



Plot Ref	Unit Type	Accessibility Level
Plot 01	2B4P House	M4(2)
Plot 02	2B4P House	M4(1)
Plot 03	2B4P House	M4(1)
Plot 04	2B4P House	M4(1)
Plot 05	2B4P House	M4(1)
Plot 06	2B4P House	M4(2)
Plot 07	2B4P House	M4(1)
Plot 08	2B4P House	M4(2)
Plot 09	2B4P House	M4(2)
Plot 10	2B4P House	M4(2)
Plot 11	2B4P House	M4(2)
Plot 12	2B4P House	M4(2)

- LEGEND**
- Proposed wheeled bin location
 - 2.5 x 2m Shed
 - 2B4P 2 Storey House
 - Gradient
 - 1.5m close boarded fence 0.3m trellis over
 - 1.8m close boarded fence
 - 2.1m close boarded fence
 - 0.9m metal railing
 - 450mm High Knee Rail
 - 450x1800h brick pier & 1800w close boarded fence above 600h dwarf brick wall
 - Proposed retaining wall - brick faced Height - 600mm +
 - Steeply sloping ground max. gradient 1 in 4
 - Electric Vehicle Charging Point - Location to be agreed with client on a plot-by-plot basis prior to installation
 - Proposed water butt location - to be 250L capacity for 3 bedroom houses or larger, 200L for smaller properties
 - Metal post position to receive 6m retractable washing line, fixed to external wall of property

All properties to be fitted with photovoltaic panels, as detailed in the sustainability report, and to comply with planning policy EN1 & EN2. Location of photovoltaic panels is subject to plot location & orientation and to be designed on a plot by plot basis by the specialist PV designer / manufacturer.

NOTE:
All external steps, ramped accesses, handrails, balustrades to be designed in accordance with AD M of the building regulations. Please refer to separate detailed drawings for each plot.

All dwellings to feature step free access to the principal private entrance where this is feasible. Where this is not feasible, level access will be provided to an alternative private entrance (rear door) with stepped approach provided to the main entrance (front door) in accordance with AD M1 Para. 2.6 & 2.7.

- LEGEND**
1. Adoptable footpath to LA standards - Tarmac finish
 2. Adoptable highway to LA standards - Tarmac finish
 3. Hardstanding to private driveways - precast concrete permeable pavers
 4. Hardstanding to property perimeter - precast concrete pavers
 5. Front garden - turf
 6. 10.5m deep rear garden - turf
 7. Additional private amenity space - turf
 8. Buffer planting (public realm)
 9. Grass seed (public realm) - Low maintenance seed mix
 10. Relaxed mowing regime with spring bulb planting
 11. Frontage planting (private curtilage)

Required POS Provision - Planning Policy G4

Unit Type	QTY	POS Provision	Req'd POS
2B4P House	12	33 sqm	396 sqm
Total	12		396 sqm
Area POS provided			2,228 sqm

Existing trees to be felled	1
New trees to be planted	8
Change	+7

Scale 1:200

1:200

Proposed Site Plan

Site area 0.52ha

North

Rev. Date Description Drawn

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1:200

Proposed Site Plan

Scale 1:200

0 10 20 30m

Site area 0.52ha

North

Rev. Date Description Drawn

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WILLMOTT DIXON

Leeds CITY COUNCIL

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Drawing Title: Proposed Site Plan

Project: Barncroft Road, Seacroft Leeds

Client: Willmott Dixon Construction Ltd

Scale: 1:200

First Issue Date: 21 July 2020

Revision: 03

Issue Date: 03

Drawn: BB

Checked: BY

Project No: BARN-HLP-ZZ-00-DR-A-1004-P20

Revision: S4 - PLANNING

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