



Planning Committee B

To be held on Thursday 11th August 2022 at 4:30pm

21/02661/FULM – Land to the east of Middlewood Close, Rufforth

Erection of 21 dwellings and associated works



ACCOMMODATION			
Affordable		Area sq ft	
H4	2 bed house	3 no	781
AS	3 bed house	2 no	928
Farrham	4 bed house	1 no	1141
Private			
Hawthorn	2 bed house	2 no	695
Newton	3 bed house	3 no	1006
Ashby	3 bed house	4 no	878
Banbury	3 bed house	1 no	1188
Farrham	4 bed house	1 no	1141
T1 Barn	4 bed house	1 no	2038
TC Barn	4 bed house	2 no	2580
Chatsworth	4 bed house	1 no	1486
TOTAL		21 no	24,193 sq ft

- KEY**
-  PRIVATE DRIVE
 -  BLOCK PAVING
 -  EXISTING TREE RETAINED & ROOF PROTECTION
 -  INDICATIVE TREES AND HEDGE / SHRUBS (refer to landscape layout for full details)
 -  EXISTING TREE REMOVED
 -  0.45M HIGH KNEE RAIL
 -  1.8M HIGH SCREEN FENCE (with gaps for hedge/gate)
 -  1.2M HIGH ESTATE RAILINGS
 -  1.8M HIGH SCREEN WALL & PIER
 -  EXISTING TRACK RETAINED
 -  AFFORDABLE HOUSING - RENT
 -  AFFORDABLE HOUSING - SHARED
 -  REMOTE ELECTRIC CAR CHARGING POINT
COMBINED CHARGER + BOLLARD LIGHT
 -  ELECTRIC CAR CHARGING POINT
 -  BN COLLECTION POINT
 -  EXTERNAL WALL LIGHT TO FRONT & REAR
 -  PERSONNEL DOORS (Hspec HS LED)
 -  CYCLE STORE (2m x 1.4m)
 -  DENOTES FINISHED FLOOR LEVEL

0m 10 20 30 40 50



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REV	DATE	DESCRIPTION
A	19/11/22	STREET LIGHT POSTS ADDED
B	22/11/22	REVISION AMEND. PL 18 DETACHED 4 BED (GAS TANKS REMOVED)
C	28/03/23	FINISHED FLOOR LEVELS ADDED
D	11/08/22	REVISION TO ACCOMMODATE PUMP STATION
E	23/04/22	FFLS ADDED
F	06/09/22	FURTHER HIGHWAY AMENDMENTS
G	01/01/23	FURTHER HIGHWAY AMENDMENTS, INCL. CYCLE STORE, B&L & ACCESS IMPROVEMENTS, ROAD TYPING, CLARIFIED V&S BAY PARALLEL, 2 BED PARKING, BOLLARD, PL 18 HOUSE-SPEC MODEL BN COLLECTION POINTS ADDED

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CLIENT

MULGRAVE
 PROPERTIES

PROJECT
 Hawthorn Fields
 Rufforth

DRAWING TITLE
 Site Layout Plan
 Planning Layout

Site Plan

CONSTRUCTION (DESIGN & MANAGEMENT) REGULATIONS 2015

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YOUR DUTIES UNDER CDM 2015 INCLUDE (BUT ARE NOT LIMITED TO):

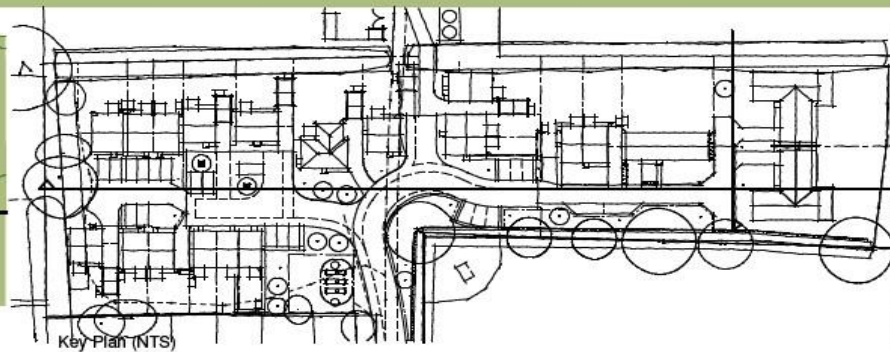
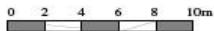
- IDENTIFYING THE RIGHT PEOPLE AT THE RIGHT TIME, EMPLOYING APPROPRIATE TIME, MANAGING & ORGANISING THE PROJECT; ALLOWING ADEQUATE TIME;
- PROVIDING INFORMATION TO A COMMUNITY CONSULTATION (YOUR DESIGNER & CONTRACTORS);
- IDENTIFYING ADEQUATE WELFARE FACILITIES ON SITE;
- ENSURING A CONTRACTOR'S PLAN IS IN PLACE; VERIFYING THE HEALTH & SAFETY PLAN; PROTECTING MEMBERS OF THE PUBLIC; INCLUDING YOUR EMPLOYEES; ENSURING WORKPLACES ARE DESIGNED CORRECTLY & NOTIFYING THE USE OF THE PROJECT IF APPLICABLE.



Section A - A



Section B - B



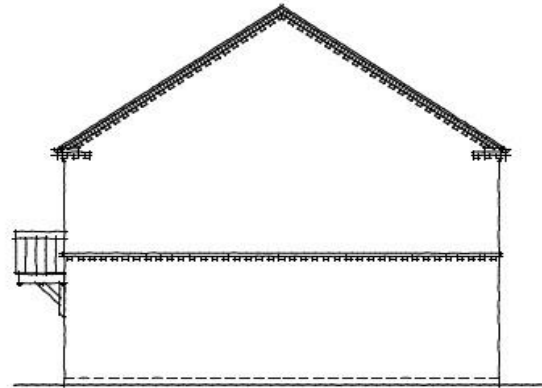
Key Plan (NTS)

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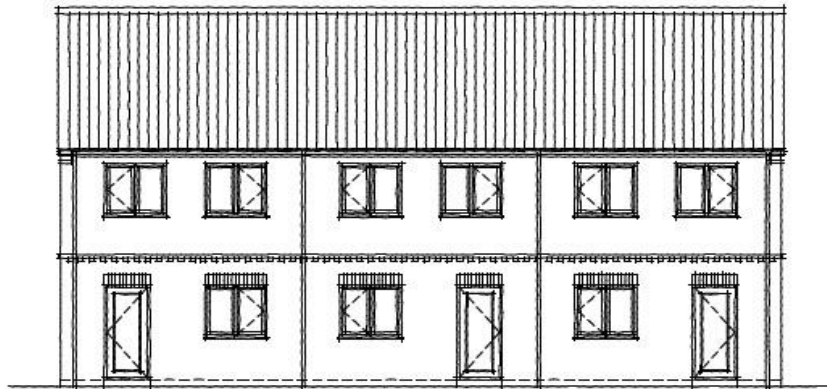
Streetscenes



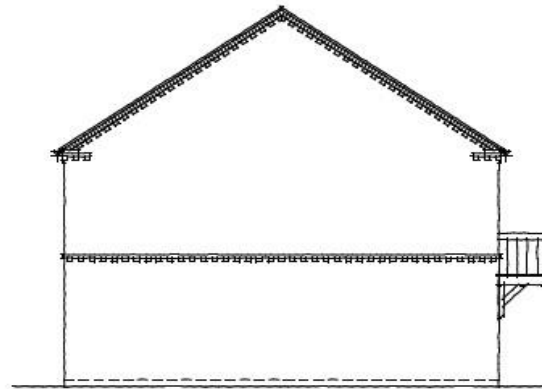
Front Elevation



Side Elevation



Rear Elevation

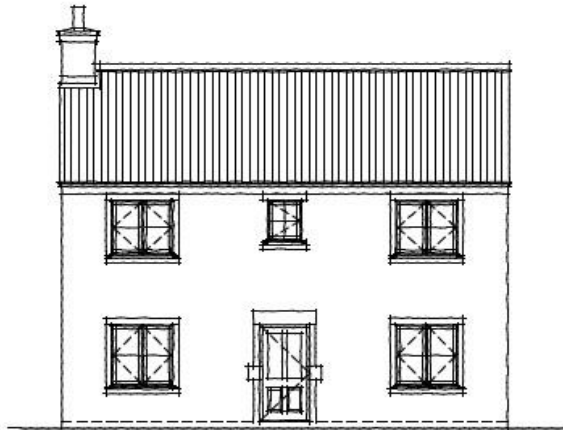


Side Elevation

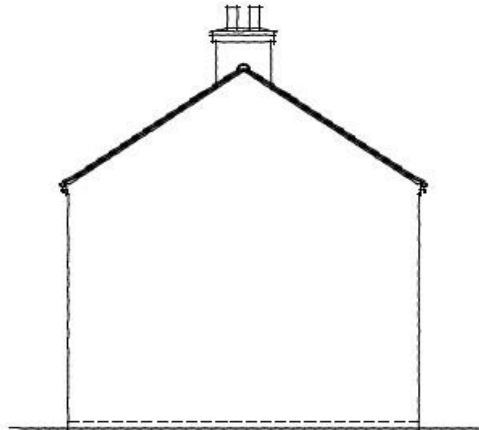
Plots 1-3

**CONSTRUCTION (DESIGN & MANAGE)
REGULATIONS 2015**

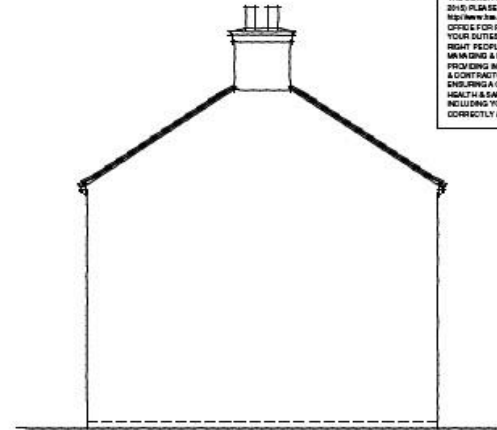
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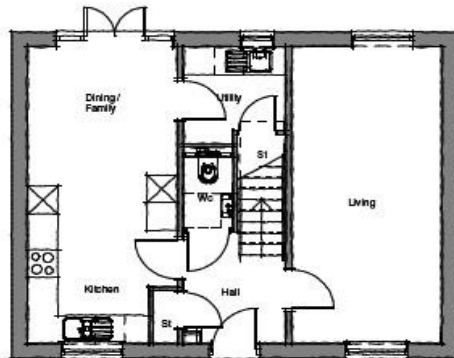
FRONT



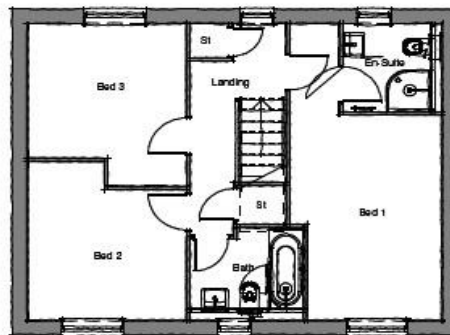
SIDE



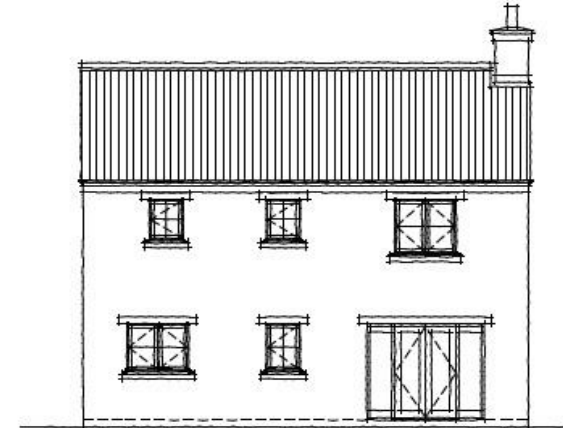
SIDE



GROUND FLOOR

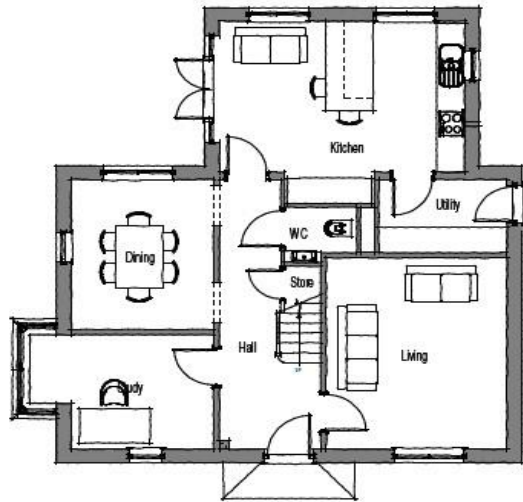


FIRST FLOOR

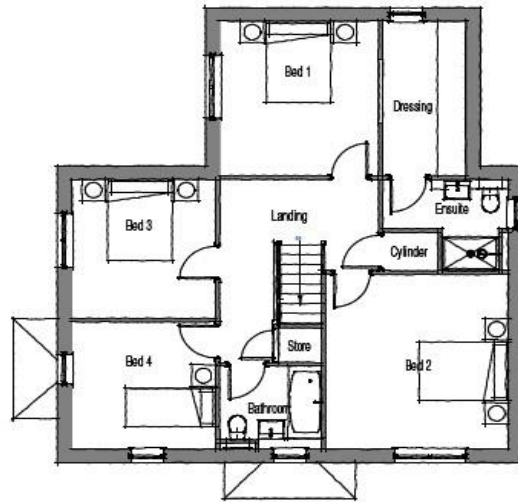


REAR

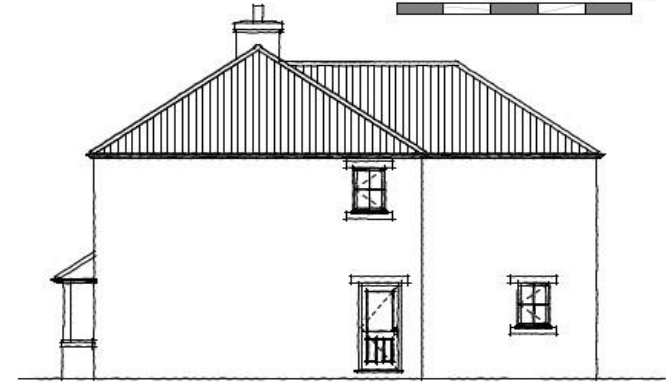
Plot 11



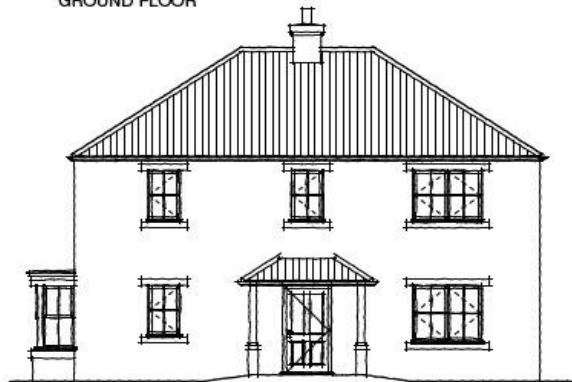
GROUND FLOOR



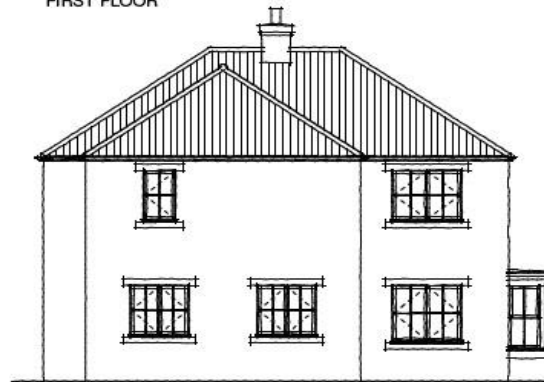
FIRST FLOOR



SIDE



FRONT



REAR



SIDE

REGULATIONS 2010
 IN ORDER TO UNDERSTAND YOUR LEGAL OBLIGATIONS AS A CLIENT UNDER THE CONSTRUCTION (DESIGN MANAGEMENT) REGULATIONS 2010 (CDM 2010) PLEASE REFER TO THE HEALTH & SAFETY REGULATIONS WHICH ARE AT WWW.HSE-UK.COM UNDER THE CDM 2010 REGULATIONS. CONTACT THE OFFICE FOR FURTHER INFORMATION.
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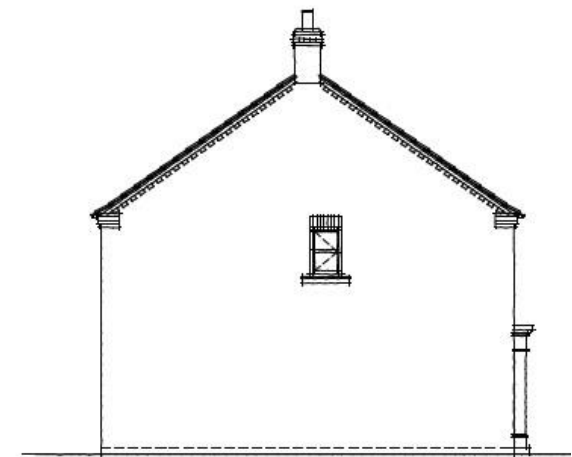




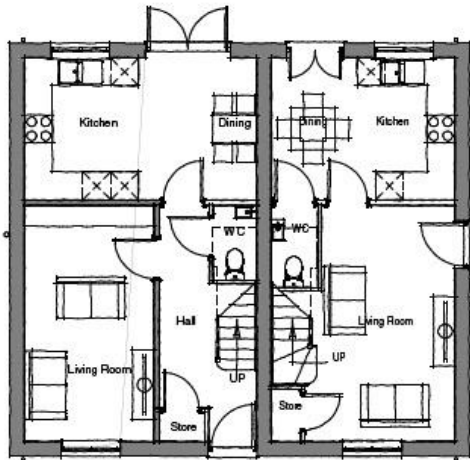
FRONT ELEVATION



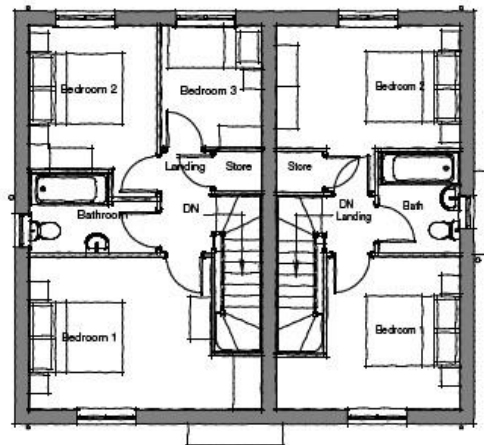
REAR ELEVATION



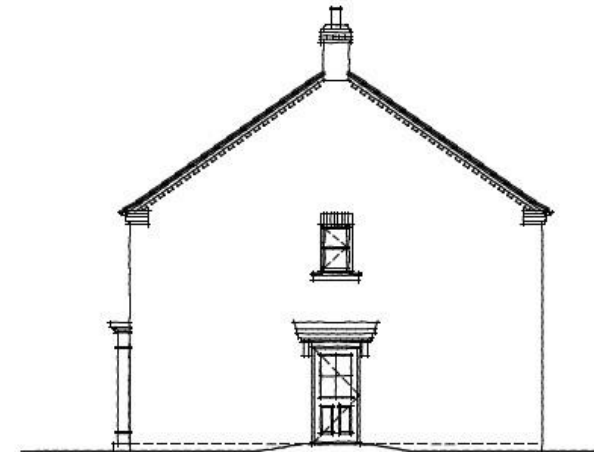
SIDE ELEVATION



GROUND FLOOR PLAN



FIRST FLOOR PLAN

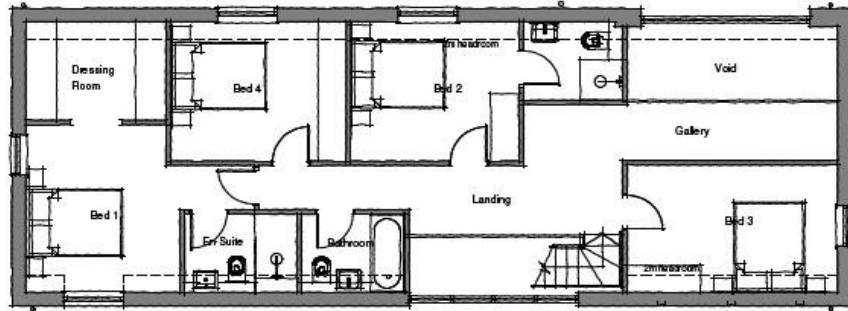


SIDE ELEVATION

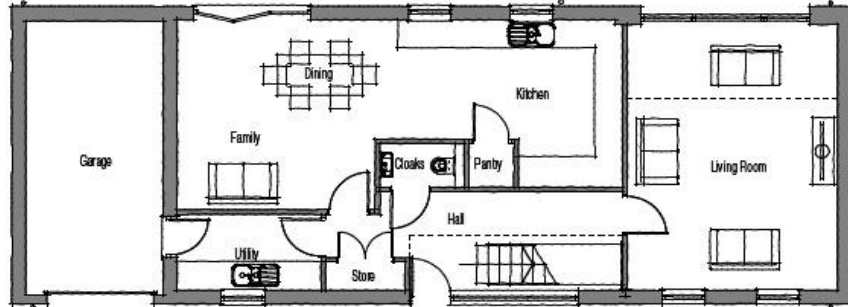
CONSTRUCTION (DESIGN & MANAGEMENT)
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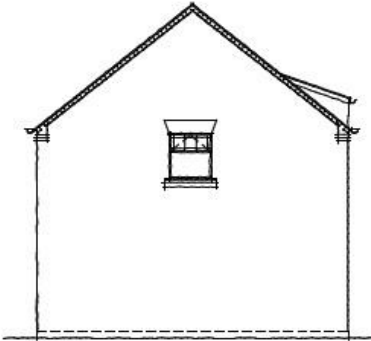
Plots 15 & 16



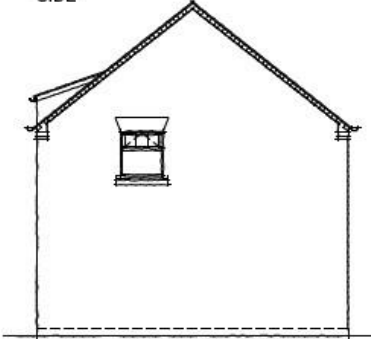
FIRST FLOOR



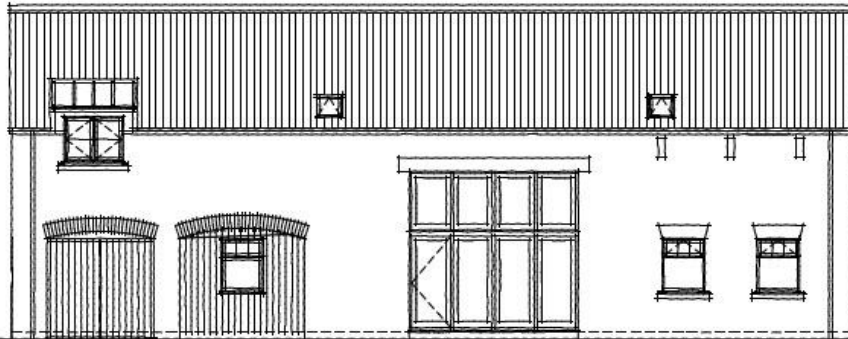
GROUND FLOOR



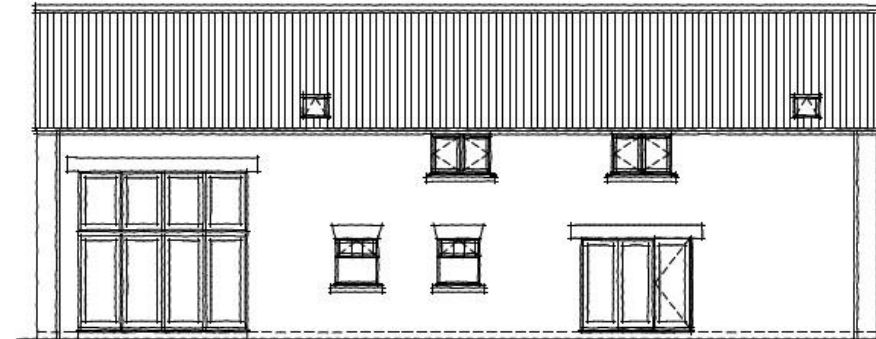
SIDE



SIDE



FRONT



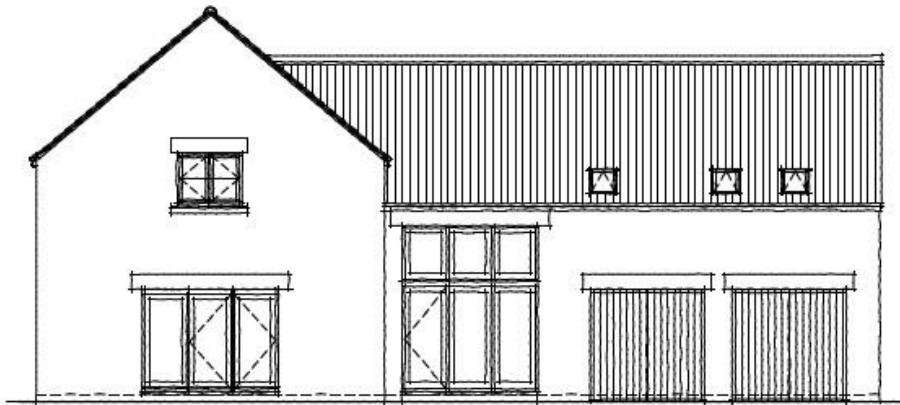
REAR

ADAPTED FROM MULGRAVE PROPERTIES HOUSE TYPE - CDM 2015 REGULATIONS APPLY

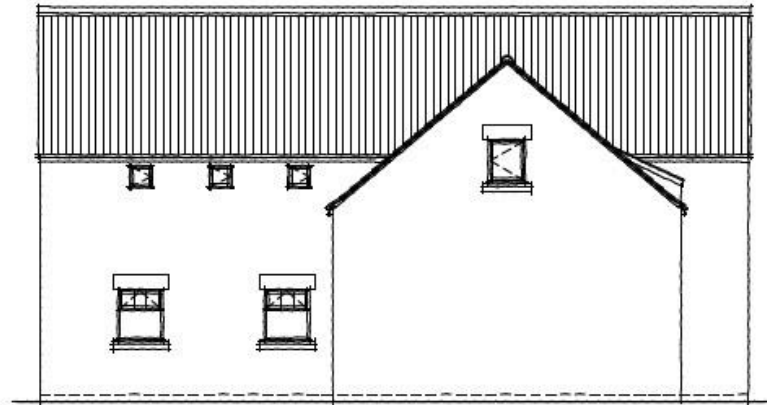
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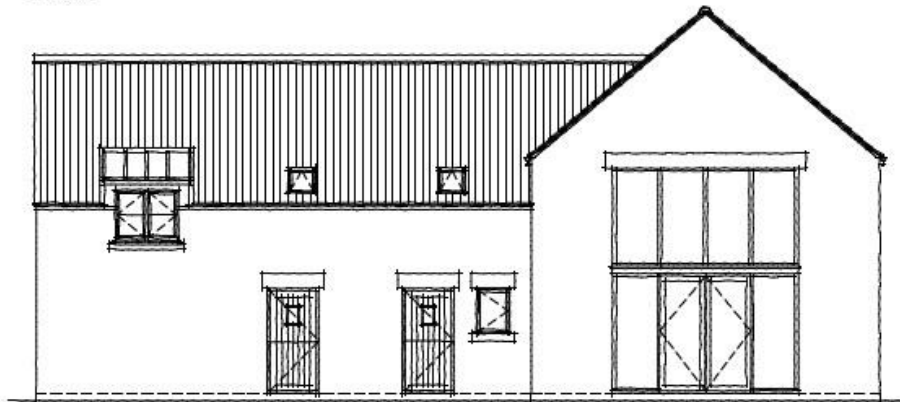




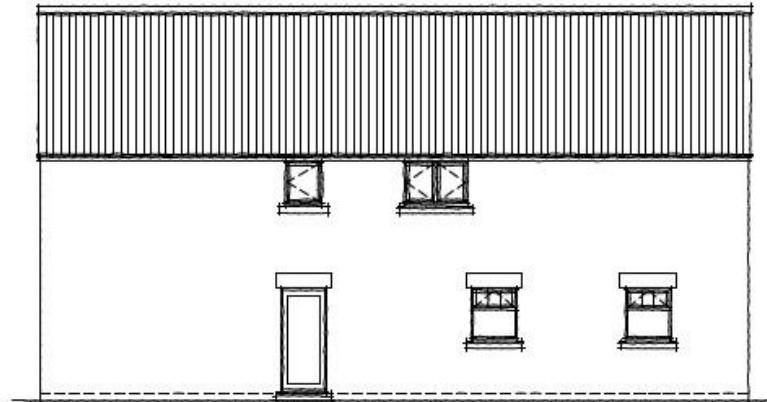
FRONT



SIDE



REAR



SIDE



Plot 20