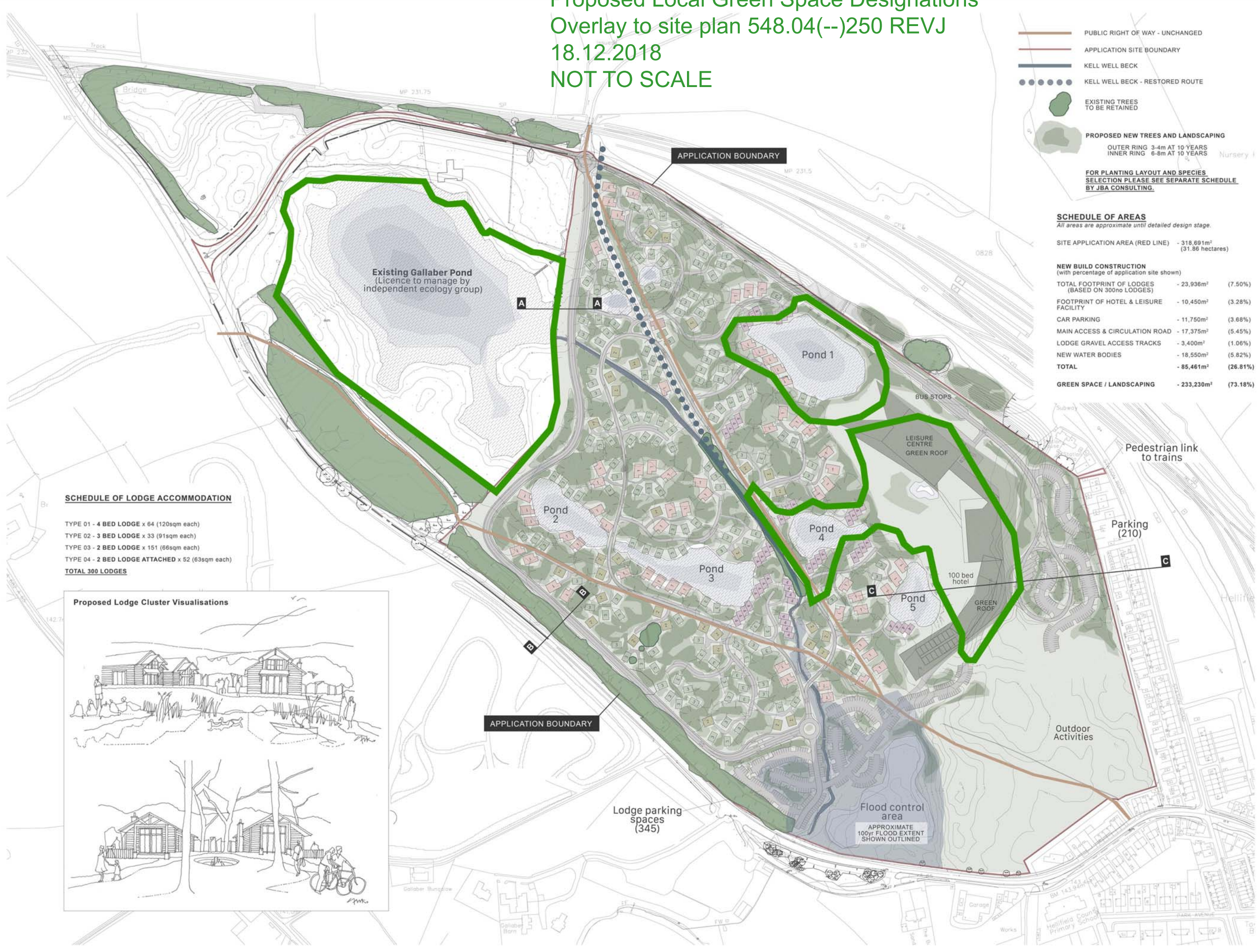


Proposed Local Green Space Designations Overlay to site plan 548.04(--)-250 REVJ

18.12.2018
NOT TO SCALE



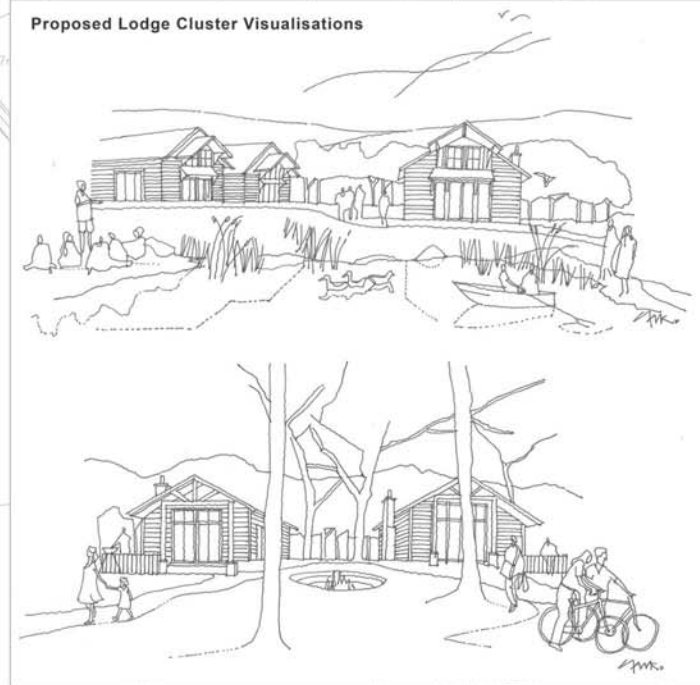
- PUBLIC RIGHT OF WAY - UNCHANGED
 - APPLICATION SITE BOUNDARY
 - KELL WELL BECK
 - ⋯ KELL WELL BECK - RESTORED ROUTE
 - EXISTING TREES TO BE RETAINED
 - PROPOSED NEW TREES AND LANDSCAPING
 - OUTER RING 3-4m AT 10 YEARS
 - INNER RING 6-8m AT 10 YEARS
- FOR PLANTING LAYOUT AND SPECIES SELECTION PLEASE SEE SEPARATE SCHEDULE BY JBA CONSULTING.**

SCHEDULE OF AREAS
All areas are approximate until detailed design stage.

SITE APPLICATION AREA (RED LINE)	- 318,691m ²	(31.86 hectares)
NEW BUILD CONSTRUCTION (with percentage of application site shown)		
TOTAL FOOTPRINT OF LODGES (BASED ON 300no LODGES)	- 23,936m ²	(7.50%)
FOOTPRINT OF HOTEL & LEISURE FACILITY	- 10,450m ²	(3.28%)
CAR PARKING	- 11,750m ²	(3.68%)
MAIN ACCESS & CIRCULATION ROAD	- 17,375m ²	(5.45%)
LODGE GRAVEL ACCESS TRACKS	- 3,400m ²	(1.06%)
NEW WATER BODIES	- 18,550m ²	(5.82%)
TOTAL	- 85,461m²	(26.81%)
GREEN SPACE / LANDSCAPING	- 233,230m²	(73.18%)

SCHEDULE OF LODGE ACCOMMODATION

TYPE 01 - 4 BED LODGE x 64 (120sqm each)
TYPE 02 - 3 BED LODGE x 33 (91sqm each)
TYPE 03 - 2 BED LODGE x 151 (66sqm each)
TYPE 04 - 2 BED LODGE ATTACHED x 52 (63sqm each)
TOTAL 300 LODGES



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Do not scale from this drawing.
All works must be in accordance with British Standards, EC Standards, Health & Safety at work act & all other relevant regulations & Best Laws.
Any discrepancies should be brought to the attention of Halliday Clark Limited.

NOTES

REV J 16.06.2017 NP
Lodge types amended following consultation with Local Authority.

REV I 05.05.2017 NP
Access road amended to provide area of trees to the boundary between lodge park and Gallaber nature pond, following consultation with YDNP.

REV H 25.04.2017 NP
Landscape amendments following consultation with Local Authority, Landscape and Ecology consultants.

REV G 01.03.2017 NP
Hotel redesigned and relocated to back-to-earth location. Parking and road layouts amended slightly following comments received from the Local Authority.

REV F 27.01.2017 NP
Masterplan updated with amended lodge locations and relocated hotel position. Car parking also updated.

REV E 11.01.2017 NP
Masterplan updated to include amended layout of lodges to provide larger areas of landscape, access road updated and car parking layout amended.

REV D 19.10.2016 NP
Additional landscaping added to part of southern boundary.

REV C 17.10.2016 NP
Red line boundary added

REV B 12.09.2016 NP
Additional notes added, new parking layout and attenuation pond added

REV A 23.08.2016 NP
Layout updated following flood risk appraisal and general client comments

PLANNING ISSUE

KELL WELL POINT
HELLFIELD
NORTH YORKSHIRE

FOR
BALLAN LTD

PROPOSED MASTERPLAN

Scale 1:1250 @ A0

HALLIDAY CLARK ARCHITECTS

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Dwg. No. 548.04 (-)-250 Rev. J