

APPENDIX C
PROPOSED ILLUSTRATIVE DEVELOPMENT

REVISIONS

Rev	Date	Author	Comments
A	28/09/16	PSL	RC7
B	03/10/16	A.G.	R.T. INDUSTRIAL UNITS A & B, OFFICE UNIT G INCREASED IN SIZE, PARKING ALIGNED TO SUIT SCHEDULE UPDATED
C	11/10/16	A.G.	R.T. OFFICE UNITS B & C INCREASED IN SIZE. LANDSCAPE, PARKING & TABLE UPDATED TO SUIT
D	20/11/16	A.G.	R.T. OFFICE UNITS B & C DECREASED IN SIZE. LANDSCAPE, PARKING & TABLE UPDATED TO SUIT
E	26/10/16	A.G.	R.T. SOUTH WEST EMPLOYMENT LAYOUT ALTERED. JUNCTIONS TO NIKED USE AREAS REVISED. APPLICATION BOUNDARY UPDATED. RESIDENTIAL SCHEME UPDATED
F	28/10/16	A.G.	R.T. INTERNAL HIGHWAY LAYOUT UPDATED. APPLICATION BOUNDARY ALTERED. RESIDENTIAL TABLE UPDATED. OFFICE UNITS B,C,J & K MOVED TO AVOID O/H POWER LINES
G	02/11/16	A.G.	R.T. APPLICATION BOUNDARY REVISED
H	02/12/16	A.G.	A.H. IKEA & RETAIL SITES UPDATED, SCHEDULE ALTERED TO SUIT
J	06/12/16	A.G.	A.H. RETAIL UNIT E SHAPE ALTERED, AREA UNCHANGED, CAR TO RETAIL UNITS C TO E FRONTAGE ALTERED, PARKING NUMBERS ALTERED TO SUIT
K	26/05/17	A.G.	A.H. HIGHWAY ROUNDABOUTS ADJ RETAIL ALTERED, M55 ALTERATIONS SHOWN, FOOD STORE & PUB SITE ALTERED, NEW PONDS UPDATED, PONDS SWALES & FOOTPATHS TO WESTERN PART OF SITE ALTERED
L	28/07/17	A.G.	A.H. HIGHWAYS LAYOUT TO SOUTH WEST INDUSTRIAL ALTERED WITH ADDITIONAL ROUNDABOUT AND EXTRA JUNCTION TO STANFIELD LANE, NEW FOOTPATH ADDED TO NORTH OF INDUSTRIAL UNITS I & J

SCHEDULE OF APPROXIMATE FLOOR AREAS

USE CLASS	OFFICE / BUSINESS UNITS	AREA (sqft)	AREA (sqm)	Parking Numbers
BL/ANC A2 UNIT A	35,250	3,275	2,787	133
BL/ANC A2 UNIT B	8,813	819	697	34
BL/ANC A2 UNIT C	14,100	1,310	1,115	54
BL/ANC A2 UNIT D	23,500	2,183	1,858	89
BL/ANC A2 UNIT E	7,050	655	567	26
BL/ANC A2 UNIT F	23,900	2,183	1,858	89
BL/ANC A2 UNIT G	70,500	6,550	5,574	268
BL/ANC A2 UNIT H	11,750	1,092	929	44
BL/ANC A2 UNIT I	23,900	2,183	1,858	89
BL/ANC A2 UNIT J	14,100	1,310	1,115	54
BL/ANC A2 UNIT K	11,750	1,092	929	44
BL/ANC A2 UNIT L	35,250	3,275	2,787	133
TOTAL	279,063	25,926	22,064	1057

USE CLASS	HOTEL / HEALTH AND FITNESS / LEISURE	AREA (sqft)	AREA (sqm)	Parking Numbers
C1/D2 GROUND FLOOR	33,200	3,084		
FIRST FLOOR	22,500	2,090	21 Bedrooms	
SEC FLOOR	9,550	887	33 Bedrooms	
THIRD FLOOR	9,550	887	33 Bedrooms	
FOURTH FLOOR	9,550	887	33 Bedrooms	
TOTAL	84,350	7,836	130 Bedrooms	187

USE CLASS	CAR SHOWROOM 1	AREA (sqft)	AREA (sqm)	Parking Numbers
Sol Generals GROUND FLOOR	23,500	2,141		204 Standard
FIRST FLOOR	4,500	416		
SERVICE UNIT	3,200	297		
VALET / REPAIR	6,000	557		
WAIT BAYS	3,500	323		
TOTAL	48,700	4,524		

USE CLASS	CAR SHOWROOM 2	AREA (sqft)	AREA (sqm)	Parking Numbers
Sol Generals GROUND FLOOR	28,000	2,601		100
A1	19,000	1,765		132 Standard

USE CLASS	FOOD STORE	AREA (sqft)	AREA (sqm)	Parking Numbers
A1 GROUND FLOOR	7,000	650		5 Accessible

USE CLASS	PUB / RESTAURANT	AREA (sqft)	AREA (sqm)	Parking Numbers
A3/A4 GROUND FLOOR	8,200	762		75 Standard
FIRST FLOOR staff areas	1,200	111		3 Accessible
TOTAL	9,400	873		78

USE CLASS	INDUSTRIAL / STORAGE UNITS	WAREHOUSE	OFFICES	WAREHOUSE	OFFICES	TOTAL	TOTAL	Parking Numbers
B1/B2/B8 UNIT A	195,000	18,116	18,116	929	205,000	19045	2 Storey	194
B1/B2/B8 UNIT B	195,000	18,116	18,116	929	205,000	19045	2 Storey	194
B1/B2/B8 UNIT C	60,000	5,574	5,574	557	66,000	6132	First Floor	62
B1/B2/B8 UNIT D	60,000	5,574	5,574	557	66,000	6132	First Floor	62
B1/B2/B8 UNIT E	40,000	3,716	3,716	372	44,000	4088	First Floor	41
B1/B2/B8 UNIT F	40,000	3,716	3,716	372	44,000	4088	First Floor	41
B1/B2/B8 UNIT G	40,000	3,716	3,716	372	44,000	4088	First Floor	41
B1/B2/B8 UNIT H	40,000	3,716	3,716	372	44,000	4088	First Floor	41
B1/B2/B8 UNIT I	40,000	3,716	3,716	372	44,000	4088	First Floor	41
B1/B2/B8 UNIT J	40,000	3,716	3,716	372	44,000	4088	First Floor	41
B1/B2/B8 UNIT K	40,000	3,716	3,716	372	44,000	4088	First Floor	41
B1/B2/B8 UNIT L	40,000	3,716	3,716	372	44,000	4088	First Floor	41
TOTAL	800,000	74,323	74,323	5,647	861,000	813		49

USE CLASS	RETAIL	GF AREA (sqft)	FF AREA (sqft)	SF AREA (sqft)	TOTAL	GF AREA (sqm)	FF AREA (sqm)	SF AREA (sqm)	TOTAL	Parking Numbers
A1 UNIT A	60,000	60,000		120,000	5574	5574		11148	2573	
A1 UNIT B	15,000	15,000		30,000	1394	1394		2787	623	
A1 UNIT C	30,000	30,000		60,000	2787	2787		5574	1246	
A1 UNIT D	20,000	20,000		40,000	1858	1858		3716	841	
A1 UNIT E	30,000	30,000		60,000	2787	2787		5574	1246	
A1 IKEA	16,585	238,683	115,108	370,376	1541	22174	10694	34,409	Excluding 49 trolley & loading bays	
TOTAL	176,585	394,683	115,108	686,376	16,405	36,667	10,694	10,694	63,786	

USE CLASS	FOOD & BEVERAGE RETAIL	GF AREA (sqft)	AREA (sqm)
A3/A4 & AS UNIT F	3,500	325	
A3/A4 & AS UNIT G	3,500	325	
A3/A4 & AS UNIT H	3,500	325	
A3/A4 & AS UNIT I	3,500	325	
A3/A4 & AS UNIT J	3,500	325	
A3/A4 & AS UNIT K	3,500	325	
A3/A4 & AS UNIT L	3,500	325	
TOTAL	19,000	1,765	

USE CLASS	RESIDENTIAL	C2 / C3	146
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Schedule Of Accommodation

Ref	Description	Height	SqFt	SqM	No.	Footage	SqM
Apartments 1	2 Bed Apts GF	2 & 3SH	641	59.6	8	5128	476.4
Apartments 1	2 Bed Apts FF	2 & 3SH	680	63.2	12	8160	758.1
Apartments 2	2 Bed Apts GF	2 St	645	59.9	2	1290	119.8
Apartments 2	2 Bed Apts FF	2 St	685	63.6	2	1370	127.3
Type D *	3 Bed Detached	2St	859	79.8	6	5154	478.8
Type E **	3 Bed SemiDetached	2St	847	78.7	3	2541	236.1
Type F **	3 Bed Semi	2St	847	78.7	7	5929	550.8
Type F2	2 Bed Mews	2St	675	62.7	19	12825	1191.5
Type F3	3 Bed Mews	2St	788	73.2	8	6304	585.7
Type G	3 Bed Detached	2St	981	91.1	13	12753	1184.8
Type H	4 Bed Detached	2St	1044	97.0	10	10440	969.9
Type J	4 Bed Detached	2St	1220	113.3	7	8540	793.4
Type L	4 Bed Detached	2St	1238	115.0	6	7428	686.1
Type K	4 Bed Detached	2St	1316	122.3	5	6580	611.3
Type X	4 Bed Townhouse	2.5St	1312	121.9	8	10496	975.1
Total			146	130708	12143		

KEY

— PROPOSED APPLICATION BOUNDARY

▨ DENOTES AREA OF LAND TO BE EXCLUDED FROM APPLICATION



For Planning

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PROJECT
CUERDEN STRATEGIC SITE

TITLE
PROPOSED DEVELOPMENT
FRAMEWORK PLAN

SCALE
1:2000 @ A1

DATE
21/09/16

DRAWN
AG

REVIEWED
A.H.

DRAWING NO
2016-152/102

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