



- LEGEND:**
- SF10 - 1800mm HIGH TIMBER SCREEN FENCE
 - SF1 - BRICK WALL & TIMBER SCREEN FENCE
 - SF12 - 450mm HIGH TIMBER KNEE RAIL
 - EXISTING HEDGE TO BE RETAINED
 - EXISTING HEDGE REMOVED FOR NEW FOOTPATHS
 - PROPOSED HEDGE
 - PROPOSED TREE
 - EXISTING TREES TO BE RETAINED
 - EXISTING TREES TO BE REMOVED
 - - - EXTENT OF NATURAL ENVIRONMENT AREA
 - v VISITOR PARKING
 - REFUSE COLLECTION POINT
 - COMBINED BIN STORAGE & REFUSE COLLECTION POINT
 - STRUCTURED TREE PLANTING
 - PROPOSED WATER MAIN DIVERSION & EASEMENT
 - EXISTING YORKSHIRE WATER MAINS
 - CS CYCLE STORAGE



- EE 01.03.24 PG - EXISTING WATER MAIN THROUGH THE SITE TO BE DIVERTED ADDED NOTES UPDATED FROM SEWER TO WATER MAINS
- DD 26.01.24 PG - SEWER DIVERSION UPDATE
- CC 26.01.24 PG - PATHWAYS AT PLOTS 32, 40, 41, 51 & 73 AMENDED FOR FORWARD VISIBILITY; PLOT 73 PUSHED BACK TO ACCOMMODATE SPEED REDUCTION RAISED CROSSING, TACTILE PAVING, CYCLE STORES FOR APARTMENTS AND SEWER & ELECTRIC MAINS DIVERSION ADDED PATHWAY AT PLOTS 1-3 LEADING TO OFF SITE CYCLE TRACK UPDATED

PRIMROSE LANE	
PROPOSED SITE LAYOUT	
title: PRIMROSE LANE HIGHTOWN	
client: JONES HOMES	Niemen Architects Desk 2, The Waterscape 42 Leeds & Bradford Road Kirkstall, Leeds, LS5 3EG T: 0113 239 5400 office@niemen.co.uk
client ref: 	drawing no: 3416-1-001
date: 22/02/22	scale: 1:500@A1
drawing no: 	revision: EE

Schedule of Accommodation						
To be read in conjunction with drawing no. 3416-1-001 - Latest revision						
Housetype	No. of Beds	Type	No. of Units	Percentage	Sq. Ft.	Total Sq. Ft.
AP	2 Bedrooms	Apartment	12	15.58	650	7800.00
KW	3 Bedrooms	Semi-detached/Detached	22	28.57	1009	22198.00
BA	4 Bedrooms	Detached	13	16.88	1354	17602.00
BE	4 Bedrooms	Detached	16	20.78	1619	25904.00
BU	4 Bedrooms	Detached	3	3.90	1473	4419.00
BU(ct)	4 Bedrooms	Detached	4	5.19	1692	6768.00
LT	5 Bedrooms	Detached	7	9.09	1810	12670.00
Totals			77	100.00		97361.00

PLANNING
 subject to structural review
 subject to accurate measured survey