



Planning Committee B

22/00440/FULM

Land To The West Of 1 To 8 Garthway New Earswick

Existing site plan



- NOTES**
- All dimensions and levels are to be checked on site.
 - Any discrepancies are to be reported to the client & Jagger Architects Ltd before any work commences.
 - This drawing shall not be used to construct any structure, work or to be used for any other purpose.
 - This drawing shall not be reproduced without written permission from Jagger Architects Ltd.
 - The accuracy of the drawing and any other information is provided for the client's use only. Jagger Architects Ltd is not responsible for the accuracy or completeness of the information.

APPLICATION BOUNDARY
 NEW EARSWICK CONSERVATION AREA BOUNDARY

rev	date	drawn	checked
1	2022/02	MMG	MMG
EXISTING LEVELS ADDED TO DRAWING.			
drawing stage	PLANNING		
drawing status	FOR APPROVAL		
client	JOSEPH ROJUNTREE L141 15/16 THE BKT		
project	NEW DWELLINGS GARTHWAY WEST NEW EARSWICK		
drawing title	EXISTING SITE PLAN		
date	FEB '22	drawn	MMG
scale	1:500 @ A3	checked	FS

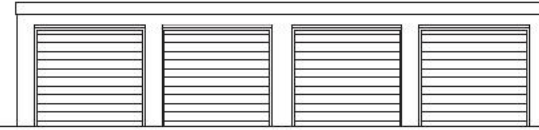
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Job No DWG No Rev
 403/02 (02) 002 A

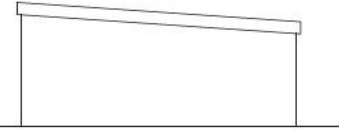


Existing garage blocks

GARAGE BLOCKS 1 - 7



FRONT ELEVATION

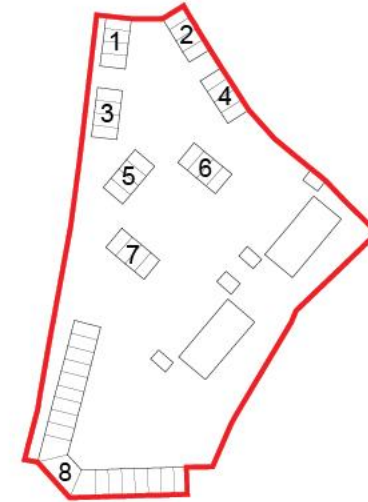


SIDE ELEVATION



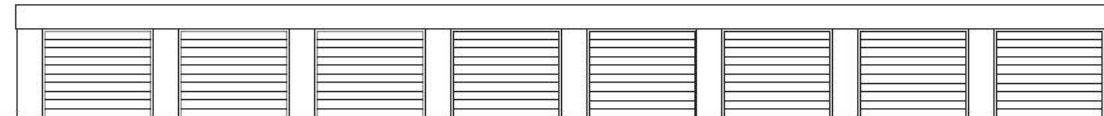
EXISTING SITE PHOTO

EXISTING GARAGE BLOCK I.D.



- NOTES**
- All dimensions and levels are to be checked on site.
 - Any discrepancies are to be reported to the client & Jagger Architects Ltd before any work commences.
 - This drawing shall not be used to construct any structure. Work is to be done in accordance with the relevant building regulations.
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GARAGE BLOCK 8



FRONT ELEVATION



SIDE ELEVATION



EXISTING SITE PHOTO

drawing stage	PLANNING
drawing status	FOR APPROVAL
client	JOSEPH ROULANT REE HIGH PRINC TRUST
project	NEW DWELLINGS GARTHWAY WEST NEW EARSWICK
drawing title	EXISTING GARAGES

date	FEB '22	drawn	MMG
scale	1:100 @ A3	checked	FS

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job No	DWG No	Rev
403/02	(02) 010	#

Proposed site plan

SEMI-DETACHED
BLOCK OF 2no.
3 BED HOUSES

SEMI-DETACHED
BLOCK OF 2no.
3 BED HOUSES

SEMI-DETACHED
BLOCK OF 2no.
3 BED HOUSES

SEMI-DETACHED
BLOCK OF 2no.
2 BED HOUSES

SEMI-DETACHED
BLOCK OF 2no.
2 BED HOUSES

SEMI-DETACHED
BLOCK OF 2no.
2 BED HOUSES

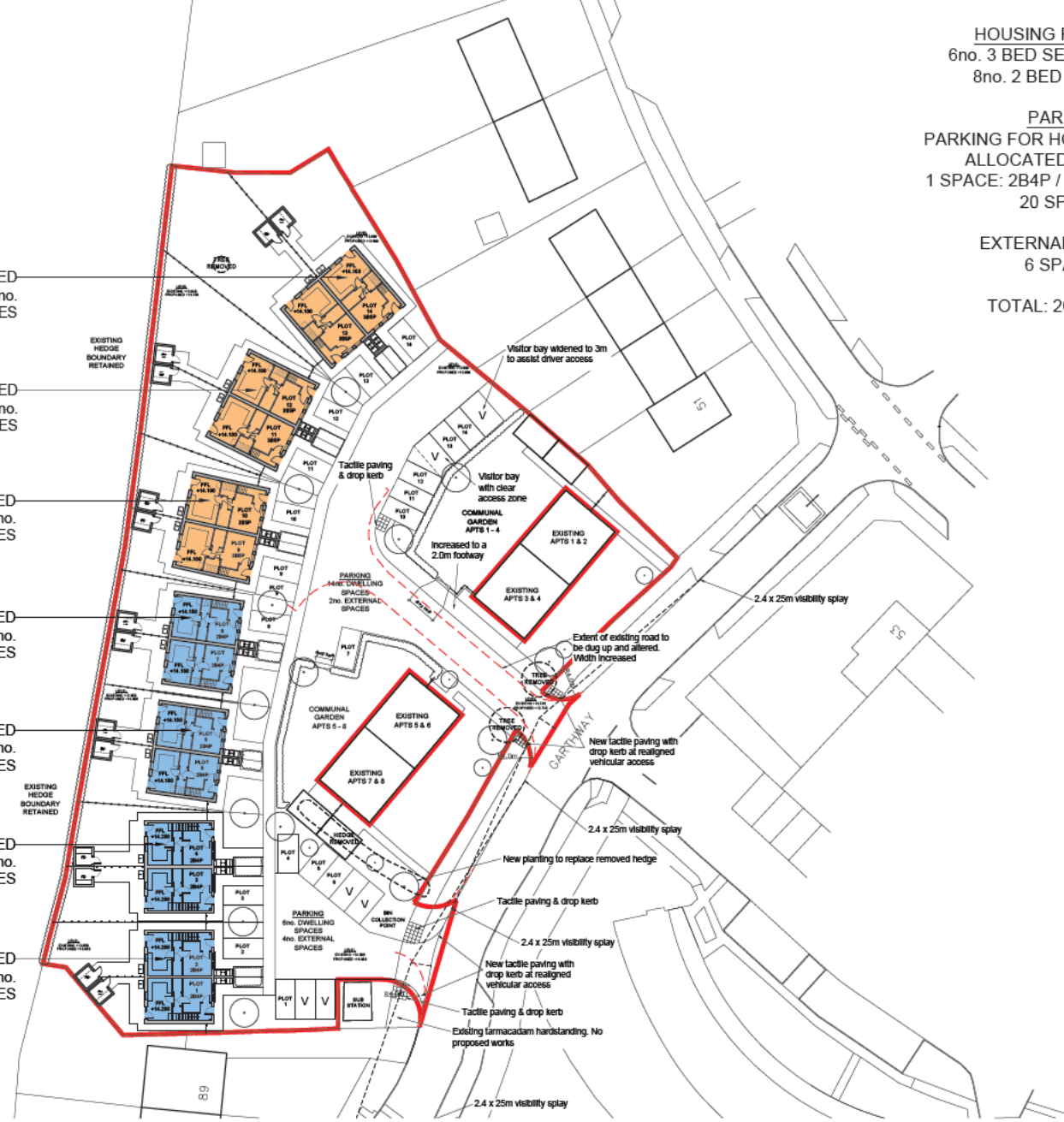
SEMI-DETACHED
BLOCK OF 2no.
2 BED HOUSES

HOUSING PROPOSED
6no. 3 BED SEMI-DETACHED
8no. 2 BED TERRACES

PARKING
PARKING FOR HOUSES (ON LAND
ALLOCATED TO HOUSE)
1 SPACE: 2B4P / 2 SPACES: 3B/5P
20 SPACES

EXTERNAL PARKING
6 SPACES

TOTAL: 26 SPACES



NOTES

- All dimensions and levels are to be checked on site.
- Any dimensions are to be applied to the lines & angles shown on drawings in any such construction.
- This drawing shall not be used to construct any other works without the written consent of the client.
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KEY

- REMOVED TREE
- PROPOSED TREE
- SHRUBBERY
- 1.5m HIGH CLOSE BOARDED TIMBER FENCE
- HOUSE TYPE A
2 BED / 4 PERSON HOUSE
- HOUSE TYPE B
3 BED / 5 PERSON HOUSE

LEVELS INFORMATION HIGHLIGHTED

REV	DATE	DRAWN	CHECKED
1	21/04/22	MMG	EJ
2	08/05/22	MMG	EJ
3	17/05/22	MMG	EJ
4	01/06/22	MMG	EJ
5	01/06/22	MMG	EJ
6	01/06/22	MMG	EJ
7	01/06/22	MMG	EJ
8	01/06/22	MMG	EJ
9	01/06/22	MMG	EJ
10	01/06/22	MMG	EJ
11	01/06/22	MMG	EJ
12	01/06/22	MMG	EJ
13	01/06/22	MMG	EJ
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48	01/06/22	MMG	EJ
49	01/06/22	MMG	EJ
50	01/06/22	MMG	EJ

PROPOSED SITE PLAN

DATE: JAN '22 DRAWN: MMG CHECKED: FS
SCALE: 1:500 @ A3

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Job No: 403/02 (02) 003 I DWG No: Rev:

Proposed elevations 2 bed house type



FRONT



SIDE 1



REAR



SIDE 2

- NOTES**
- All dimensions and levels are to be checked on site.
 - All dimensions are to be taken to the face of brick & gable.
 - The drawing shall not be taken to indicate any dimensions. Work to agreed dimensions only.
 - The drawing shall not be reproduced without express written permission from Shaw & Jagger Architects Ltd.
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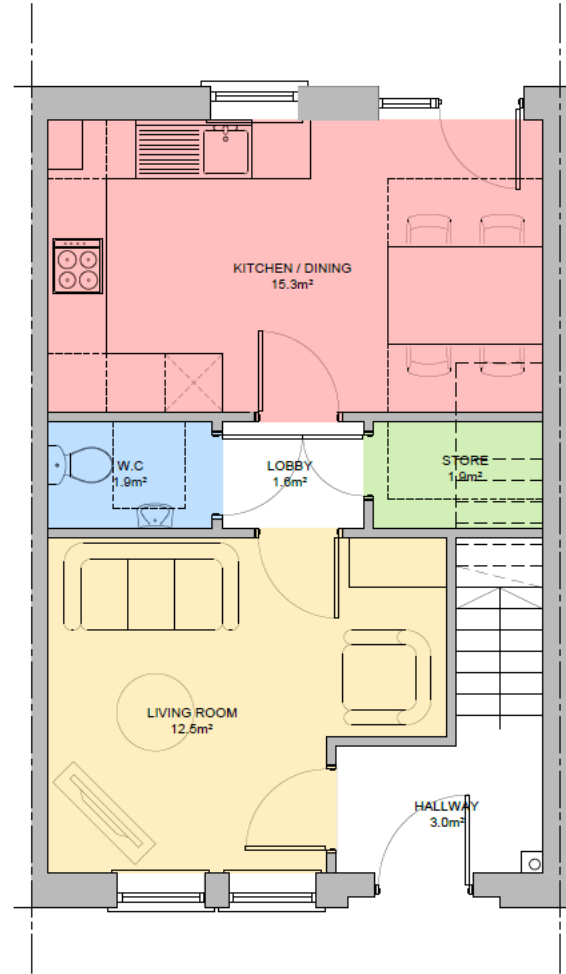
- MATERIALS KEY**
1. WALL: FACING BRICK
 2. ROOF: PAN TILE
- WALL-MOUNTED ELECTRIC CAR CHARGING PORT POSITION, WHERE FEASIBLE

REV	DATE	BY	CHKD
1	06/03/23	MMG	EJ
BRICK-BUILT SECURE BIKES & GARDEN STORE NO LONGER ADJOINING DWELLING			
2	06/03/23	MMG	EJ
REVISED LAYOUT IN LINE WITH REVISED SITE LAYOUT			
drawing stage: PLANNING			
drawing status: FOR APPROVAL			
client: JRHT JOSEPH ROUNDTREE HOUSING TRUST			
project: NEW DWELLINGS GARTHWAY WEST NEW EARSWICK			
drawing title: PROPOSED ELEVATIONS HOUSE TYPE A 2B4P			
date:	JAN '22	drawn:	MMG
scale:	1:100 @ A3	checked:	FB

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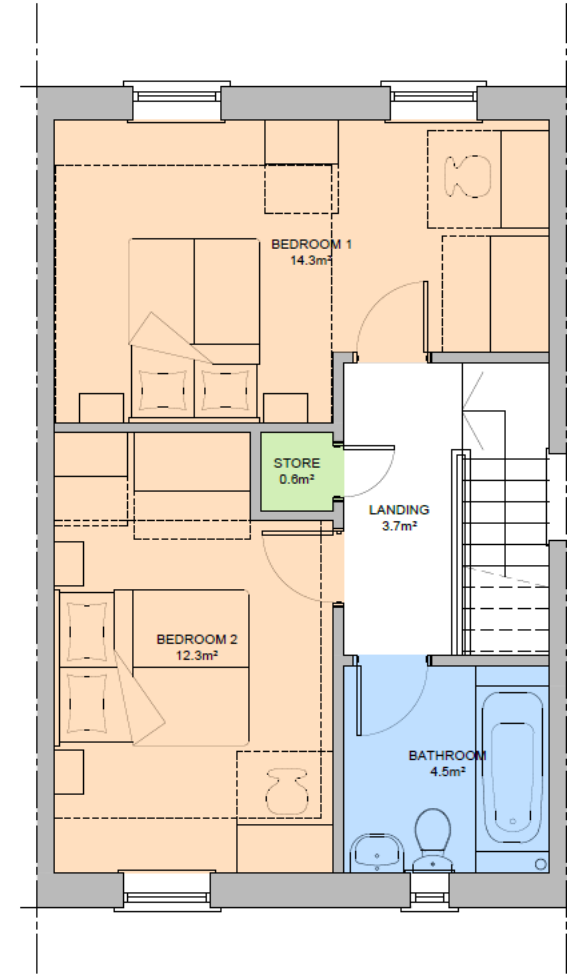
Job No: 403/02 (02) 200 B
DWG No: Rev: B

Proposed floor plans 2 bed house type



GROUND FLOOR

2B4P - 79.1m²
HOUSE TYPE A



FIRST FLOOR

- NOTES**
- All dimensions and levels are to be checked on site.
 - Any discrepancies are to be reported to the client by the date of Jagger Architects Ltd before any work commences.
 - This drawing shall not be used to authorize any dimensions, work or material dimensions only.
 - This drawing shall not be reproduced without written permission from Shaw & Jagger Architects Ltd.
 - The overall design and general finishes are provided unless otherwise specified. Shaw & Jagger Architects Ltd cannot be held responsible for the accuracy or scale discrepancy of these drawings.

NDSS CHECKLIST

- a. Min. GIA of 79.0m² and built-in storage of 2.0m² (2B4P)
- b. Min. one double (or twin) bedroom.
- c. Single bedroom floor area min. 7.5m² and min. 2.15m wide.
- d. Double (or twin) bedroom floor area min. 11.5m²
- e. One double (or twin) bedroom is min. 2.75m wide, every other double (or twin) bedroom min. 2.55m wide.
- f. Any area with headroom less than 1.5m is not counted within GIA unless solely used for storage.
- g. Any other area used solely for storage and has headroom of 900-1500mm (such as under eaves) is counted as 50% of its floor area. Any area lower than 900mm is not counted.
- h. Built-in wardrobe counts towards GIA and bedroom floor requirements, but it should not reduce effective width of room below min. widths set out above. Built-in area in excess of 0.72m² in double bedroom and 0.36m² in single bedroom counts towards built-in storage requirements.
- i. Min. floor to ceiling height is 2.3m for at least 75% of GIA.

Rev	Date	Drawn	Checked
A	04/10/23	MMG	EJ

REVISED LAYOUT IN LINE WITH REVISED SITE LAYOUT.

Drawing stage: PLANNING

Drawing status: FOR APPROVAL

Client: **JRHT** JOSEPH ROJUNTREE HOUSING TRUST

Project: NEW DWELLINGS GARTHWAY WEST NEW EARSWICK

Drawing title: PROPOSED FLOOR PLANS HOUSE TYPE A 2B4P

Date	JAN '22	Drawn	MMG
Scale	1:50 @ A3	Checked	FB



Job No: 403/02 (02) 100 A

Proposed elevations 3 bed house type



FRONT



SIDE 1



REAR



SIDE 2

- NOTES**
- All elevations and details are to be checked on site
 - All elevations are to be applied to the Shaw & Jagger Architects Ltd. and not to be used for any other purpose
 - The drawing shall not be taken to indicate any dimensions, views or specific materials
 - This drawing shall not be reproduced without express written permission from Shaw & Jagger Architects Ltd.
 - This drawing shall not be used for any other purpose without express written permission from Shaw & Jagger Architects Ltd.

- MATERIALS KEY**
1. WALL: FACING BRICK
 2. ROOF: PAN TILE
- WALL-MOUNTED ELECTRIC CAR CHARGING POINT POSITION, WHERE FEASIBLE

REV	DATE	DRAWN	CHECKED
A	05/03/22	MMG	FS

BRICK-BUILT SECURE BIKE & GARDEN STORE NO LONGER ADJOINING DWELLING

drawing stage: PLANNING

drawing status: FOR APPROVAL

client: **JRHT** JOSEPH ROUNTREE HOUSING TRUST

project: NEW DWELLINGS GARTHWAY WEST NEW EARSWICK

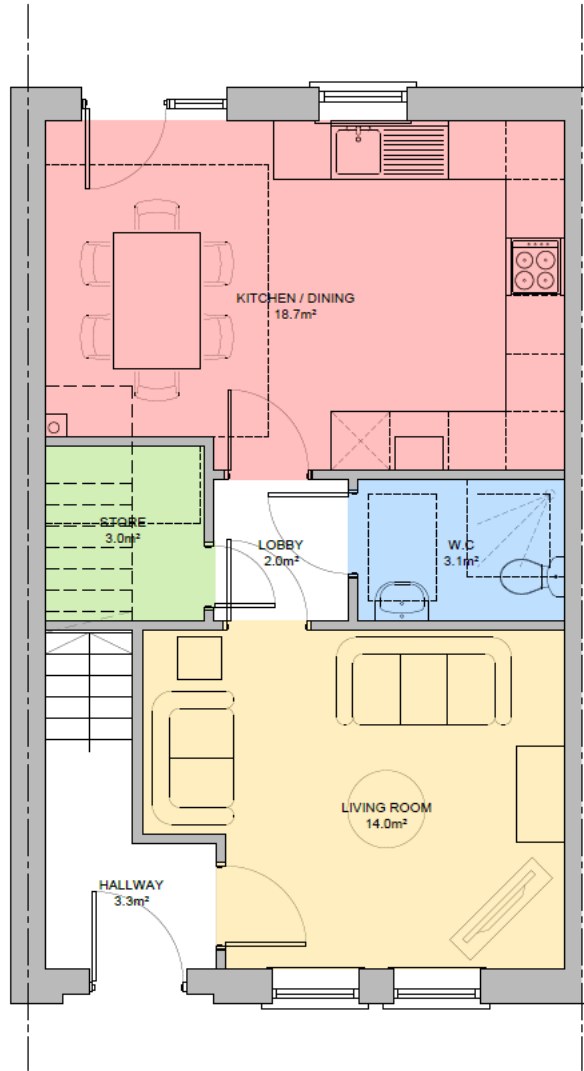
drawing title: PROPOSED ELEVATIONS HOUSE TYPE B SBSP

date: JAN '22 drawn: MMG scale: 1:100 @ A3 checked: FS

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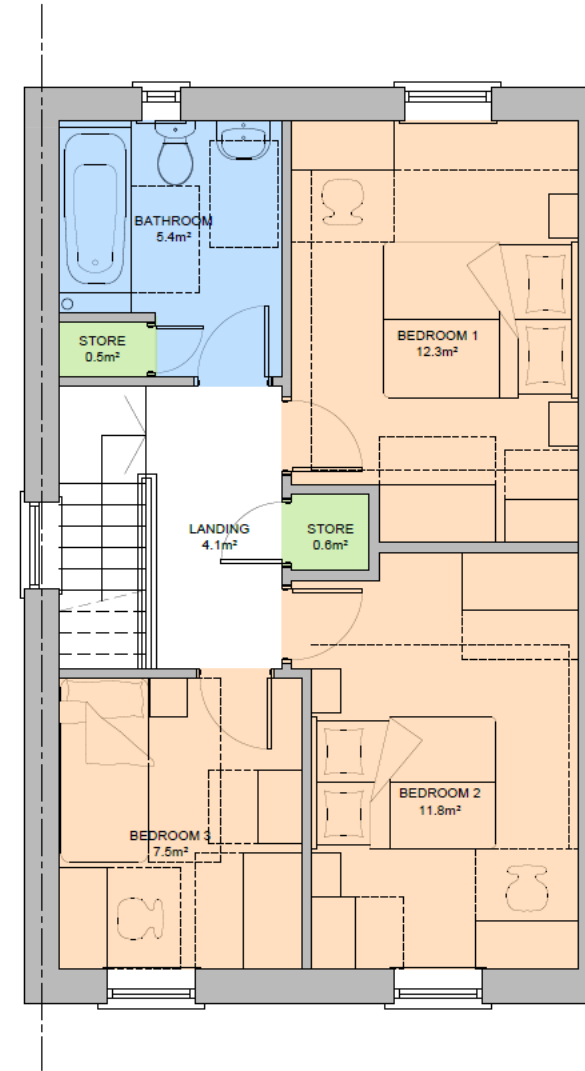
Job No	DWG No	Rev
403/02	(02)	201 A

Proposed floor plan 3 bed house type



GROUND FLOOR

3B5P - 93.6m²
HOUSE TYPE B



FIRST FLOOR

- NOTES**
- All dimensions and levels are to be checked on site.
 - Any discrepancy is to be reported to the Shaw & Jagger Architects Ltd before any work commences.
 - This drawing shall not be used to ascertain any dimensions, work or specifications on site.
 - This development will be reproduced without express written permission from Shaw & Jagger Architects Ltd.
 - The only drawings and details to be used are those shown on the drawings and details and no part of any other drawings or details shall be used without the written permission of Shaw & Jagger Architects Ltd.

- NDSS CHECKLIST**
- a. Min. GIA of 79.0m² and built-in storage of 2.5m³ (3B5P)
 - b. Min. one double (or twin) bedroom.
 - c. Single bedroom floor area min. 7.5m² and min. 2.15m wide.
 - d. Double (or twin) bedroom floor area min. 11.5m²
 - e. One double (or twin) bedroom is min. 2.75m wide, every other double (or twin) bedroom min. 2.55m wide.
 - f. Any area with headroom less than 1.5m is not counted within GIA unless solely used for storage.
 - g. Any other area used solely for storage and has headroom of 900-1500mm (such as under eaves) is counted at 50% of its floor area. Any area lower than 900mm is not counted.
 - h. Built-in wardrobe counts towards GIA and bedroom floor requirements, but it should not reduce effective width of room below min. widths set out above. Built-in area in excess of 0.72m² in double bedroom and 0.36m² in single bedroom counts towards built-in storage requirements.
 - i. Min. floor to ceiling height is 2.3m for at least 75% of GIA.

Drawing stage: PLANNING
 Drawing title: FOR APPROVAL
 Client: JOSEPH ROJUNTREE HOUSING TRUST
 Project: NEW DWELLINGS GARTHWAY WEST NEW EARSWICK
 Drawing title: PROPOSED FLOOR PLANS HOUSE TYPE B 3B5P
 Date: JAN '22 Drawn: MMG
 Scale: 1:50 @ A3 Checked: FS

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VIEW 1 - GENERAL SITE OVERVIEW LOOKING NORTH-WEST



- NOTES**
- All dimensions and levels are to be checked on site.
 - All dimensions are to be checked to the Outer Edge of Asphalt/Concrete edge with callouts.
 - The drawing shall not be construed to indicate any easements. Work to be done elsewhere only.
 - This drawing shall not be reproduced without express written permission from Shaw & Jagger Architects Ltd.
 - The existing drainage and sewerage facilities are protected using all reasonable measures. Shaw & Jagger Architects Ltd shall not be responsible for the existing or future adequacy of these services.



VIEW 2 - LOOKING NORTH WEST FROM BETWEEN EXISTING APARTMENTS



VIEW 3 - VIEW OF SOUTH OF SITE



VIEW 4 - FROM THE NORTH-EAST, LOOKING SOUTH-WEST



VIEW 5 - REAR OF DEVELOPMENT LOOKING NORTH-EAST

no	date	drawn	checked
B	06/02/23	MWG	EJ
BRICK-BUILT SECURE BIKE STORES MOVED TO REAR.			
no <th>date</th> <th>drawn</th> <th>checked</th>	date	drawn	checked
A	04/11/23	MWG	EJ
NEW SITE LAYOUT FOLLOWING LA FEEDBACK			
drawing stage PLANNING			
drawing status FOR APPROVAL			

JRHT JOSEPH ROJUNTREE HOUSING TRUST

project NEW DWELLINGS GARTHWAY WEST NEW EARSWACK

drawing title PROPOSED CGI

date	drawn	checked
JAN '22	MWG	FB
scale	NTS	

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