13/03846/F
SCANNED
17 9 0091
N.M.A.
23 MAY
RECEIVED

EXISTING NETWORK OF HAWTHORN

PROPOSED WOODLAND WALK

DETENTION BASIN

BAILDON AVENUE

BULA CLOSE

SANDGATE DRIVE

Private Drive

Visitor Parking

RAMP

Bin Store

Bicycle Store

Rev A: Layout amended as per Leeds City Council design comments
Rev B: Due to engineering issues the layout has been amended.
Rev C: Layout amended to suit retaining wall positions - feb 2014
Rev D - 02.06.14 - DRH
Boundary line amended at the rear of plots 86 + 87. Extra garden given to plot 86.
Rev E - 01.07.14 - DRH
Keatings for Kendals, Cherrybums for Chedworths, Clandens for Claytons and all Winsters to be new type. Plot 57+58 swapped for Hatfields and parking changed for 69 to allow more room in the run. Plot 63+64 now semi detached.
Rev F - 06.08.14 D- DRH
Calder housetype swapped for Claytons.
Rev G - 22.09.14 - SAC
Bungalows added affordable re distributed.
Rev H - 28.10.14 - DRH
Private drives shortened where longer than 25m and footpath added to long shared surface. Poor existing trees also removed from rear gardens.
Rev J - 10.11.15 - DRH
Some plots changed on the southern boundary 17-20, 57-64, 91-93. Pedestrisan link also shown between private drives serving plots 132-137.
Rev K - 29.04.16 - DRH
Land at the back of 144 Sandgate Drive sold to 144 Sandgate Drive therefore red line amended to suit.
Rev L - 03.11.16 - CJB
Block sizes reviewed & 6x3 garage sizes amended to suit working drawings, car chargers and AS & OP's added
Rev M - 22.02.17 - CJB
Layout updated inline with approved non material amendment KI-2016-NMA01
Rev A

PERSIMMON
Together, we make a home

Proposed Residential Development Off Sandgate Drive, Kippax

Proposed Planning layout

Scale 1:500@ A0

Drawing Number KI-2013:01M

Drawn By CAH

APPROVED

July 13

(A) POSITION OF WALLPOD CAR CHARGING PORT (BACK WALL OF INTEGRAL/ATTACHED GARAGE)
(B) POSITION OF WALLPOD CAR CHARGING PORT (EXTERNAL FRONT OF DWELLING)
(C) POSITION OF WALLPOD CAR CHARGING PORT (EXTERNAL REAR OF DWELLING)

KEY:

DENOTES 1800 HIGH CLOSE BOARDED FENCE
DENOTES 900 HIGH 2 POST AND RAIL TIMBER FENCE
DENOTES 1800 HIGH SCREEN WALL / FENCE
DENOTES 900 HIGH RAILINGS
DENOTES 450 HIGH TIMBER KNEE RAIL
TURF PLANTING AREA

FOR FULL LANDSCAPE DETAILS SEE LANDSCAPE ARCHITECTS PLANS

PARKING SPACES TO BE 5m X 2.5m
ALL DRIVEWAYS ARE A MIN OF 5.6m LONG
SINGLE DRIVES ARE 3m WIDE
DOUBLE DRIVEWAYS ARE 6m WIDE
6m x 3m GARAGES ARE INDICATED ON PLAN

PROPOSED TREES TO BE REMOVED OF A MODERATE TO LOW QUALITY
TREES IDENTIFIED AS CATEGORY A AND B TO BE RETAINED
PROPOSED TREES TO BE ADDED
DENOTES AFFORDABLE HOUSING (15%)
PROPOSED WOODLAND WALK
DENOTES DUAL ELEVATION PLOT

SCHEDULE OF ACCOMMODATION

Housetype		Total
Win	Winster 2 Storey 4 Bed Detached House	8 No.
Che	Chedworth 2 Storey 4 Bed Detached	6 No.
Ken	Kendal 2 Storey 4 Bed Detached House	9 No.
Ros	Roseberry 2 Storey 4 Bed Detached House	15 No.
Cla	Clayton Corner 2 Storey 3 Bed Detached House	5 No.
Cle	Clevedon 2 Storey 3 Bed Detached House	1 No.
Hat	Hatfield 2 Storey 3 Bed Detached House	20 No.
Sou	Souter 2 ½ Storey 3 Bed Semi Detached/Terraced House	16 No.
Ruf	Rufford 2 Storey 3 Bed Detached House	8 No.
Ruf(s)	Rufford Semi 2 Storey 3 Bed Semi Detached	16 No.
Han	Hanbury 2 Storey 3 Bed Semi Detached House	28 No.
Swa	Swale 2 ½ Storey 3 Bed Semi Detached / Terraced House	10 No.
Mou	Moulton 2 Storey 2 Bed Semi Detached/Terraced House	8 No.
Wil	Willow 1 Storey 2 Bed Bungalow	6 No.
		Total 156