

Public Document Pack

NORTH AND EAST PRESENTATION SLIDES

26TH SEPTEMBER 2024

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NORTH & EAST PLANS PANEL

THURSDAY, 26TH SEPTEMBER 2024

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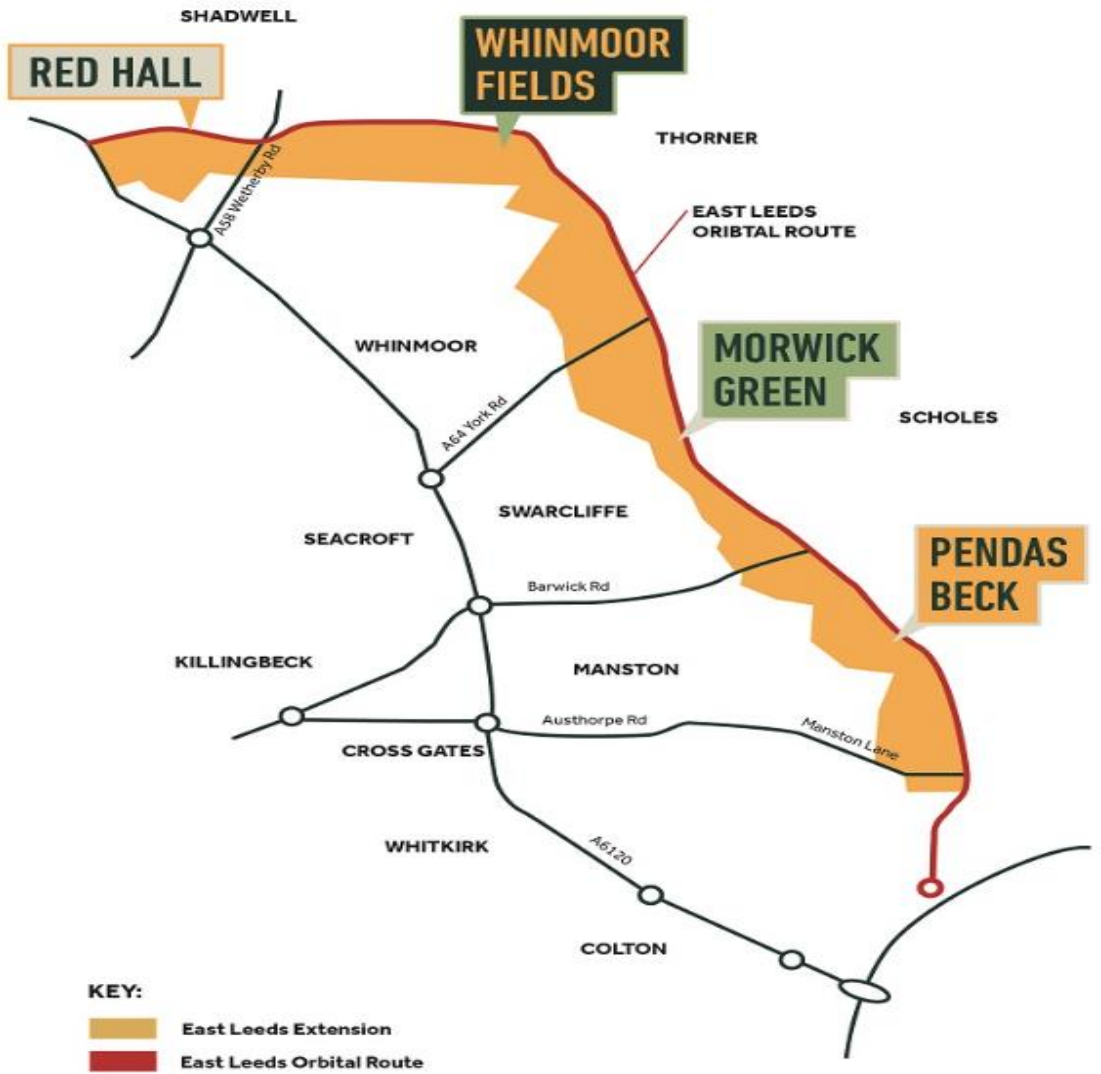
Agenda Item 7

APPLICATION:23/00848/RM

PROPOSAL: Reserved Matters planning application for matters relating to access, appearance, landscaping, layout and scale of the residential dwelling including the provision of 528 dwellings pursuant to outline application 20/04464/OT.

ADDRESS: Land To The South Of The A64 York Road And The North Of Leeds Road, Leeds



























Urban Edge

Design Details:

- High level of finish
- Clay / Coloured windows & doors
- Windows to all elevations
- Mass window guards

Construction Details:

- Brick finish to all elevations
- Brick work exposed to ground level up
- Plain wall above windows to front & rear elevations
- Plain masonry to parapets with stone cladding
- Projecting eaves

Contemporary

Design Details:

- Contemporary cladding
- Plain wall finish
- Clay / Coloured windows & doors
- Windows to all elevations
- Mass window guards

Construction Details:

- Plain brick finish to all elevations
- Plain masonry to parapets with stone cladding
- Plain wall finish
- Projecting eaves

Rural Edge

Design Details:

- High level of finish
- Clay / Coloured windows & doors
- Windows to all elevations
- Mass window guards

Construction Details:

- Brick finish to all elevations
- Brick work exposed to ground level up
- Plain wall above windows to front & rear elevations
- Plain masonry to parapets with stone cladding
- Projecting eaves



Persimmon

Developed by Persimmon Homes

Site: [Site Name]

Scale: 1:5000

Date: [Date]

Author: [Author Name]

Checker: [Checker Name]

Project Manager: [Project Manager Name]








INSET A



















INSET B

KEY

-  Site boundary
-  Existing trees/vegetation to be retained subject to Arboricultural Impact Assessment
-  Indicative trees/vegetation to be removed subject to Arboricultural Impact Assessment

PROPOSED

-  Native hedgerow
-  Ornamental hedgerow
-  Species rich meadow grass/wild flower mix; Emors gate Basic Meadow Mix EM1 or similar approved
-  POS - Amenity lawn seed; Naturscape NI4 or similar approved
-  Front garden turf; Rowlawn Medation or similar approved
-  Rear gardens
-  Native mixed woodland
-  Ornamental planting
-  Bulbs
-  Trees (Root barriers to be utilised where necessary)
-  Climbing plants
-  Specimen shrubs
-  SEAT (To include arms and back for accessibility)
-  PB (Picnic bench (suitable for disabled users))
-  3m wide footpath/ cycle link
-  Ornamental gravel



LOCATION PLAN
Scale 17500

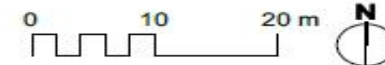
Rev	Date	By	Note
B	14/08/24	KCh	Amends in line with client comments
A	12/08/24	KCh	Updated Layout

Apartment Block Samples
East Leeds Extension,
Middle Quadrant

Client: Persimmon Homes REV: B
DRWG No: P22-2960_EN_0004

Drawn by: NW
Date: 01/02/2024
Scale: 1:500 @ A3

Approved by: KC
PEGASUS
GROUP





Ferworthy Front Elevation



Tarbert Rear Elevation



Ferworthy Side Elevation



Tarbert Side Elevation

Row A - 10.10.23 - E.38
 Colour added to Ferworthy/Leeds.com.pdf
**PERSIMMON
 HOMES**
 Plot/Block: Apartment
 Site Name: Fer/Tar - Contemporary
 Scale: 1:500



Tarbert Front Elevation



Tarbert Rear Elevation



Tarbert Side Elevation



Tarbert Side Elevation

Row A - 10.10.23 - E.38
 Colour added to elevations
**PERSIMMON
 HOMES**
 Plot/Block: Apartment
 Site Name: Tarbert - Contemporary
 Scale: 1:500





Front Elevation

Side Elevation



Rear Elevation

Side Elevation



 R25 RANGE

APARTMENT:
CRANBOURNE

1/100643
8th Jan 2024



Front Elevation


Side Elevation



Rear Elevation

Side Elevation



 R25 RANGE

APARTMENT:
FERNWORTHY-TARBERT

1100943
8th JAN 2024





Street section 1-1 (Rural)



Street section 2-2 (Contemporary)



Street section 3-3 (Contemporary)



Street section 4-4 (Urban)

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Indicative Layout Not To Scale @ A1



Street section 3-3 (Contemporary)



- Rev H - RLS 25.06.24 - Updated in line with latest changes to planning layout Rev F
- Rev G - RLS 28.11.23 - Updated in line with latest changes to planning layout Rev F
- Rev F - RLS 28.11.23 - Section 2-2 revised
- Rev E - RLS 11.11.23 - Updated in line with latest changes to planning layout Rev F
- Rev D - HJS - 25.09.23 - Updated in line with latest changes to planning layout Rev F
- Rev C - HJS - 15.09.23 - Updated in line with latest changes to planning layout Rev F
- Rev B - HJS - 15.06.23 - Updated in line with planning layout Rev E
- Rev A - RLS - 19.01.23 - Updated in line with planning layout Rev D



Proposed Development AL-MORWICK HOUSE MIDDLE QUADRANT LEEDS	
Proposed Street scenes	
Scale 1:200 @ A1	Drawing Number MGD-2922-05H
Drawn By HJS	November 2022
Checked By CJB	

ORCHARD TREES	
PLANT SPECIES	SIZE
<i>Malus domestica</i> 'Sarmiya Seedling'	MM106 Rootstock, 200-300cm ht
<i>Malus domestica</i> 'Charles Ross'	MM106 Rootstock, 200-300cm ht
<i>Malus domestica</i> 'Cox's Orange Pippin'	MM106 Rootstock, 200-300cm ht
<i>Prunus domestica</i> 'Eddah'	St Julien rootstock, 200-300 cms ht, 12L pot, bush trained
<i>Prunus domestica</i> 'Lubbe'	St Julien rootstock, 200-300 cms ht, 12L pot, bush trained
<i>Prunus communis</i> 'Beth'	Quince A rootstock, 200-300 cms ht, 2 year, bush trained
<i>Prunus communis</i> 'Concorde'	Quince A rootstock, 200-300 cms ht, 2 year, bush trained

TREES FOR FRONT GARDENS	
PLANT SPECIES	SIZE (GIRTH AND HEIGHT)
<i>Malus 'Rudolph'</i>	RB 10-12 cm 300-350 cm ht
<i>Malus 'Florada'</i>	RB 10-12 cm 300-350 cm ht
<i>Prunella 'Red Robin'</i>	RB 10-12 cm 300-350 cm ht
<i>Prunus 'Spiral'</i>	RB 10-12 cm 300-350 cm ht
<i>Prunus subhirtella 'Autumnalis Rosea'</i>	RB 10-12 cm 300-350 cm ht
<i>Jurinus 'Shanvetter Seedling'</i>	RB 10-12 cm 300-350 cm ht
<i>Jurinus 'Sunshine'</i>	RB 10-12 cm 300-350 cm ht

PLOT HEDGEROW	
PLANT SPECIES	SIZE
<i>Chicorya tenuata</i>	SL 40-60cm ht
<i>Diagnos x ebdingii</i>	SL 40-60cm ht
<i>Saccoloma 'Agnes Blosson'</i>	SL 40-60cm ht
<i>Hyparrhenia 'Vivida'</i>	SL 40-60cm ht
<i>Lygathum ovalifolium</i>	B 60-80cm ht
<i>Onicra nassa</i>	SL 40-60cm ht
<i>Prunella 'Red Robin'</i>	SL 40-60cm ht
<i>Prunus laurocerasus 'Otto Luyker'</i>	SL 30-40cm ht

NATIVE HEDGEROW MIX		
PLANT SPECIES	SIZE	N
<i>Ulex europaeus</i>	B 40-60cm ht 1+0	10
<i>Corylus avellana</i>	B 40-60cm ht 1+0	5
<i>Crataegus monogyna</i>	B 40-60cm ht 1+0	80
<i>Hex aquifolium</i>	B 40-60cm ht 2B	5
<i>Prunus spinosa</i>	B 40-60cm ht 1+0	10
<i>Rosa canina</i>	B 40-60cm ht 1+0	5
<i>Viburnum opulus</i>	B 40-60cm ht 1+1	5



LEAP to be situated adjacent to the path for easy access, with natural surveillance from the proposed properties overlooking the space

Orchard trees would provide a valuable resource for the community

Boundary vegetation to be retained

Tree avenue planting along verge of primary road would add a strong sense of place and add structure to the streetscape

Central green corridor on a style with amenity grass and enclosed by a line which would provide properties adjacent

Entrance would be opened up by removal of existing vegetation. A native hedgerow would soften the view from York Road and native buffer planting would help integrate the site into its surroundings

SUDs underground attenuation storage to be integrated into its surroundings by the utilising the space as a formal lawn grass area, surrounded by other elements as part of the 'parks and gardens' landscape.

Parks and gardens' area would be easily accessible via a network of surfaced paths at varying widths leading to exciting features such as pleached tree avenues, raised planting beds and swales or ornamental shrubs and perennial planting creating an attractive setting for multiple seating areas and opportunities for walking and resting

Swales to be seeded with a wetland meadow mix which will enhance the ecology and blend into the surroundings







APPLICATION:24/02847/FU

PROPOSAL: Extensions and alterations to existing roof to create new first floor including hip to gable extensions to both sides, dormer window to rear and rooflights to front; new render to both sides; new windows to side and blocking up of existing window to rear; conversion of part of integral garage to habitable room; alterations to existing garage including new pitched roof and rooflights and render to front and rear elevations; widening of existing driveway including removal of part of front boundary wall

ADDRESS: 3 North Grove Drive, Wetherby, LS22 7QA











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1:100 FRONT ELEVATION



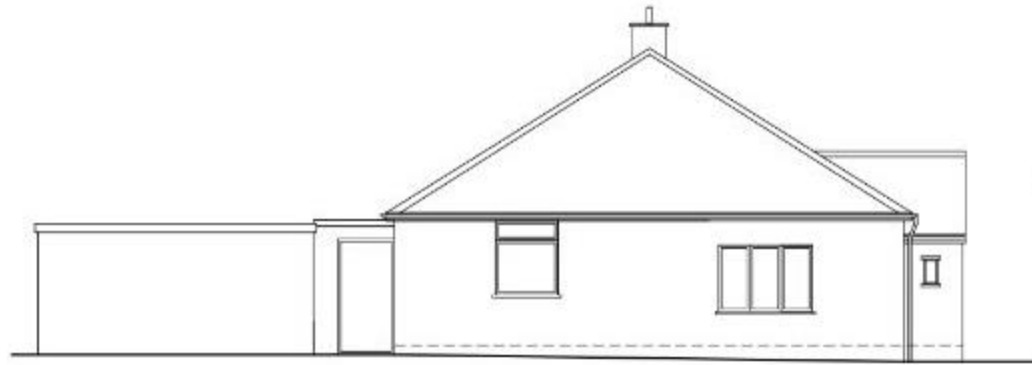
1:100 FRONT ELEVATION



1:100 REAR ELEVATION



1:100 REAR ELEVATION

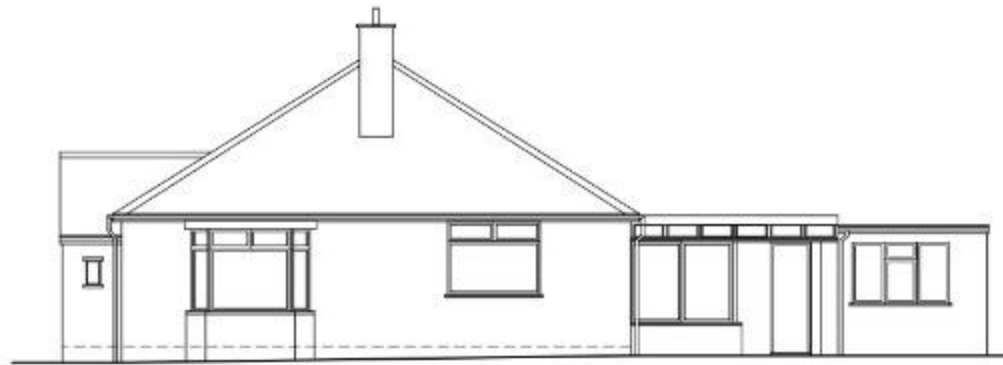


1:100 SIDE ELEVATION

roof windows
gable walls to be rendered



1:100 SIDE ELEVATION



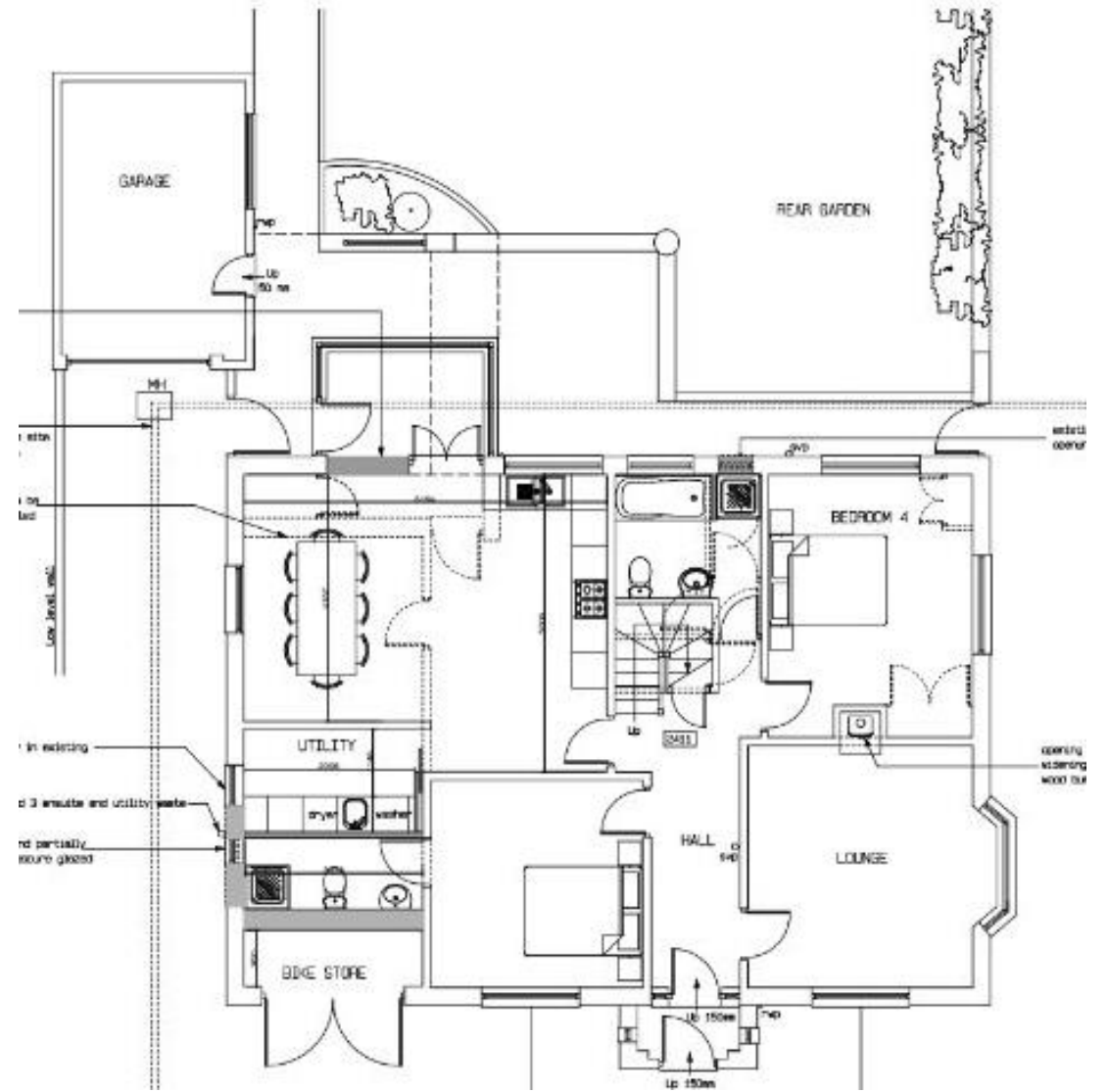
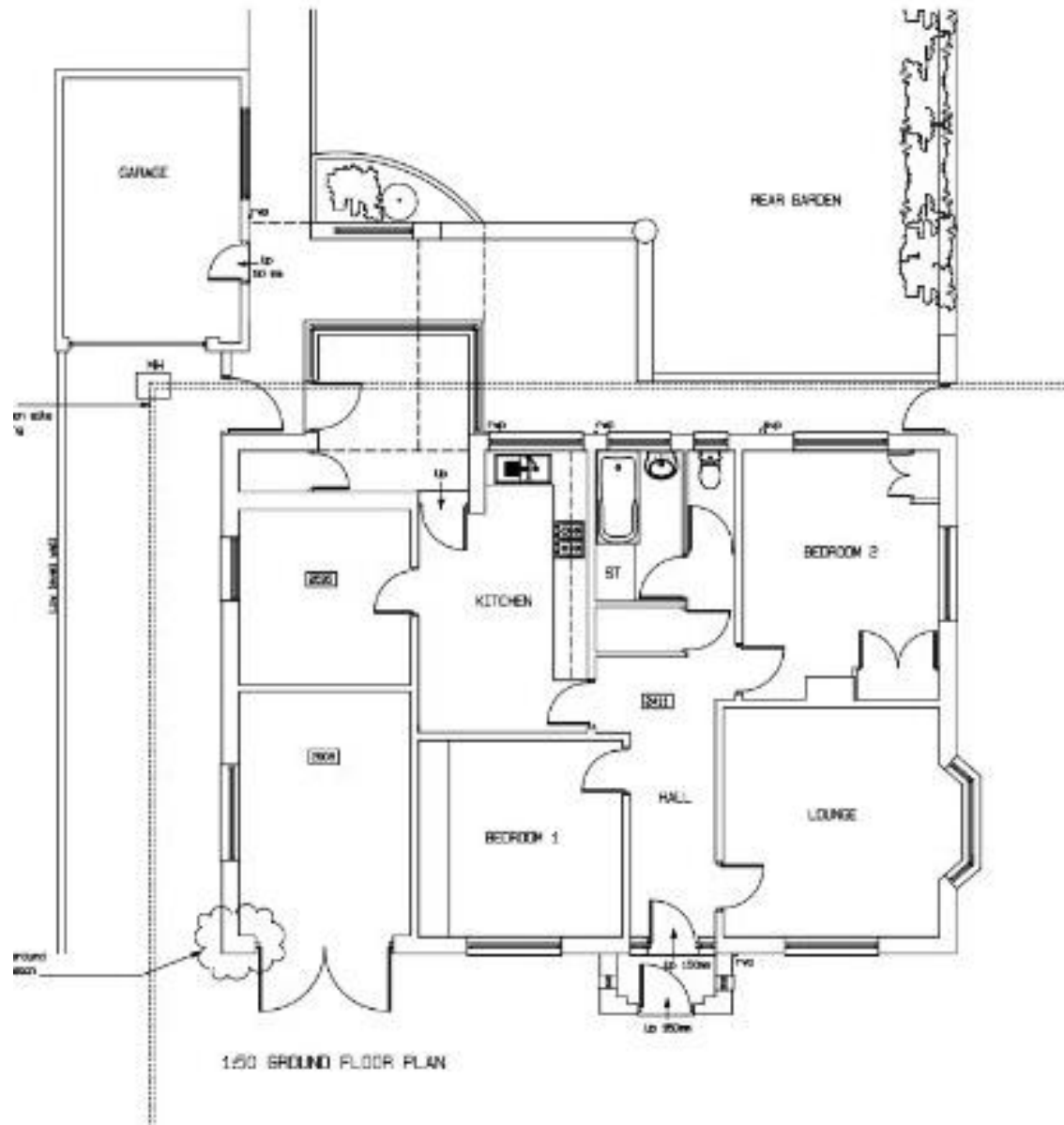
1:100 SIDE ELEVATION

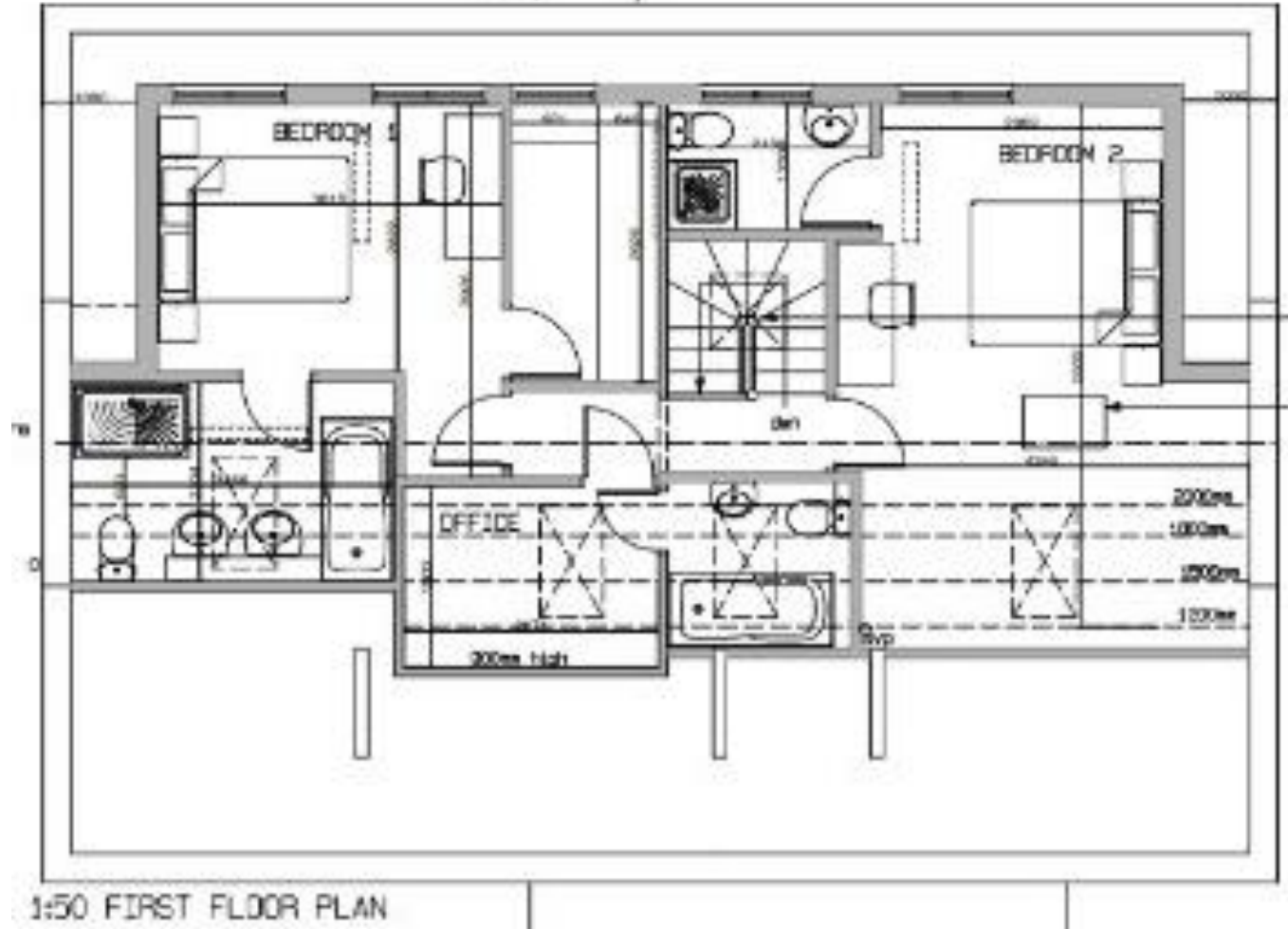
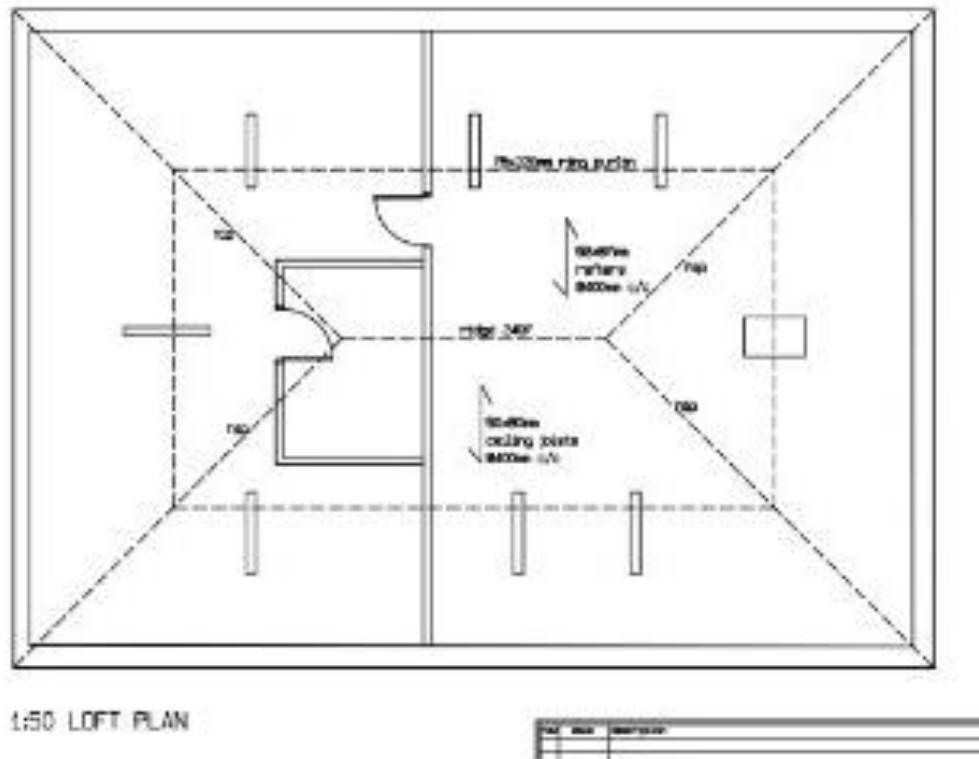
to closely match
former

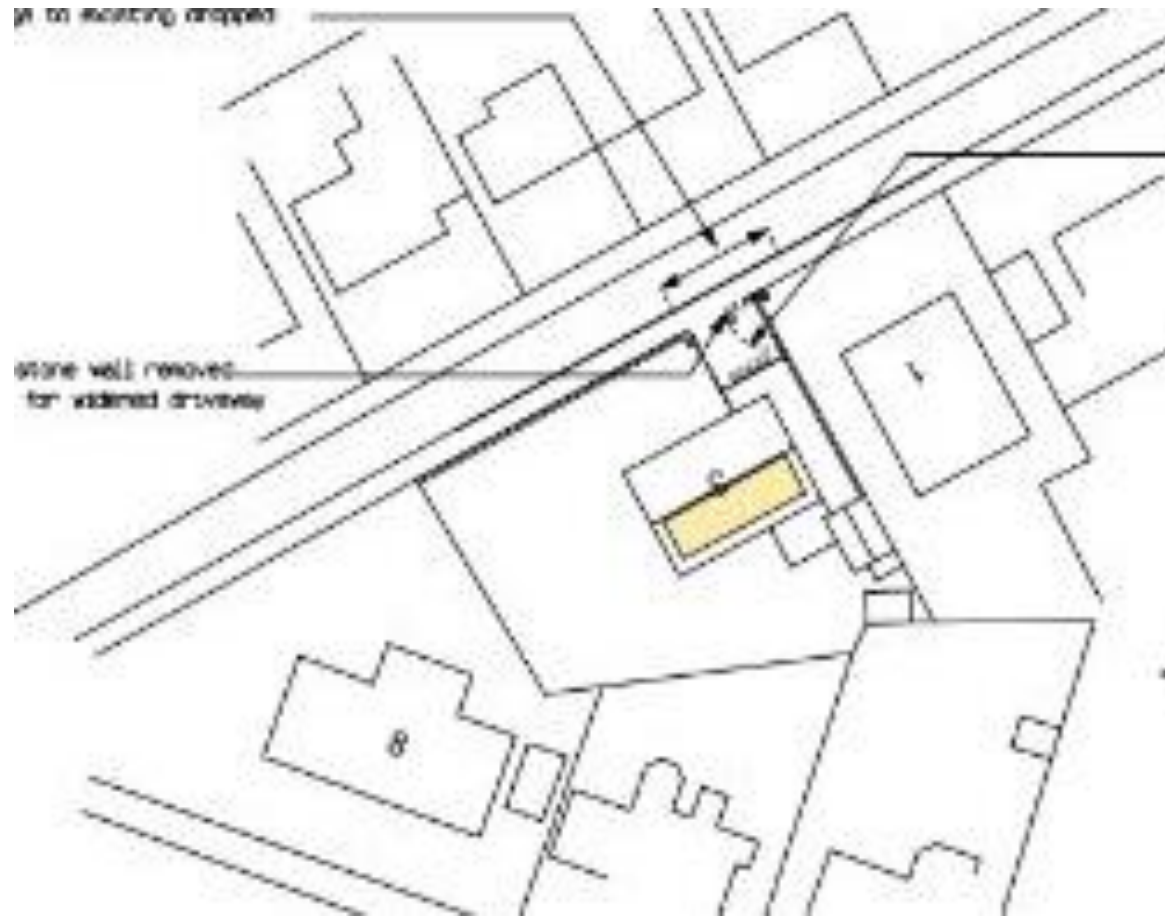
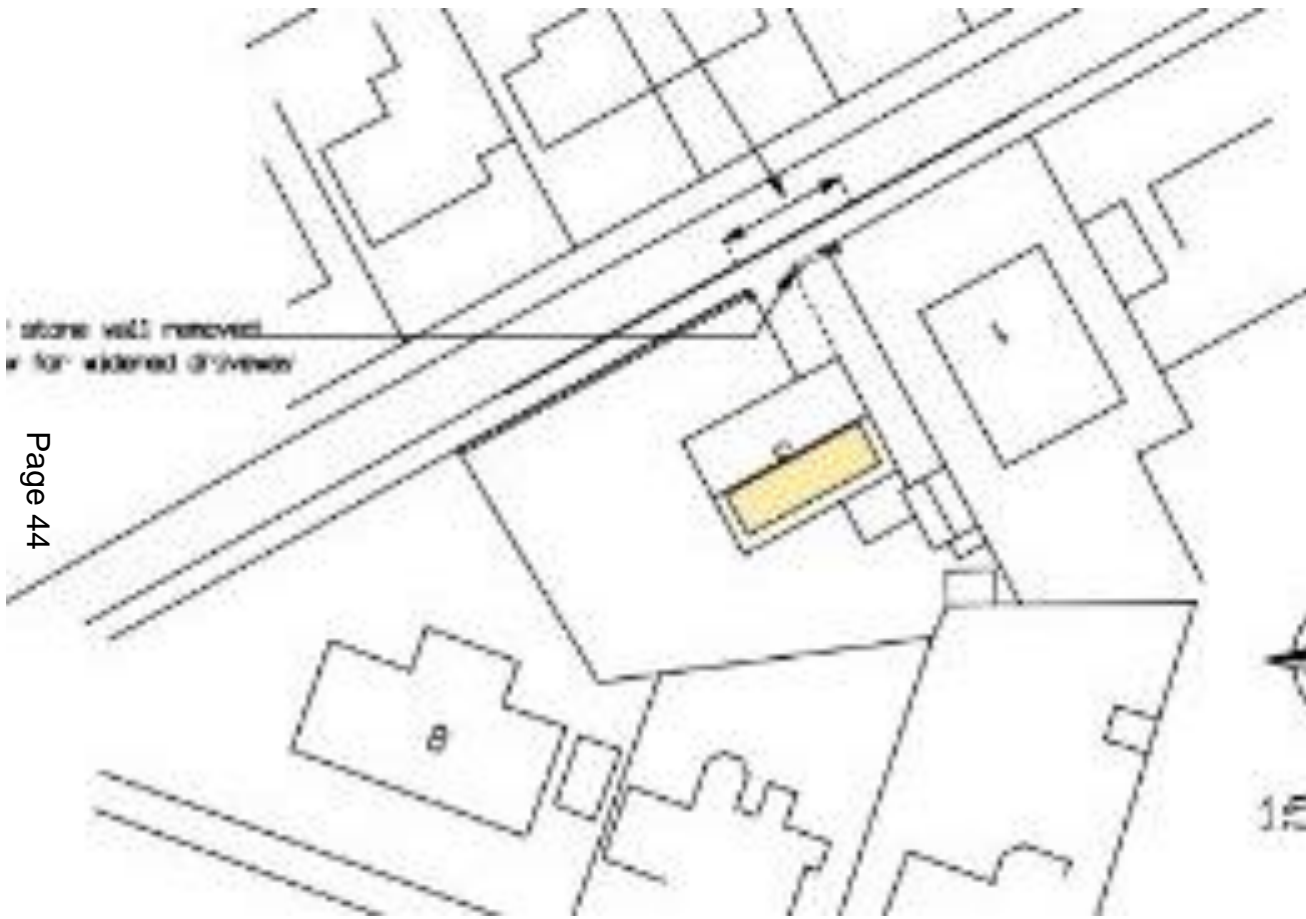
new pitched roof over
garage with roof windows



1:100 SIDE ELEVATION









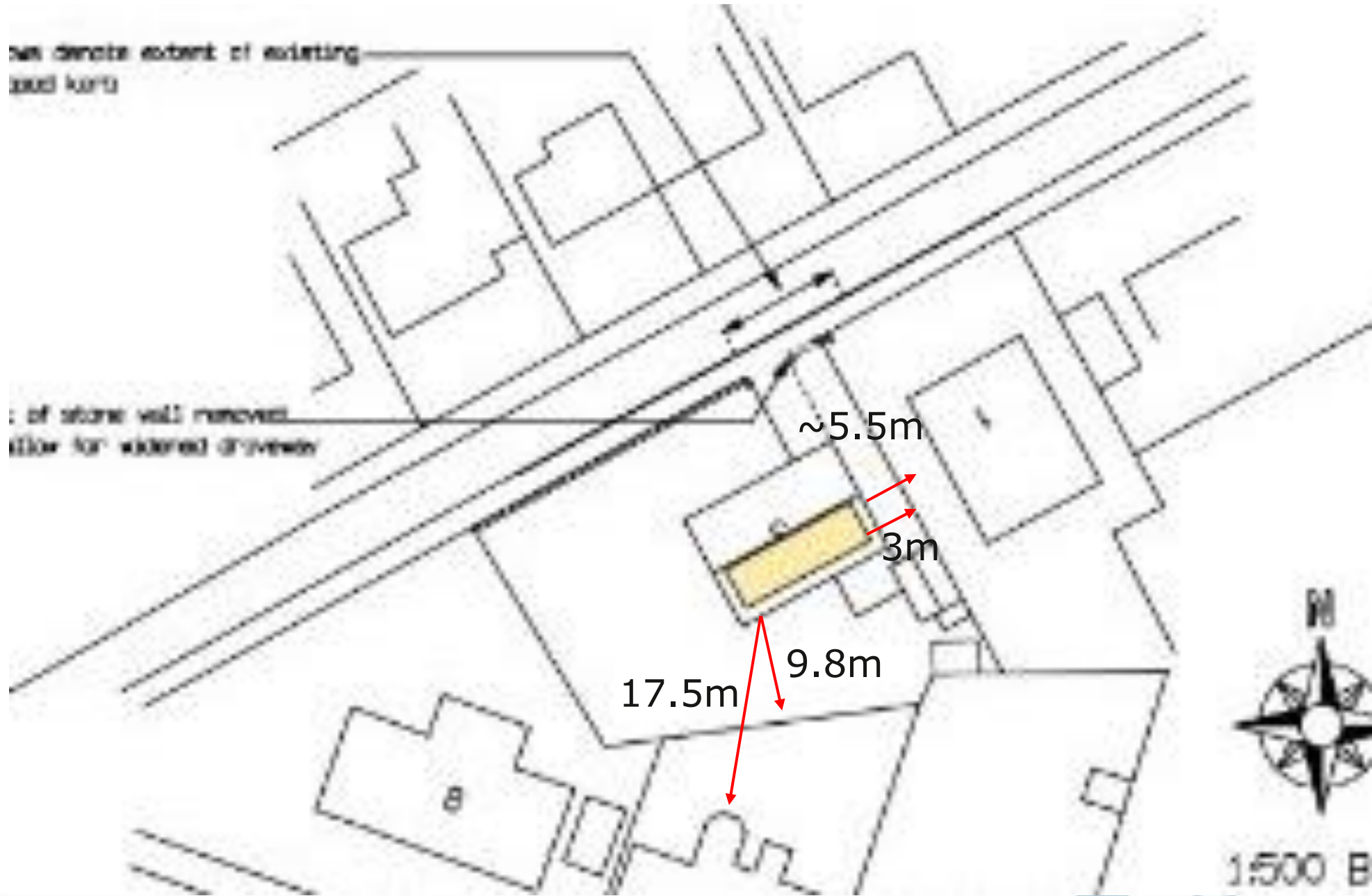
1:50 EXISTING ELEVATION SHOWING STONE WALL



1:50 PROPOSED ELEVATION SHOWING STONE WALL

can denote extent of existing
road works

: of stone wall removed
allow for widened driveway



NORTH & EAST PLANS PANEL

THURSDAY, 26TH SEPTEMBER 2024

END OF PRESENTATION

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