



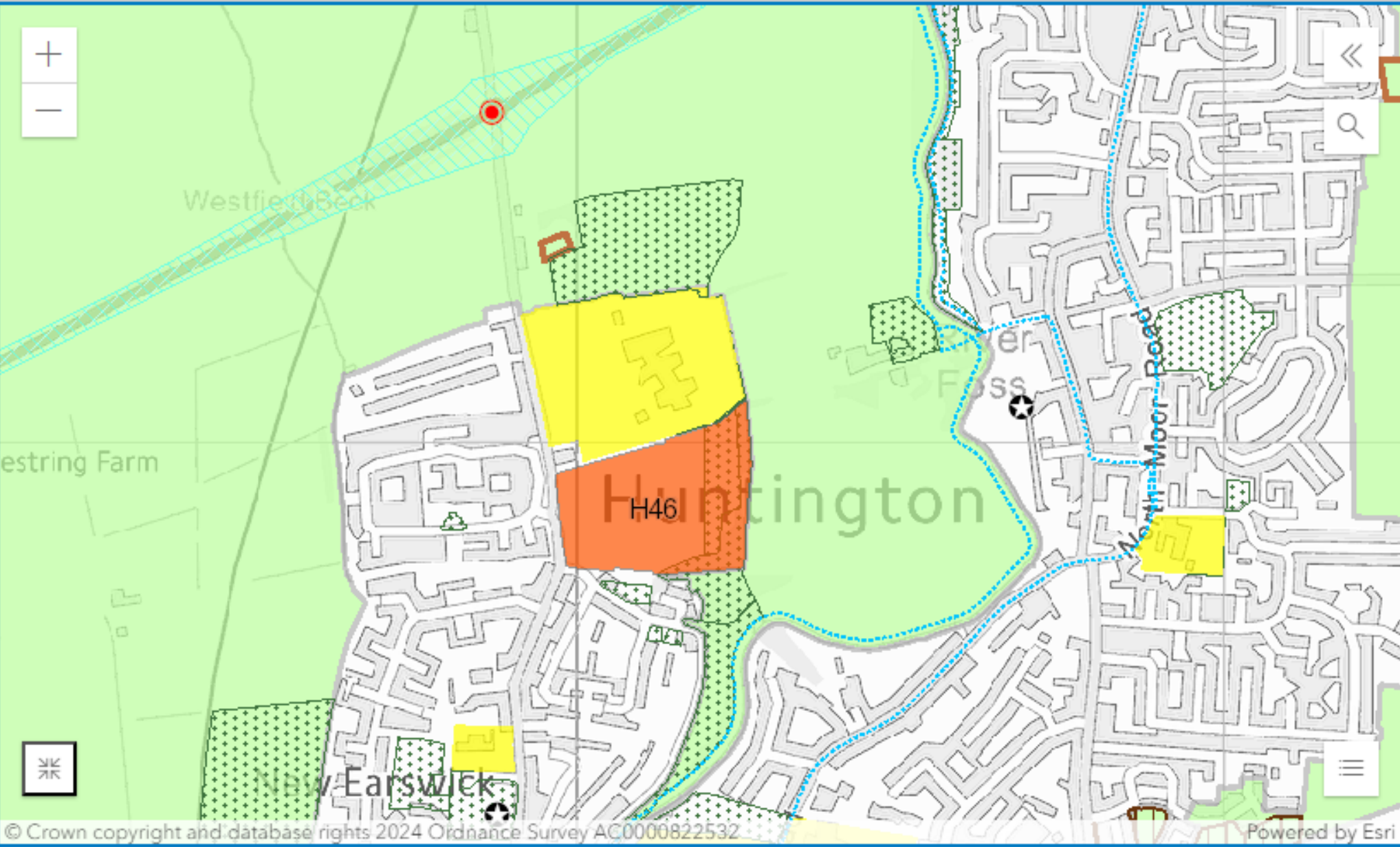
Planning Committee A

To be held on 18th January 2024

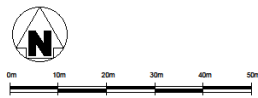
20/02495/FULM – Paddock Lying Between Park Lodge and Willow Bank, Haxby Road, New Earswick, York

Erection of no.117 dwellings, pumping station and substation together with means of vehicular and pedestrian access, associated parking, landscaping and open space

H46 Housing Allocation – Draft Local Plan 2018 Proposals Map (Extract)



Proposed Site Layout Plan



- PROPOSED DWELLINGS**
- 2 BED HOUSES
 - HOUSE TYPE A 54 UNITS (Drawing 304/02/02/10)
 - HOUSE TYPE B 4 UNITS (Drawing 304/02/02/12)
 - 30 NUMBER 2 BED HOUSES
 - 3 BED HOUSES
 - HOUSE TYPE C 21 UNITS (Drawing 304/02/02/13)
 - HOUSE TYPE D 7 UNITS (Drawing 304/02/02/14)
 - HOUSE TYPE E 15 UNITS (Drawing 304/02/02/15)
 - 43 NUMBER 3 BED HOUSES
 - APARTMENT BLOCKS 16 Apartments (Drawing 304/02/02/16 - 18)
 - HOUSES: 101
 - APARTMENTS: 16
 - TOTAL: 117
- Resident allocated parking: 121 no spaces
 Visitor spaces parking: 300 no spaces
 Car Club allocated parking: 300 no spaces
 TOTAL: 148 no spaces
- KEY**
- ROAD WITH FINE DRAINAGE**
- ROADWAY VERGE/ POS PLANTING
 - PRIVATE ROAD/SCAPING
 - PROPOSED TREE
 - EXISTING TREES & TREE ROUTE PROTECTION ZONE
 - EXISTING TREES TO BE REMOVED
- HAND LANDSCAPING**
- TARMACADAM ROAD TO ADOPTABLE STANDARDS
 - TARMACADAM FOOTPATH TO ADOPTABLE STANDARDS
 - CONTRASTING FOOTPATH TO POSPRIVATE AREAS
 - BLOCK PAVING PARKING SPACE
 - HIGH LEVEL MASONRY BOUNDARY WALL 1500MM
 - LOW LEVEL MASONRY & FENCE BOUNDARY WALL
 - LOW LEVEL MASONRY BOUNDARY WALL 600MM
 - TIMBER FENCE 100MM HIGH
 - +15.000 PROPOSED LEVELS
 - F.F.L 15.000 PROPOSED FINISHED FLOOR LEVELS
- LEVELS BASED ON CURTINS DRAWING STORES CUR. 02 - 04 - 05 - 06 - 07 - 04

- REV 18 DATE 13/12/21 DRAWN: RB [CHECKED: MM] UPDATED TO SUIT LATEST LANDSCAPING PLAN
- REV 19 DATE 21/12/21 DRAWN: RB [CHECKED: MM] FURTHER PLANNING UPDATES TO NORTH WEST CORNER OF SITE, NEW ROAD LAYOUT ADDED & LINK PATH ADJUSTED AS INDICATED BY ORANGE REVISION CLOUD
- REV 20 DATE 29/02/22 DRAWN: RB [CHECKED: MM] NORTH WEST CORNER OF SITE ADJUSTED TO SUIT TREE RWPS, PLANNING UPDATES
- REV 21 DATE 10/03/22 DRAWN: RB [CHECKED: MM] UPDATED LANDSCAPE LAYOUT ADDED TO DRAWING
- REVISIONS

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Proposed Residential Development
 NEW GARDWICK, YORK

SITE PLAN

Drawn: RB Scale: 1:200@A1
 Date: JAN 2022 Checked: MM

browsterbyre
 1 NORTH HILL ROAD
 HEADINGLEY
 LEEDS
 LS16 5EN

Dwg No: 304/02/02/002 19



Proposed House type A - Elevations



VISUAL SCALE 1:100 @ A3
*For hipped roof option and locations refer to block plans.

- 3 Hipped roof line adjusted. 14/07/20 MS
- 2 Floor levels and roof pitch adjusted. Elevations updated to client comments. 29/04/20 MS
- 1 Elevations updated in line with client comments. 18/03/20 MS

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Proposed Residential Development
New Earswick, York

Proposed House Type A
2B4P
Elevations

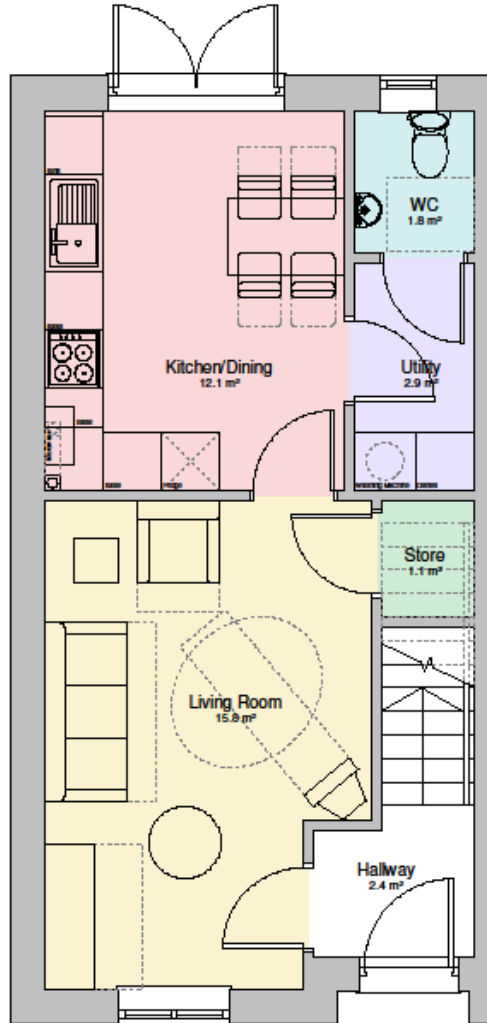
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Date: 29/04/20 Checked: EC

brewsterbyearchitects
5 NORTH HILL ROAD
HEADINGLEY
LEEDS
LS6 2EN
0113 275 2222
0113 275 2222
4/00
0113 275 2222

Dwg No: 304/02(02)020 3



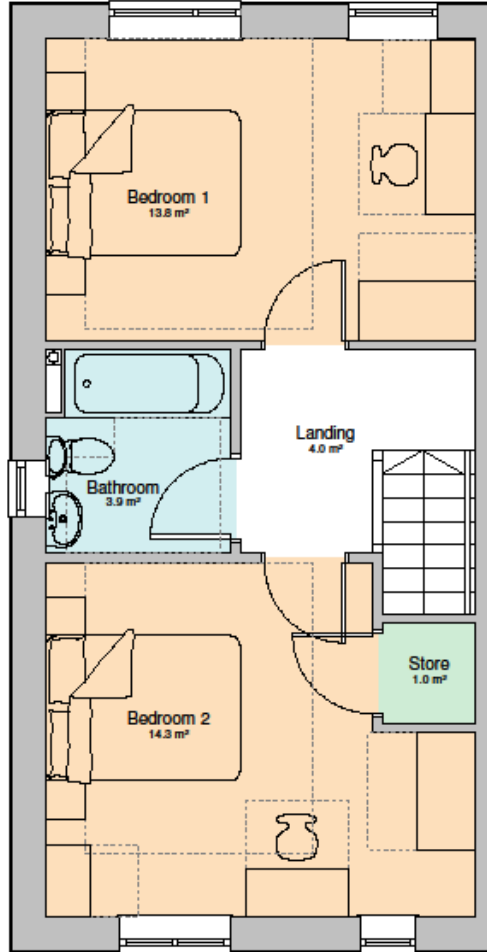
Proposed Plans – House type A



Ground Floor
39.5m²



VISUAL SCALE 1:50 @ A3



First Floor
40.1m²

- NDSS Checklist:**
- a. Min. GIA of 70m² and built in storage of 2.0m³ / 284m³.
 - 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. 2.25m wide.
 - f. Any area with headroom less than 1.9m is not counted within GIA unless used solely for storage (assume general floor area of 1m² within GIA if area under stairs used for storage).
 - g. Any other area used solely for storage and less than 0.5m x 1.500m (such as under eaves) is counted at 50% of its floor area. Any area lower than 900mm is not counted at all.
 - h. Built-in wardrobe counts towards GIA and bedroom floor requirements, but should not reduce effective width of room below min. widths and not above. Built-in area in excess of 0.72m² in double bedrooms and 0.35m² in single bedrooms counts towards built-in storage requirements.
 - i. Min. floor to ceiling height is 2.3m for at least 75% of GIA.

- 6. Dimensions reviewed. 14/07/20 MS
- 5. Ground and first floor plan updated to accommodate change to internal wall thickness. 29/04/20 MS
- 4. Windows and doors updated. Bedroom 1 furniture rearranged. 19/03/20 MS
- 3. Model updated and brought into Revit. 29/04/20 MS
- 2. Area adjusted, file updated. 07/05/20 EC
- 1. Updated in line with client comments. 11/02/20 EC

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Proposed Residential Development
New Earswick, York

Proposed House Type A
2B4P
79.6m²

Drawn: MS Scale: 1:50@A3
Date: 29/04/20 Checked: EC

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Dwg No: 304/02(02)010 6



Proposed Elevations – House type B



2 Floor levels and roof pitch adjusted. Elevations updated to client comments. 18/07/20 MS
 1 Elevations updated in line with client comments. 18/05/20 MS

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Proposed Residential Development

New Earswick, York

Proposed House Type B
 2B4P
 Elevations

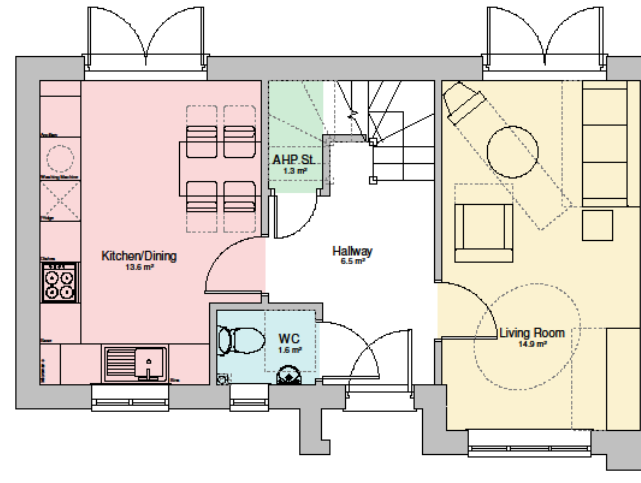
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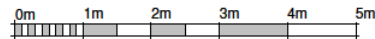
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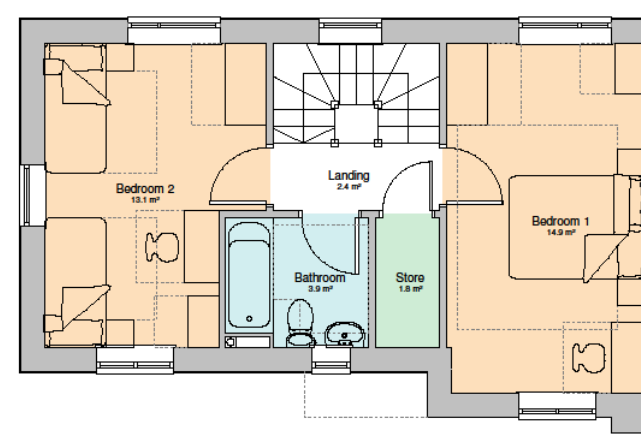
Proposed Plans – House type B



Ground Floor
41.2m²



VISUAL SCALE 1:50 @ A2



First Floor
41.2m²

- NESS Checklist:**
- a. Min. GFA of 7.5m² and built in storage of 2.0m³ (204%)
 - 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 in min. 2.75m wide, away from double (or twin) bedroom min. 2.5m wide.
 - f. Any area with headroom less than 1.9m is not counted within GFA, unless used solely for storage (storage general floor area of 1m² within GFA if area under study used for storage).
 - g. Any other areas used solely for storage with the headroom of 0.9 - 1.05m (such as under eaves) is counted at 50% of its floor area. Any area lower than 0.95m is not counted at all.
 - h. Built-in wardrobe counts towards GFA and bedroom floor requirements, but should not reduce effective width of room below min. widths set out above. Built-in area in excess of 0.25m in double bedrooms and 0.20m in single bedrooms counts towards built-in storage requirements.
 - i. Min. floor to ceiling height is 2.1m for all level 70% of GFA.

- 5 Ground and first floor plan updated to accommodate changes to external wall thickness. Dimensions removed. 14/07/20 MS
- 4 Windows and doors updated. 18/09/20 MS
- 3 Drawing number changed & model updated and brought into Revit. 28/04/20 MS
- 2 Updated in line with client comments. 17/03/20 EC
- 1 Updated in line with client comments. 11/02/20 EC

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Proposed Residential Development
New Earswick, York

Proposed House Type B
2B4P
82.4m²

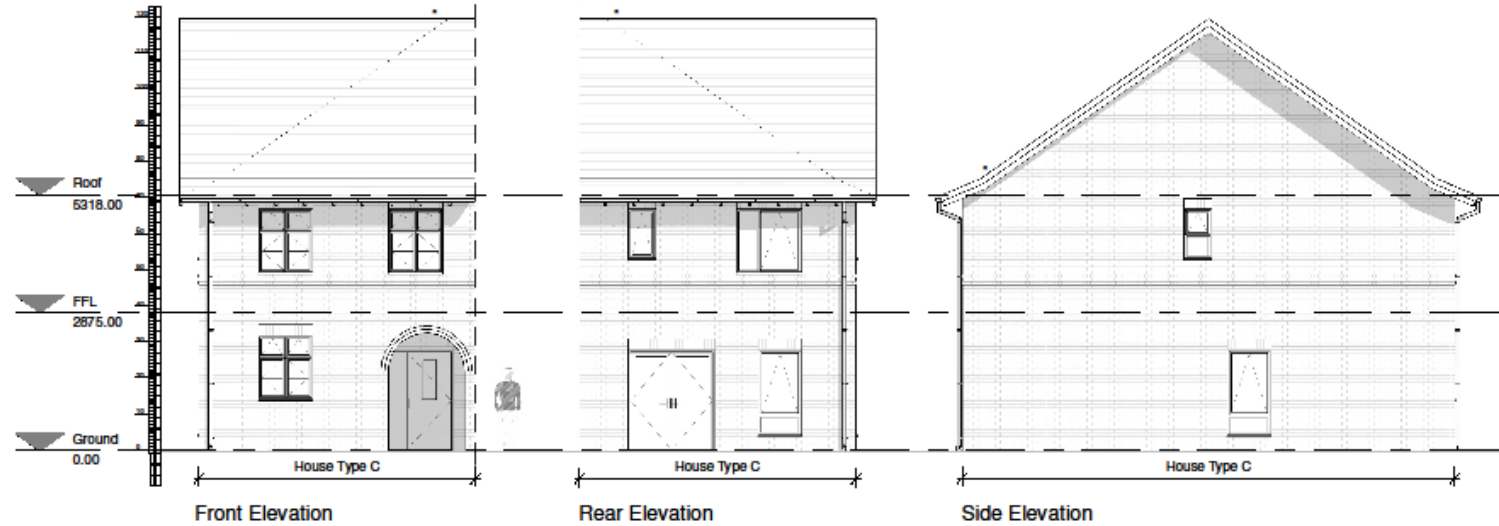
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Dwg No:304/02(02)012 5



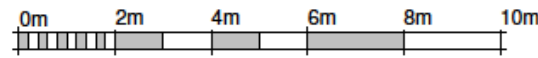
Proposed Elevations – House type C



Front Elevation

Rear Elevation

Side Elevation



VISUAL SCALE 1:100 @ A3

*For hipped roof option and locations refer to block plans.

- 2 Floor levels and roof pitch adjusted. Elevations updated to client comments. Hipped roof line adjusted. 14/07/20 MS
- 1 Elevations updated in line with client comments. 10/05/20 MS

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Proposed Residential Development
New Earswick, York

Proposed House Type C
3B5P
Elevations

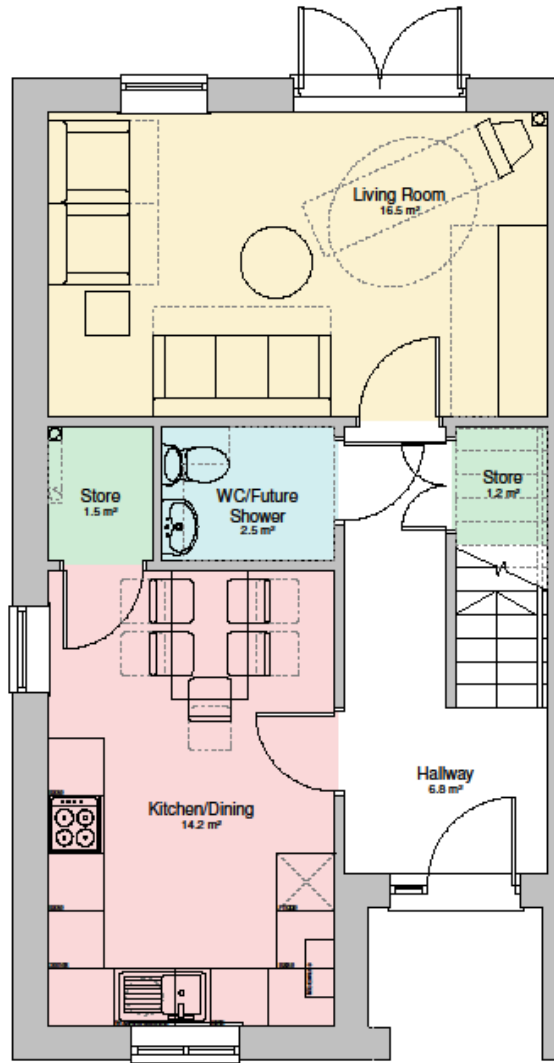
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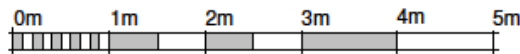
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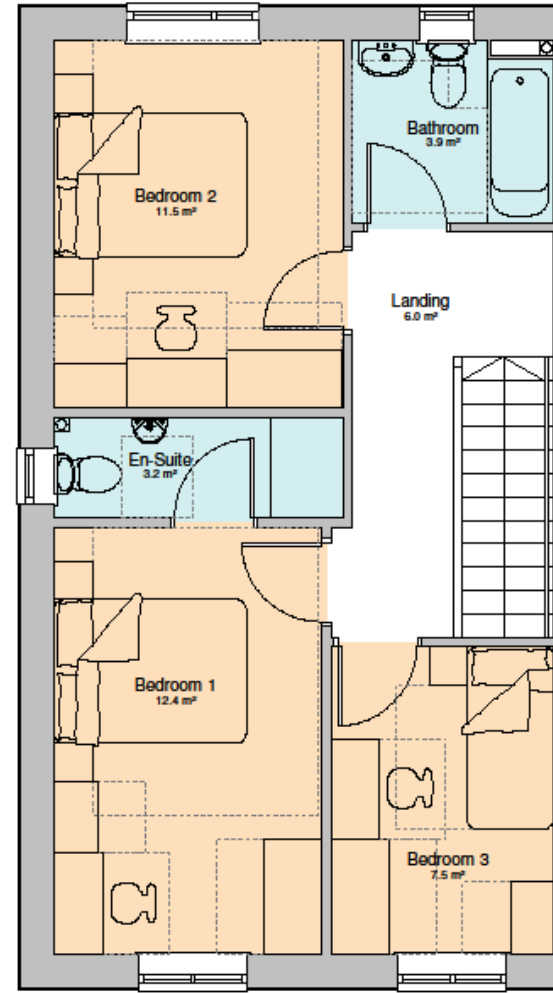
Proposed Plans – House type C



Ground Floor
46.1m²



VISUAL SCALE 1:50, © A3



First Floor
49.6m²

- NBS Checked:**
- a. Min. GFA of 80m² 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, away other double (or twin) bedroom min. 2.55m wide.
 - f. Any area with headroom less than 1.5m is not counted within GFA unless used solely for storage (assume general floor area of 1m² within GFA if area under stairs used for storage).
 - g. Any other area used solely for storage and has headroom of 800-1500mm (such as under eaves) is counted at 50% of its floor area. Any area lower than 800mm is not counted at all.
 - h. Stair to wardrobe counts towards GFA and bedroom floor requirements, but should not reduce effective width of room below min. width and not above. Stair in area in excess of 0.70m² in double bedroom and 0.30m² in single bedroom counts towards built-in storage requirements.
 - i. Min. floor to ceiling height is 2.3m for at least 75% of GFA.

6. Ground and first floor plan updated to accommodate changes to external wall. Bedroom, Dimensions revised.	18/02/20 MS
7. Windows and doors updated. Bedroom 3 door and furniture rearranged.	18/02/20 MS
8. Drawing number changed & model updated and brought into Revit.	20/02/20 MS
9. Block adjusted. Title updated.	07/06/20 EC
10. Area updated.	17/02/20 EC
11. Updated in line with comments.	18/02/20 EC

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Proposed Residential
Development

New Earswick, York

Proposed House Type C
3B5P
95.7m²

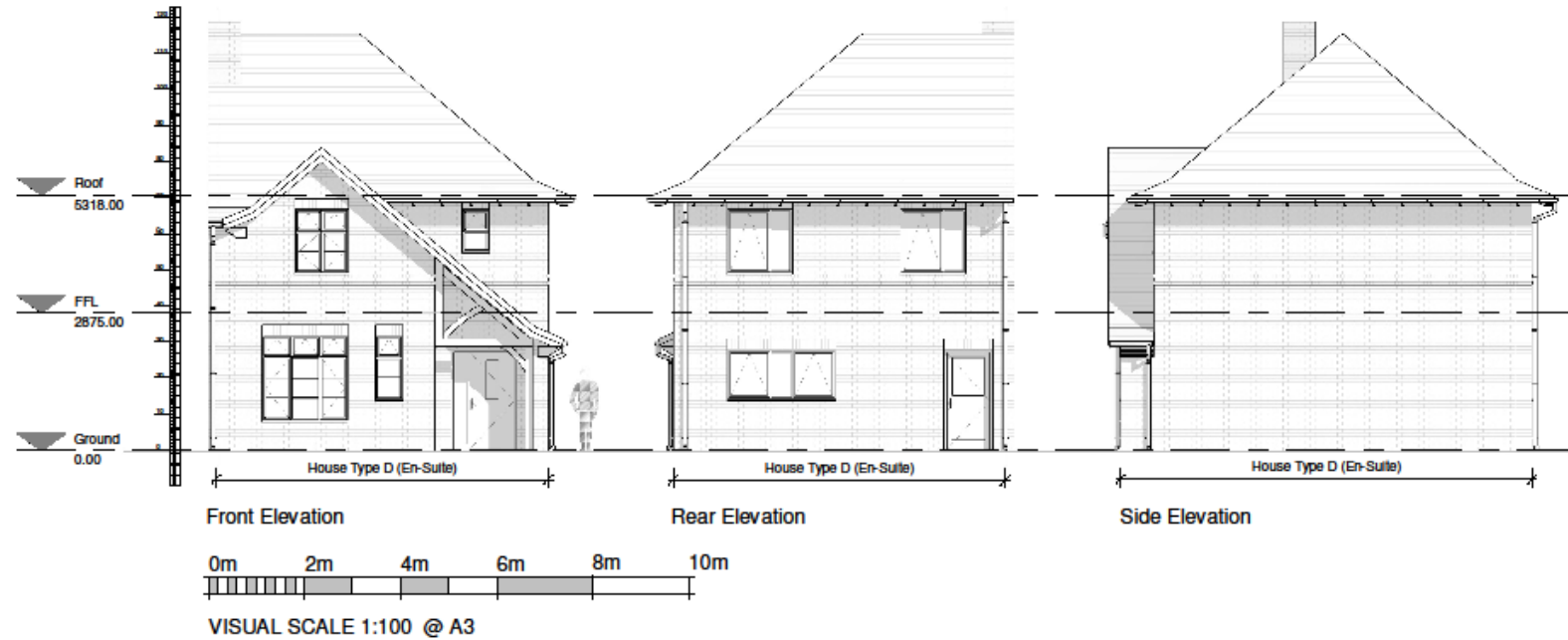
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Checked: EC

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LS6 2EN

Dwg No:304/02(02)013 6



Proposed Elevations – House type D



2 Floor levels and roof pitch adjusted. Elevations 14/07/20 MS
 updated to client comments.

1 Elevations updated in line with client comments. 13/05/20 MS

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Proposed Residential
 Development

New Earswick, York

Proposed House Type D
 (En-Suite) 3B5P
 Elevations

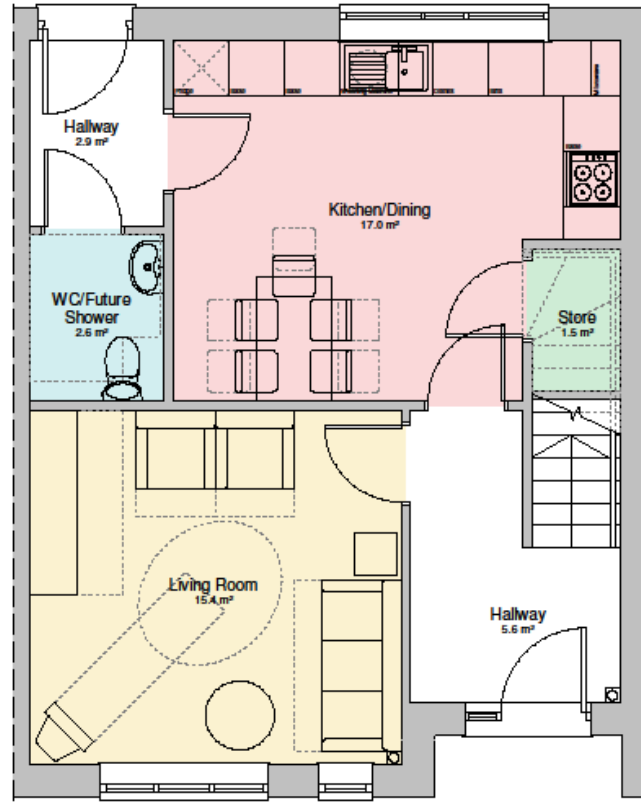
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 Date: 13/05/20 Checked: EC

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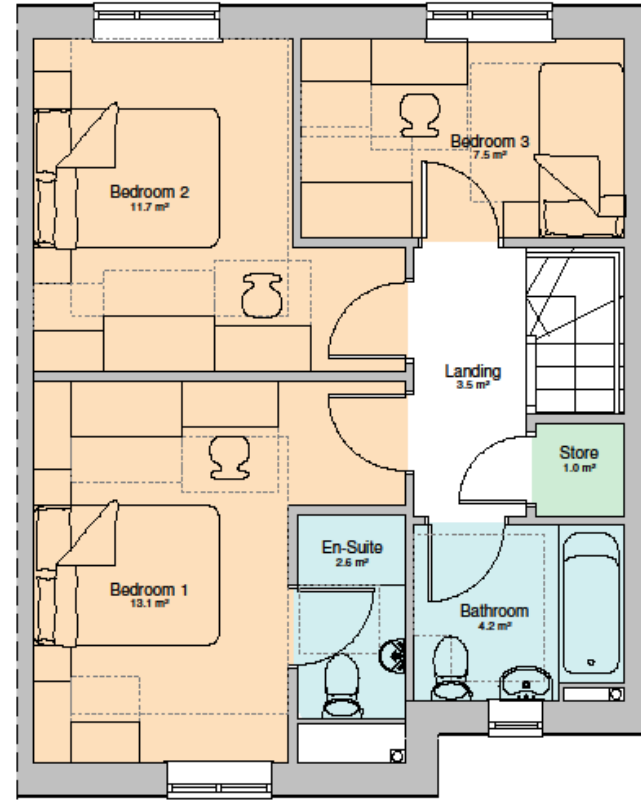
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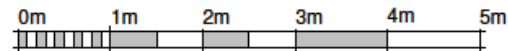
Proposed Plans – House type D



Ground Floor
48.3m²



First Floor
48.3m²



VISUAL SCALE 1:50 @ A3

- NBS5 Checklist:**
- a. Min. GFA of 80m² and built in storage of 2.5m³ (BS5P).
 - b. Min. one double (or two) bedroom.
 - c. Single bedroom floor area min. 7.5m² and min. 2.15m wide.
 - d. Double (or two) bedroom floor area min. 11.5m².
 - e. One double (or two) bedroom is min. 2.70m wide, every other double (or two) bedroom min. 2.55m wide.
 - f. Any area with headroom less than 1.5m is not counted within GFA unless used solely for storage (assume general floor area of 1m² within GFA if area under stairs used for storage).
 - g. Any other area used solely for storage and has headroom of 900-1000mm (such as under eaves) is counted at 50% of its floor area. Any area lower than 900mm is not counted at all.
 - h. Built-in wardrobe counts towards GFA and bedroom floor requirements, but should not reduce effective width of room below min. widths set out above. Built-in area in excess of 0.75m² in double bedroom and 0.50m² in single bedroom counts towards built-in storage requirements.
 - i. Min. floor to ceiling height is 2.3m for at least 75% of GFA.

- 5. Ground and first floor plan updated to accommodate changes to external wall thickness. Dimensions removed. Drawing renamed. 14/02/20 MS
- 4. Windows and doors updated. Bedroom 3 door and furniture rearranged. 18/05/20 MS
- 3. Model updated to meet new elevations. 19/05/20 MS
- 2. Drawing number changed & model updated and brought into Revit. 03/06/20 MS
- 1. Drawing renamed and block updated. 03/06/20 EC

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HOUSING TRUST

Proposed Residential
Development

New Earswick, York

Proposed House Type D
(En-Suite) 3B5P
96.6m²

Drawn: MS Scale: 1:50@A3
Date: 05/05/20 Checked: EC

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Dwg No: 304/02(02)014 5



Proposed Elevations – Flat Type T3 T4



- 3. Windows added to first floor apartments. 06/11/20: EC
- 2. Model updated. Floor levels and roof pitch adjusted. Inquiries updated to client comments. Drawing renamed. 06/01/20: MS
- 1. Client approved the proposal. 06/08/20: EC

REVISIONS
 The design is subject to change.

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Proposed Residential
 Development

New Fanswick, York

Proposed Flat Type
 T3 & T4 2B3P & 2B4P
 Elevations

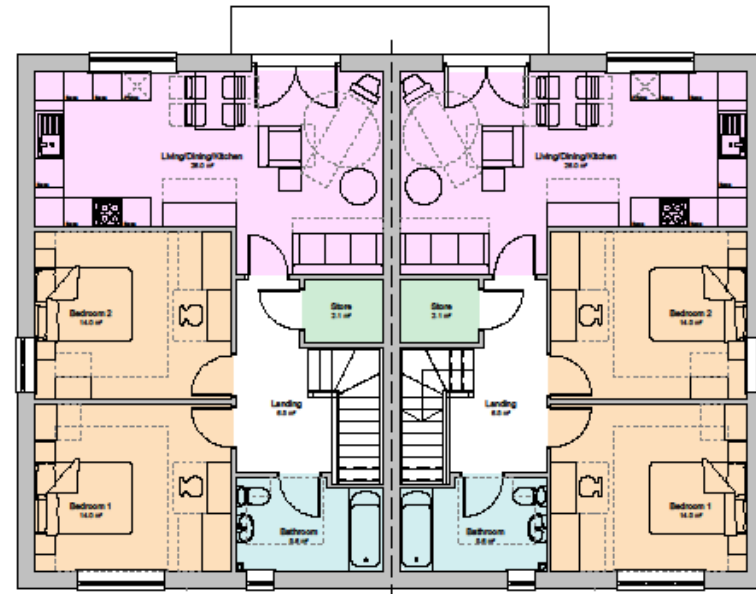
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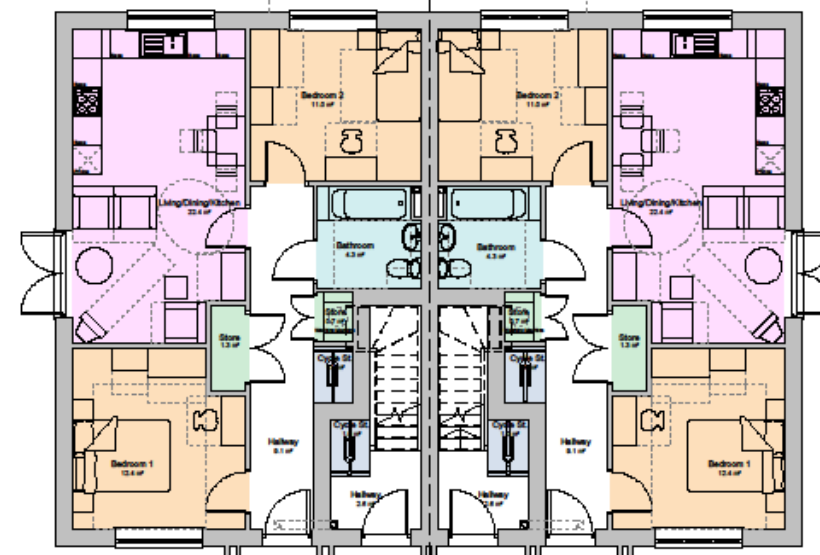
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Proposed Plans – Flat Type T3 T4



First Floor
Type T4: 74.0m²



Ground Floor



VISUAL SCALE 1:100 @ A3

NDSS Checklist:

- a. Min. GIA of 61 m² and built-in storage of 2.0m³ (2B3P), and min. GIA of 70m² and built-in storage of 2.2m³ (2B4P).
- b. Min. one double (or twin) bedroom.
- c. Single bedroom floor area min. 7.5m² and min. 2.10m 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 used solely for storage (assume general floor area of 1m² within GIA if area under stairs 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 at all.
- h. Built-in wardrobe counts towards GIA and bedroom floor requirements, but should not reduce effective width of room below min. widths set out above. Built-in area in excess of 0.75m² in double bedroom and 0.50m² in single bedroom counts towards built-in storage requirements.
- i. Min. floor to ceiling height is 2.3m for at least 75% of GIA.

6	Balconies added to first floor apartments	09/11/20	EC
5	Model updated. Ground and first floor plan updated to accommodate changes to external wall thickness. Dimensions reviewed. Cloning removed.	19/05/20	MS
4	Client comments incorporated & jettie balcony added.	05/06/20	EC
3	Dwelling number changed & model updated and brought into Revit.	19/05/20	MS
2	Dwelling reviewed and block updated.	17/04/20	EC
1	Alternative apartment entrance indicated.	17/02/20	EC

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Proposed Residential Development
New Earswick, York

Proposed Flat Type T3 & T4
2B3P & 2B4P

Drawn: MS	Scale: 1:100@A3
Date: 19/05/20	Checked: EC

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Dwg No: 304/02(02)017 6



Street Elevation Plans



1 - Long Street Elevation Facing Haxby Road & Site Entrance



2 - Street Elevation Facing Park Lodge



3 - Willow Bank Street Elevation



4 - Greenway Street Elevation



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Proposed Residential Development
NEW EARSWICK, YORK

STREET ELEVATIONS

Drawn: EC Scale: NTS @ A2
Date: NOV 2020 Checked:



Dwg No: 304/02(02)200 #



Proposed Play Area

PLAY EQUIPMENT NOTES

All play equipment, surfacing, fencing and gates to conform with EN1176, EN 1177 and BS 7188. All of the above should be installed in accordance with EN1176, EN 1177 and BS 7188, RoSPA and the manufacturers instructions/ recommendations. Additional detail on the play equipment features for this scheme is detailed on the right hand side of this drawing.

Surfacing

Footpaths: All access paths are to be surfaced in tarmac with edging. Details to be determined by engineers detail.

Play Area: Area to be seeded with a hard wearing amenity grass seed, such as Parks Grass Seed by John Chambers (or similar approved). Safety surfacing is to be included within the play area where required in accordance with Critical Fall Heights of all items of equipment in accordance with the manufacturers recommendations and where desire lines and wear is likely. Safety surfacing is to be installed inline with suppliers recommendations to ensure it is laid correctly and does not cause/create a trip hazard within the play area.

Boundary Treatment

Fencing Perimeter of the play area is to be secured by either 1.2m high vertical bow top railings or vertical slatted timber fencing fixed to a metal frame. All metal work and railings are to be hot dipped galvanised to EN ISO 1461 and where required polyester powder coated (colour to be decided). Vertical metal or timber bars are to be spaced to ensure no gap is larger than 80mm to prevent entrapment.

Gates: Gates are to match the specification and colour of the perimeter fencing. Gates are to be as follows:

- 1x self closing single leaf pedestrian hydraulic gate
- 1x Vehicular/maintenance gate to be incorporated to ensure access for maintenance equipment/ mower etc. Opening direction of gates is to be determined.

Accessories

Bins: Minimum of 2 No. bins are to be included within the play area adjacent to the entrance exit points. Bins to be Slatted Litter Bin by Litterbins.co.uk (or similar approved). Bins are to have timber slats fixed to a fully galvanised steel frame which is pre-drilled for ground fixing with a galvanised liner.

Benches: Minimum of 4 No. Benches are to be included within the play area. Benches are to be Rusland Seat by Playdale (or similar approved). Benches are to be timber with a back rest and a fully galvanised steel frame.

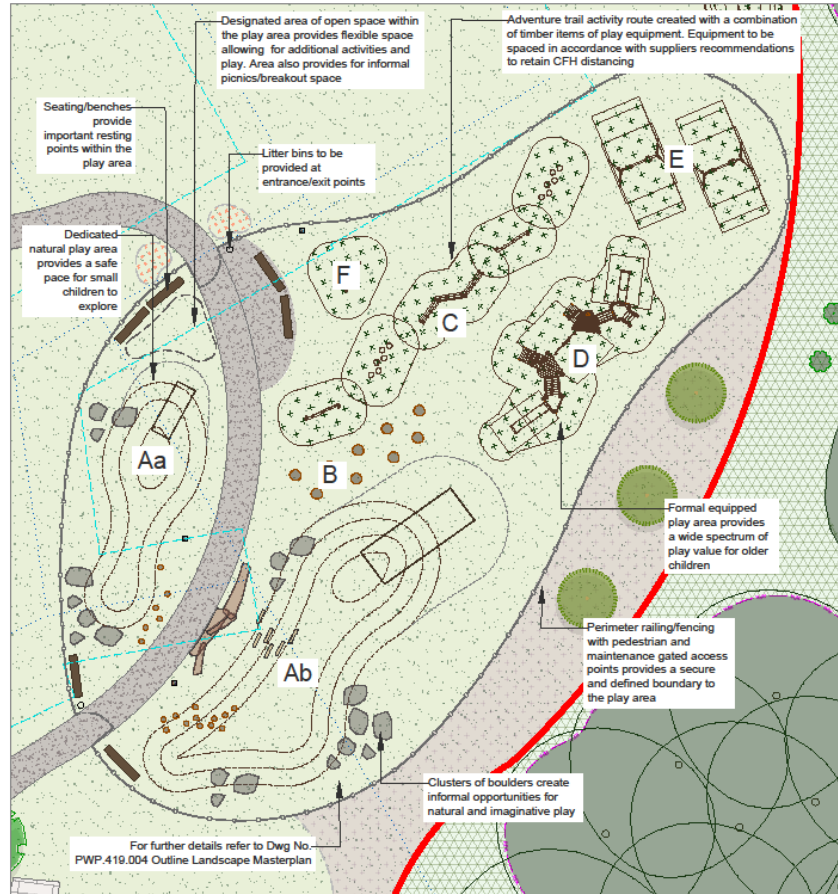
Signage: 2 No. Signs are to be included within the play area to inform users and provide safety information. Signs are to be 1200mmx600mm, aluminium panel on a galvanised steel frame or Green GCL backboard with vinyl graphics and a polycarbonate front on timber legs. Signs from Playdale (or similar approved).

GENERAL NOTES

Size of equipped play space is approx. 1100m²

This play area has been design to provide residents with a high quality play space with varied play value. Items of formal equipment such as a slides and swings, and natural play elements such mounding and a trails of simple natural materials to encourage scrambling and climbing.

The existing woodland to the eastern boundary provides the space with a defined boundary edge. Proposed trees to the west of the play area filter views from neighbouring residents without creating an enclosed screened space. Trees are to be fastigate/narrow shape or with open crowns to ensure views into the play area do not become obscured as the trees mature. Planting and hedging close by is to be maintained to ensure that it does not cause excessive shading in the play area. Leaf fall is to be cleared on a regular basis to ensure it does not cause any slip hazards.



PLAY EQUIPMENT & FEATURE SCHEDULE

- Aa:** Informal low level grass play mound, aimed at younger children. Mound to incorporate a small embankment slide and natural playful features such as boulders, logs and stepping logs. Safe play surfacing to be included where required. Benches to be located in and around this area to ensure ample surveillance opportunities.
- Ab:** Informal medium level grass play mound, aimed at older more independent children. Mound to incorporate an embankment slide, a stepping logs and a scramble ladder up the mound as well as natural playful features such as boulders and logs. Safe play surfacing to be included where required.
- B:** Tree trunk forest walk provides a playful entrance way into the main equipped play space in the area. Feature provides visual interest and height, as well as encouraging imaginative play.
- C:** Formal equipped adventure trail including a wider variety of play opportunities and play value. Trail to include features that challenge children to climb, scramble, traverse and swing their way through the obstacle course. Safety play surfacing to be included where required.
- D:** A multi activity timber play frame aimed at older children. The play frame includes a wide variety of play opportunities and play value, with features and equipment that challenges children to climb, crawl, hide and meet as they use the frame. Safety play surfacing to be included where required.
- E:** Double bank of timber swings. To include 2 x cradles and 2 x flat swings to cater for a wide range of users. Safety play surfacing to be included where required.
- F:** Smaller items of formal play equipment such as cradle swings, group seesaws and springs provide additional layers of play value into the equipped play space. Safety play surfacing to be included where required.

Where possible all specified equipment is to be fixed to ground using a stainless steel footing to ensure prevention of accidents. Advise to be taken from play equipment supplier/designer/RoSPA to ensure spacing and form of boulders meets the correct standards.

Any boulders & natural materials retrieved during excavation and construction works can be retained and utilised within the play area as an additional play features. Boulders are to be spaced to ensure prevention of accidents. Advise to be taken from play equipment supplier/designer/RoSPA to ensure spacing and form of boulders meets the correct standards.

NOTE: Play area details inc. finished ground levels to be in accordance with play supplier/installer details

KEY:

- Proposed Public Open Space (POS) formal paths. 2m width, tarmac surface finish.
- Proposed edging to engineers specification
- Proposed 1.2m high perimeter railings/fence
- Proposed 1m high access gates (to match railings) 1 x gate to be suitable for vehicular maintenance access for grass mowing etc.
- Proposed litter bins
- Proposed hard wearing amenity grass seed
- Proposed safety surfacing
- Proposed earth mounding
- Proposed signage
- Existing and proposed surface and foul water sewers and surface water attenuation tank with associated easements.

Notes:

- Not for construction. For planning purposes only. All dimensions to be confirmed on site.
- Based on 304 02(02)002 16 PROPOSED SITE PLAN by Brewster Bye Architects & Engineers drawing 075858-CUR-00-XX-M3-C19-62001-F05 Drainage Model by Curtins.
- Refer to architects/engineers drawing for hard landscape, boundary treatments, site levels, drainage, retaining walls.
- Build up/footings to engineers specification.
- Excavation to be carried out in accordance with the relevant standards.
- All existing trees to be protected to BS 8637.



Project: Willow Bank, New Earswick		Client: JRHT	
Title: POS Play Area Details	Drawn: CP	Chk'd: LW	App'd: SH
Drawing Number: PWP 419 006	Revision: 02	Drawing Scale: 1:200 @ A2	
01 11.05.21	For Planning - Major amendment	CP	SH
02 27.12.21	For Planning - Minor amendment	LW	SH
03 08.01.22	For Planning - Final	CP	SH
04 08.01.22	For Planning - Final	LW	SH

Drawing to be read in conjunction with: PWP.419.004 Outline Landscape Masterplan



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Trees in relation to proposed development



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This drawing has been prepared for the purpose of planning approval.

- LEGEND**
- Site boundary
 - Existing tree (to be retained)
 - Existing tree (to be trimmed back)
 - Existing tree (to be removed)
 - Existing tree (to be removed)
 - Root protection area of retained trees in line with BS 5837:2012
 - Area of FPA potentially affected by construction

Rev B: Added T20 - 10Nov20 (MP/y)
 Rev A: Revised following comments from Design Team and new version of drawing 30/02/2022 received 09Nov20 - 09Nov20 (MP/y)
 Base: Brownedye Architects Site Plan, 30/02/2022 12 received 30x20

PROJECT	Willow Bank, New Earswick	
TITLE	Trees in Relation to Development	
CLIENT	Joseph Rowntree Housing Trust	Chartered Landscape Architects
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