



# Planning Committee A

To be held on 1<sup>st</sup> December 2022 at 4:30pm

# 22/01844/FULM - Land To The East Of Middlewood Close, Rufforth, York

Erection of 21no. Dwellings and associated works (resubmission)

Existing Entrance  
from Middlewood  
Close



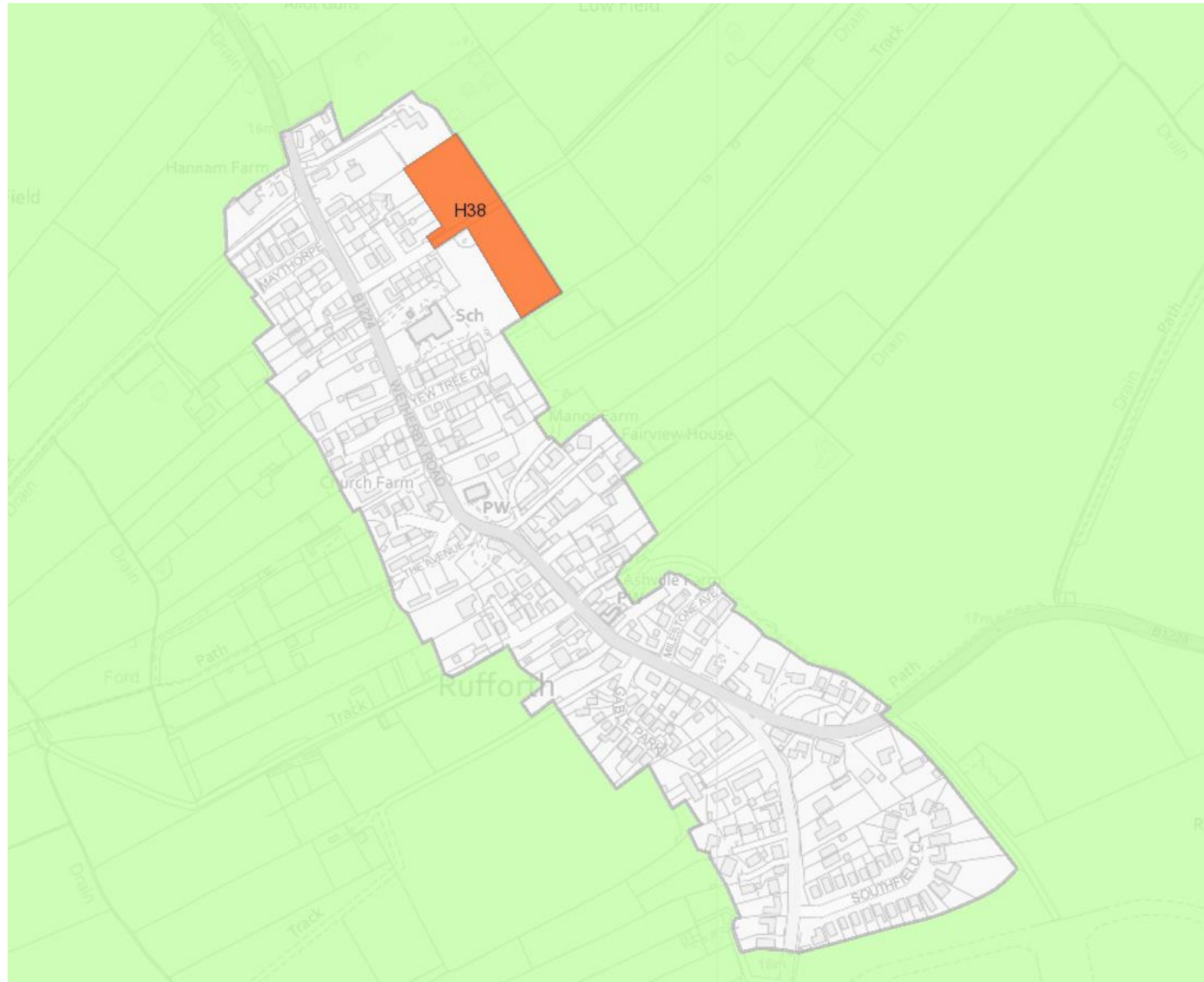
Existing Field track  
and boundary to  
School field



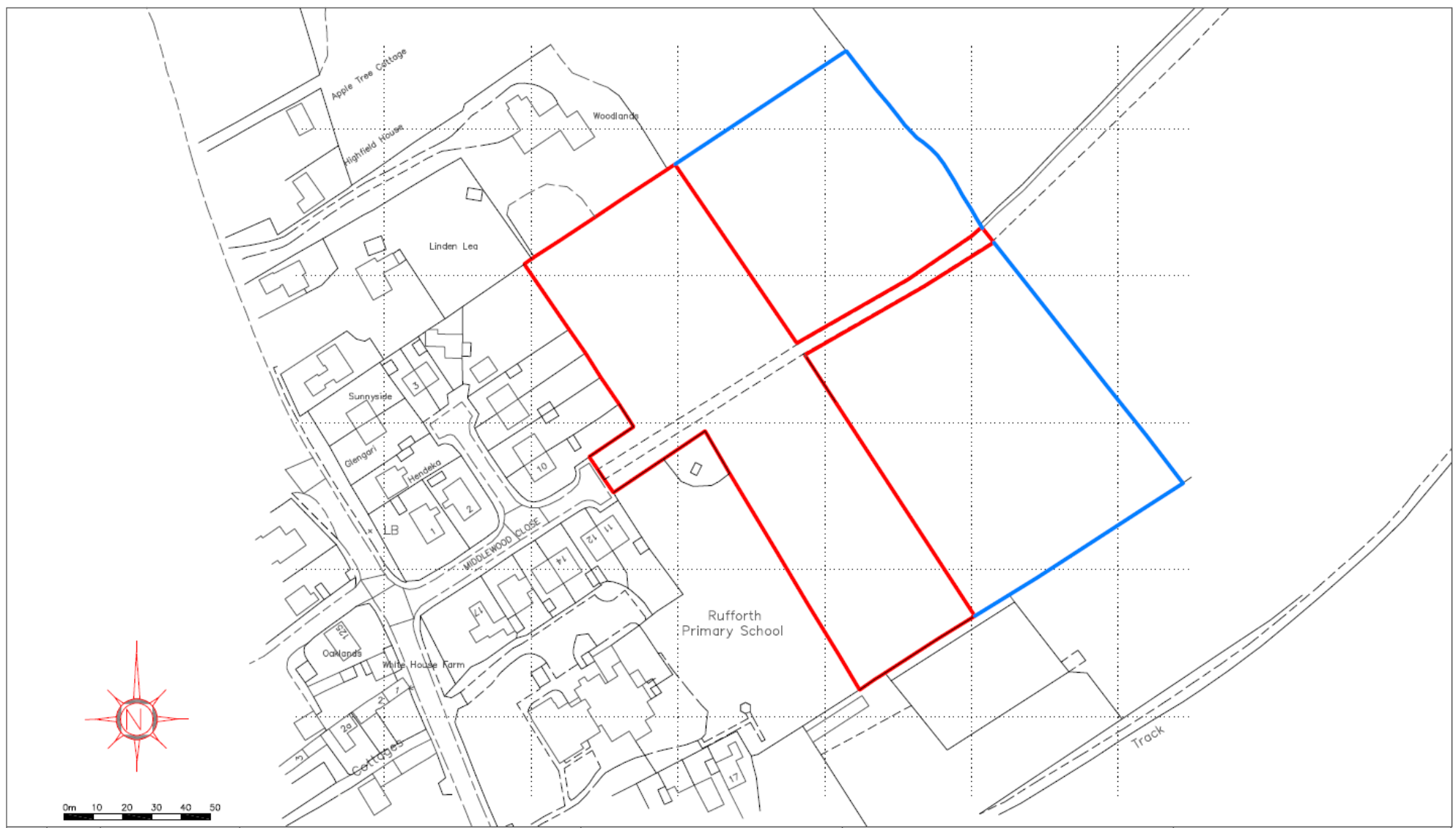
Middlewood Close  
back toward  
Wetherby Road



Extract Proposals Map  
from DLP 2018 – showing  
H38 allocation and GB  
Boundaries around  
Rufforth



# Site Location Plan



B	26/09/22	Red line Including outfall
A	22/07/22	RED LINE ADJUSTED BLUE LINE ADDED
REV	DATE	AMENDMENT

downes illingsworth partnership ltd  
chartered architects

[info@dlparchitects.co.uk](mailto:info@dlparchitects.co.uk)  
+44 (0) 1845 524758  
56 Market Place  
Thirsk, YO7 1LW  
[www.dlparchitects.co.uk](http://www.dlparchitects.co.uk)

CLIENT

**MULGRAVE**  
PROPERTIES

PROJECT:  
Proposed Development at Hawthorn Fields, Rufforth.

DRAWING TITLE:  
Location Plan

SCALE: 1:1250 @ A3	DATE: October 2021
DRAWN: JLW	CHECKED: JW
DWG NO. 3921/PD/101	REV. B






















ALL DIMENSIONS TO BE CHECKED ON SITE. DISCREPANCIES, AMBIGUITIES AND/OR OMISSIONS BETWEEN THIS DRAWING AND INFORMATION GIVEN ELSEWHERE MUST BE REPORTED TO THIS OFFICE AND CLARIFICATION SOUGHT BEFORE PROCEEDING.

# Proposed Site Layout Plan

## ACCOMMODATION

Affordable		Area sq ft	
H4	2 bed house	3 no	781
A3	3 bed house	2 no	928
Farnham	4 bed house	1no	1141
Private			
Hawthorn	2 bed house	2 no	965
Newton	3 bed house	3 no	1006
Ashby	3 bed house	4 no	878
Banbury	3 bed house	1 no	1168
Farnham	4 bed house	1no	1141
TL Barn	4 bed house	1 no	2038
TC Barn	4 bed house	2 no	2560
Chatsworth	4 bed house	1 no	1466
<b>TOTAL</b>		<b>21 no</b>	<b>24,193 sq ft</b>

## 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 hedges)
-  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
-  BIN COLLECTION POINT
-  EXTERNAL WALL LIGHT TO FRONT & REAR
-  PERSONNEL DOORS (Hspec HS LED)
-  CYCLE STORE (2m x 1.4m)
-  DENOTES FINISHED FLOOR LEVEL



City of York Council Planning Committee Meeting - 1st December 2022

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER PROJECT DRAWINGS. NOT TO BE SCALED. CDM 2015 REGULATIONS APPLY - REFER TO HSE WEBSITE <http://www.hse.gov.uk/cdm/> TO UNDERSTAND YOUR LEGAL OBLIGATIONS. YOUR SUBS UNDER CONSTRUCTION FROM AN APPROVED THE RIGHT FROM THE RIGHT THAT THEY ARE RESPONSIBLE FOR HAVING A CONTRACTOR THE PROJECT ALLOWING ACCORDS THIS PROJECT BEING IN A CONSTRUCTION AREA YOUR SUBS ARE RESPONSIBLE FOR THE PROJECTS AND YOUR SUBS ARE RESPONSIBLE FOR THE HEALTH AND SAFETY PLAN PROTECTING WORKERS OF THE PUBLIC. PLEASE CONTACT YOUR SUBS FOR MORE INFORMATION AND TO CORRECTLY A NOTIFIED THE USE OF THE PROJECT BY APPLICABLE.

## REV DATE DESCRIPTION

REV	DATE	DESCRIPTION
A	18/01/22	STREET & HOUSE LIGHT POSITIONS ADDED
B	27/01/22	IMPROVED AMBUSH PLANT DETACHED 4 BED GARDENS REMOVED
C	28/01/22	FINISHED FLOOR LEVELS ADDED
D	15/03/22	REDISIGNED TO ACCOMMODATE PUMP STATION
E	27/04/22	PERMITS ADDED
F	05/05/22	FURTHER HIGHWAY AMENDMENTS
G	04/07/22	FURTHER HIGHWAY AMENDMENTS, INC. CYCLE STORE SIGN & ACCESS, IMPROVED ROAD TYPED CLARIFIED, 3 BAYS PARALLEL, 2 BED PARKING REDUCED, PL. 3 HOUSE-DRIVER MONITOR, BIN COLLECTION POINTS ADDED
H	22/07/22	FOOTPATH INTO SITE EXTENDED
J	28/07/22	SHAVED SURFACE BLOCK PAVED AND VEG SPACE ADDED

downie | gworth partners | the chartered architects  
 info@downie-gworth.co.uk  
 +44 (0)1845 524758  
 35 Market Place  
 York, YO1 1JW  
 www.dgarchitects.co.uk

CLIENT  
  
**MULGRAVE**  
 PROPERTIES

PROJECT  
**Hawthorn Fields**  
**Rufforth**

DRAWING TITLE  
**Site Layout Plan**  
**Planning Layout**

SCALE	DRAWN BY	DATE
1:500 @A1	J.W.	November 2021
DWG NO	REVISION	
282/SPD/100	J	

ALL DIMENSIONS TO BE CHECKED ON SITE. DISCREPANCIES, AMBIGUITIES AND/OR CONFLICTS BETWEEN THE DRAWING AND INFORMATION HEREIN MUST BE REPORTED TO THE OFFICE AND CLARIFICATION SOUGHT BEFORE PROCEEDING.



# Streetscene Plan



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

IN ORDER TO UNDERSTAND YOUR LEGAL OBLIGATIONS AS A CLIENT UNDER THE CONSTRUCTION (DESIGN & MANAGEMENT) REGULATIONS 2015 (CDM 2015) PLEASE REFER TO THE HEALTH & SAFETY EXECUTION GUIDANCE AT <http://www.hse.gov.uk/ai/cdm2015/ai/cdm2015.htm> OR CONTACT THIS OFFICE FOR FURTHER INFORMATION. YOUR CLIENTS LEGAL OBLIGATIONS INCLUDE (NOT EXHAUSTIVE) APPOINTING THE RIGHT PEOPLE AT THE RIGHT TIME, ENSURING ARRANGEMENTS FOR MANAGING & COORDINATING THE PROJECT, ALLOWING SUFFICIENT TIME, PROVIDING INFORMATION TO A COMMUNICATION WITH YOUR DESIGNER, A CONTRACTOR, ENSURING ADEQUATE WELFARE FACILITIES ON SITE, ENSURING CONSTRUCTION PLANS ARE IN PLACE, ISSUING THE HEALTH & SAFETY PLAN, PROTECTING MEMBERS OF THE PUBLIC, HOLDING YOUR EMPLOYEES, ENSURING WORKPLACES ARE DESIGNED CORRECTLY & NOTIFYING THE USE OF THE PROJECT IF APPLICABLE.



REV	DATE	AMENDMENT
D	26/03/22	PLOT 12 UPDATED & PLOT 13 AMENDED
C	17/03/22	AMENDED TO SUIT LAYOUT
B	27/01/22	PL 16 AMENDED
A	23/11/21	PLOT 13 CORRECTED

downes illingsworth partnership is chartered architects  
[info@iparchitects.co.uk](mailto:info@iparchitects.co.uk)  
 +44 (0)1845 524758  
 56 Market Place  
 City of York Council Planning Committee Meeting  
[www.iparchitects.co.uk](http://www.iparchitects.co.uk)

CLIENT:  
  
**MULGRAVE PROPERTIES**

PROJECT:  
**Proposed Development at Hawthorn Fields, Rufforth**

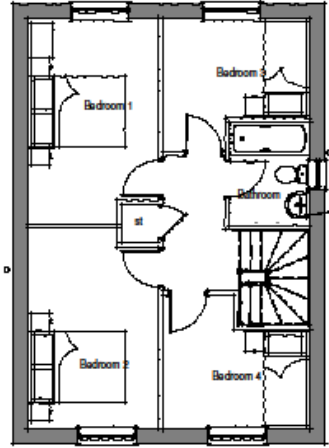
DRAWING TITLE:  
**Streetscenes**

DATE:  
**1st December 2022**

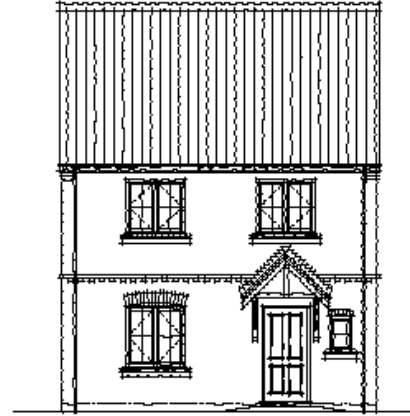
SCALE	DATE		
1:250 @ A3	October 2021		
DRAWN	CHECKED	DWG NO.	REV.
JLW	JW	3921/PD/20	D

ALL DIMENSIONS TO BE CHECKED ON SITE. DEVIATIONS AND OMISSIONS BETWEEN THIS DRAWING AND INFORMATION SUPPLIED HEREIN MUST BE REPORTED TO THE OFFICE AND CLARIFIED IMMEDIATELY BEFORE PROCEEDING.

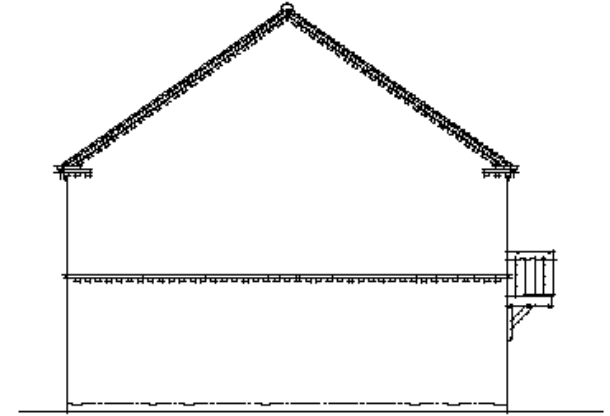
# Proposed Plans – Farnham Housetype



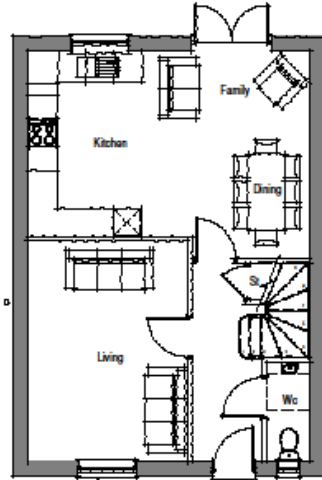
First Floor Plan



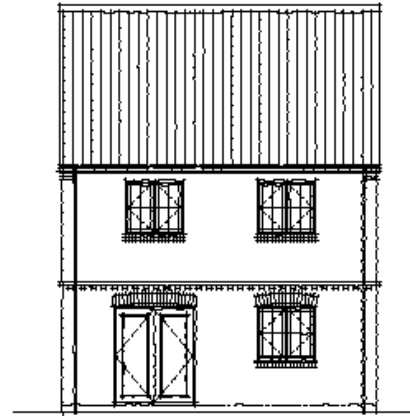
Front Elevation



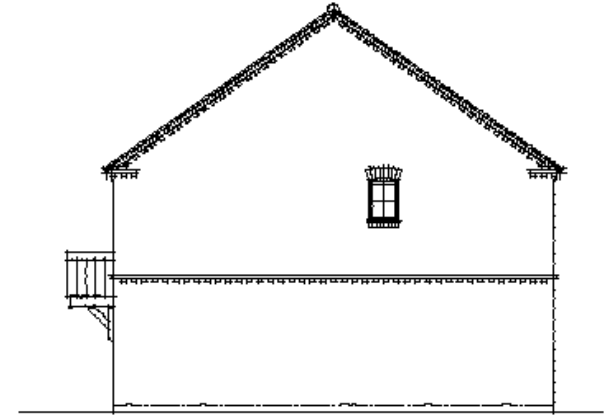
Side Elevation



Ground Floor Plan



Rear Elevation



Side Elevation



ADAPTED FROM MULGRAVE PROPERTIES HOUSE TYPE - CDM 2015 REGULATIONS APPLY

REV	DATE	AMENDMENT
A	14/03/22	RENUMBERED DWG AS PLOT SPECIFIC

downes illingsworth partnership **architects**  
 info@diplarchitects.co.uk  
 +44 (0)1845 524758  
 56 Market Place  
 Thirsk, YO7 1JW  
 www.diplarchitects.co.uk



CLIENT:  
**MULGRAVE**  
 PROPERTIES

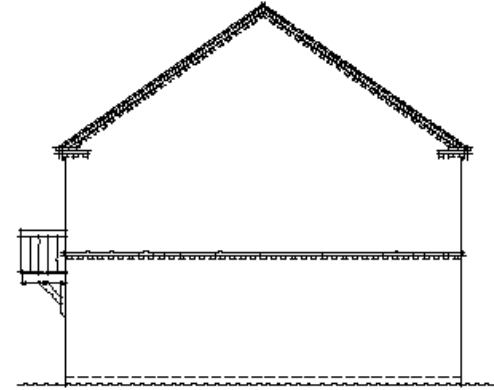
PROJECT:  
 Proposed Development at Hawthorn Fields, Rufforth  
 DRAWING TITLE:  
 FARNHAM Type Planning Drawing (as) - Plots 7

SCALE	DATE		
1 : 100 @ A3	January 2022		
DRAWN	CHECKED	DWG NO.	REV.
JW	-	3921-PD-22	A

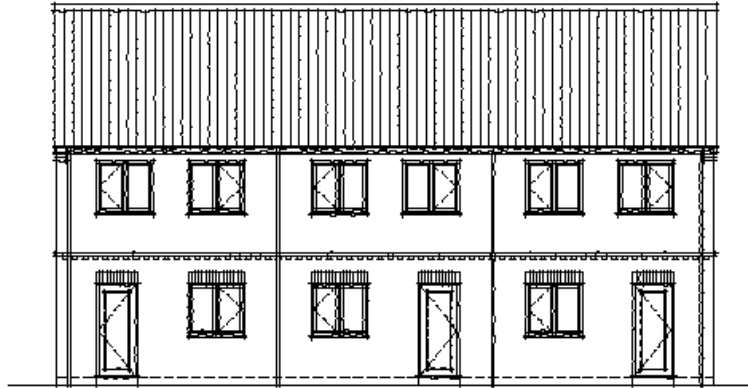
# Proposed Elevations – H4 Terrace



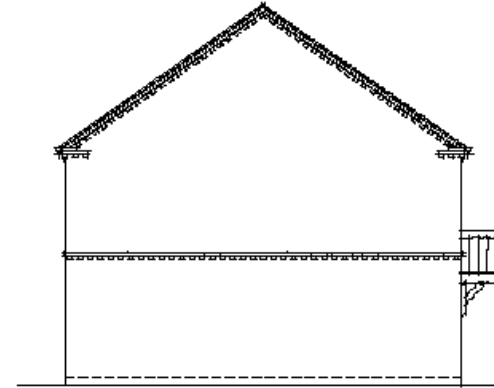
Front Elevation



Side Elevation



Rear Elevation



Side Elevation

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

IN ORDER TO UNDERSTAND YOUR LEGAL OBLIGATIONS AS A CLIENT UNDER THE CONSTRUCTION (DESIGN & MANAGEMENT) REGULATIONS 2015 (CDM 2015) PLEASE REFER TO THE HEALTH & SAFETY EXECUTIVE WEBSITE AT <http://www.hse.gov.uk/construction/cdm15/> OR CONTACT THE OFFICE FOR FURTHER INFORMATION.

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

- IDENTIFYING AND APPOINTING THE RIGHT PEOPLE AT THE RIGHT TIME, ENSURING ARRANGEMENTS FOR MANAGING & ORGANISING THE PROJECT, ALLOWING ADEQUATE TIME, PROVIDING INFORMATION TO & COMMUNICATING WITH YOUR DESIGNERS & CONTRACTORS, ENSURING ADEQUATE RESOURCES ARE IN PLACE, ENSURING A CONSTRUCTION PHASE PLAN IS IN PLACE, KEEPING THE HEALTH & SAFETY PLAN UP TO DATE, ENSURING THE WELL-BEING OF THE PUBLIC INCLUDING YOUR EMPLOYEES, ENSURING WORKPLACES ARE DESIGNED CORRECTLY & NOTIFYING THE USE OF THE PROJECT IF APPLICABLE.

0 1 2 3 4 5m

ADAPTED FROM MULGRAVE PROPERTIES HOUSE TYPE - CDM 2015 REGULATIONS APPLY



REV	DATE	BY	DESCRIPTION
A	14/10/22	PW	PILOT SPECIFIC

downes illingworth partnership as  
chartered architects

info@iparchitects.co.uk  
+44 (0)1945 624758  
56 Market Place  
Brisby, YO7 1JW  
www.diparchitects.co.uk



CUSTOMER:

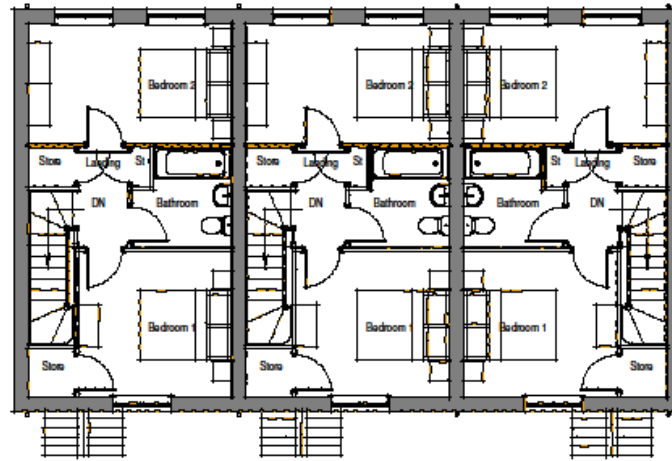
**MULGRAVE**  
PROPERTIES

PROJECT:  
Proposed Development at Hawthorn Fields, Rufforth

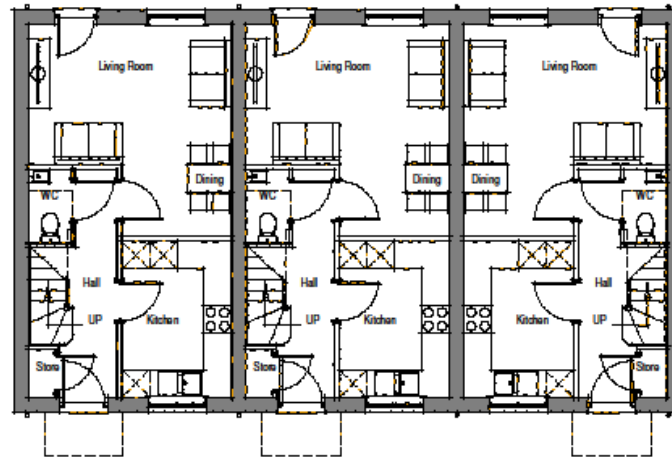
DRAWING TITLE:  
H4 Terrace Elevations: PLANNING DRAWING - Plots 1, 2 & 3

SCALE	DATE
1:100 @ A3	October 2021
DRAWN: PW	CHECKED: -
DWG NO. 3921-PD-02	REV. A

# Proposed Plans – H4 Terrace



First Floor Plan



Ground Floor Plan

ADAPTED FROM MULGRAVE PROPERTIES HOUSE TYPE - CDM 2015 REGULATIONS APPLY



REV	DATE	AMENDMENT
A	14/02/22	PLOT SPECIFIC

downes illingsworth partnership *an* chartered architects  
 info@iparchitects.co.uk  
 +44 (0)1845 524758  
 55 Market Place  
 Thirsk, YO7 1JW  
 www.diparchitects.co.uk



CUSTOMER:  
  
**MULGRAVE**  
 PROPERTIES

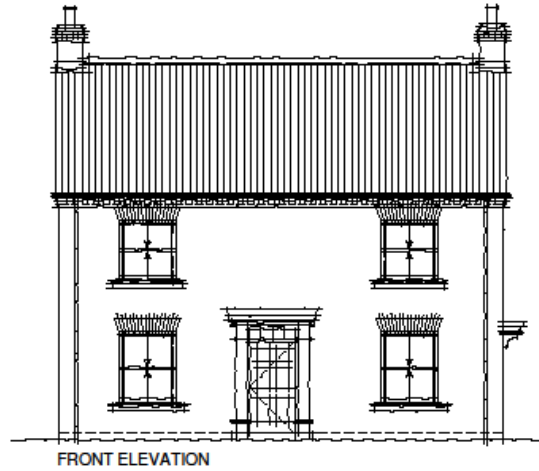
PROJECT:  
 Proposed Development at Hawthorn Fields, Rufforth

DRAWING TITLE:  
 H4 Terrace Plans: PLANNING DRAWING - Plots 1, 2 & 3

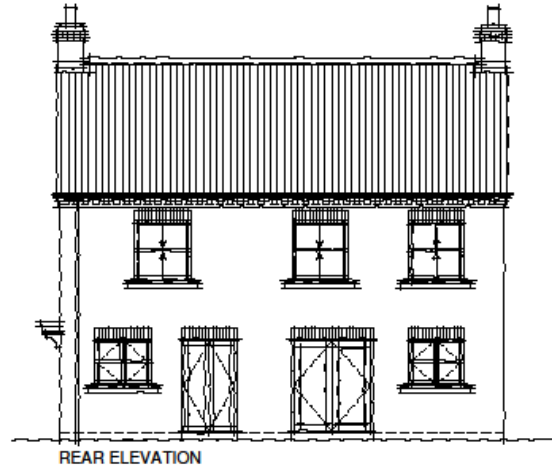
SCALE:		DATE:	
1 :100 @ A3		October 2021	
DRAWN:	CHECKED:	DWG NO.:	REV.:
PW	-	3921-PD-01	A

ALL DIMENSIONS TO BE CHECKED ON SITE. DISCREPANCIES AND OMISSIONS BETWEEN THIS DRAWING AND INFORMATION IN ANYWHERE MUST BE REPORTED TO THE OFFICE AND CLARIFICATION SOUGHT BEFORE PROCEEDING

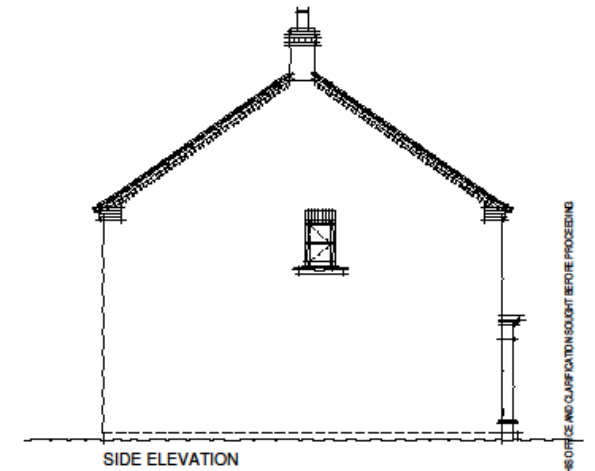
# Proposed Plans - Ashby and Hawthorn Semi Housetype



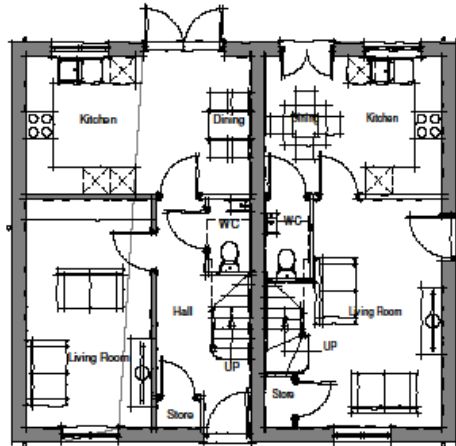
FRONT ELEVATION



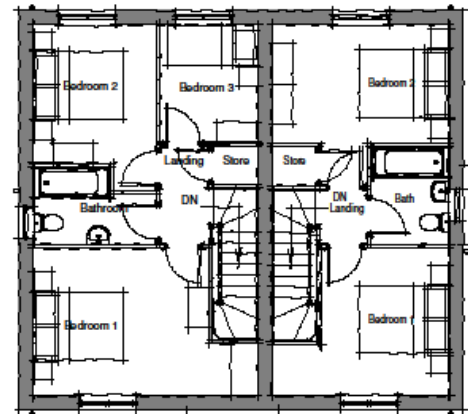
REAR ELEVATION



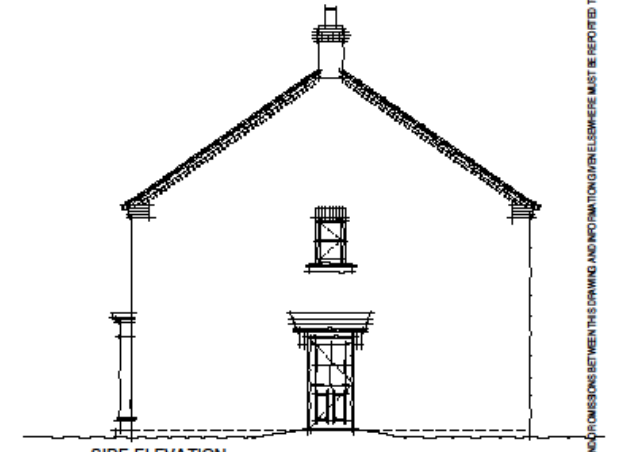
SIDE ELEVATION



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SIDE ELEVATION



ADAPTED FROM MULGRAVE PROPERTIES HOUSE TYPE - CDM 2015 REGULATIONS APPLY

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

IN ORDER TO UNDERSTAND YOUR LEGAL OBLIGATIONS AS A CLIENT UNDER THE CONSTRUCTION DESIGN AND MANAGEMENT REGULATIONS 2015 (CDM 2015) PLEASE REFER TO THE HEALTH & SAFETY EXECUTION GUIDANCE MANUAL IN THE ONLINE RESOURCES FOR YOUR CONTACT THIS OFFICE FOR FURTHER INFORMATION.

YOUR DUTIES UNDER CDM 2015 INCLUDE: IDENTIFYING AND APPOINTING THE RIGHT PEOPLE AT THE RIGHT TIME; ENSURING ARRANGEMENTS FOR MANAGING AND CARRYING OUT THE PROJECT; ALLOWING ADEQUATE TIME; PROVIDING INFORMATION TO A COMMERCIAL CONTRACTOR; A COMMERCIAL CONTRACTOR; ENSURING ADEQUATE FACILITIES ON SITE; OBTAINING A CONSTRUCTION PHASE PLAN IN PLACE; KEEPING THE HEALTH & SAFETY PLAN; PROTECTING MEMBERS OF THE PUBLIC INCLUDING YOUR EMPLOYEES; ENSURING CONTRACTORS ARE DESIGNATED CORRECTLY & NOTIFYING THE USE OF THE PROJECT IF APPLICABLE.



REV	DATE	AMENDMENT
B	22/07/22	PLANT 17-18.16/17 ADDED
A	14/03/22	PLANT SPECIFIC

downes illingsworth partnership *architects*

info@diparchitects.co.uk  
+44 (0)1845 524758  
55 Market Place  
York, YO1 1JW  
www.diparchitects.co.uk

CLIENT:

MULGRAVE  
PROPERTIES

PROJECT:  
Proposed Development at Hawthorn Fields, Rufforth

DRAWING TITLE:  
Ashby & Hawthorn Semi: PLANNING DRAWING (as) - Plots 15/16 & 17/18

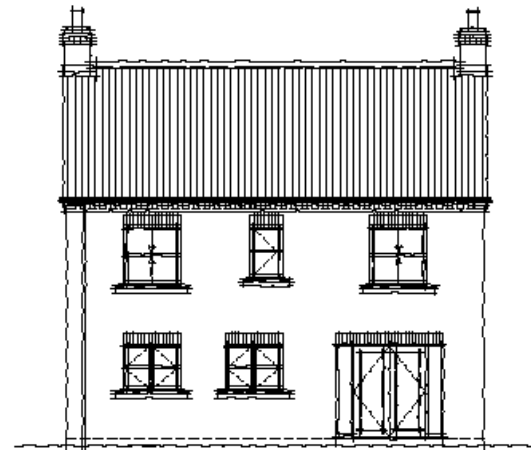
SCALE:		DATE:	
1 : 100 @ A3		October 2021	
DRAWN:	CHECKED:	DWG NO.:	REV.:
JW	-	3921-PD-05	B

ALL DIMENSIONS TO BE CHECKED ON SITE. DISCREPANCIES, AMBIGUITIES AND OMISSIONS BETWEEN THIS DRAWING AND INFORMATION ELSEWHERE MUST BE REPORTED TO THIS OFFICE AND CLARIFICATION SOUGHT BEFORE PROCEEDING.

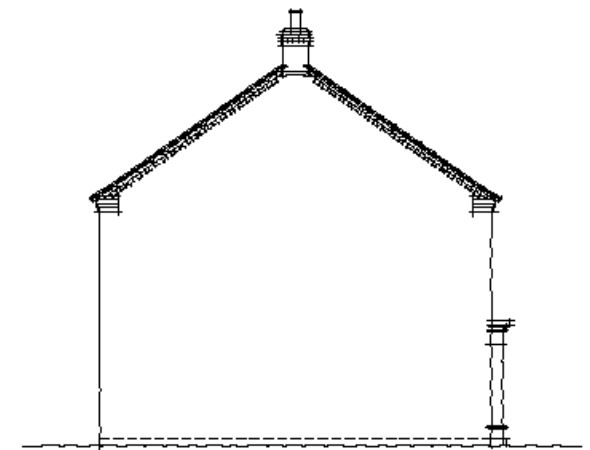
# Proposed Plans – Chatsworth House type



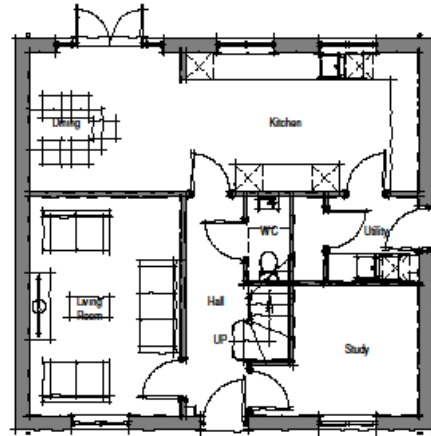
FRONT ELEVATION



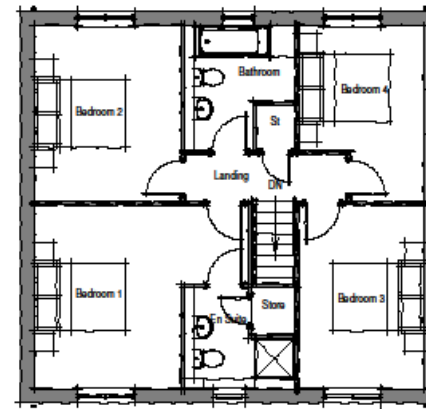
REAR ELEVATION



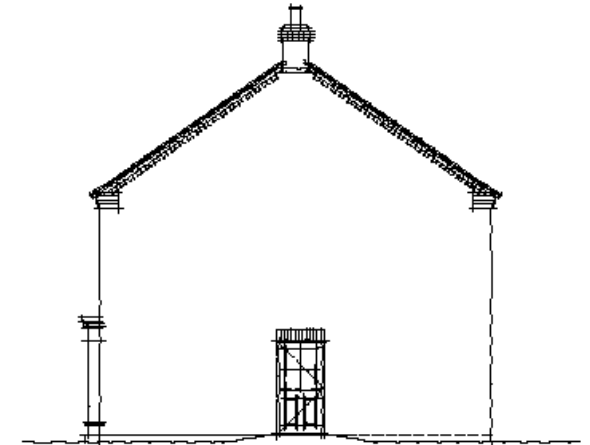
SIDE ELEVATION



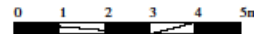
GROUND FLOOR PLAN



FIRST FLOOR PLAN



SIDE ELEVATION



ADAPTED FROM MULGRAVE PROPERTIES HOUSE TYPE - CDM 2015 REGULATIONS APPLY

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

IN ORDER TO UNDERSTAND YOUR LEGAL OBLIGATIONS AS A CLIENT UNDER THE CONSTRUCTION DESIGN MANAGEMENT REGULATIONS 2015 (CDM 2015) PLEASE REFER TO THE HEALTH & SAFETY EXECUTIVE WEBSITE AT <http://www.hse.gov.uk/construction/> OR CONTACT THE OFFICE FOR FURTHER INFORMATION.

YOUR DUTY UNDER CDM 2015 INCLUDES (BUT IS NOT LIMITED TO) APPOINTING THE RIGHT PEOPLE AT THE RIGHT TIME, UNDERSTANDING THE PROJECT, ALLOWING SUFFICIENT TIME, PROVIDING INFORMATION TO A COMMUNICATION WITH YOUR DESIGNER(S) A CONTRACTOR(S), ENSURING ADEQUATE WELFARE FACILITIES ON SITE, ENSURING A CONSTRUCTION PHASE PLAN IS IN PLACE, ISSUING THE HEALTH & SAFETY PLAN, PROTECTING MEMBERS OF THE PUBLIC INCLUDING YOUR EMPLOYEES, UNDERSTANDING AND ADDRESSING DISCREPANCIES AND NOTIFYING THE USE OF THE PROJECT IF APPLICABLE.



downes illingsworth partnership is  
choffevill architects  
info@iparchitects.co.uk  
+44 (0)1945 524758  
54 Market Place  
Thirsk, YO7 1LW  
www.diparchitects.co.uk



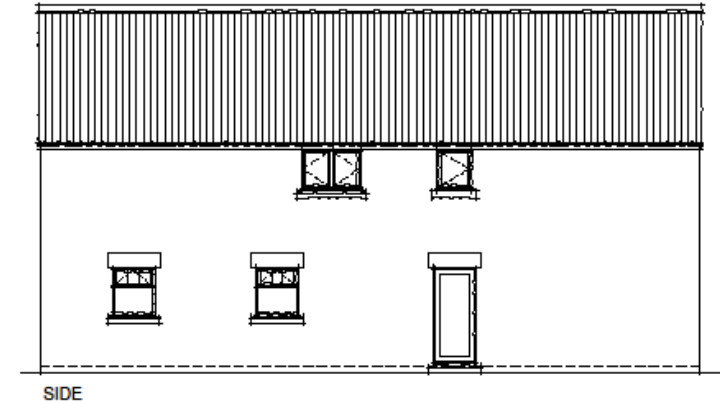
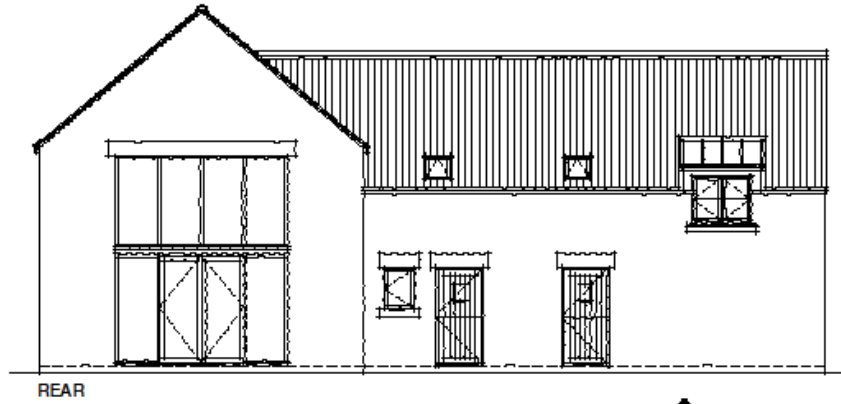
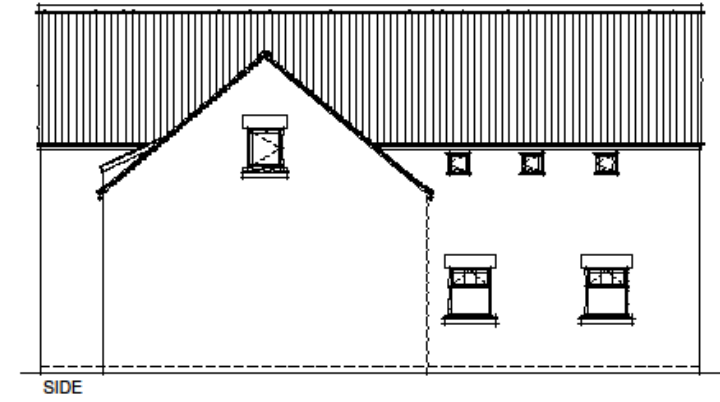
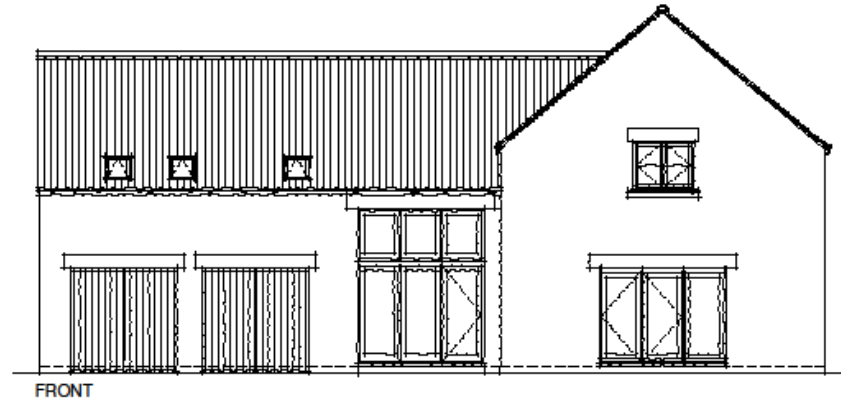
CLIENT:  
**MULGRAVE**  
PROPERTY

PROJECT:  
Proposed Development at Hawthorn Fields, Rufforth

DRAWING TITLE:  
The Chatsworth: PLANNING DRAWING (as) - Plot 12

SCALE:	DATE:
1 : 100 @ A3	July 2022
DRAWN:	CHECKED:
MT	JW
DWG NO.:	REV.:
3921-PD-24	-

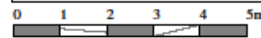
# Proposed Elevations TCB Barn (op)



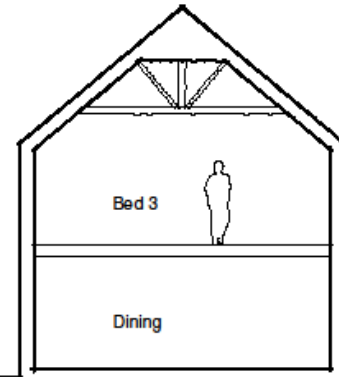
ADAPTED FROM MULGRAVE PROPERTIES HOUSE TYPE -  
CDM 2015 REGULATIONS APPLY

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

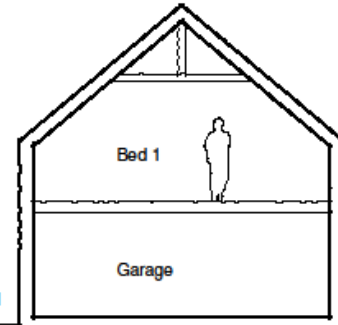
IN ORDER TO UNDERSTAND YOUR LEGAL OBLIGATIONS AS A CLIENT UNDER THE CONSTRUCTION DESIGN MANAGEMENT REGULATIONS AND CDM 2015 PLEASE REFER TO THE HEALTH & SAFETY REGULATIONS WEBSITE AT <http://www.hse.gov.uk/construction/> FOR CONTACT THE OFFICE FOR FURTHER INFORMATION. YOUR DUTIES UNDER CDM 2015 INCLUDE (BUT NOT LIMITED TO) IDENTIFYING THE RIGHT PEOPLE AT THE RIGHT TIME, ENSURING ARRANGEMENTS FOR MANAGING & ORGANISING THE PROJECT, ALLOWING ADEQUATE TIME, PROVIDING INFORMATION TO A COMMANAGEMENT WITH YOUR DESIGNER & CONTRACTORS, ENSURING ADEQUATE WELFARE FACILITIES ON SITE, ENSURING A CONSTRUCTION PHASE PLAN IS IN PLACE, ISSUING THE HEALTH & SAFETY PLAN, PROTECTING MEMBERS OF THE PUBLIC INCLUDING YOUR EMPLOYEES, ENSURING WORK PLACES ARE DESIGNED CORRECTLY & NOTIFYING THE HSE OF THE PROJECT IF APPLICABLE.



CROSS SECTION



CROSS SECTION



REV	DATE	AMENDMENT
A	14/03/22	PLAT SPECIFIC

downes tilgworth partnership is chartered architects

info@tparchitects.co.uk  
+44 (0)1945 524755  
54 Market Place  
Bisk, YO7 1UW  
www.dtparchitects.co.uk

CURT: 

**MULGRAVE PROPERTIES**

PROJECT: Proposed Development at Hawthorn Fields, Rufforth

DRAWING TITLE: TCB Barn Elevations and Sections: PLANNING DRAWING (op)

SCALE:	DATE:
1:100 @ A3	October 2021
DRAWN: JLW	CHECKED: JW
DWG NO. 3921-PD-17	REV. A

# Proposed Landscaping (Extract)

