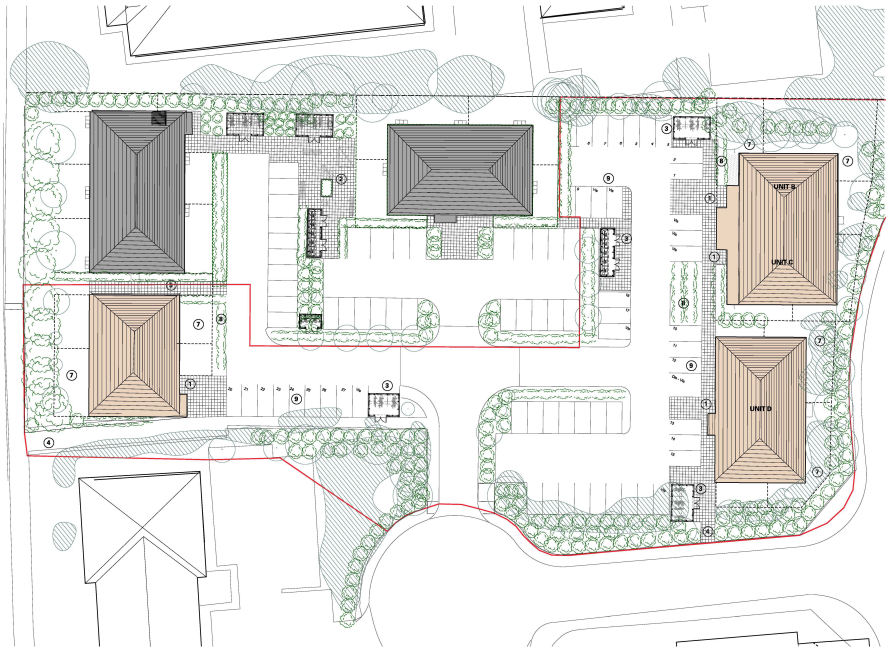

ANNEX E

GENERAL

1 All dims
2 Do not s
3 All dims
checking
4 Drawing
5 All works based on original survey information.
Contractor to undertake relevant information as part of CDM Manual for client operation and maintenance.
6 Structural engineer input required to confirm structural integrity of all existing and proposed retaining structures such as walls, existing beams, piers and new openings in walls.
7 M&E input to be obtained by main contractor for all new M&E services.
8 Refer to CDM's Health and Safety plan and all risk assessments and method statements prior to commencement on site.
9 Any discrepancies or queries to be reported to Client or Architect.
10 Demolition works to be carried out in accordance with BS 6187:2000.

Legend

1. Entrances
Entrance lobby to proposed residential block with enlarged paving area in front. Minor scallywork housed in store adjacent to entrance.

2. Communal Open Space
Communal amenity area, generally paved with central planted area. Area includes small area of play ground activities, climbing frame or similar. Benches provide opportunities for parents to sit and watch their children playing. Area of hard landscape also overdraws to provide drying facilities. (Provided as part of Phase 1)

3. Communal Refuse and Cycle Store
New single-storey timber clad structure to house communal refuse / recycling stores. Cycle stores could also be houses under same structure, either open sided or with door access.

4. Pedestrian Access
Existing footpath now linked with rest of residential footpaths to enable pedestrian access to Clifton Moor Gate road for buses etc.

5. Existing Staircase
Existing fire escape staircase would no longer be required and would be removed.

6. Acoustic Treatment
Existing hedge. Planting of low hedges to be complemented with medium height trees and bushes to improve screening and acoustic protection to properties facing main road.

7. Amenity Space
Plots identified for ground floor apartments with adaptations to 1 window per living space to create french doors with small garden / patio area. (External alterations subject to separate planning application).

8. Buffer Zones
Introduction of planting / grass / low shrubs to improve privacy of units by removing adjacent vehicular parking and pedestrian routes directly past ground floor windows.

9. Parking Provision
For 23 new apartments in each block, with 25 dedicated spaces and 6 visitor bays including disabled.

Red Line
Boundary for change of use

Existing Buildings
Buildings within Aviator Court not part of proposals

Existing Buildings - Office to Residential
Existing office buildings to be converted to residential use as part of this phase of works.

INDICATIVE ONLY

S

Proposed Site Plan
1:200@A1

ARKLEBOYCE ARCHITECTS
Suite 1
Building name/ block
Address
Town
County
Telephone
Fax
Email
Website

Notes
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Under the terms of the Copyright, Designs and Patents Act 1988 this drawing is the property of the author and may not be reproduced or used in any manner without the written permission of the author.
Any figured dims to be checked on site.

Revisions

Rev	Date	Details	Drawn	Checked
A	02.12	PLANNING SUBMISSION. TO INCLUDE REVISED SITE LAYOUT AND ELEVATIONS TO ACCOMMODATE AMENDED	JC	AA
B	03.12	REVISED PLANNING	JC	AA
C	04.12	REVISED PLANNING	JC	AA
D	05.12	TO FINALISE	JC	AA

Revisions

Rev	Date	Notes	Drawn	Checked

Notes

Project: Aviator Court, Clifton Moor, Clifton Moor, York
Project No: 16068
Client: Taylor Properties
Title: Proposed Site Plan
Date: SEPT 2016
Drawn: JC
Revision: D
Drawing No: 16068(SK)003
Status: FOR INFORMATION/PLANNING
Scale: 1:200 @A1
Drawing No: PL-SK-010