No: YH058	Rev No: C
Drawing Number: DE19900	
Date: May 2022	Scale: 1:2500 @ A3
Drawn By: BDC	Checked By: ANU

Aerial Image –
Google Earth



Existing Land to the Rear



Existing Areas of Hardstanding



View North along
Shipton Road



View South along
Shipton Road



Southern Elevation
of Existing Main
Building



View within the site from entrance



Existing Cluster
Building to the North
West of the main
building



Existing Building
(North East
Elevation)



Existing Access from Shipton Road



Existing Site Layout



01 EXISTING SITE PLAN
Scale 1:500



City of York Council Planning Committee Meeting - 8th February 2024



Revision Table:			
Rev. No.	Date	By	Description of revision
A	15-05-23	BC	Site Boundary Lines added

Drawing Notes:



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Studio: 01904 310 257
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Dunnington, York, YO19 5RZ

Client:
Yorkare Homes Ltd

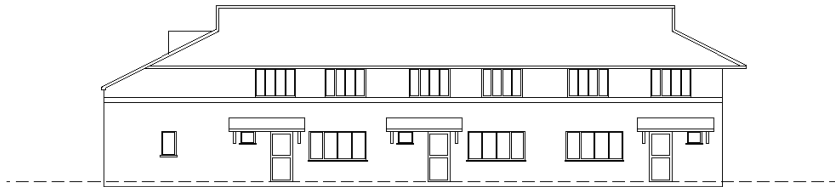
Project:
Lime Trees

Drawing Title: Existing Site Plan	Drawing Status: PLANNING
Job No: YH058	Rev No: A
Date: FEB 22	Scale: 1:500 @ A1
Drawn By: BC	Checked By: AWJ

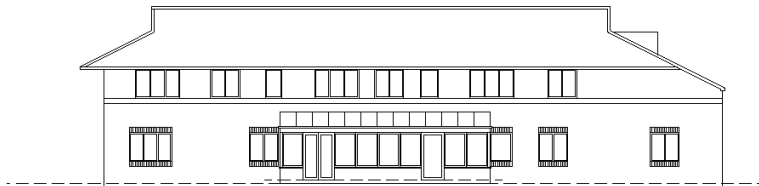
Existing Elevations (2)



04 EXISTING WEST ELEVATION
Scale 1:100



05 EXISTING SOUTH ELEVATION (2)
Scale 1:100



06 EXISTING NORTH ELEVATION (2)
Scale 1:100

City of York Council Planning Committee Meeting - 8th February 2024



Revision Table:

Rev. No.	Date	By	Description of revision

Drawing Notes:



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Ground Floor, 4 Fox Oak Park, Common Road,
Dunnington, York, YO19 5RZ

Client:
Yorkcare Homes Ltd

Project:
Lime Trees

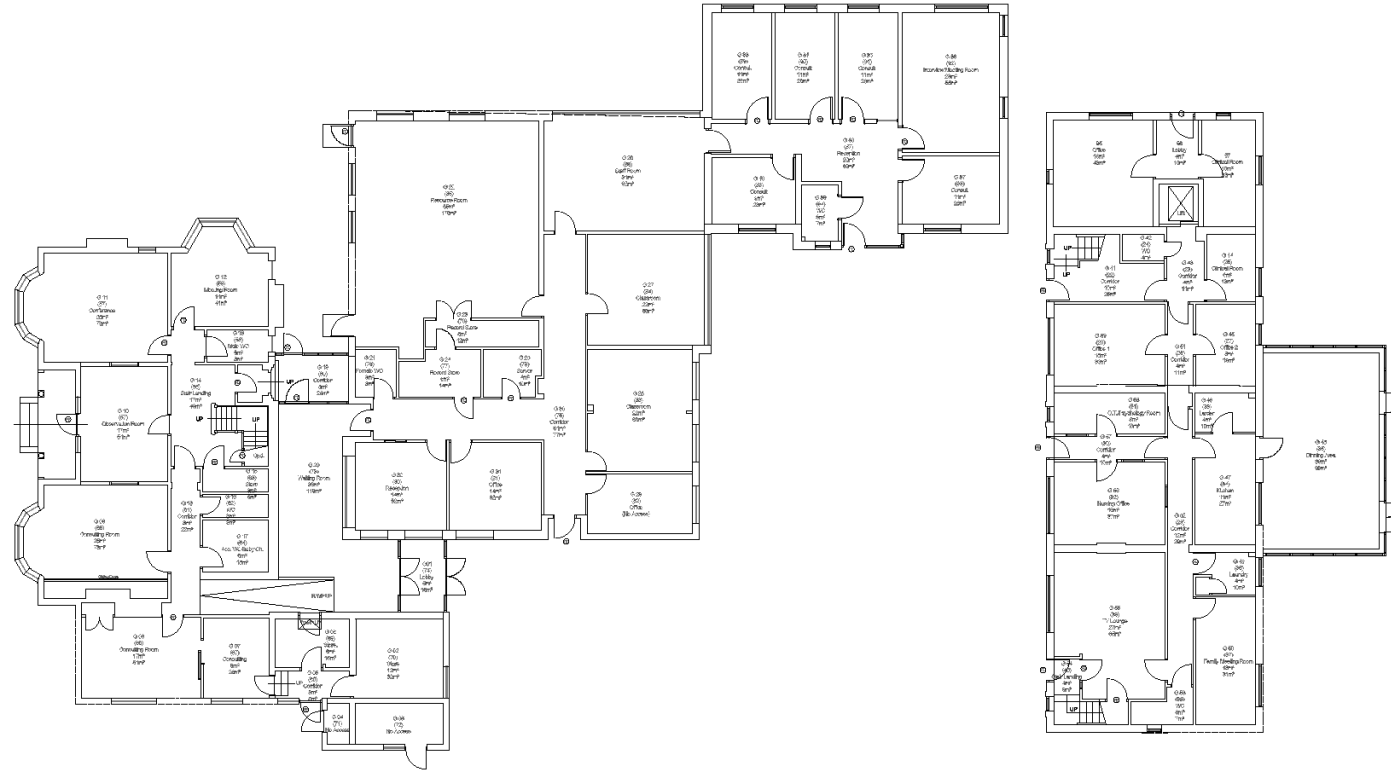
Drawing Title: Existing Elevations	Drawing Status: FEASIBILITY
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Job No: YH058	Rev No: -	Drawing Number: DE(0)051
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Date: Nov 22	Scale: 1:100 @ A1	Drawn By: BC	Checked By: AWJ
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Existing Ground Floor



01 EXISTING GROUND FLOOR PLAN
Scale 1:100

City of York Council Planning Committee Meeting - 8th February 2024

Revision Table:			
Rev No	Date	By	Description of revision

Drawing Notes:

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Studio: 01904 310 257
E-mail: info@fluid.uk.com
Ground Floor, 4 Fox Oak Park, Common Road,
Dunnington, York, YO19 5RZ

Client:
Yorkcare Homes Ltd

Project:
Lime Trees

Drawing Title: Existing Ground Floor Plan	Drawing Status: FEASIBILITY
Job No: YH058	Rev No: -
Date: Nov 22	Scale: 1:100 @ A1
Drawn By: BC	Checked By: AWJ
Drawing Number: DE(0)001	

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Proposed Site Plan



01 PROPOSED SITE PLAN
Scale 1:500

Revision Table			
Rev No.	Date	By	Description of revision
A	17-10-22	AG	Boundary adjustments
B	14-12-22	BC	Hard Landscaping around the building revised following LA comments.
C	22-02-23	AG	Parking added
D	24-02-23	AG	Storage pond added and path adjusted
E	06-04-23	AG	Parking and cycle parking amended
F	14-04-23	AG	Ramp amended
G	24-05-23	AG	Latest plan added and ramp amended
H	01-08-23	AG	Plant enclosure amended
I	26-08-23	AG	Notes added
J	12-10-23	AG	Cycle store added
K	31-10-23	AG	Parking amended and Tactile paving added
L	01-11-23	BC	Hedge added
M	13-12-23	BC	Sports pitch locations removed
N	04-01-24	AG	Parking amended

KEY

- Care home site boundary
- Land to be gifted to York Rugby Club

Drawing Notes:

Tree Key

- New Tree
- Existing Tree To Be Removed
- Existing 'U' Grade Tree To Be Removed
- Existing Tree To Be Relocated / New Position

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Ground Floor, 4 Fox Oak Park, Common Road, Dunnington, York, YO19 5RZ

Client: Yorkcare Homes Ltd

Project: Lime Trees

Drawing Title: Proposed Site Plan RPA
Drawing Status: PLANNING

Job No: YH058
Rev No: N
Drawing Number: DP(9)904

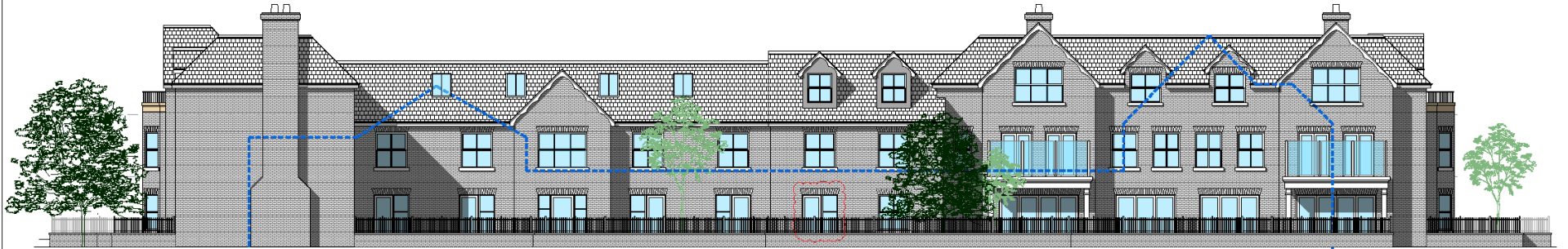
Date: FEB 22
Scale: 1:500 @ A1
Drawn By: BC
Checked By: AWJ

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Proposed Elevations



01 PROPOSED EAST FACING ELEVATION
Scale 1:100



02 PROPOSED WEST FACING ELEVATION
Scale 1:100



03 PROPOSED SOUTH FACING ELEVATION
Scale 1:100



04 PROPOSED NORTH FACING ELEVATION
Scale 1:100

Rev. No.	Date	By	Description of revision
A	17-10-23	AG	Site elevation updated
B	27-01-23	BC	Elevations updated following Client comments
C	21-02-23	BC	Elevations updated following Client comments
D	08-04-23	AG	Elevations updated to match plan updates
E	14-04-23	AG	Elevations updated to match plan updates

Drawing Notes:

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Dunnington, York, YO19 5RZ

Client:
Yorkcare Homes Ltd

Project:
Lime Trees

Drawing Title:
Proposed Elevations

Drawing Status:
FEASIBILITY

Job No:
YH058

Rev No:
E

Drawing Number:
DP(0)050

Date:
MAR 22

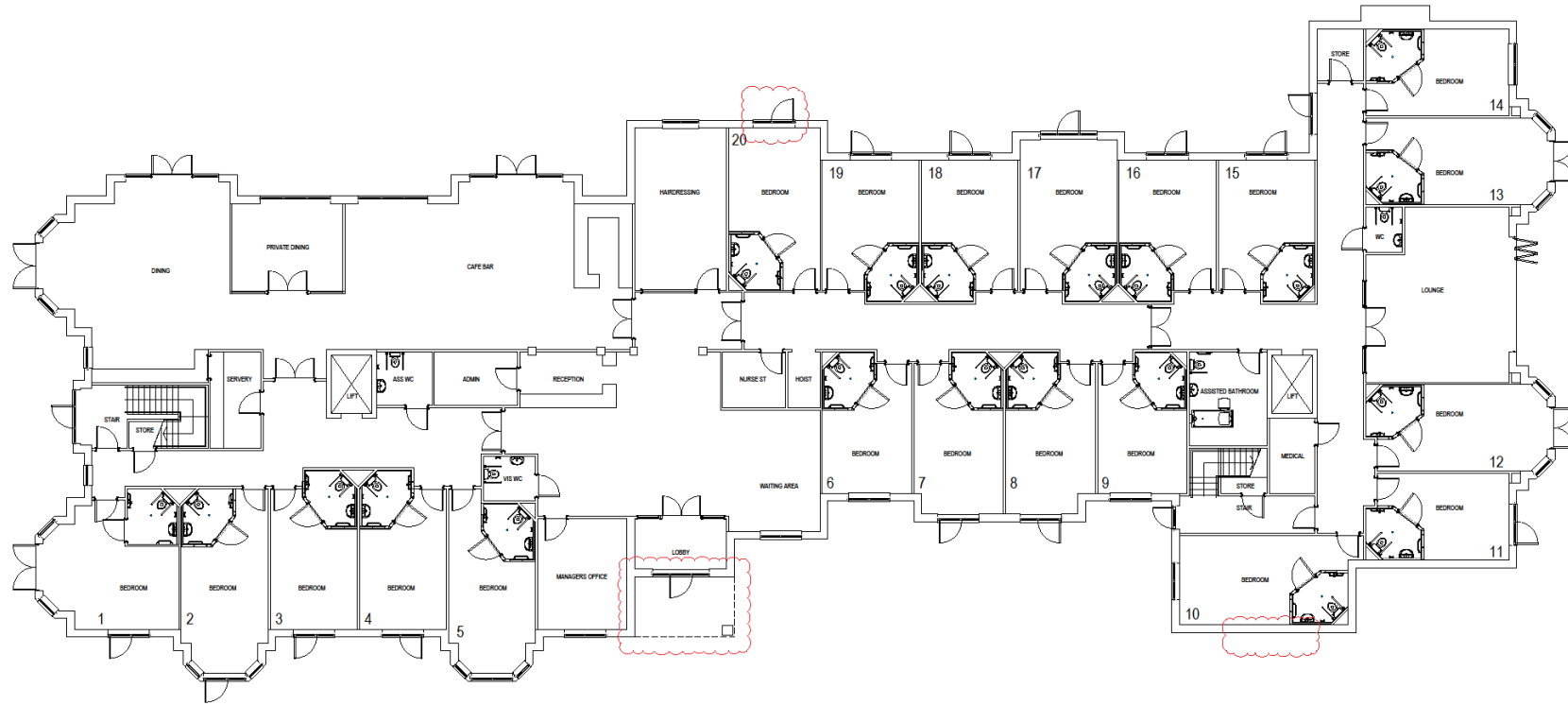
Scale:
1:100 @ A1

Drawn By:
AG

Checked By:
AWJ



Proposed Ground Floor Plan



01 PROPOSED GROUND FLOOR PLAN
Scale 1:100



City of York Council Planning Committee Meeting - 8th February 2024

Revision Table:				
Rev. No.	Date	By	Description of revision	
A	05-04-23	AG	General update	
B	14-04-23	AG	General update	

Drawing Notes:

Gross Internal Floor Areas	
Ground Floor	- 1,195.49 sq.m
First Floor	- 1,182.24 sq.m
Second Floor	- 1,059.71 sq.m
Total	= 3,437.44 sq.m



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 Client:
 Yorkcare Homes Ltd

Project:
 Lime Trees

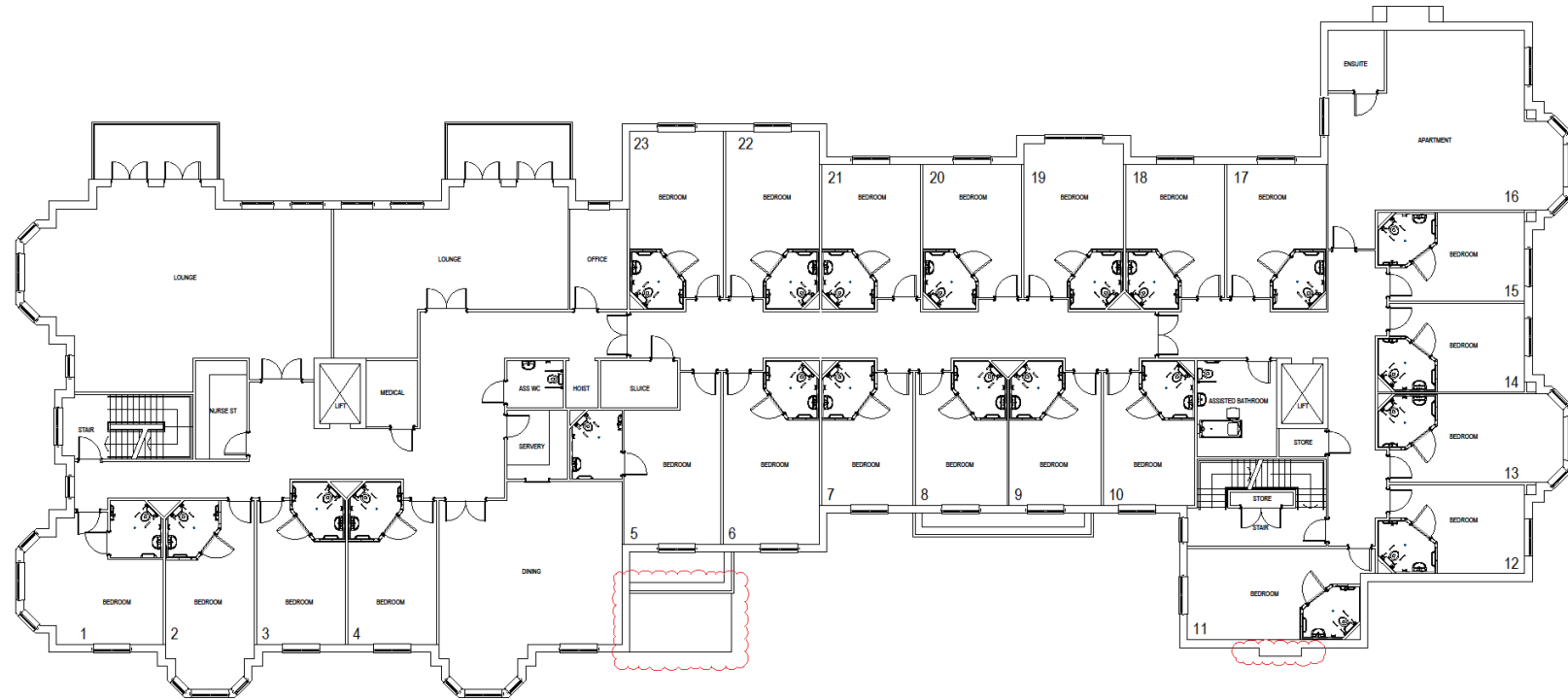
Drawing Title: Proposed GF Plan
 Drawing Status: FEASIBILITY

Job No: YH058
 Rev No: B
 Drawing Number: DP(0)001

Date: MAR 22
 Scale: 1:100 @ A1
 Drawn By: BC
 Checked By: AWJ

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Proposed First Floor Plan



01 PROPOSED FIRST FLOOR PLAN
Scale: 1:100



Revision Table:

Rev No	Date	By	Description of revision
A	05-04-23	AG	General update
B	14-04-23	AG	General update

Drawing Notes:

Gross Internal Floor Areas

Ground Floor	-	1,195.49 sq.m
First Floor	-	1,182.24 sq.m
Second Floor	-	1,059.71 sq.m
Total	=	3,437.44 sq.m



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Client:
Yorkcare Homes Ltd

Project:
Lime Trees

Drawing Title: Proposed FF Plan
Drawing Status: FEASIBILITY

Job No: YH058
Rev No: B
Drawing Number: DP(0)002

Date: MAR 22
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Proposed Landscaping Plan

