

KEY FOR ADDITIONAL INFORMATION ADDED AFTER GRANT OF PLANNING APPROVAL / L.B.C. AND FOR DISCHARGE OF CONDITIONS ATTACHED TO EACH

● Indicates vehicle charging point to provide Mode 3 charging with a continuous output of least 16A (3.5kW) and Type 2 socket

— of — Indicates where secondary glazing to be installed to be read in conjunction with other notes associated with windows and glazing and extract of Azymuth Acoustics UK report ref AA0126, dated 31.10.18 as shown to the right

↺ Indicates bicycle storage

↔ indicates pedestrian route to refuse bin store - total length: 30.0m

— 2.0m high close boarded timber fence to refuse bin store with gates to match

Refuse storage and collection strategy

Requirements:
 Entire development contains 33 apartments:
 • Building A: 22 apartments
 • Building B: 8 apartments
 • 'Tower' building, caretaker's apartment and apartment in former toilet block: 3 apartments in total

Recommended storage for 33 apartments equates to 12 no. 1100 litre wheeled bins, therefore:
 There are two proposed storage areas:
 Building A: (22 apartments): 8 wheeled bins recommended capacity
 Remainder of the development: (11 apartments): 4 wheeled bins recommended capacity

Storage areas need to be in locations to optimize capacity, be within regulations for distance travelled by pedestrians to deposit refuse and dragging distance on collection days whilst not compromising car parking provision, general external circulation and design/heritage considerations (which are other planning constraints).

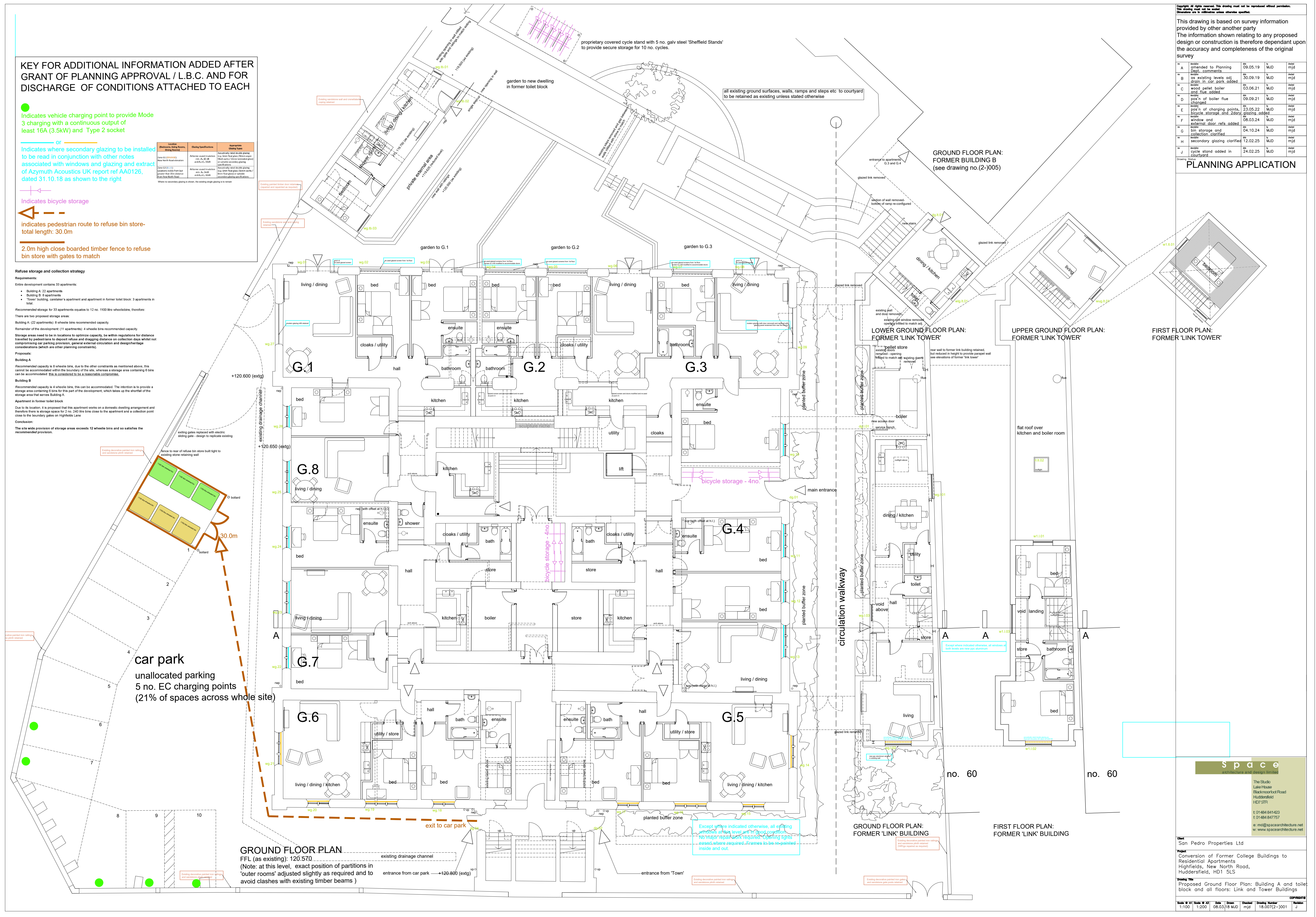
Proposals:
Building A
 Recommended capacity is 8 wheeled bins, due to the other constraints as mentioned above, this cannot be accommodated within the boundary of the site, whereas a storage area containing 6 bins can be accommodated. This is considered to be a reasonable compromise.

Building B
 Recommended capacity is 4 wheeled bins, this can be accommodated. The intention is to provide a storage area containing 6 bins for the part of the development, which takes up the shortfall of the storage area that serves Building A.

Apartment in former toilet block
 Due to its location, it is proposed that this apartment works on a domestic dwelling arrangement and therefore there is storage space for 2 no. 240 litre bins close to the apartment and a collection point close to the boundary gates on Highfields Lane.

Conclusion:
 The site wide provision of storage areas exceeds 12 wheeled bins and so satisfies the recommended provision.

Clause (Building A/B, Tower, etc.)	Clause Specification	Appropriate Clause Detail
Clause 10.1 (General)	As above	As above
Clause 10.2 (General)	As above	As above
Clause 10.3 (General)	As above	As above
Clause 10.4 (General)	As above	As above
Clause 10.5 (General)	As above	As above
Clause 10.6 (General)	As above	As above
Clause 10.7 (General)	As above	As above
Clause 10.8 (General)	As above	As above
Clause 10.9 (General)	As above	As above
Clause 10.10 (General)	As above	As above
Clause 10.11 (General)	As above	As above
Clause 10.12 (General)	As above	As above
Clause 10.13 (General)	As above	As above
Clause 10.14 (General)	As above	As above
Clause 10.15 (General)	As above	As above
Clause 10.16 (General)	As above	As above
Clause 10.17 (General)	As above	As above
Clause 10.18 (General)	As above	As above



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This drawing is based on survey information provided by other another party. The information shown relating to any proposed design or construction is therefore dependant upon the accuracy and completeness of the original survey.

Rev	Comments	Date	By	Check
A	issued to Planning Dept. comments	09.05.19	MJD	mjd
B	as existing levels adj. steps in car park added	30.09.19	MJD	mjd
C	wood pellet boiler and flue added	03.06.21	MJD	mjd
D	pos'n of boiler flue changed	09.09.21	MJD	mjd
E	pos'n of charging points, bicycle storage and utility glazing added	23.05.22	MJD	mjd
F	window and external door refs added	08.03.24	MJD	mjd
G	bin storage and collection clarified	04.10.24	MJD	mjd
H	secondary glazing clarified	12.02.25	MJD	mjd
J	cycle stand added in courtyard	24.02.25	MJD	mjd

PLANNING APPLICATION

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Client: San Pedro Properties Ltd

Project: Conversion of Former College Buildings to Residential Apartments, Highfields, New North Road, Huddersfield, HD1 5LS

Drawing Title: Proposed Ground Floor Plan: Building A and toilet block and all floors: Link and Tower Buildings

Scale	Alt	Scale	Alt	Date	Drawn	Checked	Drawing Number	Revision
1:100	1:200	08.03.18	MJD	mjd	18.007(2)-001			J