



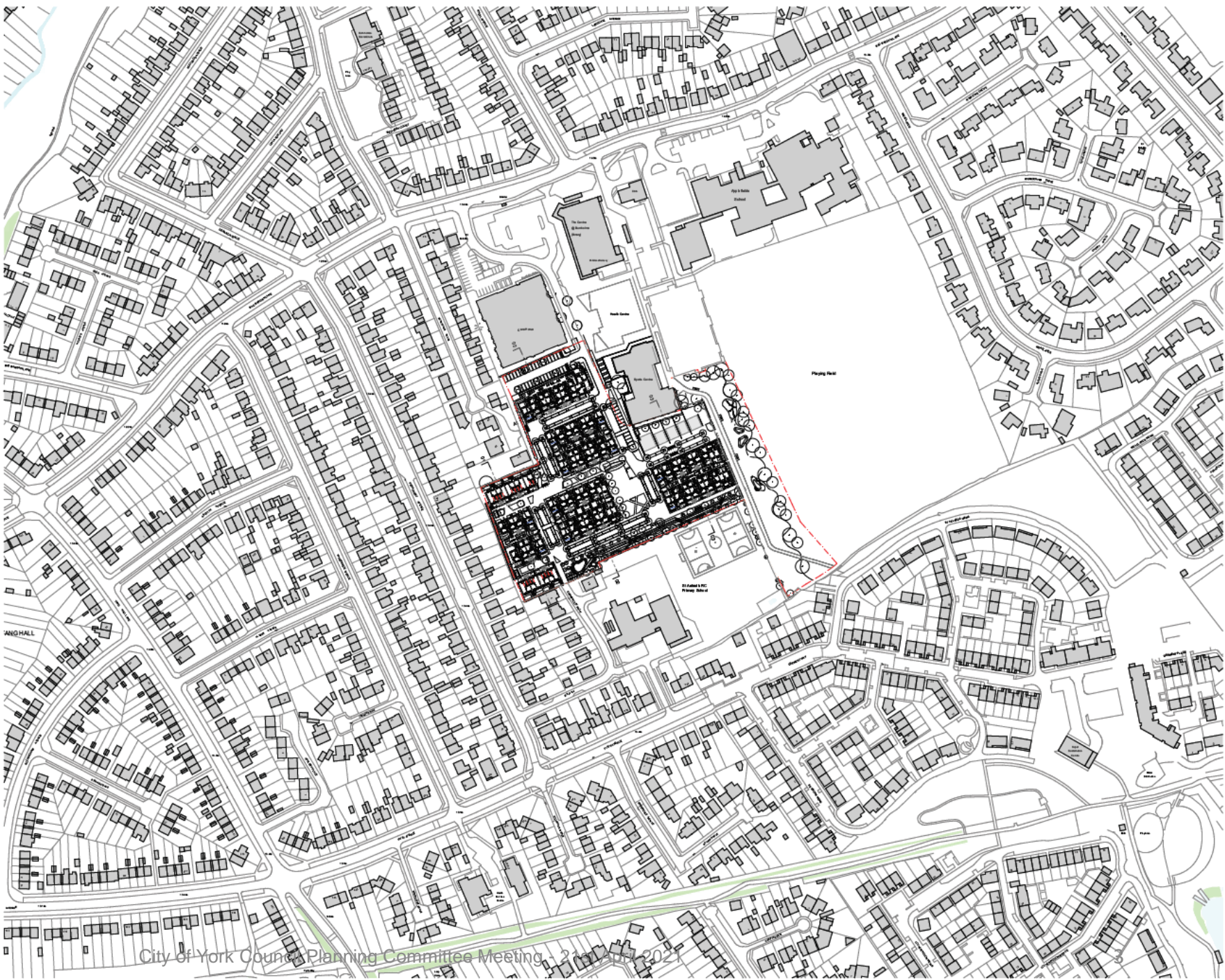
# Planning Committee

To be held remotely on 21<sup>st</sup> April 2021 at 4:30pm

# 20/01916/OUTM - Burnholme Community Hub, Mossdale Avenue, York

Erection of 83no. dwellings (use class C3) with associated parking, landscaping, access and ancillary works. No matters reserved except for the appearance, scale and internal layout of 5no. self-build plots in Terrace 5.

# Site Location Plan





## Existing Site





View from North  
East – sports  
centre building and  
proposed main  
entrance





View from North:  
Main Access and  
Care Home Building





Access to front of  
community hub from  
Car park to East. Care  
Home buildings



Land to front of  
Community Hub





New access leading off  
Bad Bargain Lane

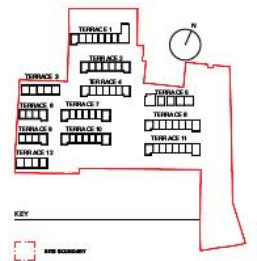


## Proposed Pedestrian access from Darnbrook Walk





# Proposed Site Plan



- KEY**
- SITE BOUNDARY
  - A 2 Bedroom (4 Person House)
  - B 3 Bedroom (5 Person House)
  - C 4 Bedroom (7 Person House)
  - D 3 Bedroom (4 Person House)
  - E 3 Bedroom (5 Person House)
  - F No. 1 Bedroom (3 Person Flat)  
No. 2 Bedroom (5 Person Duplex)
  - G No. 1 Bedroom (2 Person Flat)  
No. 2 Bedroom (5 Person Duplex)
  - H 3 Bedroom (4 Person Bungalow)
  - I No. 1 Bedroom (3 Person Flat)
  - MIG - Garage 3 Homes
  - Self-Build Plot (3 Flats)

Ref No.	Issued	Issue Title
10	19/03/21	PLANNING - Revision
11	19/03/21	PLANNING - Revision



**HEALTH, SAFETY AND ENVIRONMENTAL INFORMATION BOX**

**!**

Note: This drawing is to be used in conjunction with the risk register produced for inclusion in the health and safety plan. The contractor is in addition to read the Health and Safety Plan for a complete contract when dealing with the type of work detailed in this drawing.

**DO NOT SCALE FROM THIS DRAWING**

All measurements given are indicative, or are approximate, unless otherwise stated. All dimensions are to be confirmed on site. The contractor is to be responsible for any discrepancies between the drawings and the actual site conditions.

**MIKHAIL RICHES**

18 - 20 Windsor Street  
London, E1 8DS  
+44 (0)20 768 1856  
m@mrtd.co.uk

DRAWING TITLE:

## Proposed Site Plan

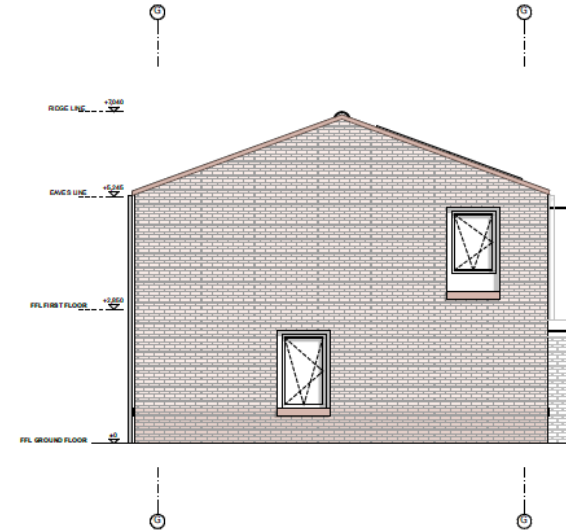
PROJECT	Northfields, Newarth	DATE	19/03/2021
CLIENT	HOP - City of York Council	REA Stage	C
DRAWING STYLE	PLANNING	SCALE	1:500 @ A1
Project No.	288 B - (00) 001	Field No.	P4



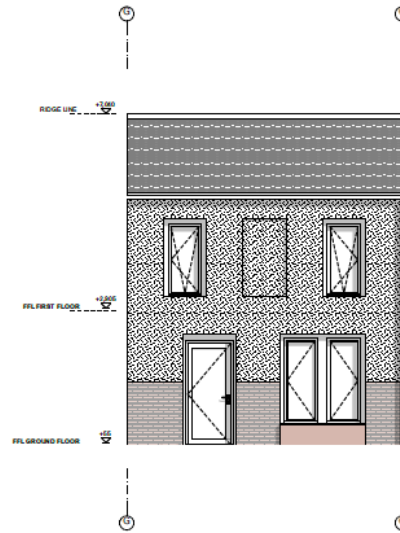
# Housetype A – 2 Storey



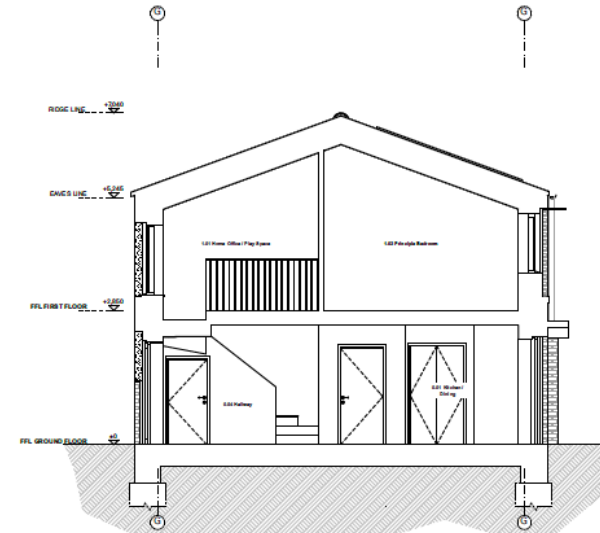
A (0) 200 South Elevation



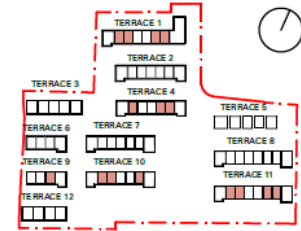
A (0) 202 East Elevation (Terrace 3 ONLY)



A (0) 201 North Elevation

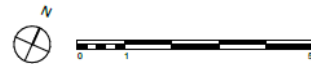


A (0) 300 Section A-A



KEY

Revision	Issued	Issue Title
-	11/09/2020	PLANNING
P1	21/12/2020	PLANNING - Revision



**NOT FOR CONSTRUCTION  
DO NOT SCALE FROM THIS DRAWING**

All measurements given are indicative, on site dimensions must be determined prior to the purchase/manufacture of any components. All discrepancies between indicative dimensions given and those measured on site to be brought to architect's attention.

**MIKHAIL RICHES** 15 - 29 Windsor Street  
London N1 8DG  
+44 (0)20 7608 1505  
mikhailriches.com

DRAWING TITLE: B | Burnholme, Heworth

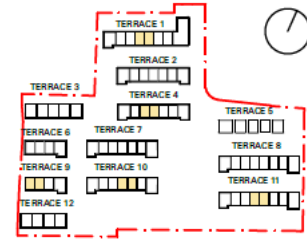
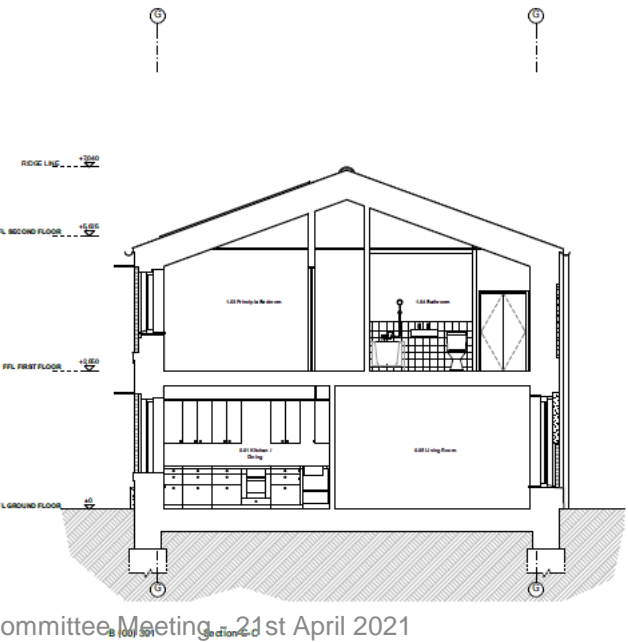
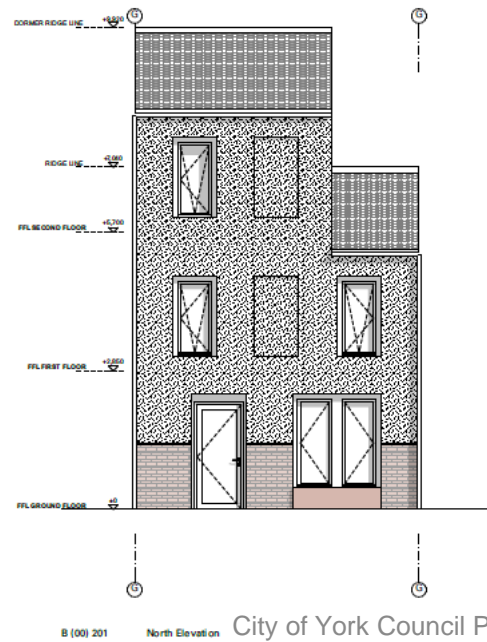
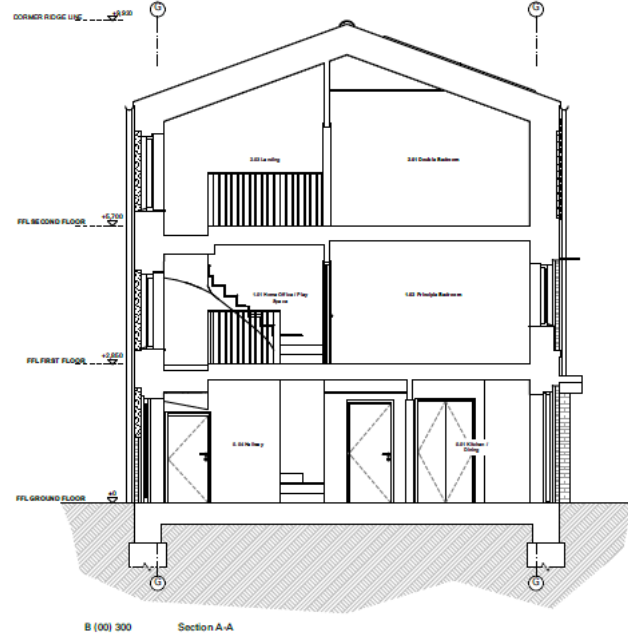
**House Type A - 2B/4P  
Elevations and Sections**

PROJECT: Burnholme, Heworth		DATE: 21/12/2020
CLIENT: HDP - City of York Council		SCALE: 1:100 @ A3
DRAWING STATUS: <b>PLANNING</b>		Revision
Project No: 288	Site No: B	Drawing No: A (0) 200





# Housetype B – 3 Storey



KEY

Revision	Issued	Issue Title
-	11/09/2020	PLANNING
P1	21/12/2020	PLANNING - Revision



**NOT FOR CONSTRUCTION  
DO NOT SCALE FROM THIS DRAWING**

All measurements given are indicative, on site dimensions must be determined prior to the purchase/manufacture of any components. All discrepancies between indicative dimensions given and those measured on site to be brought to architect's attention.

**MIKHAIL RICHES** 15 - 29 Windsor Street  
London N1 8QG  
+44 (0)20 7608 1505  
mikhailriches.com

DRAWING TITLE: B | Burnholme, Heworth

**House Type B - 3B/5P  
Elevations and Sections**

PROJECT: Burnholme, Heworth

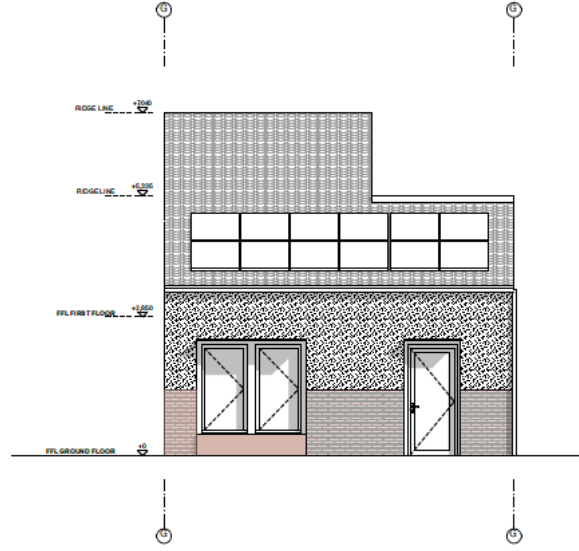
CLIENT: HDP - City of York Council DATE: 21/12/2020

DRAWING STATUS: PLANNING SCALE: 1:100 @ A3

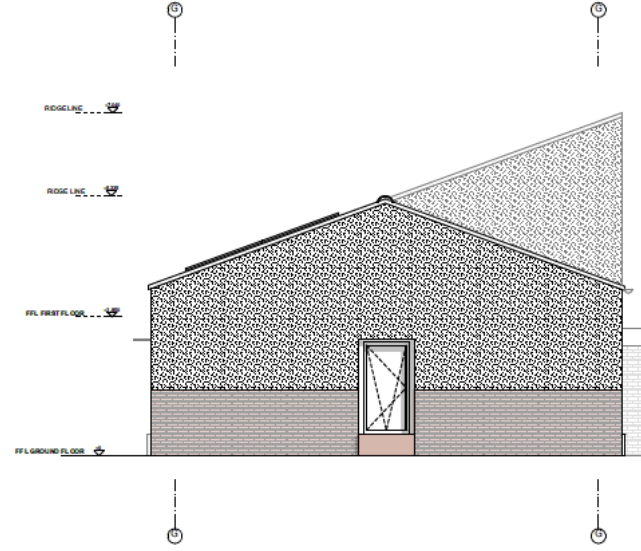
Project No. 288 B Drawing No. B (00) 002 Revision 13



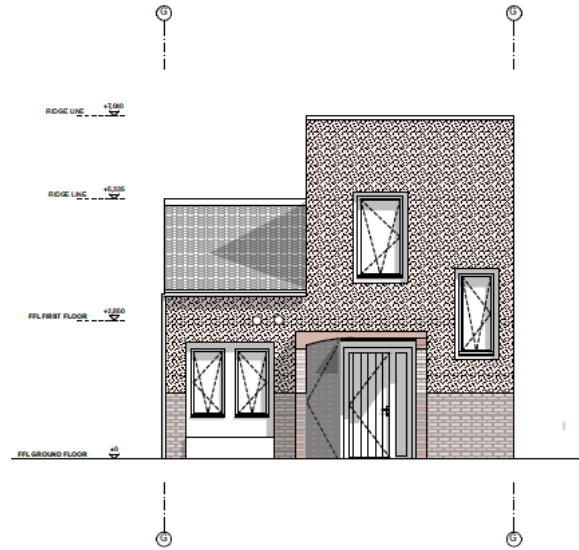
# Housetype H – 1.5 Storey



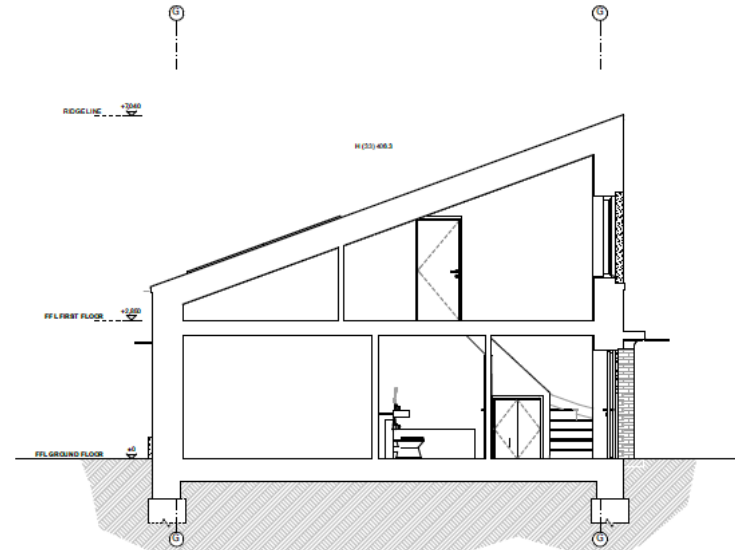
H (00) 201 South Elevation



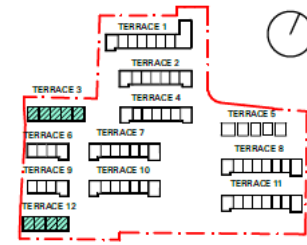
H (00) 202 West Elevation



H (00) 200 North Elevation



H (00) 300 Section A-A



KEY

Revision	Issued	Issue Title
-	11/09/2020	PLANNING
P1	21/12/2020	PLANNING - Revision



**NOT FOR CONSTRUCTION  
DO NOT SCALE FROM THIS DRAWING**

All measurements given are indicative, on site dimensions must be determined prior to the purchase/manufacture of any components. All discrepancies between indicative dimensions given and those measured on site to be brought to architect's attention.

**MIKHAIL RICHES** 15 - 29 Windor Street  
London N1 8GG  
+44 (0)20 7628 1905  
mikhailriches.com

DRAWING TITLE: B | Burnholme, Heworth

**House Type H - 2B/4P  
Elevations and Sections**

PROJECT: Burnholme, Heworth		DATE: 21/12/2020
CLIENT: HDP - City of York Council	DRAWING STATUS: <b>PLANNING</b>	
SCALE: 1:100 @ A3	Project No: 288 B	Revision: 14
H (00) 002		P1

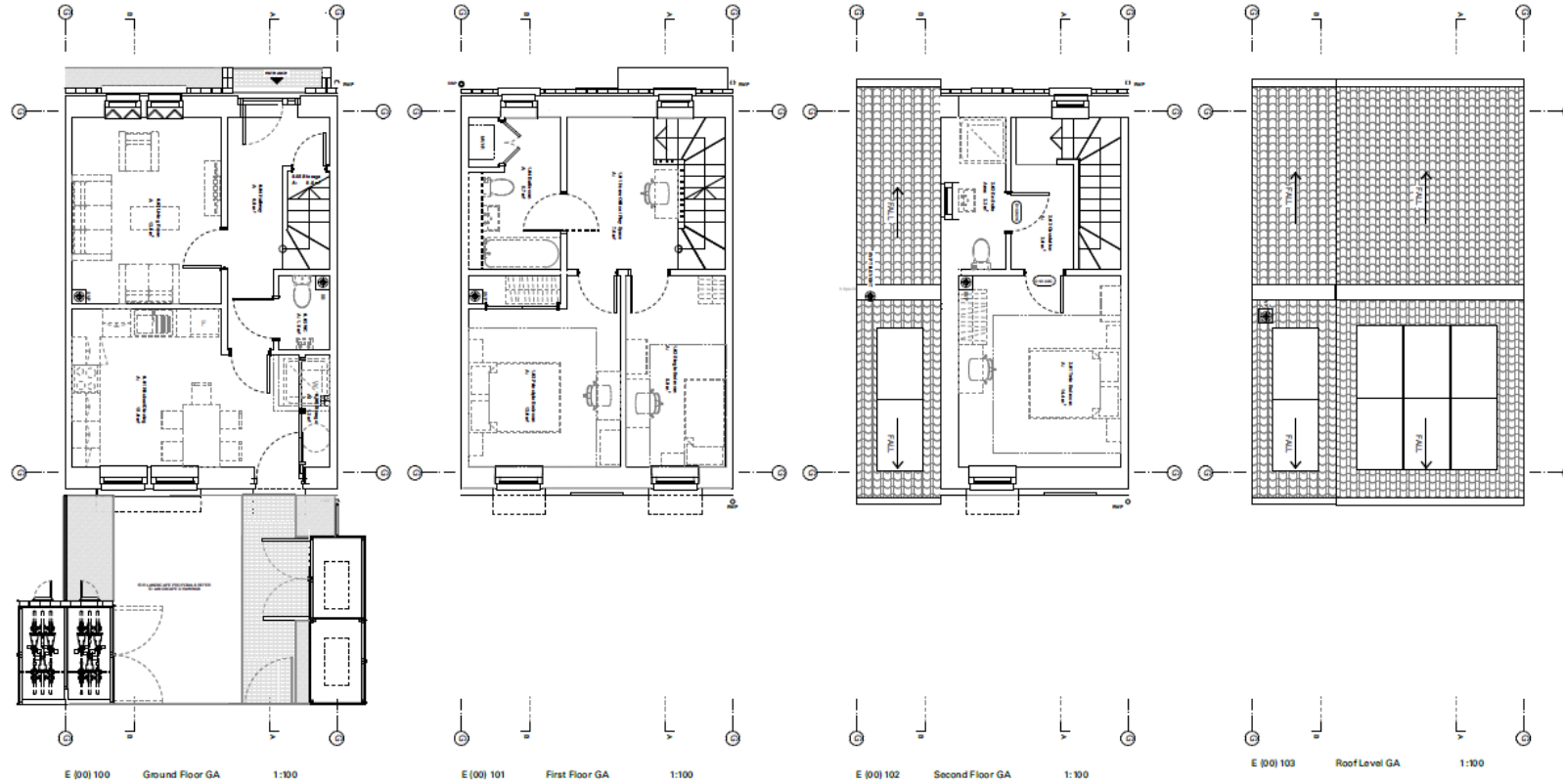




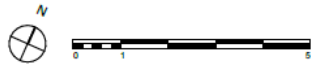
# Housetype E – Floor Plans



KEY



Revision	Issued	Issue Title
-	11/09/2020	PLANNING
P1	21/12/2020	PLANNING - Revision



**NOT FOR CONSTRUCTION  
DO NOT SCALE FROM THIS DRAWING**

All measurements given are indicative, on site dimensions must be determined prior to the purchaser manufacture of any components. All discrepancies between indicative dimensions given and those measured on site to be brought to architect's attention.

**MIKHAIL RICHES** 15 - 29 Wind or Sowat  
London SE 8QD  
+44 (0)20 7608 1505  
mikhailriches.com

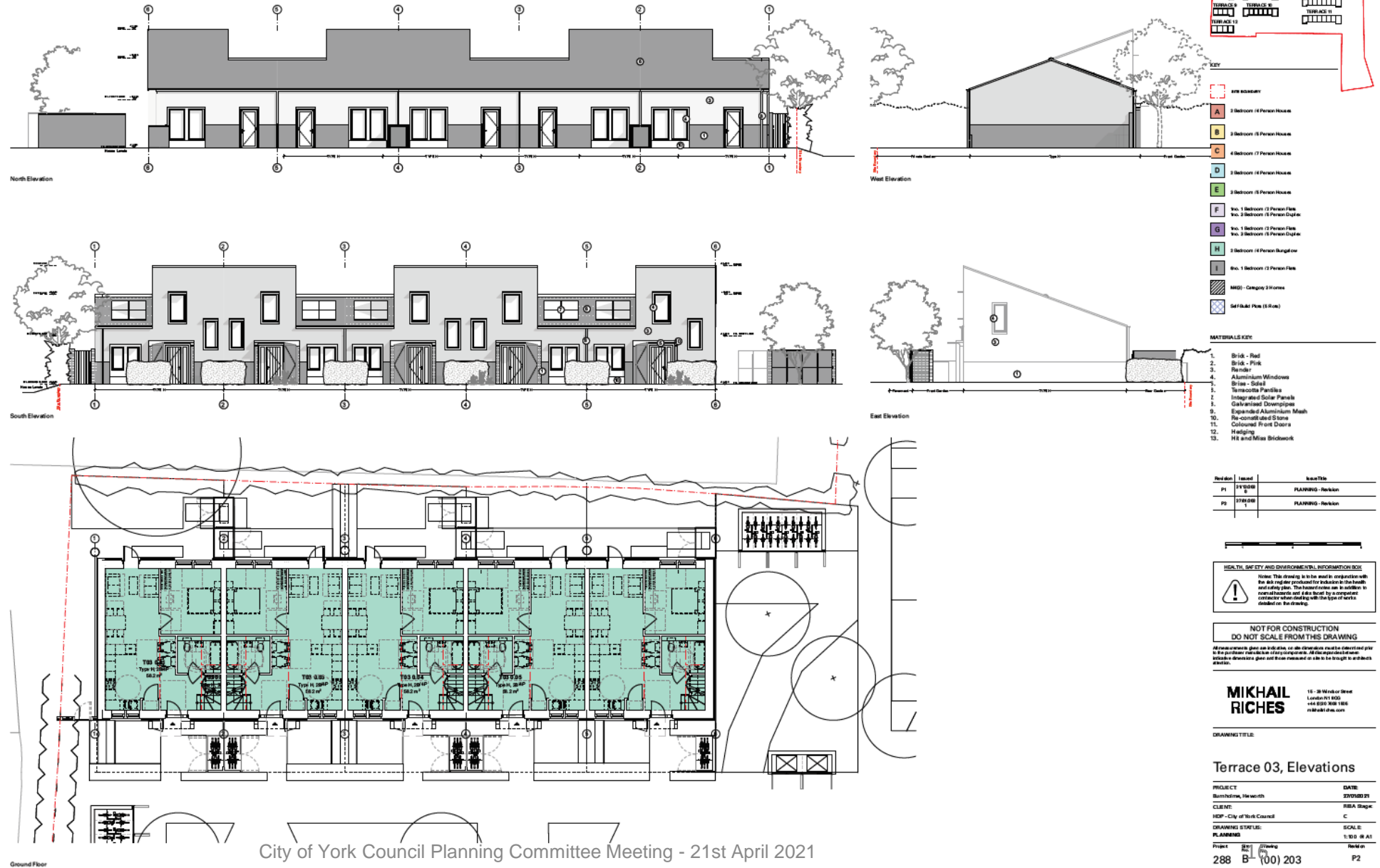
DRAWING TITLE: B | Burgholme, Heworth

**House Type E - 3B/5P  
Plans**

PROJECT:		Burgholme, Heworth
CLIENT:	HDP - City of York Council	DATE: 21/12/2020
DRAWING STATUS:	PLANNING	SCALE: 1:100 @ A3
Project No.	Site No.	Drawing No.
288	B	E (00) 5001
Revision		P1



# Terrace 03 Plan and Elevations





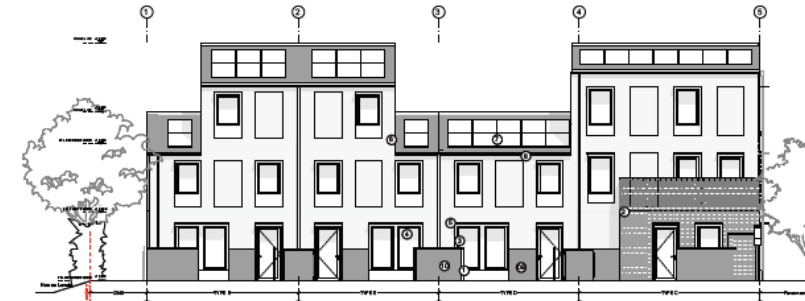
# Terrace 06 – Plan and Elevations



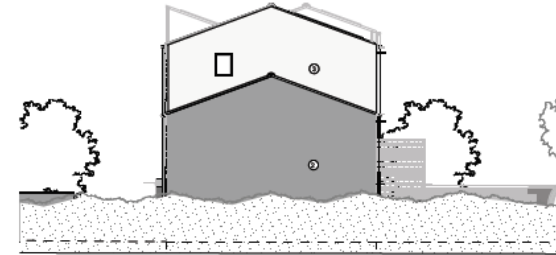
North Elevation



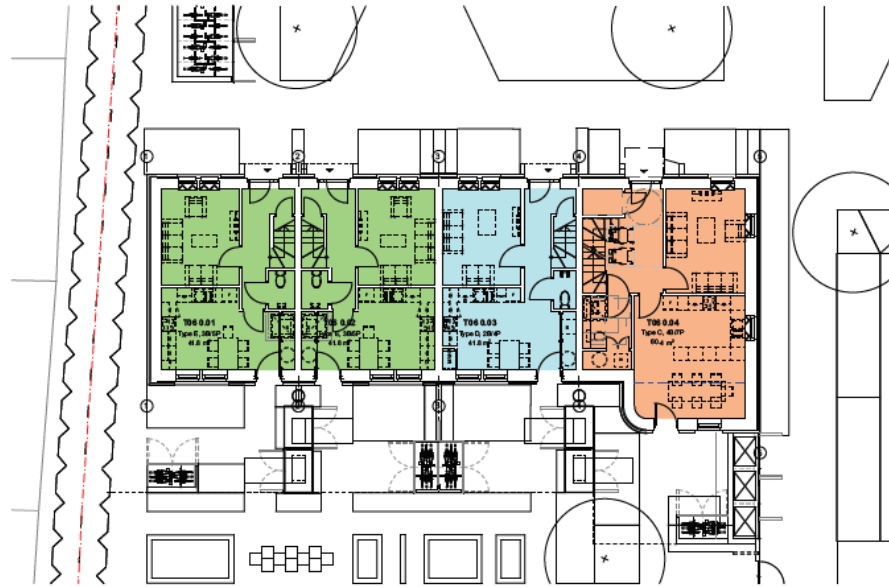
East Elevation



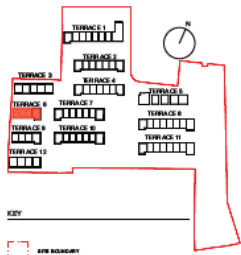
South Elevation



West Elevation



Ground Floor



**KEY**

- APN Boundary
- A 2 Bedroom / 4 Person House
- B 2 Bedroom / 5 Person House
- C 4 Bedroom / 7 Person House
- D 2 Bedroom / 4 Person House
- E 2 Bedroom / 5 Person House
- F No. 1 Bedroom / 3 Person Flat, No. 2 Bedroom / 5 Person Duplex
- G No. 1 Bedroom / 2 Person Flat, No. 2 Bedroom / 5 Person Duplex
- H 2 Bedroom / 4 Person Bungalow
- I No. 1 Bedroom / 3 Person Flat
- MG1 - Category 3 Homes
- Self-Build Plot (5 Flats)

**MATERIALS KEY**

1. Brick - Red
2. Brick - Pink
3. Render
4. Aluminium Windows
5. Brick - Side
6. Terracotta Panels
7. Integrated Solar Panels
8. Galvanized Downpipes
9. Expanded Aluminium Mesh
10. Re-constituted Stone
11. Coloured Front Doors
12. Hedges
13. HR and Miss Brickwork

Revision	Issued	Issue Title
01	27/03/21	PLANNING - Revision
02	17/04/21	PLANNING - Revision

**HEALTH, SAFETY AND ENVIRONMENTAL INFORMATION BOX**

Note: This drawing is to be used in conjunction with the risk register produced for inclusion in the health and safety plan. The manufacturer is to provide a material safety data sheet by a competent contractor when dealing with the types of works detailed on the drawing.

**NOT FOR CONSTRUCTION**  
**DO NOT SCALE FROM THIS DRAWING**

All measurements, plans and details are for information only and are not to be used for construction without the prior written consent of the architect. All measurements are to be taken from the finished ground level unless otherwise stated.

**MIKHAIL RICHES**

15 - 20 Market Street  
 London E1 1 8QS  
 +44 (0)20 300 1544  
 rich@riches.com

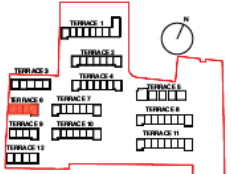
DRAWING TITLE:

Terrace 06, Elevations

PROJECT	DATE	
Burnthorpe, Harworth	27/03/21	
CLIENT:	RIKA Group	
REF: City of York Council	C	
DRAWING STAGE:	SCALE:	
PLANNING	1:50 @ A1	
Project No.	Drawing No.	Revision
288	B1 (00) 206	P2



# Terrace 06 Site Plan



**KEY**

- AFB boundary
- A 3 Bedrooms / 4 Person House
- B 3 Bedrooms / 5 Person House
- C 4 Bedrooms / 7 Person House
- D 3 Bedrooms / 4 Person House
- E 3 Bedrooms / 5 Person House
- F No. 1 Bedroom / 2 Person Flat, No. 3 Bedroom / 5 Person Duplex
- G No. 1 Bedroom / 2 Person Flat, No. 3 Bedroom / 5 Person Duplex
- H 3 Bedrooms / 4 Person Bungalow
- I No. 1 Bedroom / 2 Person Flat
- MGD - Category 3 Homes
- Self Build Plot (3 Flats)

Revision	Issued	Issue Title
P1	27/03/20	PLANNING - Revision
P2	27/03/20	PLANNING - Revision

**HEALTH, SAFETY AND ENVIRONMENTAL INFORMATION BOX**

**WARNING**

This drawing is to be used in conjunction with the AFB register produced for inclusion in the health and safety file. The AFB register can be accessed to control access and it is a legal requirement to contact the contractor when dealing with the type of works detailed on the drawing.

**NOT FOR CONSTRUCTION  
DO NOT SCALE FROM THIS DRAWING**

All measurements given are indicative, no dimensions should be converted prior to the purchase of materials or construction. All dimensions and materials shown are for information only and are not to be used for construction purposes.

**MIKHAIL RICHES**

15 - St Mark's Street  
Leeds, LS2 8JQ  
+44 (0)113 268 186  
m@mrkriches.com

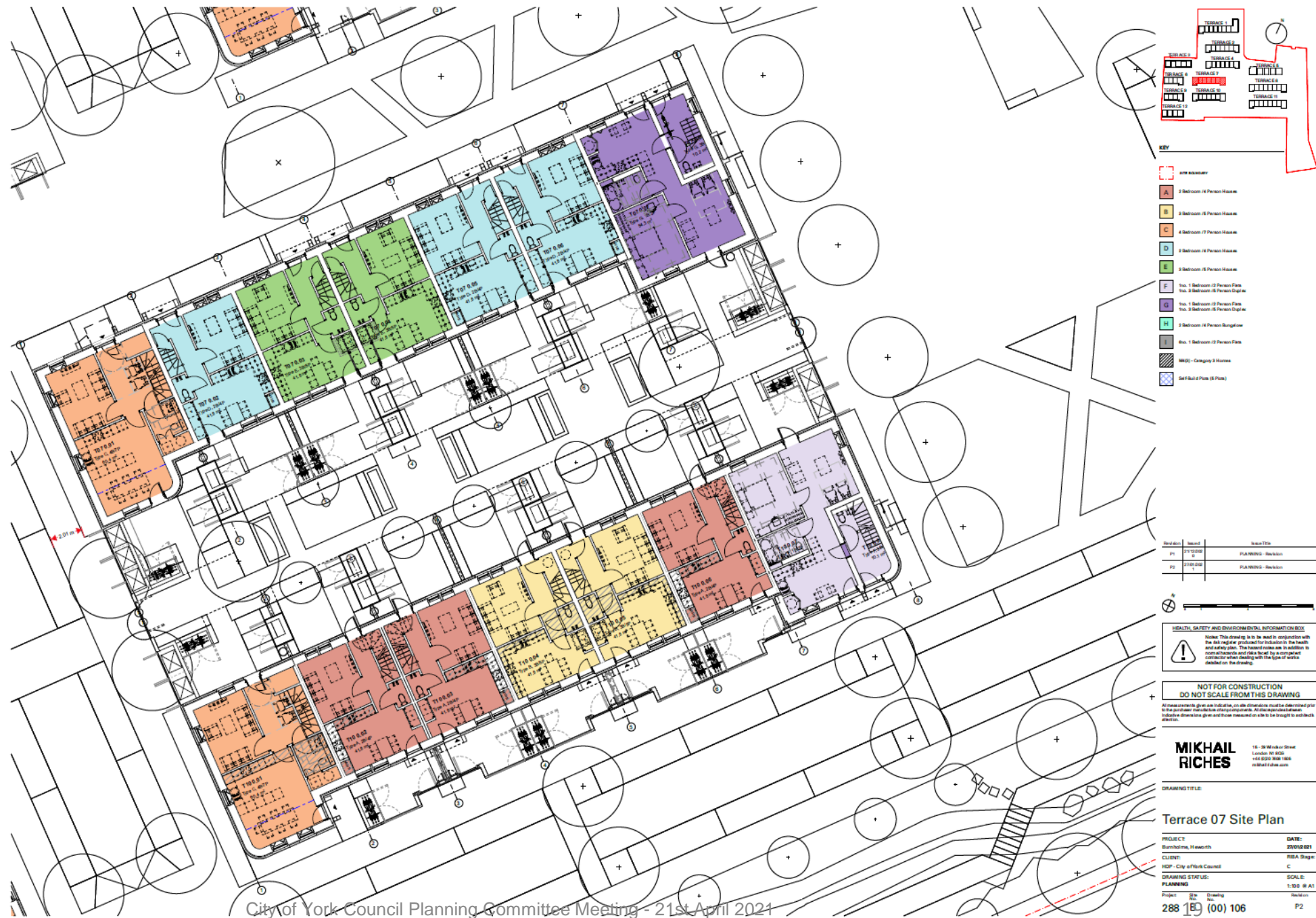
DRAWING TITLE: Terrace 06 Site Plan

PROJECT: Barncliffe, Harrogate	DATE: 23/03/20
CLIENT: RBA Stage	
HOP - City of York Council	C
DRAWING STAFF: PLANNING	SCALE: 1:100 @ A1
Project No. 288	Sheet No. 105
Drawing No. 105	Revision No. P2

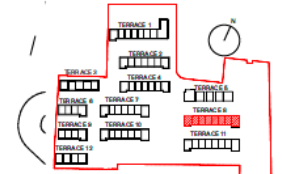




# Terrace 07 Site Plan



# Terraces 5,8,11 Plan



- KEY**
- A16 Boundary
  - 2 Bedroom 14 Person House
  - 3 Bedroom 16 Person House
  - 4 Bedroom 17 Person House
  - 2 Bedroom 14 Person House
  - 3 Bedroom 16 Person House
  - 1st. 1 Bedroom 13 Person Flat  
1st. 3 Bedroom 16 Person Duplex
  - 1st. 1 Bedroom 13 Person Flat  
1st. 3 Bedroom 16 Person Duplex
  - 2 Bedroom 14 Person Bungalow
  - 1st. 1 Bedroom 13 Person Flat
  - M101 - Changing 3 Houses
  - Self-Built Flats (8 Flats)

Rev/No	Revised	Revised By
P1	21/03/21	PLA/MW/01 - Revision
P2	27/03/21	PLA/MW/01 - Revision



**HEALTH, SAFETY AND ENVIRONMENTAL INFORMATION BOX**

Notes: This drawing is to be used in conjunction with the site and/or prepared for inclusion in the health and safety plan. The hazard notes are in addition to normal hazards and risks faced by a competent contractor when dealing with the type of works detailed on the drawing.

**NOT FOR CONSTRUCTION  
DO NOT SCALE FROM THIS DRAWING**

All measurements given are indicative, on-site dimensions must be determined prior to the purchaser's construction of any component. All dimensions are given in the purchaser's metric units, given and those measured on-site to be brought to metric units.

**MIKHAIL RICHES**

14 - 28 Wilton Street  
London W1R 3JZ  
+44 (0)20 7646 1165  
m.riches@riches.com

DRAWING TITLE

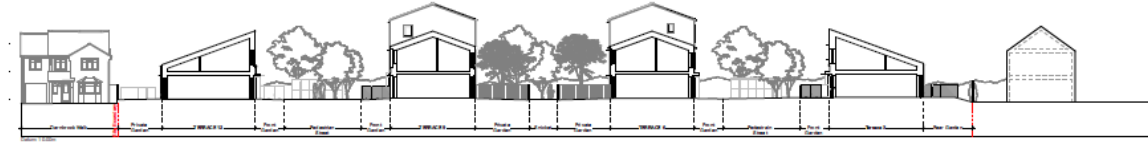
**Terrace 08 Site Plan**

PROJECT	Barncliffe, Harrogate	DATE	23/03/21
CLIENT	RIBA Group	SCALE	C
DDP - City of York Council		SCALE	1:50 @ A1
DRAWING STATUS:	PLANNING	Project No.	288 9 (00) 107
Sheet No.		Sheet of	P2

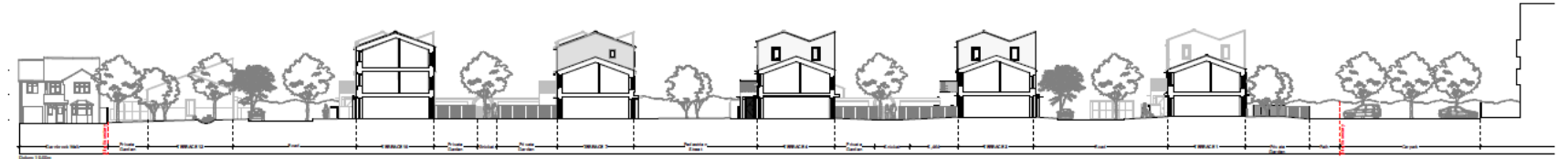




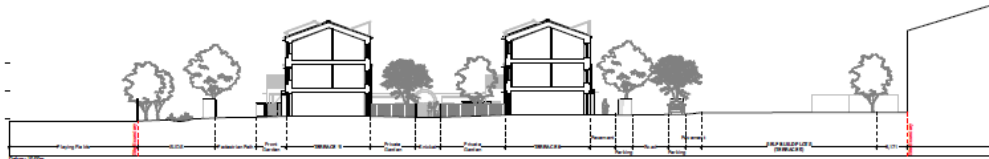
# Site Wide Sections



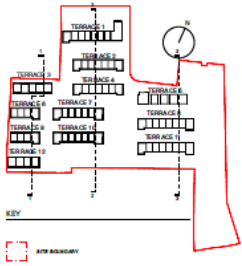
01 Site Wide, Section 1-1



02 Site Wide, Section 2-2



03 Site Wide, Section 3-3



Revision	Issued	Issue Title
P1	27/03/21	PLANNING - Revision
P2	27/03/21	PLANNING - Revision

**HEALTH, SAFETY AND ENVIRONMENTAL INFORMATION BOX**

Note: This drawing is to be read in conjunction with the risk register provided for inclusion in the health and safety plan. The hazard notes are in addition to normal hazards and risks faced by a competent contractor when dealing with the type of work detailed on the drawing.

**NOT FOR CONSTRUCTION  
DO NOT SCALE FROM THIS DRAWING**

All dimensions given are indicative, all site dimensions must be confirmed prior to the purchase of materials or other contractors. All dimensions of materials and dimensions given and those measured on site to be brought to architect's attention.

**MIKHAIL RICHES** 15, 28 Wilton Drive  
London W8 5DF  
+44 (0)20 886 1866  
mrich@riches.com

DRAWING TITLE:

## Site Wide Sections

PROJECT	Burncliffe, Harworth	DATE	27/03/2021
CLIENT	City of York Council	RIBA Stage	C
DRAWING STATUS:	PLANNING	SCALE:	1:200 @ A1
Project No.	288 B (00) 300	Revision	P2



3D Visual from  
Design & Access  
Statement

