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DRAWINGS SHALL BE READ IN CONJUNCTION WITH THE FOLLOWING:

- THE EDITIONS OF THE BUILDING DESIGN PARTNERSHIP REGISTER
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NOTES

**KEY**

- Health & Public Service Building Plot (Mixed Use B1 and D1 Development)
- Residential Care Home Plot (C2 Residential Development)
- Community Build Plot
- Self Build Plot
- Proposed 2/3/4 Bed Houses
- Proposed 2 Bed Bungalows
- Proposed 1/2 Bed Apartments
- New Trees in Hard Landscaping
- New Trees in Gardens/Soft Landscaping
- Existing trees to be retained

TO BE READ IN CONJUNCTION WITH:

LANDSCAPE DRAWINGS

- 7503 BDP-LWG-A-PL-MP-001 Landscape Open Space Plan
- 7503 BDP-LWG-A-PL-MP-002 Landscape Infrastructure Plan
- 7503 BDP-LWG-A-PL-MP-003 Landscape Planning Strategy Plan
- 7503 BDP-LWG-A-PL-MP-004 Landscape Planting Schedule
- 7503 BDP-LWG-A-PL-MP-005 Landscape Typical Details
- 7503 BDP-LWG-A-PL-MP-006 Tree Constraints Plan

MASTERPLAN DRAWINGS

- 7503 BDP-LWG-A-PL-MP-001 Masterplan
- 7503 BDP-LWG-A-PL-MP-002 Buildings/Height Parameter Plan

B	Planning Issue	AP	06/10/17
A	Drawing updated to reflect CHC comments	SJ	02/10/17
DATE	DATE	DATE	DATE

**CITY OF YORK COUNCIL**

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**BDF**

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Sheffield  
S3 5UY  
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T +44 (0)114 273 1641  
www.bdp.com

**Lowfield Green, York**

7503	Commercial In Confidence	1:500
Illustrative Outline Masterplan		29/09/17

7503- BDP-LWG-A- PL-MP-101



SCHEDULE OF  
ACCOMMODATION

Common House

- Single storey, height 4m

- Total internal floor area 80m<sup>2</sup>

Comprising of :

- Seating area :

15m<sup>2</sup>

- kitchen/dining :

65m<sup>2</sup>

Amenity Space/Flats

- Three storey, 9.2m

- Gross internal floor area 76m<sup>2</sup>

(6.7x11.4)

Ground Floor comprising:

- Plant :

8m<sup>2</sup>

- Accessible WC :

3m<sup>2</sup>

- Accessible shower :

4m<sup>2</sup>

- 2 flexible rooms :

26m<sup>2</sup>

- Laundry :

6m<sup>2</sup>

Common House

- Gross internal floor area 152m<sup>2</sup>

(6.7x11.4m x2no. floors)

First & Second Floor comprising:

2 Bed 3 Person Flats

- Gross internal floor area 152m<sup>2</sup>

(6.7x11.4m x2no. floors)

4 Bed 6 Person House

- Two storey, height 6.6m

- Gross internal floor area 110m<sup>2</sup>

(5.5x10m x2no. floors)

3 Bed 5 Person House

- Two storey, height 6.6m

- Gross internal floor area 92m<sup>2</sup>

(5.7x8m x2no. floors)

2 Bed 4 Person House

- Two storey, height 6.6m

- Gross internal floor area 80m<sup>2</sup>

(5x8m x2no. floors)

1 Bed 2 Person Flat

- Three storey, height 9.2m

- Gross internal floor area 153m<sup>2</sup>

(6x9m x3no. floors)

Refuse storage/recycling

- Refuse storage/recycling

**Housing Mix**

Total site area : 0.3 Hectares

3 no. 1 bed units  
7 no. 2 bed units (2no. flats & 5no. houses)  
6 no. 3 bed units  
3 no. 4 bed units (1no. for Private Rental)

Total - 19no. Units with 49 Bedrooms

- 1no. household waste bin per household (equivalent)  
- 1no. recycling bin per household (equivalent)  
- For garden waste see Land Design drawings & specification

- 40 no. secure bike storage units  
- 26 no. Sheffield hoops

- 12 no. car parking spaces



PROPOSED SITE PLAN  
Scale: 1:200

REVISION HISTORY		DATE	APPROVED
REV	DESCRIPTION		
G	Block 3 moved 500mm towards boundary. Landscape scheme revised to reflect bins being moved. Wider masterplan updated. Annotation amended.	20/12/18	CW

Hatched area shown to be implemented by City of York Council. See application no.17/02429/OUTM for more information.

New pedestrian public right of way within the site

Pedestrian access to highway

Note: Landscape design by Land Design. See consultant's drawings and documents for detailed specification.



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RIBA WORK STAGE 3

CLIENT  
Yorspace Ltd

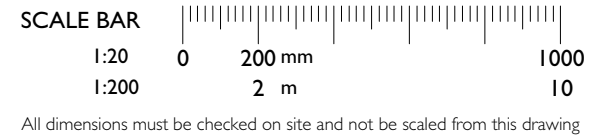
JOB  
Lowfield Green - Community Self Build Plot

JOB NO.  
17008

DRAWING  
Proposed Site Plan

DRG NO. SCALE  
302G 1:200 @ A1

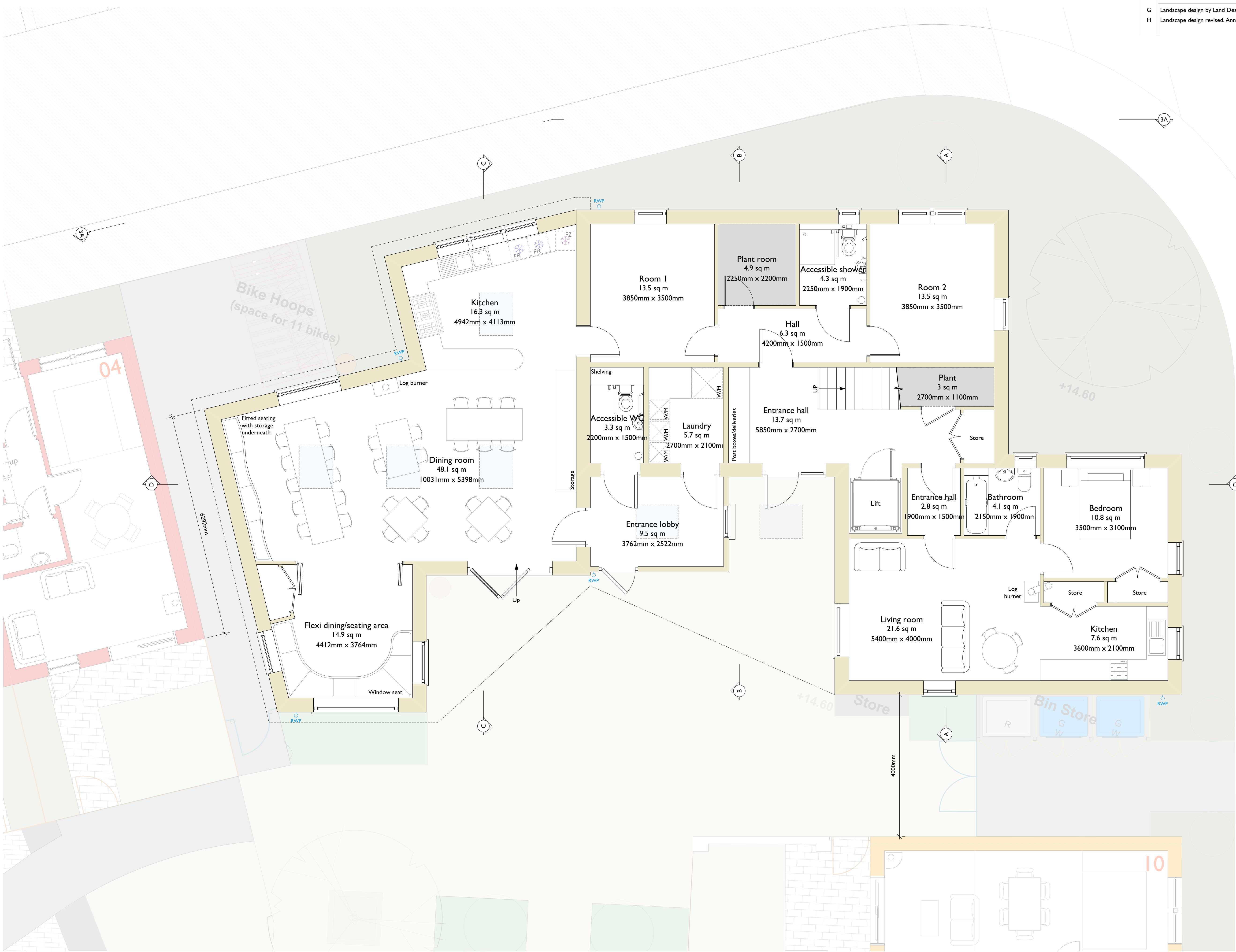
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AJ CW 06/02/18



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REVISION HISTORY			
REV	DESCRIPTION	DATE	APPROVED
G	Landscape design by Land Design included.	07/11/18	CW
H	Landscape design revised. Annotation added.	20/12/18	CW



Common House & Flats - Ground Floor Layout  
Scale: 1:50



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RIBA WORK STAGE 3

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JOB  
Community Self Build - Lowfield Green

JOB NO.  
17008

DRAWING  
Proposed Common House & Flats Ground Floor Layout

DRG NO. SCALE  
308H 1:50 @ A1

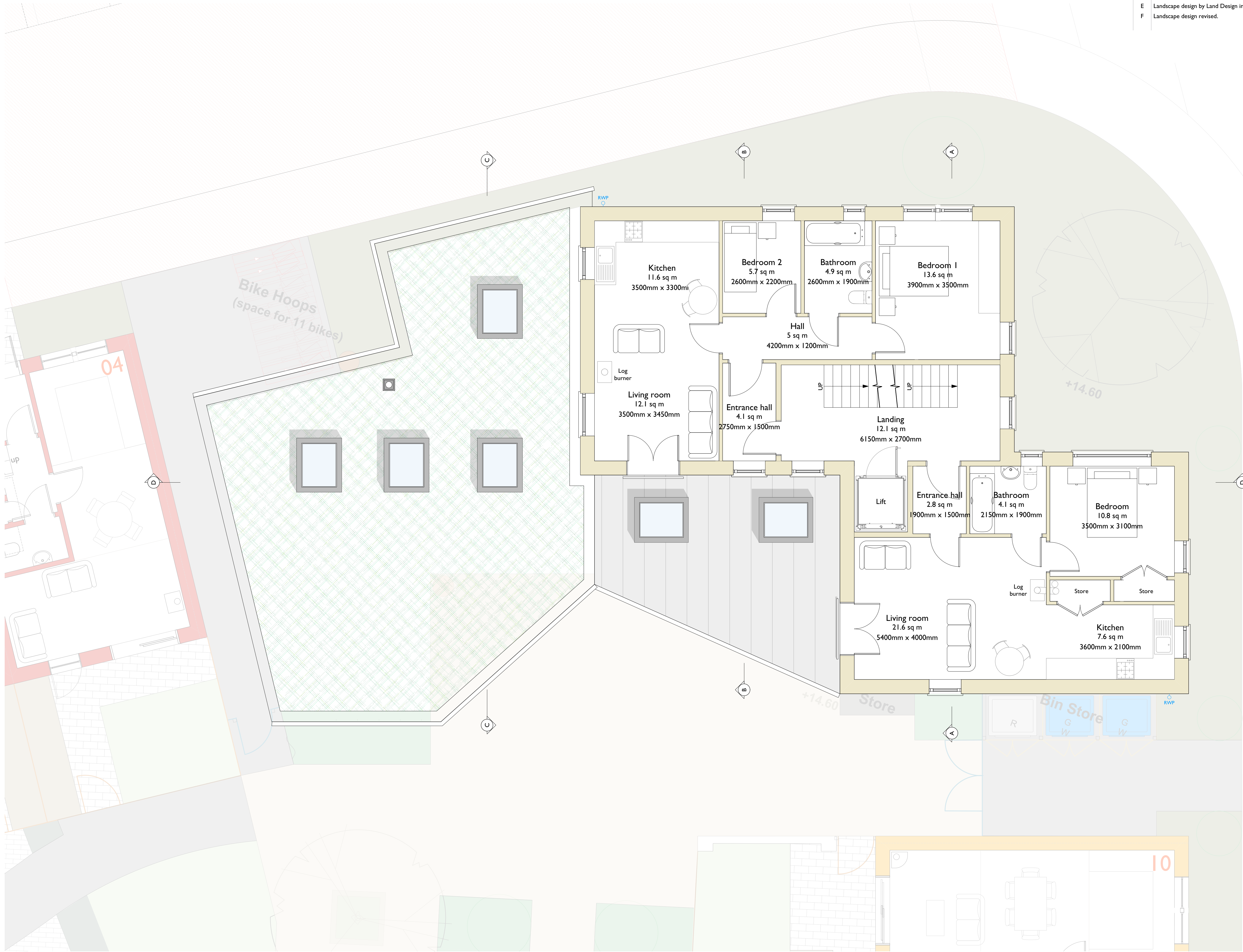
DRAWN APPROVED DATE  
AJ CW 09/03/18

SCALE BAR  
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E	Landscape design by Land Design included.	07/11/18	CW
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Yorspace Ltd

JOB

Community Self Build - Lowfield Green

JOB NO.

17008

DRAWING

Proposed Common House & Flats First & Second Floor Layout

DRG NO.

309F

SCALE

1:50 @ A1



DRAWN

AJ

APPROVED

CW

DATE

09/03/18

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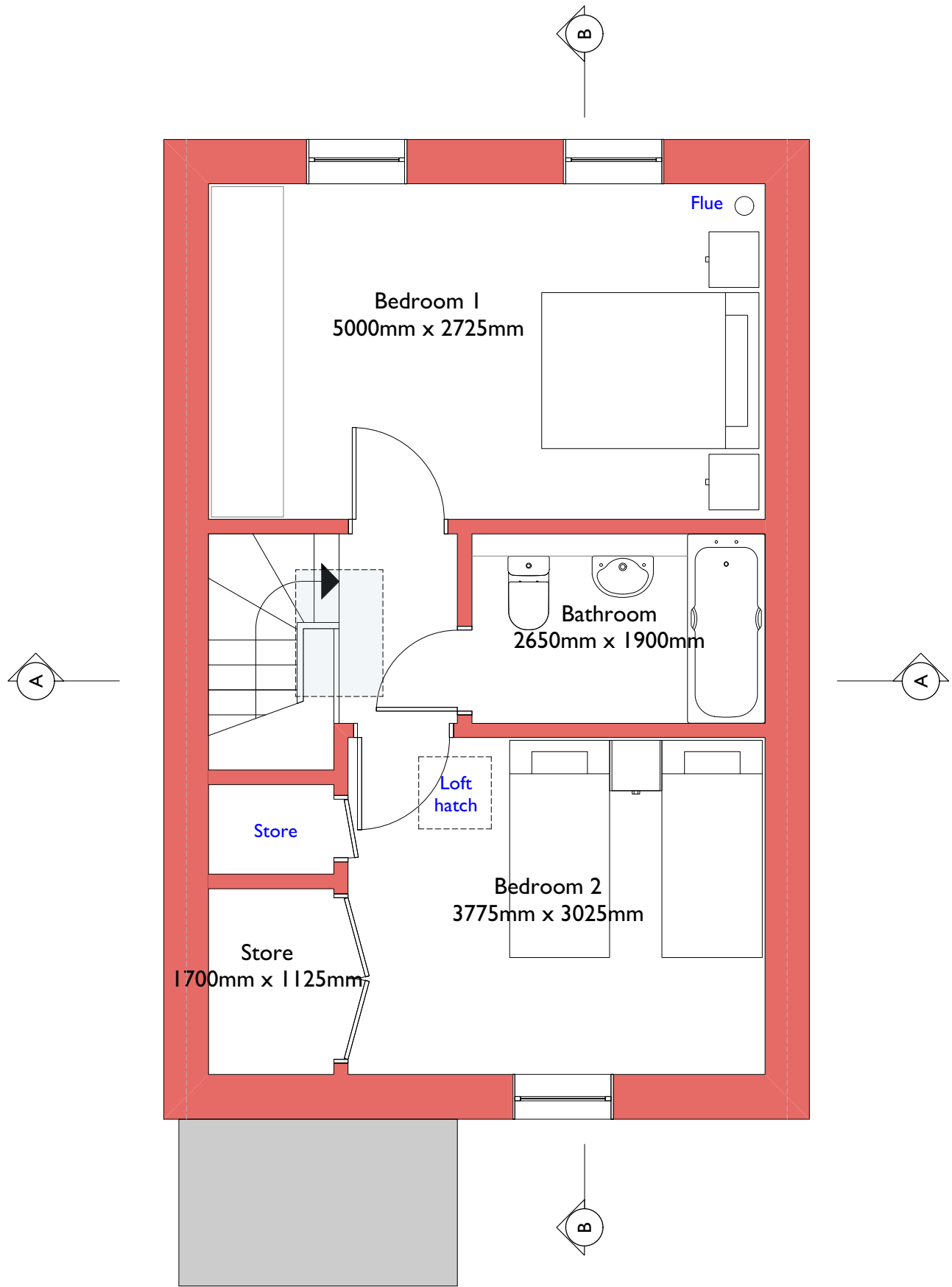
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REVISION HISTORY			
REV	DESCRIPTION	DATE	APPROVED
E	Roof pitch revised to reflect site orientation and ceiling amended as necessary.	02/11/18	CW
F	Annotation amended Porch materials updated Sheet title amended.	20/12/18	CW



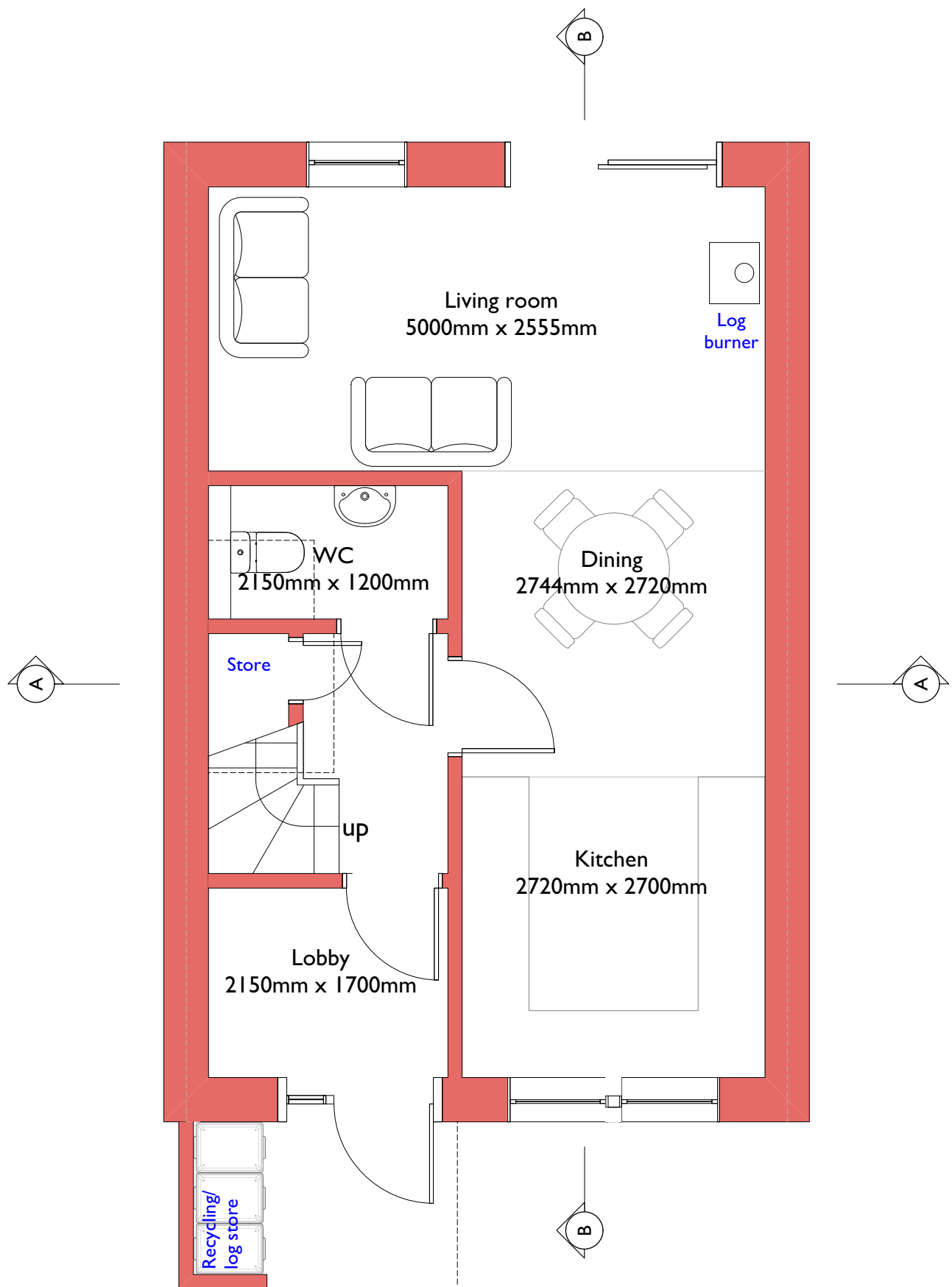
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320F Scale: 1:50



3 SECTION A-A  
320F Scale: 1:50



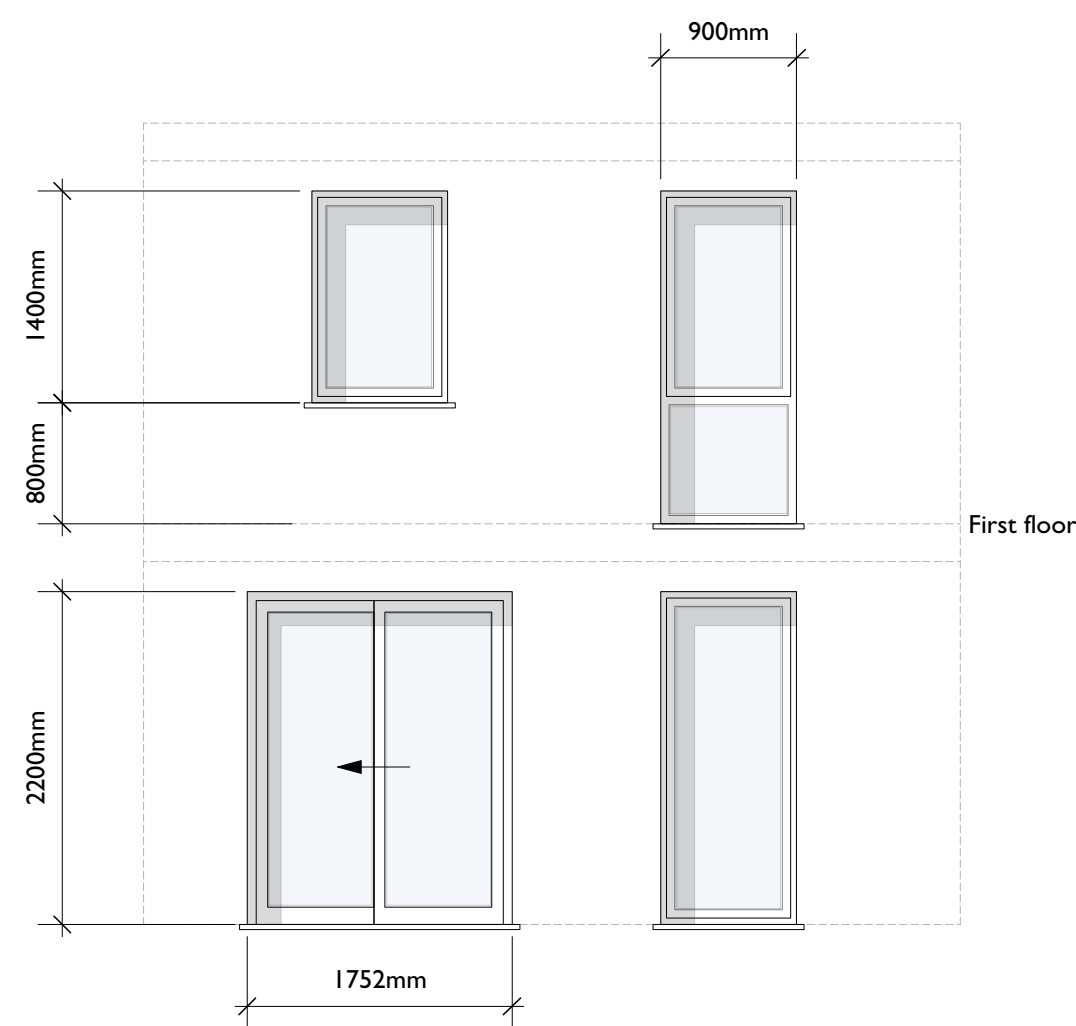
4 SECTION B-B  
320F Scale: 1:50



1 GROUND FLOOR PLAN  
320F Scale: 1:50



5 SIMPLE FRONT ELEVATION  
320F Scale: 1:50



6 SIMPLE REAR ELEVATION  
320F Scale: 1:50



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Yorspace Ltd

JOB

Community Self Build - Lowfield Green

JOB NO.

17008

DRAWING

2 Bed Housetype

DRG NO.

320F

SCALE

1:50 @ A1

DRAWN

AJ

APPROVED

CW

DATE

13/07/18

SCALE BAR

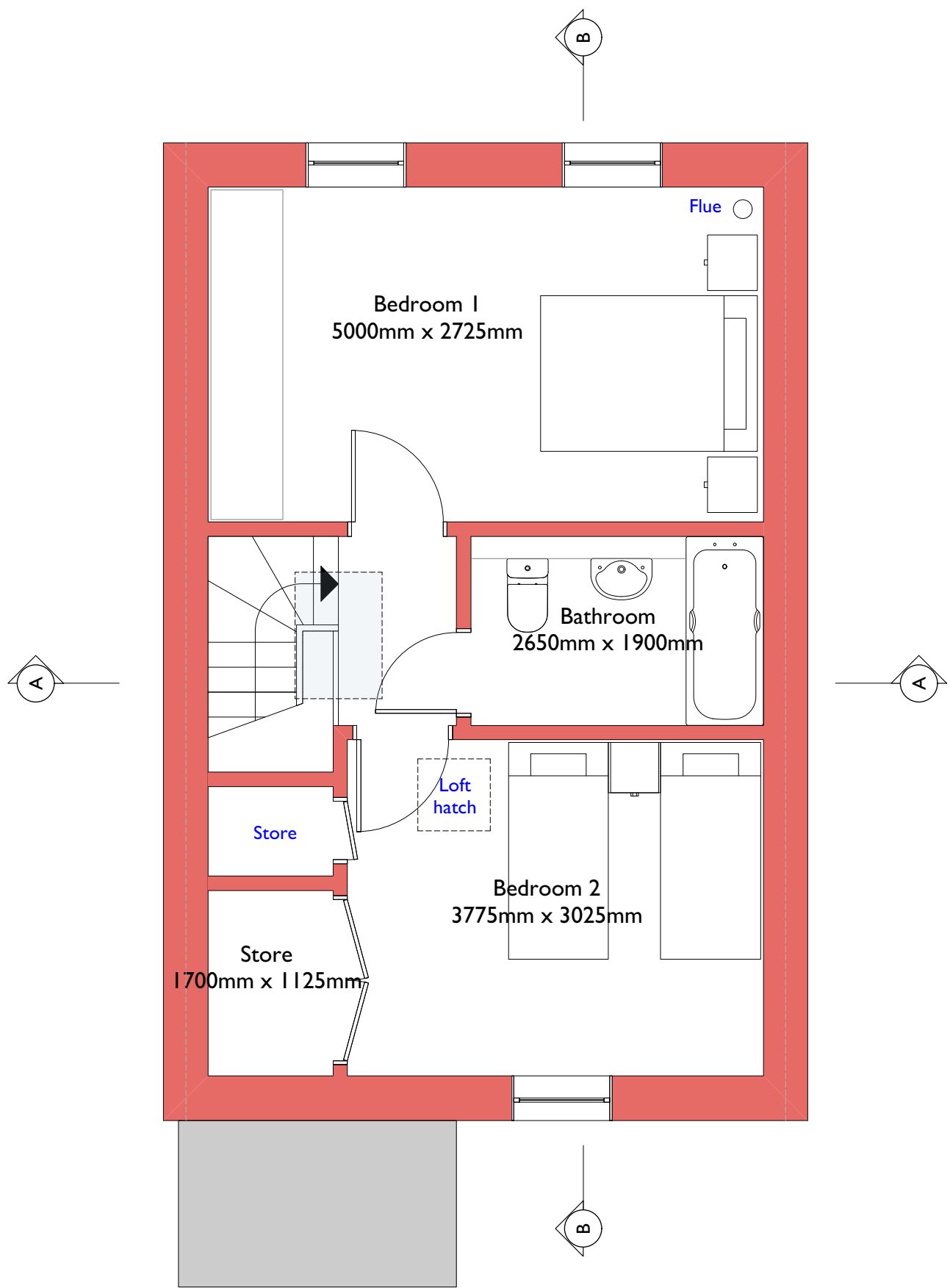
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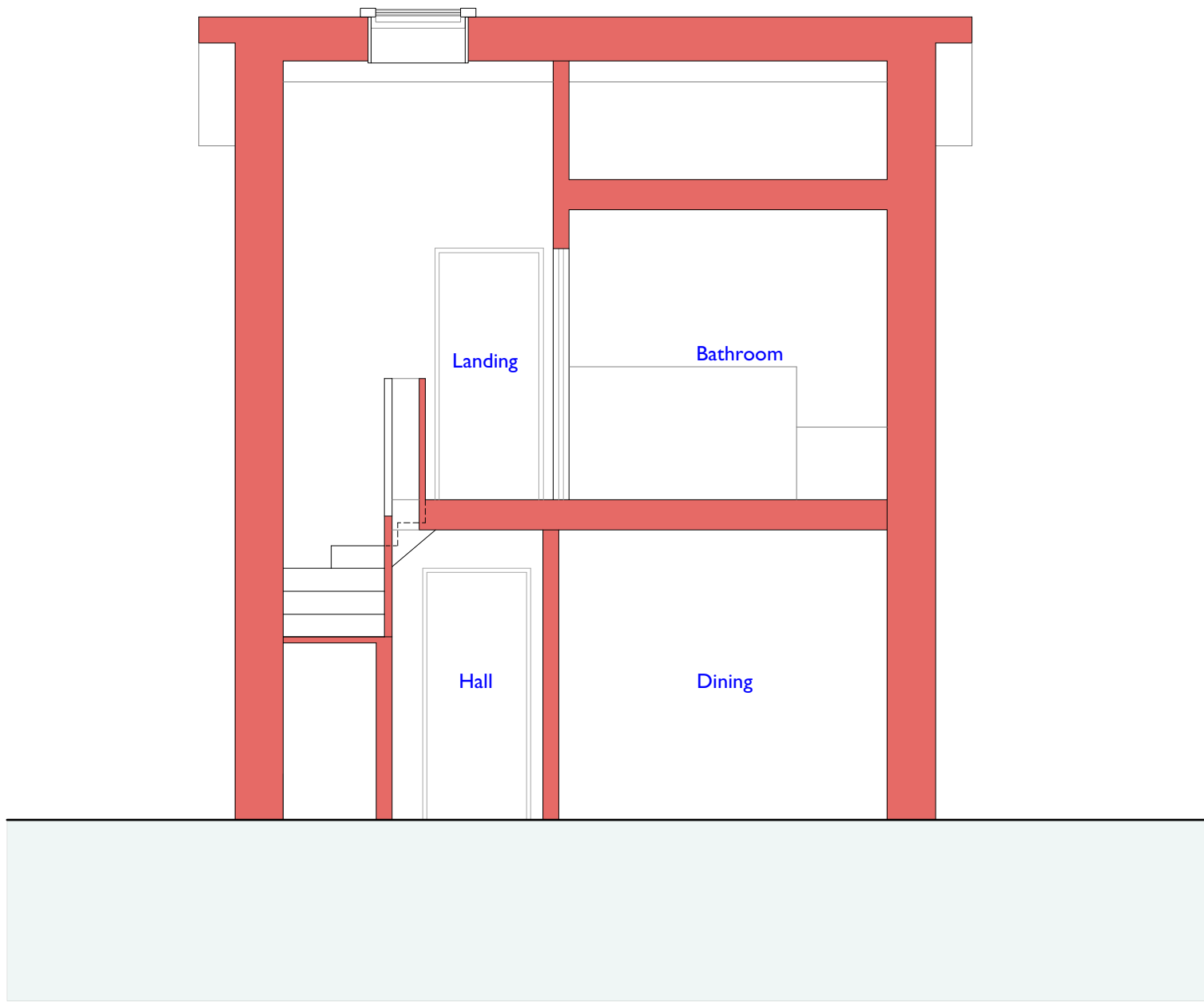
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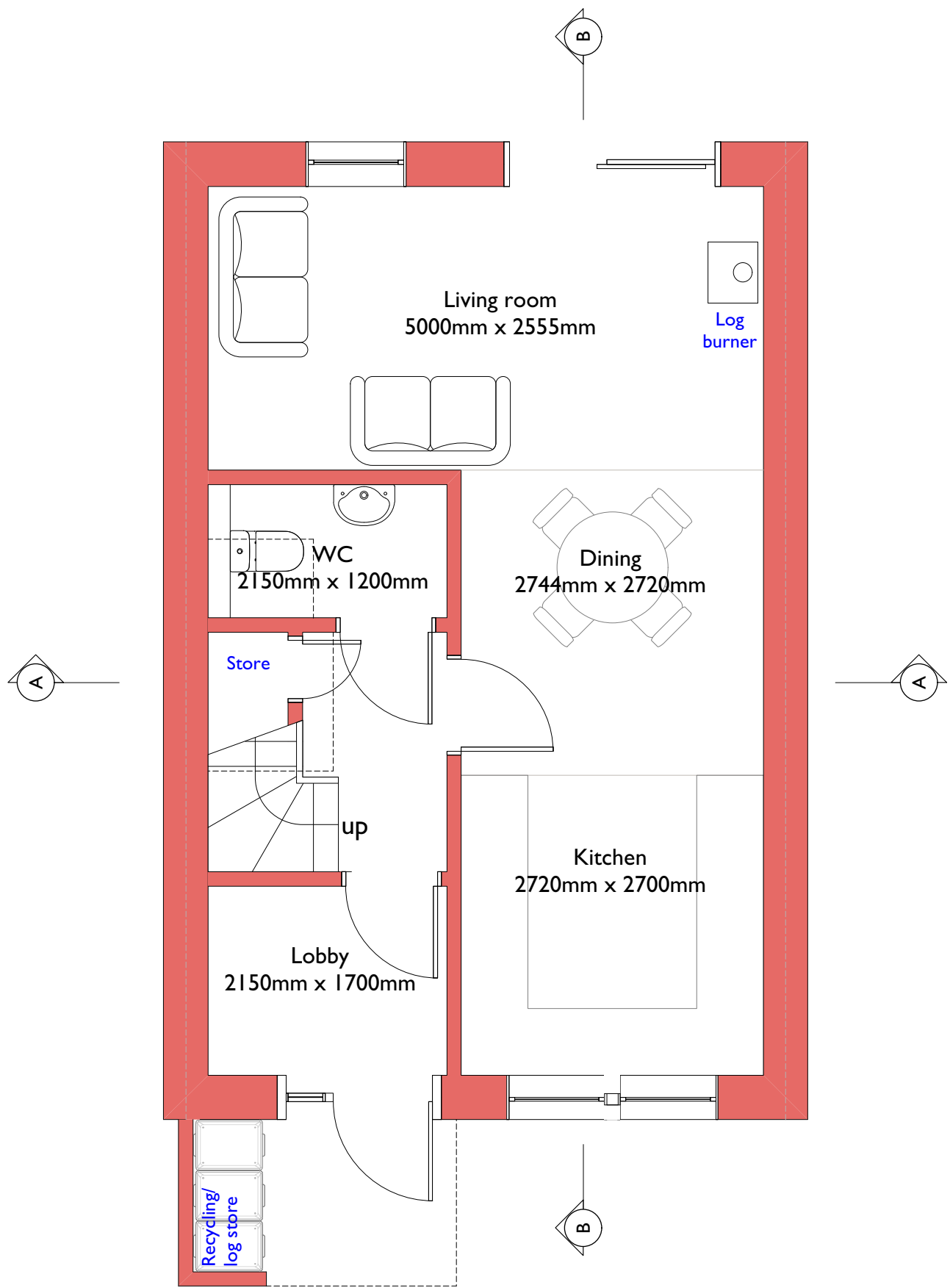
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320F Scale: 1:50



3 SECTION A-A  
320F Scale: 1:50



4 SECTION B-B  
320F Scale: 1:50



1 GROUND FLOOR PLAN  
320F Scale: 1:50



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320F Scale: 1:50



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320F Scale: 1:50



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Yorspace Ltd

JOB

Community Self Build - Lowfield Green

JOB NO.

17008

DRAWING

2 Bed Housetype

DRG NO.

320F

SCALE

1:50 @ A1

DRAWN

AJ

APPROVED

CW

DATE

13/07/18

SCALE BAR

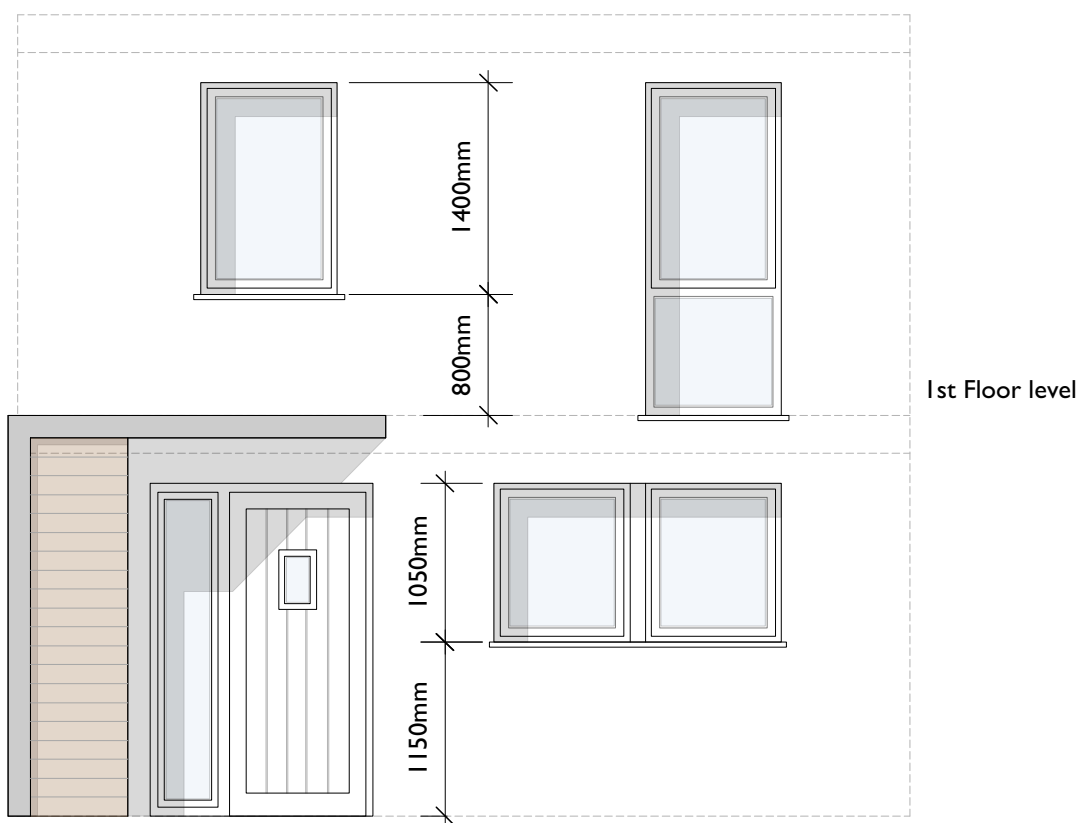
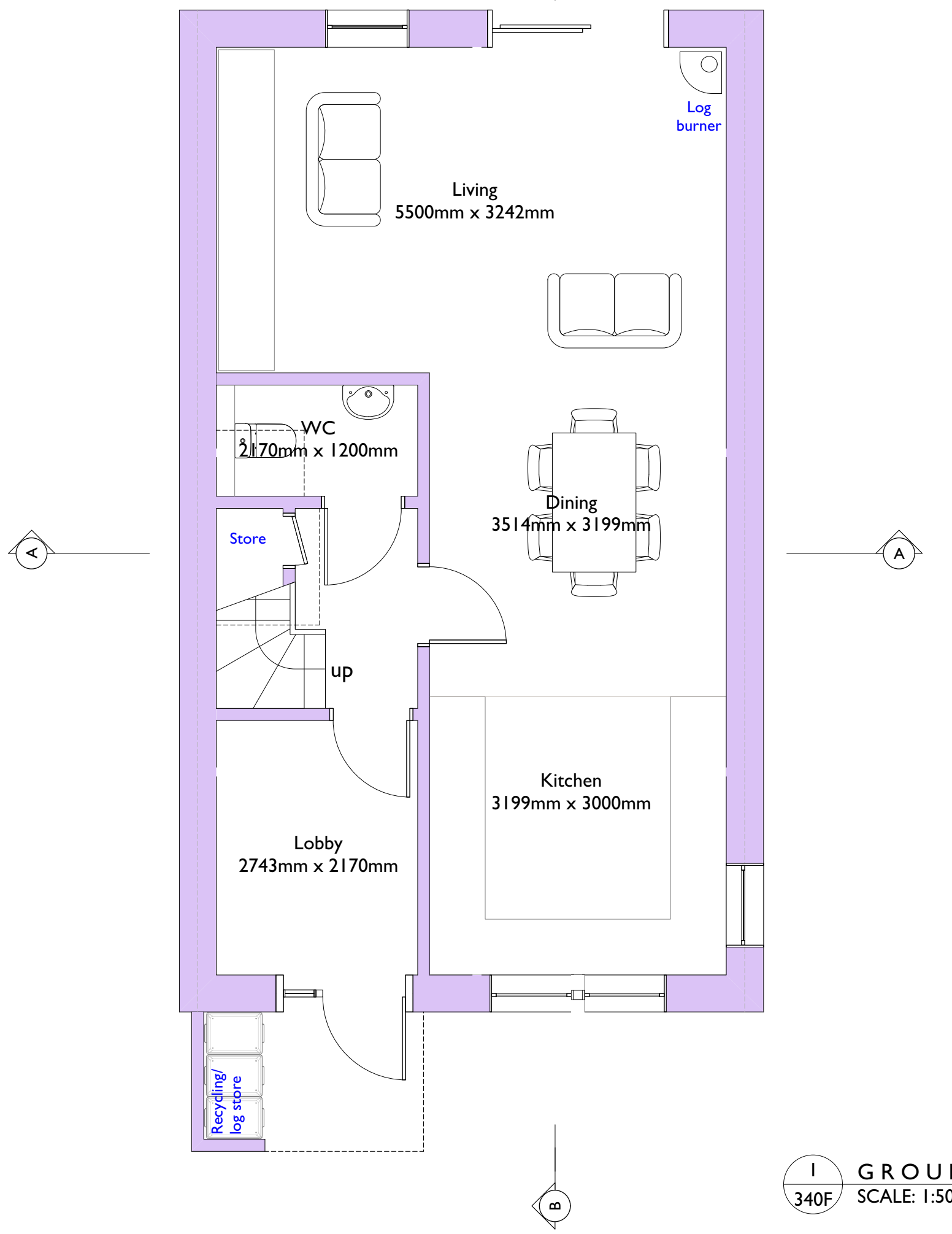
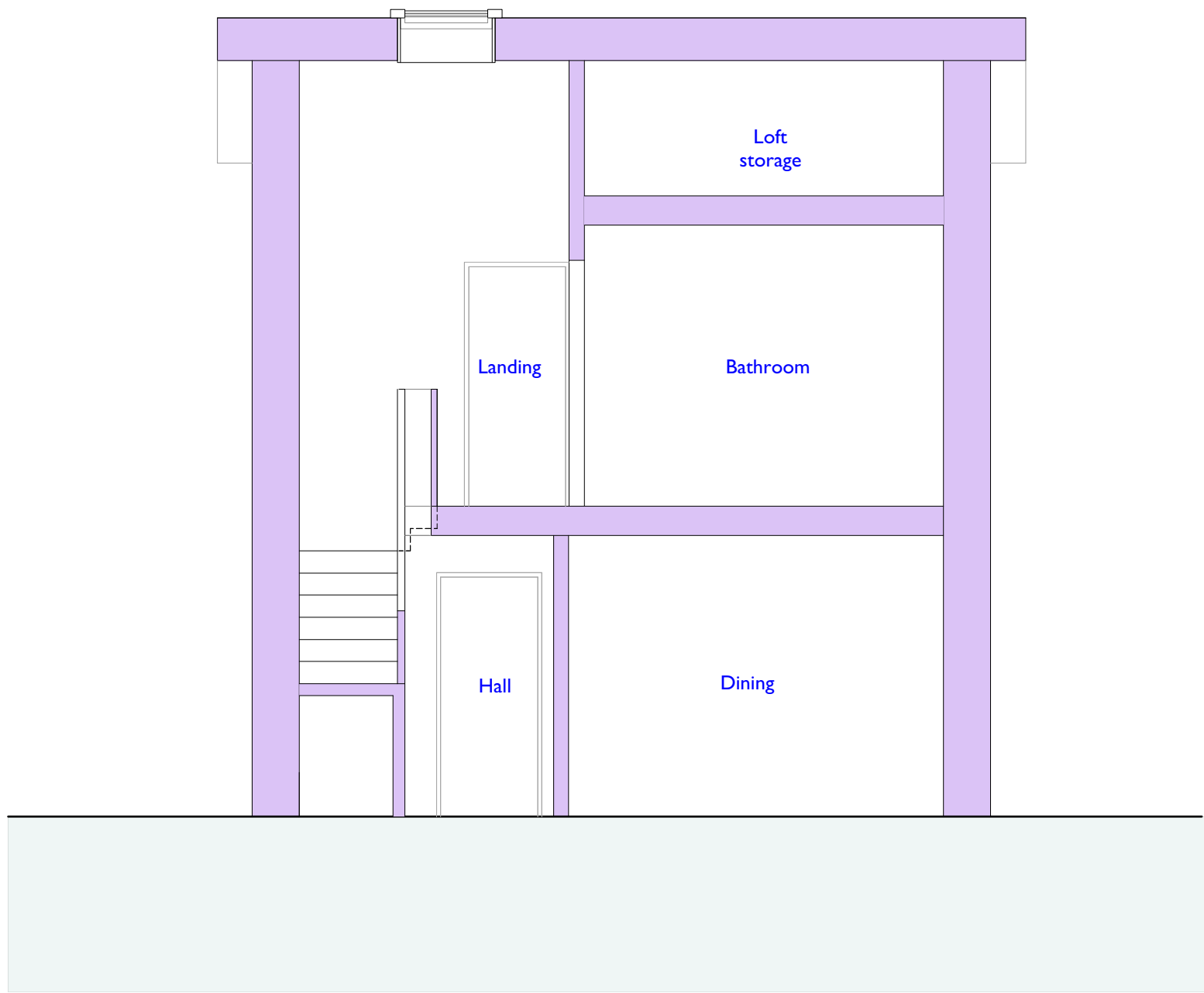
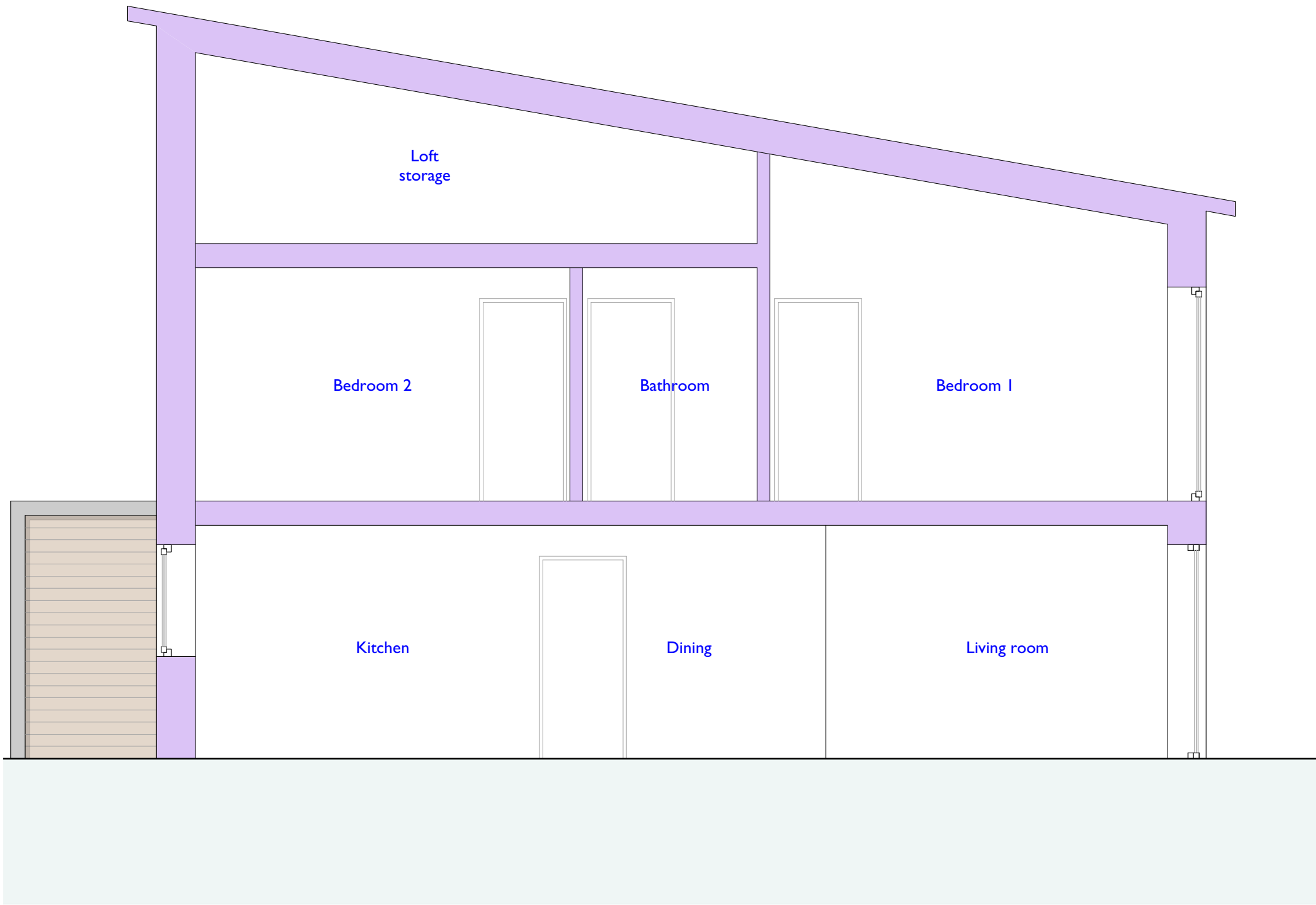
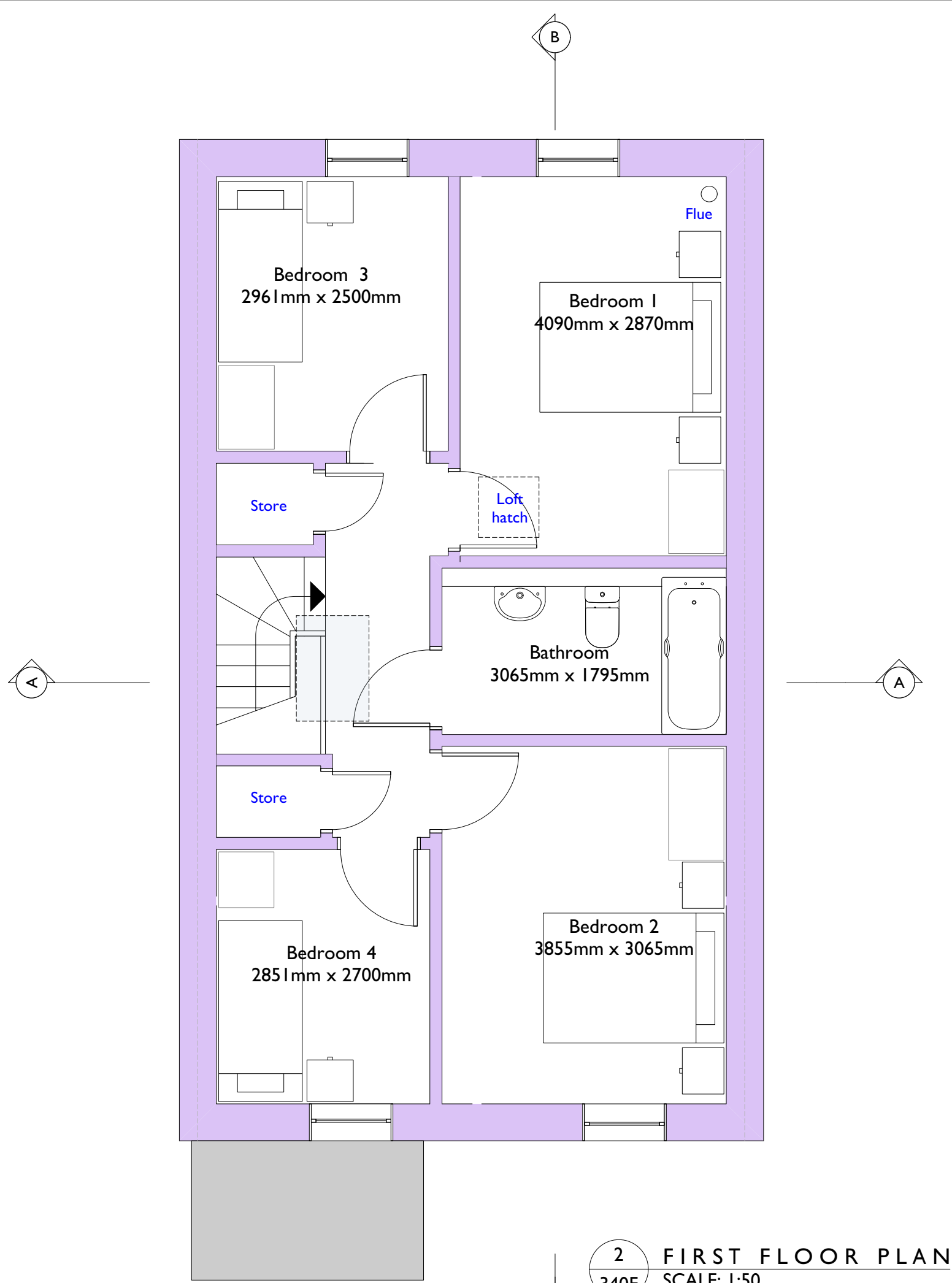
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RIBA WORK STAGE 3

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Yorspace Ltd

JOB

Community Self Build - Lowfield Green

JOB NO.

17008

DRAWING

4 Bed Housetype

DRG NO.

340F

SCALE

1:50 @ A1

DRAWN

AJ

APPROVED

CW

DATE

13/07/18



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