

TOWER WORKS, ARMLEY



SITE PLAN



STREETSCAPES

NOTES

- THIS DRAWING IS BASED ON DIGITAL SURVEY AND ORDNANCE SURVEY INFORMATION. IT IS SUBJECT TO CONFIRMATION OF BOUNDARIES / RIGHTS OF WAY / EASEMENTS AND CONSULTATION WITH THE LOCAL AUTHORITY, DESIGN TEAM AND PUBLIC UTILITIES, ETC.
- HOUSE / APARTMENT DESIGNS (AND SQUARE FOOTAGE CALCULATION(S)) IS SUBJECT TO A DETAILED CAD DESIGN.
- BOUNDARY TREATMENTS**
- 1800mm HIGH STONE WALL WITH FEATURE PIERS AND CLOSE BOARDED TIMBER INFILL PANELS
 - 1800mm HIGH TIMBER CLOSE BOARDED FENCE
 - 1200mm HIGH RAILINGS
 - 1000mm HIGH TIMBER POST & RAIL FENCE
 - NEW RETAINING WALLS
 - NEW UNDERBUILD WALLS
 - EXISTING RETAINING WALLS (REPAIRED OR RE-BUILT AS REQUIRED)
 - GATE POSTS/ PIERS
 - BOUNDARY
- GROUND TREATMENTS**
- EXISTING BUILDINGS
 - TARMAC TO ESTATE ROAD, MEWS COURTS, PAVEMENTS / FOOTPATH AND DRIVES - UNLESS OTHERWISE STATED
 - TURFED AREAS - ALL REAR GARDENS TO BE TURF
 - PAVING SLABS TO PATHS & PATIOS
 - LOW LEVEL SHRUBS TO INCLUDE SPECIES SUCH AS BOX, COTONEASTER, EUONYMUS, BERBERIS & MAHONIA, INTERSPERSED WITH LARGER SHRUB PLANTING TO INCLUDE SPECIES SUCH AS HAWTHORN, BLACKTHORN, CHERRY, CORNUS & ELDER
- GENERAL ITEMS**
- PEDESTRAIN & VEHICULAR ENTRANCE/S
 - GATE
 - SIDE WINDOW TO HABITABLE ROOMS (LOUNGE, DINING, KITCHEN, BEDROOM, ETC.)
 - PROPOSED TREES TO INCLUDE SPECIES SUCH AS SILVERBIRCH, MOUNTAIN ASH & NATIVE CHERRY
 - EXISTING TREES / SHRUBS / HEDGES TO BE REMOVED
 - EXISTING TREES / SHRUBS / HEDGES TO BE RETAINED
 - ROOT PROTECTION ZONES

STOREY KEY

- 1 STOREY
- 2 STOREY
- 2 STOREY PLUS ROOM IN THE ROOF
- 2.5 STOREY
- 3 STOREY

SCHEDULE OF ACCOMMODATION

HT	BEDS	TYPE	NO	SQFT	SQM
H 3B	HOUSE	10NO.	1052	97.73	
H1 4B	HOUSE	1NO.	1220	113.33	
H2 3B	HOUSE	1NO.	1126	104.61	
J 4B	HOUSE	14NO.	1217	113.12	
A 1B	APT	12NO.	564	52.48	
B 2B	APT	10NO.	646	60.03	
C 2B	STUDIO	2NO.	796	73.96	
G 2B	FOG	1NO.	732	68.00	
TOTALS			51NO.	48456	4244.90

- AREAS**
- GROSS - OVERALL INCLUDING RIGHTS OF WAY, EMBANKMENTS, ETC. - 2.39 ACRES / 0.97 HECTARES
- NET - EXCLUDING RIGHTS OF WAY, EMBANKMENTS, ETC. - 2.04 ACRES / 0.83 HECTARES
- PARKING**
- 100% TO APARTMENTS = 21NO.
0% TO STUDIOS
200% MIN. TO ALL OTHER HOUSES (GARAGE + PARKING SPACE OR 2NO. PARKING SPACES) = 66NO. SPACES
NO VISITOR SPACES
- TOTAL 87 NO. SPACES / 170%.
- DEVELOPMENT**
- 20274 SQ FT / ACRE - 1776 SQ M / ACRE
49555 SQ FT / HECTARE - 4376 SQ M / HECTARE
- DENSITY**
- GROSS - 21NO. UNITS PER ACRE
53 UNITS PER HECTARE

HOUSE KEY

- HOUSE TYPE H - 3 BED, 2 STOREY WITH ROOM IN THE ROOF, SEMI / TERRACE HOUSE @ 97.73 SQ M / 1052 SQ FT
- HOUSE TYPE H1 - 4 BED, 3 STOREY SEMI / TERRACE HOUSE @ 113.33 SQ M / 1220 SQ FT
- HOUSE TYPE H2 - 3 BED, 2 STOREY SEMI / TERRACE HOUSE @ 104.61 SQ M / 1126 SQ FT
- HOUSE TYPE J - 4 BED, 2 STOREY WITH ROOM IN THE ROOF, SEMI / TERRACE HOUSE @ 113.12 SQ M / 1217 SQ FT

CDM 2015	
AREA	PERCEIVED SIGNIFICANT RESIDUAL RISKS THAT ARE EITHER / OR ANY COMBINATION OF THE FOLLOWING : NOT OBVIOUS ■ UNUSUAL ■ DIFFICULT TO MANAGE
CONSTRUCTION	
USE	
MAINTENANCE	
DECOMMISSION	
ADDITIONAL COMMENTS DENOTED ON DWG AREA AS (CDM)	

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ALL INFORMATION ON THIS DRAWING IS SUBJECT TO A FULL AND COMPREHENSIVE TOPOGRAPHICAL SURVEY AND CONFIRMATION OF RELEVANT TITLE.	
ADDITIONAL NOTES ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH THE BUILDING REGULATIONS AND THE REQUIREMENTS OF THE LOCAL AUTHORITY	

REV	DESCRIPTION	DRWN	CHKD	DATE
G	PLOT 16 & 17 UPDATED TO REDUCE IMPACT ADJACENT TO HAWTHORNE COTTAGE	RH	-	13.02.18
F	PARKING AROUND APARTMENTS RECONFIGURED TO ALLOW 8M STORE ACCESS. BOUNDARY WITH HAWTHORNE COTTAGE SHOWN INDICATIVELY	BC	-	25.01.18
E	PLOT 17 UPDATED TO 3 STOREY HOUSETYPE. ROOF LINE, AREAS & STREETSCAPES UPDATED TO SUIT	RH	-	05.10.17
D	COLOUR ADDED	JT	-	17.07.17
C	UPDATED PROPOSED ROOF LINE	BC	-	07.02.17
B	SCHEME UPDATES	JT	-	15.12.16
A	LOROC REVISIONS	JT	-	03.11.16

LOROC	
CLIENT KMRE GROUP	
PROJECT TOWER WORKS, ARMLEY	
TITLE SITE PLAN & STREETSCAPES	
SCALE	1/500 @ A1
DATE	09-16
DRAWING NO.	1459-110
REVISION	G
DRAWN BY	JC
CHECKED BY	-
PURPOSE OF ISSUE ● PLANNING ○ BUILDING REGS ○ TENDER ○ APPROVAL ○ COMMENT ○ CONSTRUCTION	
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