



- Sitewide:**
- Design follows Secure By Design principles
  - Electric vehicles charging points to all dwellings (1 Per House & 1 per Apartment)
  - Threshold drainage to be provided as necessary
  - CRIP canopy design to all houses. Galvanneal steel entrance canopy design to apartment
  - Leeds SPD **shall** state cycle parking requirements are:
    - 1 space per 40 dwellings = 2 spaces
    - 1 space per 10 apartments = 3 spaces
  - Short stay cycle parking area for 10 spaces to be provided in front of the apartment entrance. These spaces will be provided within a bike shelter comprising a proprietary metal frame with clear plastic roof
- Indicative EV Charging Positions**
- Indicative Wall Mounted EVCP
  - Floor Mounted Pole EVCP
- All Houses:**
- Driveways at least 3m wide or 3.3m if the drive provides the main pedestrian access to the dwelling
  - Rear Garden Gate minimum 850mm clear width
  - Level patio area 1800mm deep across entirety of houses
  - Bin handstanding for 3 bins shall be provided to rear gardens
  - Indicative ASHP location shown to all houses
- Affordable Houses Only:**
- Covered cycle storage shall be provided to offer secure storage of bicycles and other property. Doors to be a minimum opening of 850mm
  - Leeds SPD cycle storage requirements are 1 long stay cycle space per bedroom. Size to suit Leeds SPD and Manual for Streets for cycle storage.
- Affordable Apartments Only:**
- Apartment block to include external combined communal cycle storage and bin storage. Further details on drawing 0311 - Ancillary Building Details
  - 22 cycle parking spaces provided within designated store as per confirmation
- Existing Gas Main:**
- Existing Gas Main running to the along the south of the site parallel to Hough Top Road. To have 7m easement either side of the pipe.
- Covered cycle storage to be sited on a concrete base with the relevant number of Sheffield Cycle Hoops**

- Hard Landscaping Schedule**
- Roads Tarmacadam
  - Pavements Tarmacadam
  - Paths / Patios 450mm x 450mm Paving Flags
  - Solid Bound Gravel 600mm to Perimeter edge of Apartment Block
  - Block Paving To Apartment parking spaces, bordered with contrasting block pave surrounds
- Drawing Key**
- Tree information based on survey data from Eco North Ecological Consultants
- Refer to landscape design proposals for location of new / replacement tree locations and quantities
- Retained Trees
  - Category A Trees To Be Removed
  - Category B Trees To Be Removed
  - Category C Trees To Be Removed
  - Category U Trees To Be Removed
  - Retained Tree Root Protection Area

**Schedule of Accommodation**

Type A1 2 Bed 4 Person 2 Storey House 79m <sup>2</sup> M4(1) Visible Dwelling	20no.
Type A1a 2 Bed 4 Person 2 Storey House 79m <sup>2</sup> M4(1) Visible Dwelling	8no.
Type B1 3 Bed 5 Person 2 Storey House 93m <sup>2</sup> M4(2) Accessible & Adaptable Dwelling	12no.
Type B1a 3 Bed 5 Person 2 Storey House 93m <sup>2</sup> M4(1) Visible Dwelling	6no.
Type B2 3 Bed 5 Person 2 Storey House 93m <sup>2</sup> M4(1) Visible Dwelling	2no.
Type B2a 3 Bed 5 Person 2 Storey House 93m <sup>2</sup> M4(1) Visible Dwelling	2no.
Type B3 3 Bed 5 Person 2 Storey House 93m <sup>2</sup> M4(2) Accessible & Adaptable Dwelling	1no.
Type C1 4 Bed 7 Person 2 Storey House 118m <sup>2</sup> M4(2) Accessible & Adaptable Dwelling	1no.
Type C1a 4 Bed 7 Person 2 Storey House 118m <sup>2</sup> M4(2) Accessible & Adaptable Dwelling	1no.
Type C2 4 Bed 7 Person 2 Storey House 118m <sup>2</sup> M4(2) Accessible & Adaptable Dwelling	2no.
<b>Affordable Rent Dwellings Total</b>	<b>55No.</b>

**Dwelling Car Parking Allowance:**  
2, 3 & 4 Bed Dwellings = 2 Spaces

**Apartment Block**

Number of Floors	3no
Gross Internal Floor Area	708.5m <sup>2</sup>
Ground Floor	708.5m <sup>2</sup>
First Floor	708.5m <sup>2</sup>
Second Floor	708.5m <sup>2</sup>
Total	2125.5m <sup>2</sup>
Net Internal Floor Area (Total Apt Area)	1482m <sup>2</sup>
Area Ratio	70%
Apartment Shared Amenity Space (25% of GIFA)	531m <sup>2</sup>

**Affordable Rent Apartments Total**

Type D 1 Bed 2 Person Apartment 50m <sup>2</sup> M4(2) Accessible & Adaptable Dwelling + NDSS Compliant + Leeds Standard	15no.
Type E 1 Bed 2 Person Apartment 61m <sup>2</sup> M4(3) Wheelchair User Dwelling + NDSS Compliant + Leeds Standard	2no.
Type F 2 Bed 3 Person Apartment 61m <sup>2</sup> M4(2) Accessible & Adaptable Dwelling + NDSS Compliant + Leeds Standard	10no.
<b>Affordable Rent Apartments Total</b>	<b>27No.</b>

**Apartment Car Parking:**  
27 communal unallocated spaces (including 2 Disabled Spaces)

**Apartment Communal Refuse:**  
800 Euro Bins (LCC Waste Team)

**Site Total Dwellings**

<b>Site Total Dwellings</b>	<b>82No.</b>
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**Site Schedule of Area's**

Site Area	25285m <sup>2</sup>
POS Area	4630m <sup>2</sup>
POS Ratio	18.3%

Plot	Date	Author	Reviewer	Comments
P18	25.07.24	AH	RJ	Updates following planning and s38 comments. Private road extended, quadricycle chicanes barrier added to Harley Drive path, speed hump and raised table location altered.
P17	27.06.24	AH	RJ	Left hand path to POS from Hough Top Road relocated to suit existing tree RPA
P16	26.06.24	AH	RJ	Tree T040 removed to suit road layout
P15	24.06.24	AH	RJ	Alterations to suit engineers layout. Speed table in front of Plots of 49 / 50 altered slightly. Speed humps relocated in front of bin store. Shared surface road extended. Updates to tree group in south eastern corner.
P14	20.06.24	AH	RJ	Tree and RPA moved in apartment amenity space
P13	19.06.24	AH	RJ	Updates to tree group in south eastern corner to suit allotment tank.
P12	19.06.24	AH	RJ	Drawing updated to suit planning requests. Steps added to Plot 1 garden. Gate added to apartment amenity space. Updates to tree group in south eastern corner.
P11	16.05.24	AH	RJ	Drawing updated to suit planning comments. Gates added to apartment car park for access into POS. A frame barrier added into south eastern POS area. Minor alterations to red line boundary

Rev	Date	Drawn	Checked	Description
PL				Planning

**Hough Top, Pudsey, Leeds**

**Proposed Site Layout**

Location:  
**Hough Top, Pudsey, Leeds**

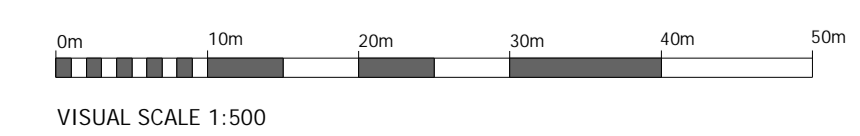
Client:  
**Leeds City Council + Willmott Dixon**

UPRN	Originator	Zone	Level	Type	Rate	Series/Number	Revision
HOUG-WBA-ZO-ZZ-DR-A-0020							<b>P18</b>

Date: Feb 21 | Drawn: RJ | Checked: RM | Scale: @A1 | Int Job No: 3998-004

**WATSON BATTY ARCHITECTS**

Shires House, Shires Road  
Guisley, Leeds LS20 8EU  
Leeds | Loughborough



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