



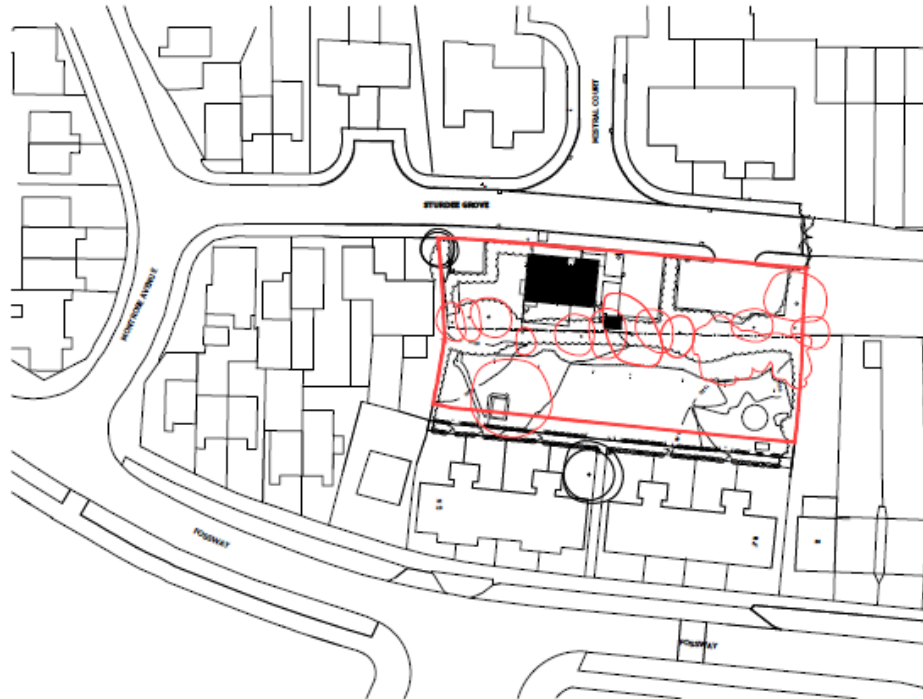
Planning Committee B

To be held on 16th August 2023

22/02349/FULM – 12 Sturdee Grove, York

Erection of two storey apartment building containing 10no. units, including associated landscaping, vehicle access with parking, following demolition of existing bungalow

Site Location Plan (Extract)



Site Location Plan
SCALE: 1 : 1250 @ A4

Key
— Site Area - 0.13 Hectares



Revision: P1 Date: 15.09.2022 Drawn: AKB Checked: DW
Planning Submission

S0	Work In Progress
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Sturdee Grove, York

Site Location Plan

Location:
Sturdee Grove, Fossway
York
YP318FD

Client:
Joseph Rowntree Housing Trust

UPRN	Originator	Zone	Level	Type	Role Number	Revision
STURD	WBA	SI	XX	DR-A	PL-001	P1

Date: 12.09.2022 Drawn:AKB Checked:DW Scale:1:1250 Int Job No: 4045_001
CAD REF:

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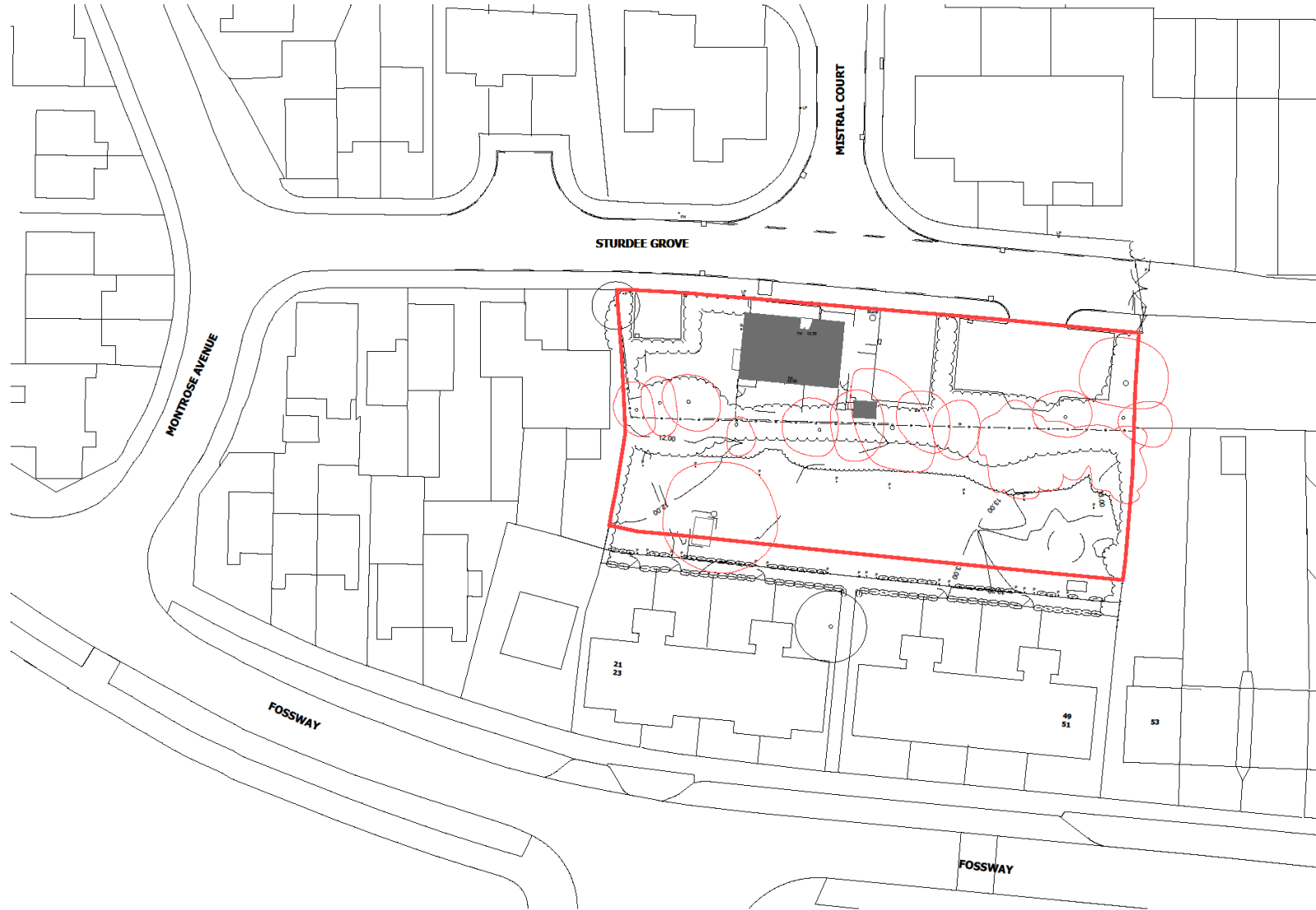


FUTURE BUILT

Note: Do not Scale from this drawing. All dimensions to be checked on site.



Existing Site Plan



Existing Site Plan
SCALE: 1 : 200 @ A1

City of York Council Planning Committee Meeting - 16th August 2023

Revision: P1 Date: 15.09.2022 Drawn: ANB Checked: DW
Planning submission

PL	Planning
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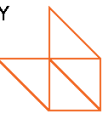
Sturdee Grove, York
Existing Site Plan

Location:
Sturdee Grove, Fossway York
YP31 8FD

Client:
Joseph Rowntree Housing Trust

Project:
STURD WBA NB XX DR A PL-002 P1
Date: 12.09.2022 Drawn: ANB Checked: DW Scale: 1:200 Plot No: 4945_001 CAD REF:

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FUTURE BUILT

5
Note: Do not Scale from this drawing. All dimensions to be checked on site.

Proposed Site Layout Plan

Fire Strategy Notes

Escapes:

- Ground Floor Escape via Entrance hall or rear.
- First Floor Escape via stair or alternatively through egress/escape windows.

Carry Over:

- 30 minute integrity 0.15 minutes Insulation: Internal Heavyweight Cast in situ concrete required within the external wall of the separating structure. Watson Bailey Architects advise on also installing on full fill cavity insulation.
- 30 minute integrity 0.15 minutes Insulation: Carthy Clower required for concrete blocks along separating wall line.
- 30 minute integrity 0.15 minutes Insulation: Carthy Clower required to all reveals and cills.

Detection (all beds):

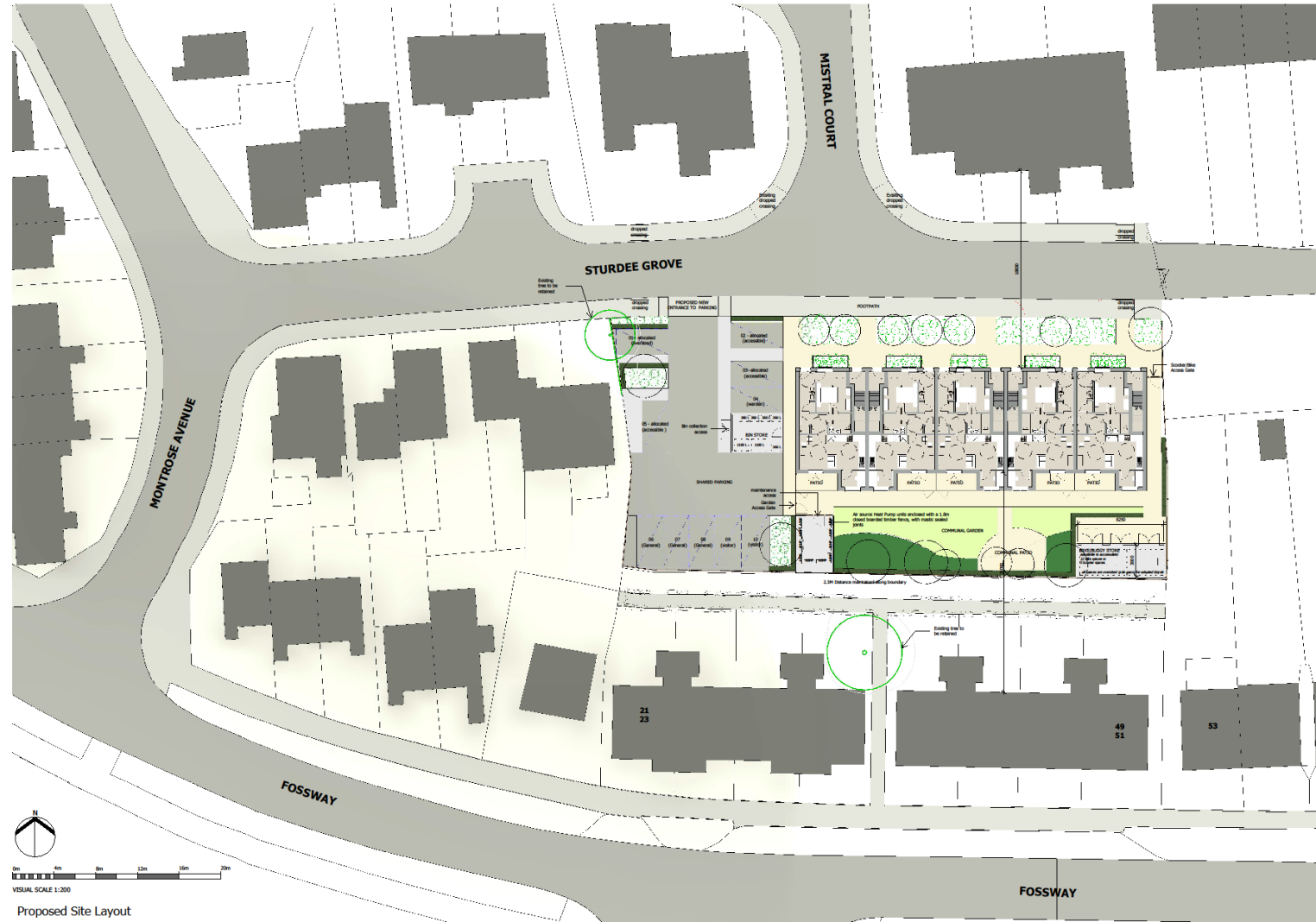
- Smoke detector to BS5829 at S. Smoke Detector to GF Hallway and FF Stair landing. Watson Bailey Architects advise on also installing within the main living rooms.
- Heat Detector to kitchen.
- Carbon Monoxide Detectors adjacent to any gas appliances.

Unprotected Areas:

- Any part of external wall which has a resistance of less than 30 minutes not to be located within 1m of the External Boundary.

Fire Service Access:

- For dwelling houses access for a pumping appliance to be within 45m of all points inside the dwelling house.



Area Schedule (GIA)	
GIF Area	Level
59 m ²	FF
54 m ²	GF

Proposed Boundary
0.13 hectares

Parking	Number
Residence	5 (inc. 3 accessible)
Visitor	2
Warden	1
General use	3

- Key**
- Existing Trees retained
 - Existing Tree Root Zone
 - Proposed Trees
 - Proposed Vegetation and planting
 - Proposed hedges

Note: For further information regarding tree removal please refer to Tree Protection Plan SOV 03A. Also please refer to landscape architect scheme (drawing MR23-056/101) for all hedge and planting details.

Rev	Date	Drawn	Checked	Description
P10	04.07.2023	AKB	DW	Further alterations to site store size and ground covering as per LA email dated 02/07/2023
P9	21.06.2023	AKB	DW	Alterations following meeting 01.06.2023 with PC and Highway officer. Revisions include: 1. Site and landscape conditions reviewed. 2. Internal GF full alterations. 3. Refining user definition. 4. Introduction of dropped kerb crossing. 5. Retained existing footpaths for wider road to allow for 3-point turning as per landscape scheme and PO comments.
P8	06.06.2023	AKB	DW	Revisions to layout as per PO comments
P7	06.03.2023	AKB	RJ	Soilster provision added.
P5	15.02.2023	DW	RJ	Updated layout incorporating CHC Highway comments.
P4	06.02.2023	AKB	DW	Alterations following comments from YCC PO
P3	12.10.2022	AKB	DW	Planning Application Submission
P2	14.09.2022	AKB	DW	Address of P10 and design
P1	14.09.2022	AKB	DW	Planning Submission Review

PL Planning

Sturdee Grove, York
Proposed Site Layout Plan

Location:
Sturdee Grove, Fossway
York
YP31 8FD
Client:
Joseph Rowntree Housing Trust

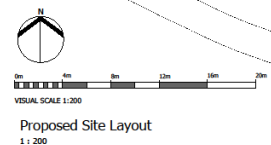
Project:
STURD-WBA-SI-XX-DR-A-PL_004 P10

Date: 09/14/22 Drawn: AKB Checked: DW Scale: B43 Set Size No: As Indicated 4045-001

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FUTURE BUILT



Note: Do not Scale from this drawing. All dimensions to be checked on site

Proposed Elevations



Proposed Front Elevation (N)
1 : 100



Proposed Side Elevation (E)
1 : 100



Proposed Rear Elevation (S)
1 : 100



Proposed Side Elevation (W)
1 : 100



City of York Council Planning Committee Meeting - 16th August 2023



- Proposed Materials**
- Main Brickwork - Buff and Dark brown Mulld (tbc)
 - Roof Tile - White edge (Dark grey)
 - Windows - UPVC (Grey)
 - Fascia & Soffits (White)
 - Rainwater/Gutters - Black
 - Doors - Composite (Grey-colour tbc)
 - Canopy - Flat Lead effect GRP (colour tbc)
 - Photovoltaics to the Southern Roof Elevation

Proposed Bin Store



Front Elevation (W)
1 : 100



Side Elevation (N)
1 : 100



Rear Elevation (E)
1 : 100



Side Elevation (S)
1 : 100

Proposed Bike Store



Front Elevation (N)
1 : 100



Side Elevation (W)
1 : 100



Rear Elevation (S)
1 : 100



Side Elevation (E)
1 : 100

REV	DATE	BY	CHKD	DESCRIPTION
01	05/01/2022	AMB	AMB	Bin and bike store revised to pre-PC proposal
02	04/07/2022	AMB	AMB	Bin and bike store revised to include alterations to pre-PC proposal and pre-PC
03	05/05/2022	AMB	AMB	2023/24
04	06/02/2022	AMB	AMB	amendments following comments from 1500 PC
05	01/02/2022	AMB	AMB	Planning Application Form
06	05/05/2022	AMB	AMB	Address of Site and 1500 PC
07	24/05/2022	AMB	AMB	Planning Decision on Refuse

PL Planning
Sturdee Grove, York
Typical Proposed Elevations

Location
Sturdee Grove, Fossway
York
YP31 8FD

Client
Joseph Rowntree Housing Trust

Project
STURD-WBA-NB-XX-DR-A-PL_101 P7

Date
05/14/22

Drawn
AMB

Checked
SJS/SHL

Scale
As Indicated

Ref No
4245-001

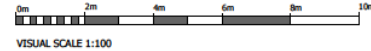
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FUTURE BUILT

Note: Do not scale from this drawing. All dimensions to be checked on site.

Proposed Floor Plans

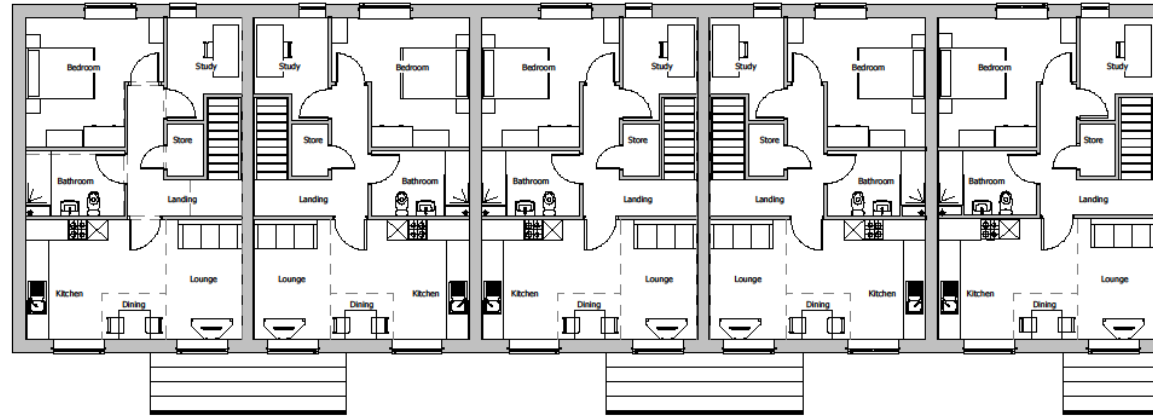


VISUAL SCALE 1:100

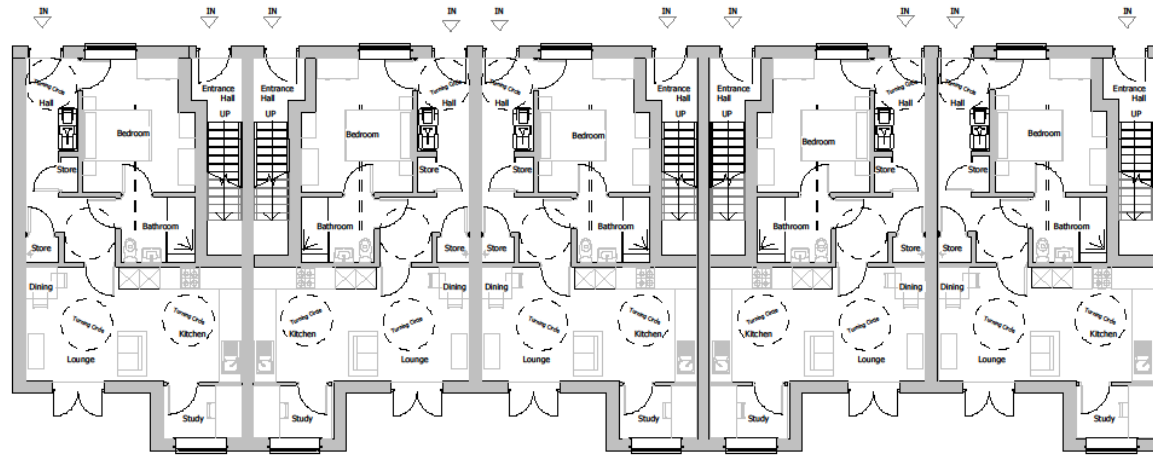
Accommodation Schedule

Ground floor Apartment x 5 units
 Hall - 5m²
 Store - 2m²
 Study - 4m²
 Bedroom - 12m²
 Bathroom - 4m²
 Kitchen/ Lounge/ Dining - 23m²

First Floor Apartment x 5 units
 Landing - 5m² (Excluding GF entrance hall of 3m²)
 Store - 2m²
 Study - 4m²
 Bedroom - 13m²
 Bathroom - 5m²
 Kitchen/ Lounge/ Dining - 23m²



First Floor Plan
1 : 100



Ground Floor Plan
1 : 100

Rev	Date	Drawn	Checked	Description
P7	04.07.2023	AKB	DW	Further alterations to bike store size and dropped crossing as per LA email dated 03/07/2023
P6	21.06.2023	AKB	DW	Internal GF hall alterations following meeting (21.06.23) with PO and Highways officer.
P5	06.06.2023	AKB	DW	Amendments as per landscape scheme and PO comments
P4	06.02.2022	AKB	DW	Amendments following comments from YCC PO
P3	12.10.2022	AKB	DW	Planning Application Submission
P2	16.09.2022	AKB	DW	Addition of PIs and A&IP
P1	14.09.2022	AKB	DW	Planning Submission Review

PL Planning

Sturdee Grove, York

Typical Proposed Plans

Location:
 Sturdee Grove, Fossway
 York
 YP31 8FD
 Client:
 Joseph Rowntree Housing Trust

UPRN	Originator	Zone	Level	Type	Rate	Series/Number	Revision
STURD-WBA-NB-XX-DR-A-PL_100	AKB					P7	

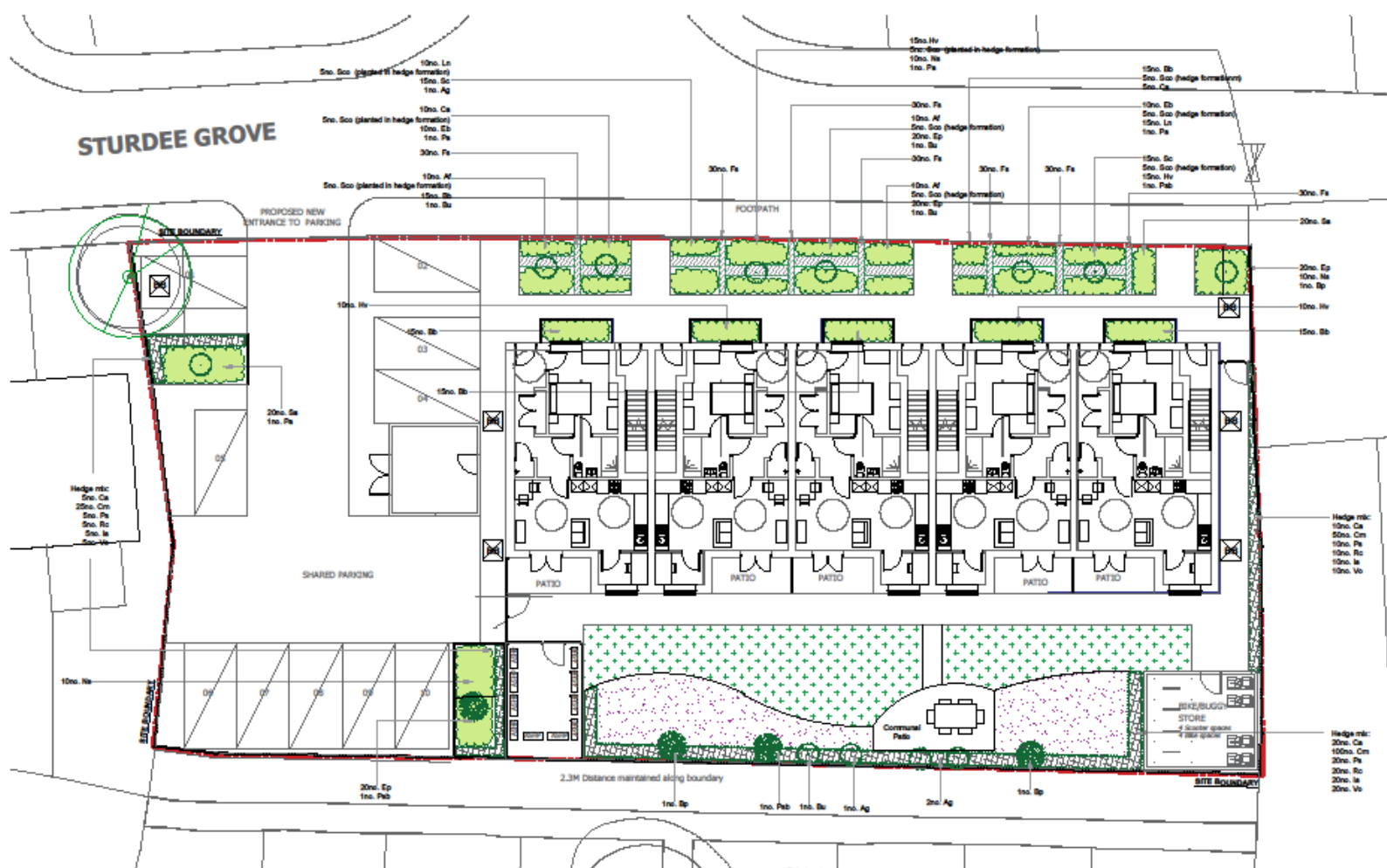
Date: 09/14/22
 Drawn: AKB
 Checked: DW
 Scale: B/A2
 1 : 100
 Job No: 4045-001

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Landscape Plan



- ### HARD LANDSCAPE SCHEDULE
- PROPOSED SITE BOUNDARY:** Proposed site boundary. See Watson Baty Architects drawings for details.
 - PROPOSED BUILDING:** Proposed residential plantings. See Watson Baty Architects drawings for details.
 - PROPOSED BOUNDARY TREATMENTS:** Proposed boundary treatments including walls, gates and fencing. See Watson Baty Architects drawings for details.
 - HARDSTANDING AREAS & LEVELS:** Proposed hardstanding areas including car parking, footpaths, patios and levels. See Watson Baty Architects drawings for details.
 - PROPOSED BIRD BOXES:** Proposed bird boxes use W800 Integrated Bird Box mounted to trees or the exterior of buildings or similar to be approved by location and quantities shown as indicative and to be approved by Ecological Consultants and EPA. See Watson Baty Architects drawings for details.
- ### SOFT LANDSCAPE SCHEDULE
- EXISTING TREES TO BE RETAINED:** Existing trees to be retained. All construction work adjacent to trees to be in accordance with BS:2537:2012. Trees in relation to design, demolition and construction recommendations. Tree protective fencing should be erected prior to the commencement of works on site. No machine works to be carried out within the Root Protection Areas. See Arboriculturists report and Future Ecology survey drawings for further details.
 - PROPOSED NATIVE, EXTRA HEAVY STANDARD TREE PLANTING:** Native Extra Heavy Standard (EHS) trees to improve bio-diversity, structure and interest through fruit, blossom and autumn colour. 14-16m girth, total height min 4.25m, tree pit to be 900 x 900mm x depth of root. Double timber stake for support, pit drainage as required. See specification for species details.
 - PROPOSED STANDARD (SELECTED) TREES:** Standard (Selected) Trees to improve bio-diversity, structure and interest. Overall 3-3.5m height, 1.75-2m clear stem, tree pit to be 700 x 700mm x depth of root. Double timber stake for support, pit drainage as required. See specification for species details.
 - PROPOSED SINGLE SPECIES HEDGE:** Single species hedge to improve bio-diversity and add habitat structure. Use bare root 0.5-1.2m high, planted in double staggered row. Until hedge becomes established use 1.80 Horizontal Supplex® staking wire, weaving clips and bamboo canes to each plant for additional support and maintain access through mowing / establishing hedge. Call 01282 873333. See specification for species details.
 - PROPOSED MIXED NATIVE HEDGEROW / WHIP PLANTING:** Mixed native hedge boundary which planting to improve bio-diversity, create a dense buffer while creating new habitats for wildlife and softening boundaries. Comprising of feathered whip 0.45-1m high, bare rooted. Planted in double staggered row, single species groups of 5-10. All plants to have shales and canes for rabbit protection. To include evergreen species. See specification for species details and numbers.
 - PROPOSED ORNAMENTAL SHRUB PLANTING:** Low maintenance, low growing shrub planting to provide all year interest, colour and structure while improving bio-diversity and habitat creation. More ornamental planting to internal areas of the site with more native and evergreen species to boundaries. To include natives, evergreen, perennial, ornamental grasses and stock planting. Groundcover 30. Consider site at 3/5/23. See specification for species details and numbers.
 - PROPOSED HERITAGE GRASS AND WILDFLOWER SEED MIX:** Low maintenance grass and wildflower seed mix to support existing retained vegetation at the boundaries and create semi-rural/public open spaces to improve habitat creation. Use Ecograss Seeds EMD Seed mix (ideal for country parks, nature reserves and public open spaces. See website or visit website for further details.
 - LOW MAINTENANCE TURF:** Hard wearing, slow growing, drought tolerant, low maintenance turf. Use Robur, Mediant. Tel: 01454 304 0000. Or similar to be approved.

LANDSCAPE SPECIFICATION

No.	S/N Mix	Species Name	Pot Size	Height	Density	Specification
1	10no. Lh	10no. Lh	450	4.25	1m	As above
2	10no. Ca	10no. Ca	450	4.25	1m	As above
3	10no. Ag	10no. Ag	450	4.25	1m	As above
4	10no. Lh	10no. Lh	450	4.25	1m	As above
5	10no. Ca	10no. Ca	450	4.25	1m	As above
6	10no. Ag	10no. Ag	450	4.25	1m	As above
7	10no. Lh	10no. Lh	450	4.25	1m	As above
8	10no. Ca	10no. Ca	450	4.25	1m	As above
9	10no. Ag	10no. Ag	450	4.25	1m	As above
10	10no. Lh	10no. Lh	450	4.25	1m	As above
11	10no. Ca	10no. Ca	450	4.25	1m	As above
12	10no. Ag	10no. Ag	450	4.25	1m	As above
13	10no. Lh	10no. Lh	450	4.25	1m	As above
14	10no. Ca	10no. Ca	450	4.25	1m	As above
15	10no. Ag	10no. Ag	450	4.25	1m	As above
16	10no. Lh	10no. Lh	450	4.25	1m	As above
17	10no. Ca	10no. Ca	450	4.25	1m	As above
18	10no. Ag	10no. Ag	450	4.25	1m	As above
19	10no. Lh	10no. Lh	450	4.25	1m	As above
20	10no. Ca	10no. Ca	450	4.25	1m	As above
21	10no. Ag	10no. Ag	450	4.25	1m	As above
22	10no. Lh	10no. Lh	450	4.25	1m	As above
23	10no. Ca	10no. Ca	450	4.25	1m	As above
24	10no. Ag	10no. Ag	450	4.25	1m	As above
25	10no. Lh	10no. Lh	450	4.25	1m	As above
26	10no. Ca	10no. Ca	450	4.25	1m	As above
27	10no. Ag	10no. Ag	450	4.25	1m	As above
28	10no. Lh	10no. Lh	450	4.25	1m	As above
29	10no. Ca	10no. Ca	450	4.25	1m	As above
30	10no. Ag	10no. Ag	450	4.25	1m	As above
31	10no. Lh	10no. Lh	450	4.25	1m	As above
32	10no. Ca	10no. Ca	450	4.25	1m	As above
33	10no. Ag	10no. Ag	450	4.25	1m	As above
34	10no. Lh	10no. Lh	450	4.25	1m	As above
35	10no. Ca	10no. Ca	450	4.25	1m	As above
36	10no. Ag	10no. Ag	450	4.25	1m	As above
37	10no. Lh	10no. Lh	450	4.25	1m	As above
38	10no. Ca	10no. Ca	450	4.25	1m	As above
39	10no. Ag	10no. Ag	450	4.25	1m	As above
40	10no. Lh	10no. Lh	450	4.25	1m	As above
41	10no. Ca	10no. Ca	450	4.25	1m	As above
42	10no. Ag	10no. Ag	450	4.25	1m	As above
43	10no. Lh	10no. Lh	450	4.25	1m	As above
44	10no. Ca	10no. Ca	450	4.25	1m	As above
45	10no. Ag	10no. Ag	450	4.25	1m	As above
46	10no. Lh	10no. Lh	450	4.25	1m	As above
47	10no. Ca	10no. Ca	450	4.25	1m	As above
48	10no. Ag	10no. Ag	450	4.25	1m	As above
49	10no. Lh	10no. Lh	450	4.25	1m	As above
50	10no. Ca	10no. Ca	450	4.25	1m	As above
51	10no. Ag	10no. Ag	450	4.25	1m	As above
52	10no. Lh	10no. Lh	450	4.25	1m	As above
53	10no. Ca	10no. Ca	450	4.25	1m	As above
54	10no. Ag	10no. Ag	450	4.25	1m	As above
55	10no. Lh	10no. Lh	450	4.25	1m	As above
56	10no. Ca	10no. Ca	450	4.25	1m	As above
57	10no. Ag	10no. Ag	450	4.25	1m	As above
58	10no. Lh	10no. Lh	450	4.25	1m	As above
59	10no. Ca	10no. Ca	450	4.25	1m	As above
60	10no. Ag	10no. Ag	450	4.25	1m	As above

All planting areas to be maintained weed free and watered at appropriate / necessary periods during establishment of plants.

Following planting, ornamental planted areas to receive 75mm depth ornamental grade bark mulch.

Within a period of five years from the date of the planting of any trees/plants, or any replacement, or removed, uprooted or destroyed or die, or become, in the opinion of the Local Planning Authority, seriously damaged or defective, another tree/plant of the same species and size as that originally planted shall be planted in the same location as soon as reasonably possible and no later than the first available planting season, unless otherwise agreed in writing by the Local Planning Authority.

All landscape works to be carried out in accordance with Landscape Specification above.

All planting implementation to be carried out in the first planting season unless an alternative planting schedule has been agreed with the Local Authority.

All construction work adjacent to trees to be in accordance with BS:2537:2012. Trees in relation to design, demolition and construction recommendations.

No machine works to be carried out within the Root Protection Area.

All plant material to be supplied in accordance with HTA National Plant Specification and Nursery Certification Scheme.

All subject to proposed planting areas to be well broken to add the drawing. Topsoil to be analysed to 100mm depth with shrub compost worked into topsoil 200mm depth.

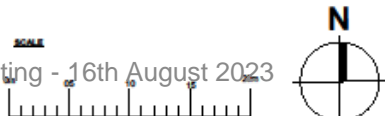
Topsoil depth to new shrub planting areas to be minimum 300mm, topsoil depth to new lawns to be minimum 100mm, topsoil depth to new seeded areas to be minimum 150mm.

All EHS tree pits to be minimum 900mm x 900mm x depth of root base. Allow for double timber stake and pit drainage as required.

PLANTING & DRAWING NOTES:



City of York Council Planning Committee Meeting - 16th August 2023



FOR PLANNING

PROJECT: STURDEE GROVE, FOSSWAY, YORK

DATE: 17/08 @ A3

SCALE: 1/200

DATE: 02/05/2023

DESIGNED BY: DM

CHECKED BY: TL

DATE: 02/05/2023

PROJECT NO: MR23-056/101

tel

Landscape architects