

## COMMITTEE REPORT

**Date:** 14 February 2018      **Ward:** Guildhall  
**Team:** Major and      **Parish:** Guildhall Planning Panel  
Commercial Team

**Reference:** 17/03032/REMM  
**Application at:** Hungate Development Site Hungate York  
**For:** Reserved matters application for approval of access, appearance, landscaping, layout and scale for Block G comprising 196 residential units with 459 square metres commercial floorspace at ground floor (to comprise flexible retail/leisure uses), landscaped courtyard, pedestrian, cycle and vehicular (service) access, and associated infrastructure  
**By:** Hungate (York) Regeneration Limited  
**Application Type:** Major Reserved Matters Application (13w)  
**Target Date:** 22 March 2018  
**Recommendation:** Approve

### 1.0 PROPOSAL

#### PLANNING HISTORY

1.1 A part outline and part detailed planning application for the redevelopment of the remaining phases of the Hungate site (Blocks D, F, G and H) was approved in April 2017, following a resolution to grant planning permission by members of the Planning Committee in December 2015 (15/01709/OUTM). Blocks D and F were granted full planning permission, whilst Blocks G and H were granted outline planning permission.

1.2 A Section 73 application (17/02019/OUTM) to vary a number of plans and to remove the air quality monitoring condition of planning permission 15/01709/OUTM was approved in December 2017. With the exception of the removal of the air quality condition, this application related solely to amendments to the approved plans relating to Block G. Block G is to comprise the fourth phase of the Hungate development to follow the completion of Block F, on which work has now commenced. The revisions to Block G included an increase in the height of the block to include an eight storey element on the corner of Hungate and Carmelite Street (comprising a revised maximum height of 35.7m AOD) and a six storey building with a seven storey set-back along Carmelite Street, turning the corner onto Garden Place and part of Hungate. A further revision involved an increase in the height of the central section of the elevation fronting Stonebow from 5 storeys (maximum height of 27.1m AOD) to 6 storeys (maximum height 30.4m AOD).

#### PROPOSAL

1.3 This application seeks approval for all Reserved Matters for Block G to include access, appearance, landscaping and layout pursuant to condition 4 of hybrid planning permission 17/02019/OUTM. In accordance with condition 8 of the outline planning permission which allows up to 375 residential units within Blocks G and H combined, Block G will provide 196 residential units.

1.4 Block G is to be brought forward on a build to rent basis to accelerate the delivery of housing on this part of the site. As part of this build to rent scheme, a number of communal facilities are proposed to meet the needs of future residents. These include a residents' lounge/games room, a concierge, residents' gym and a landscaped courtyard and rooftop terrace. The scheme for Block G would also include 479sqm commercial floorspace to comprise flexible retail/leisure uses along frontages at Stonebow and Hungate.

## **THE SITE**

1.5 Block G is located in the north west corner of the Hungate development site on land currently occupied by the Hungate marketing suite and associated car park. It is bordered by The Stonebow to the north and to the south west by Garden Place, which is predominantly a service road which provides access to the NCP car park. The building on the opposite side of the road is the Telephone Exchange building. To the south east of Block G are Carmelite Street and the St Johns student accommodation building. To the north east is Hungate, which will be re-surfaced and pedestrianised as part of the masterplan proposals.

1.6 The Hungate development site lies just outside the Central Historic Core Conservation Area with the Conservation Area boundary following the north eastern side of the Stonebow and the northern bank of the Foss, directly adjacent to the recently built Block E (Phase 2). Rowntree Wharf, a Grade II listed building is sited opposite the development on the south bank of the river and Lady Hewley's Almshouses (Grade II listed) are located on the opposite side of Stonebow.

## **ENVIRONMENTAL IMPACT ASSESSMENT**

1.7 The outline planning permission (15/01709/OUTM) and subsequent S73 permission (17/02019/OUTM) were subject to an Environmental Statement and Environmental Statement Addendum. Development on the site is controlled by a series of parameter plans which form part of the outline permission and are referred to in the planning conditions, as well as a planning condition controlling the type and quantum of development.

1.8 This reserved matters application is a subsequent application for the purposes of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017. The environmental information provided with the outline planning permission to which it relates (Environmental Statement and Environmental Statement Addendum) is up to date and adequate to assess the significant effects of the

development on the environment. The Reserved Matters scheme is considered to be fully compliant with these documents, which have been taken into account in reaching the recommendation.

## **2.0 POLICY CONTEXT**

### 2.1 Policies:

#### National Planning Policy Framework

#### 2005 Draft York Local Plan

CYHE2 Development in historic locations

CYGP1 Design

CYGP9 Landscaping

CYGP4A Sustainability

#### Emerging Local Plan (Pre – Publication Draft (2017)):

Policy SS17 Hungate

Policy D1 Placemaking

Policy D2 Landscape and setting

Policy D4 Conservation Area

Policy CC2 Sustainable Design and Construction

## **3.0 CONSULTATIONS**

### INTERNAL

### PLANNING AND ENVIRONMENTAL MANAGEMENT (DESIGN)

3.1 In the main, constructed buildings within the Hungate masterplan have a similar approach to choice of materials. This has been to adopt brick as the main wall element and to use other materials with more constraint for the purpose of visual accents (for various design reasons). Block G appropriately continues this approach.

3.2 In addition, to date, the use of red and brown brick tones within the Hungate masterplan similarly embeds the development into the predominant brick tones of the city. The proposed use of a light cream brick as the main brick type for Block G does not therefore fit in with this approach. It is understood that this choice is intended to help reflect light more, but this ambition does not override the need to keep following the above approach. Therefore we would recommend choosing a red/brown toned brick. The proposed more limited use of a darker brick (for the plinth etc.) is satisfactory because it is not the main brick type of the building.

### PLANNING AND ENVIRONMENTAL MANAGEMENT (LANDSCAPE ARCHITECT)

3.3 The inclusion of green roofs across the three levels – sixth, seventh and eighth floors is commendable and greatly welcomed. Three of the roof areas will be put down to a bio-diverse wildflower and grass turf mix (all British native species). The scheme also includes an accessible garden on the sixth floor, with generous planting beds and artificial turf.

3.4 The ground floor soft works are attractive, with a good emphasis on herbaceous material and specimen trees. The ground floor hardworks are also okay but the mix of three different bench styles is questioned.

## HIGHWAY NETWORK MANAGEMENT

3.5 The highway implications, including traffic impact, of the Hungate scheme have been previously considered and approved subject to contributions and off-site highway works through the hybrid application. As such all that is being considered through this application is to ensure the detail submitted complies with the parameters set through the Masterplan consent.

### Car Parking/Access

3.6 Block G has no dedicated car parking for residents on site. Car parking for Block G has been considered and approved through the Hybrid Masterplan and consists of 74 car spaces within the multi story car park serving Block F. Block F is currently under construction and as such will be completed in time for the car parking to be available for Block G residents.

3.7 A new vehicular access will be formed on Garden Place which will only be used for servicing traffic.

### Sustainability

3.8 The level of cycle parking being provided is to the same ratio as has been considered and approved through the aforementioned Hungate Hybrid masterplan.

3.9 Sustainable travel initiatives such as the provision of bus passes to first occupiers have been secured through the S106 for the Hungate site which covers the outline application to which this reserved matters application relates.

## EXTERNAL

### HISTORIC ENGLAND

3.10 We do not object to the proposal on heritage grounds. However, we do have some concern with regard to the colour of the proposed bricks. As York's Conservation Area Appraisal notes, historically only public buildings in York have

been constructed of stone. The proposed bricks still appear to be predominantly stone-coloured. Whilst close up to the building the jointing pattern and proposed texture would be actively readable, from more distant views it would be the stone-like colour which would be read and this would invite comparison with this long-standing tradition of using stone for York's public buildings. We suggest that if the buff brick was instead a light pink this inappropriate comparison could be avoided, without reducing the lightness or reflectivity of the block or darkening the surrounding streets.

3.11 Recommendation - Historic England does not object to the application on heritage grounds. We consider that subject to further consideration being given to the colour of the bricks, the application meets the requirements of the National Planning Policy Framework, in particular paragraph numbers 131, 132 and 134 and 137.

#### ENVIRONMENT AGENCY

3.12 No comments to make based on the understanding that the details submitted under this application have no impact on issues of concern within our remit. The requirements set out in our formal reply to 15/01709/OUTM, should still stand and the applicant should be required to meet the standards set out, as appropriate.

#### DESIGNING OUT CRIME OFFICER

3.13 It is very pleasing to note that the applicant has taken the principles of crime prevention through environmental design into consideration. Consultation has taken place regarding 'Secured By Design"(SBD), and a SBD application is expected in due course. Consequently, there are no comments to make at this stage.

#### NATURAL ENGLAND

3.14 No comment

#### PUBLICITY AND NEIGHBOUR NOTIFICATION

3.15 One representation received raising concerns about the provision for the disposal of waste commenting that the plans, which detail that a room is to be provided on the ground floor of the development for the housing of 38 bins, suggest bins will have to be lodged in Garden Place/Carmelite Street while they are being processed. If this is what is intended, it seems to be highly unsatisfactory from hygiene, security and road access points of view.

### **4.0 APPRAISAL**

4.1 The key issues to be considered as part of this application are:-

- Design and External Appearance
- Landscaping and Public Realm
- Access / Highway Issues

## **POLICY CONTEXT**

4.2 Section 38(6) of the Planning and Compensation Act 2004 requires that determinations be made in accordance with the development plan unless material considerations indicate otherwise. There is no development plan for York other than the retained policies in the Yorkshire and Humber Regional Spatial Strategy ("RSS") saved under the Regional Strategy for Yorkshire and Humber (Partial Revocation) Order 2013. These policies relate to York's Green Belt.

### Section 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990

4.3. Section 66 of the 1990 Act requires that in determining planning applications for development which would affect a listed building or its setting the LPA shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. The effect of a parallel duty under Section 72 of the Act is that decision-makers should give "considerable importance and weight" to the desirability of preserving or enhancing the character and appearance of conservation areas.

### National Planning Policy Framework (NPPF, March 2012)

4.4 Central Government guidance is contained in the National Planning Policy Framework. Paragraph 7 of the NPPF says planning should contribute to the achievement of sustainable development by balancing its economic, social and environmental roles. Paragraph 17 lists twelve core planning principles that the Government consider should underpin plan-making and decision-taking, such as seeking high quality design and a good standard of amenity for all and to proactively drive and support sustainable economic development to deliver the homes and businesses that the country needs.

4.5 Section 7 of the NPPF requires good design. At paragraph 56, it says that good design is a key aspect of sustainable development is indivisible from good planning and should contribute positively to making places better for people. Paragraph 65 says Local planning authorities should not refuse planning permission for buildings or infrastructure which promote high levels of sustainability because of concerns about incompatibility with an existing townscape, if those concerns have been mitigated by good design (unless the concern relates to a designated heritage asset and the impact would cause material harm to the asset or its setting which is not outweighed by the proposal's economic, social and environmental benefits).

## City of York Draft Local Plan (2005)

4.6 Although there is no formally adopted local plan, the City of York Draft Local Plan (DLP) was approved for development control purposes in April 2005. Whilst it does not form part of the statutory development plan for the purposes of S38, its policies are considered to be capable of being material considerations in the determination of planning applications, where policies relevant to the application are in accordance with the NPPF. However given the age and untested nature of the DLP it is considered that such policies can be afforded very limited weight and that its role should depend upon its consistency with the NPPF.

4.7 The site falls within the Hungate Development Site as shown on the Local Plan Proposals Map (2005). It is identified as a mixed use allocation for both office development (B1a) and residential development. Policies considered to be compatible with the aims of the NPPF and most relevant to the development are HE2 (Development in Historic Locations), GP1 (Design) and GP9 (Landscaping). A development brief for the site was prepared in 2005 and details the main planning and design principles that the development of the site should be based upon.

## Emerging Local Plan

4.8 The public consultation on the Pre-Publication Draft Local Plan ended on Monday 30 October 2017 and the responses have now been considered by the Executive. The Executive has resolved to publish the Plan for the final six week consultation, but at this stage it is not yet published. The emerging Local Plan policies can only be afforded limited weight at this stage of its preparation, in accordance with paragraph 216 of the NPPF. However, the evidence base underpinning the emerging Plan is capable of being a material consideration in the determination of planning applications.

4.9 Policy SS17 of the emerging Local Plan identifies the Hungate site as a Strategic Housing Site (Allocation Reference ST32). The draft allocation reflects hybrid permission 15/01709/OUTM. Policy SS17 requires that "*design should respect local amenity and character whilst being imaginative and energy efficient. The special character and/or appearance of the adjacent Central Historic Core Conservation Area should be conserved and enhanced*".

## **DESIGN AND EXTERNAL APPEARANCE**

4.10 The NPPF advises that good design is a key aspect of sustainable development and is indivisible from good planning. Planning policies and decisions should aim to ensure that developments:

- Will function well and add to the overall quality of the area
- Establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit

- Respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation;
- Are visually attractive as a result of good architecture and appropriate landscaping

4.11 Section 66 of the 1990 Act requires that in determining planning applications for development which would affect a listed building or its setting, the LPA shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

4.12 The Courts have held that when a local planning authority finds that a proposed development would harm a heritage asset, the authority must give considerable importance and weight to the desirability of avoiding such harm to give effect to its statutory duties under sections 66 of the Act. The finding of harm to a heritage asset gives rise to a strong presumption against planning permission being granted.

4.13 In the NPPF listed buildings and conservation areas are classed as 'designated heritage assets'. When considering the impact of proposed development on such assets local authorities should give great weight to the asset's conservation. Any harm or loss should require clear and convincing justification (paragraph 132).

4.14 The site lies just outside the Central Historic Core Conservation Area. With reference to Block G, the boundary extends along the south-western elevation of the Telephone Exchange and runs along the north western side of the Stonebow (the opposite side of the road to the application site). Lady Hewley's Almshouses (Grade II listed) are located on the opposite side of Stonebow.

4.15 Block G is acknowledged as a key site within the Hungate masterplan, on the prominent corner from the approach from the City Centre. The proposals involve a 6 to 8 storey building comprising 190No. residential units (including studios, 1 and 2 bed units), 459sqm of flexible commercial floor space and associated development including access, landscaping, bin storage and cycle parking.

4.16 In the consideration of the various outline applications, Officers assessed whether Block G, by virtue of its scale and massing, would harm those designated heritage assets detailed at paragraph 4.14. Only the elevation of Block G to Stonebow was considered to cause some harm to the setting of the conservation area as the remaining elements of the Block are located towards the centre of the development at a distance from those listed buildings located on the opposite side of Stonebow and across the river at Rowntree Wharf and from the boundary of the conservation area, such that no harm would be caused.

4.17 In terms of the impact on heritage assets from the element of Block G fronting Stonebow, Officers assessed that by virtue of the width of the blocks to Stonebow



and their height, there would be some harm to the setting of the Conservation Area. The affected context was considered to be Stonebow itself rather than longer views to and from designated heritage assets, which were not considered to be significantly affected. The harm, which was assessed as minor, was balanced with other positive aspects of the proposal including the provision of much needed dwellings in the City.

4.18 Whilst the harm to heritage assets was assessed as being minor, such harm was afforded considerable importance and weight in the overall planning balance.

4.19 This reserved matters application, which provides details of the layout, external appearance and landscaping for Block G, is not considered to affect the conclusions made in the consideration of the outline application with respects to heritage assets. Whilst there may be minor harm to the setting of the Conservation Area resulting from the scale and massing of the Stonebow elevation of Block G, there would be no harm to the character and appearance of the conservation area or to the setting of those listed buildings on the opposite side of Stonebow and across the river at Rowntree Wharf, resulting from the details of layout, design and landscaping, submitted as part of this reserved matters application.

### Layout

4.20 There are key differences between the layout of Block G and other blocks due to its design as a “build to rent” development. The design of a Build to Rent development can be structured into four clearly defined zones; (1) Front of house, (2) Residents’ amenity, (3) Residents’ apartments, (4) Back of house, management and operations.

4.21 At ground floor, commercial /retail units would line the pedestrian route from the city centre (Stonebow) into the wider site. The scheme would provide 420sq m of flexible commercial floor space which would be accessed directly off The Stonebow and Hungate. A variety of uses including residents’ entrance, lobby, gym and concierge would continue to provide an “active” frontage along the pedestrianised Hungate. The ground floor would also accommodate all plant, bins and bikes for residential and commercial use with the servicing and ancillary space predominantly located and accessed along Garden Place. Considered more of a service road, Garden Place would also provide a loading zone for those moving in and out. Floors above ground level consist of residential apartments with a communal terrace being accessible to residents on the sixth floor via a residents’ lounge and events space.

### Appearance and Materials

4.22 In the main, constructed buildings within the Hungate masterplan have a similar approach to choice of materials. This has been to adopt brick as the main wall element and to use other materials with more constraint for the purpose of visual

accents. These accent materials have been stone or metal cladding and vary from building to building. It is considered that the use of brick gives both appropriate coherence to the group of buildings on the Hungate Masterplan and appropriately relates it to the predominant material of the city. The use and treatment of different accent materials contributes to a subtle sense of differentness between buildings within the masterplan.

4.23 In addition, the use of red and brown brick tones within the Hungate masterplan embeds the development into the predominant brick tones of the city. In differing views this contributes almost as much as the building massing as to whether it looks appropriate to its context. Again, different bricks of these tones are often chosen on different buildings to contribute to a subtle sense of difference.

4.24 The original submission proposed the use of a light cream brick as the main brick type for Block G (to help reflect light), which failed to respond to the predominant brick tones of the city. As such and in response to comments expressed by both Historic England and Officers, the applicants have changed the light buff brick to a red/brown toned brick.

4.25 In relation to “accent” materials, Officers consider that Block G appropriately continues the approach taken within the wider Hungate Masterplan. For Block G, this approach involves the use of a dark brick plinth to wrap around the ground floor to signify the change of use from residential to commercial. Also, the upper levels would be set back in places and clad in metal and a vertical strip of metal cladding and glass would signify the entrance to the residential building. The use of glass here would encourage transparency with views through the entrance to the landscaped courtyard.

4.26 The treatment of the elevations has responded to comments made by Officers at pre-application stage that the approach for Block G should be one of textured facades that feel solid and not too fussy and which provide vertical emphasis. Officers consider that the elevations are appropriately simple with the verticality emphasised through stacking windows and recesses which divide up the facade. Windows are generally grouped into vertical pairs and aligned one on top of the other with regular spacing and sizes. Also, the taller corner element has been emphasised by combining the top three floors of windows and the introduction of brick recesses.

## **LANDSCAPE AND PUBLIC REALM**

4.27 There are two areas of external residential amenity spaces proposed within the scheme; the courtyard at ground floor, and the residents’ roof terrace at the sixth floor. There are also small areas of planting and landscaping to the public realm.

### Courtyard

4.28 The communal garden at ground floor level will provide a private leisure space for residents' use. Clipped formal hedgerows will define the planting beds and signal the various entrances. Bench seating in the central area will be constructed in timber and steel with feature sculptural loungers in cast concrete situated centrally. Planting arrangements will concentrate on specimen small trees supplemented by herbaceous, shrub and grass species. Officers consider the soft works scheme to be attractive, with a good emphasis on herbaceous material and specimen trees.

### Roof Terrace

4.29 The main area will be decked with surrounding areas of artificial lawn and generous planting beds interspersed with small trees and shrub planting in containers. Areas will be set aside for residents to grow their own produce. The active terrace area will be defined along The Stonebow elevation by an arrangement of metal planters. Together with the lawns and planting areas, there will be bench seating and a barbeque area.

4.30 Green roofs will be incorporated across the sixth, seventh and eighth floors which is welcomed by Officers. Three of the roof areas will be put down to a bio-diverse wildflower and grass turf mix (all British native species).

### Street level landscape

4.31 Street level planters will be provided along Garden Place and will be planted with low wall shrubs which will be grown to cover the plinth areas of the building.

## **ACCESS / HIGHWAY ISSUES**

4.32 Block G has no dedicated car parking for residents on site. Car parking for Block G has been considered and approved through the Hybrid Masterplan and consists of 74 car spaces within the multi story car park serving Block F. A new vehicular access would be formed on Garden Place which would only be used for servicing traffic.

4.33 The level of cycle parking being provided is to the same ratio as has been considered and approved through the aforementioned Hungate Hybrid masterplan. This results in the provision of 196 cycle spaces (one for each apartment). 188 are provided in high density stores utilising 2 tier cycle racks with the remaining spaces provided in the courtyard.

### Highways Works/Street Improvements

4.34 Whilst not part of the Reserved Matters application, the series of highway works and public realm improvements already secured through the masterplan / S106, may assist Members in understanding the context within which proposed

Block G would sit in relation to the approved highway works to be implemented with Block G;

- Garden Place: - The footway along the site frontage will be resurfaced.
- Carmelite Street: - Designed as at-grade shared space with managed areas of on-street parking and street trees. Design features will ensure vehicle speeds are below 20mph
- Hungate: - vehicular access will be removed and Hungate will become pedestrian/cycle only
- Peasholme Green: - continuation of the principles and materials established through the Hiscox works to ensure a cohesive approach. Works along the frontage will consist of widening of the current footway by reducing the carriageway width to approximately 6.5m with localised widening where appropriate. Trial runs undertaken as part of the Hiscox works have identified that two buses can pass within this width. The increased width of public realm to the building frontage will enable enhanced pedestrian facilities to be provided to accommodate the additional footfall generated by the development, enable street trees to be provided and areas of managed on-street parking/servicing facilities.
- Stonebow/Peasholme Green: - removal of the mini roundabout, realignment of kerbs, signing and surface material changes in order to reinforce the Stonebow restricted access restriction, provision of a priority system/throttle in order to provide enhanced pedestrian facilities between the site and adjacent bus stops and provision of the appropriate technology to support the access restriction.

4.35 The above works are covered by other conditions requiring Road Safety Audits and will be designed and constructed through agreement under the Highways Act 1980.

### **Arrangements for the collection of waste**

4.36 In response to queries raised by a third party regarding the arrangements for the collection of waste from the site, the applicant has confirmed that as Block G will be brought forward on a build to rent basis, it will be a completely managed building with 24 hour concierge. As part of this, the building management team will move bins in and out on collection day for immediate emptying into the refuse vehicle; this will avoid storage on the pavement.

## **5.0 CONCLUSION**

5.1 The development of Block G (the subject of this application for the approval of reserved matters) is derived from the outline element of Hybrid Planning Permission 17/02019/OUTM for the Revised Hungate masterplan. The Revised Masterplan was subject to an Environmental Statement, and is controlled by a series of

parameter plans which form part of the outline permission, and are referred to in the planning conditions, as well as a planning condition controlling the type and quantum of development. The hybrid planning permission is also bound by Section 106 legal obligations.

5.2 The detailed proposals that have come forward as part of this submission are in accordance with the parameter plans approved as part of the outline application. These parameter plans established an envelope within which the future detailed design of blocks G and H would be brought forward. These indicate building heights of up to eight storeys, or a maximum of 35.7m, an underground car park (below Block H) and on street car parking/servicing, internal courtyards, public realm improvements and landscaping.

5.3 The layout and the scale of the development proposed are considered appropriate within the context of the site and the surrounding area. At ground floor, commercial /retail units would line the pedestrian route from the city centre (Stonebow) into the wider site with the scheme providing 420sq m of flexible commercial floor space accessed directly off The Stonebow and Hungate. A variety of uses including residents' entrance, lobby, gym and concierge would continue to provide an "active" frontage along the pedestrianised Hungate.

5.4 The predominant building material would be a red/brown toned brick to embed the development into the predominant brick tones of the city and a dark brick plinth would wrap around the ground floor signifying the change of use from residential to commercial. The upper levels will be set back in places and clad in metal to give the appearance of a rooftop extension and to help break up the massing. The windows will be grouped into vertical pairs and aligned one on top of the other with regular spacing and sizes.

5.5 Two areas of external residential amenity spaces are proposed within the scheme; the courtyard at ground floor, and the residents' roof terrace at the sixth floor. There are also small areas of planting and landscaping to the public realm. Green roofs will also be incorporated across the sixth, seventh and eighth floors which is welcomed by Officers. Three of the roof areas will be put down to a bio-diverse wildflower and grass turf mix. The landscaping proposed is supported by the Council's Landscape Architect.

5.6 A new vehicular access (approved as part of the outline application) would be formed on Garden Place and would only be used for servicing traffic. Car parking for Block G has also been considered and approved through the Hybrid Masterplan and consists of 74 car spaces within the multi story car park serving Block F. Similarly, the level of cycle parking being provided is to the same ratio as has been considered and approved through the aforementioned Hungate Hybrid masterplan.

5.7 In terms of the impact on heritage assets, this reserved matters application, which provides details of layout, external appearance and landscaping, is not

considered to affect the conclusions made in the consideration of the outline application. Whilst there may be minor harm to the setting of the Conservation Area resulting from the scale and massing of the Stonebow elevation of Block G, there would be no harm to the character and appearance of the Conservation Area or to the setting of those listed buildings on the opposite side of Stonebow and across the river at Rowntree Wharf, resulting from the details of layout, design and landscaping, submitted as part of this reserved matters application.

## **6.0 RECOMMENDATION:** Approve

1 The development hereby permitted shall be carried out in accordance with the following plans:-

Site Location (Red Line) Plan A2766 101 R23  
Proposed Ground Floor Plan A2766 200 R23  
Proposed First Floor Plan A2766 201 R23  
Proposed Second Floor Plan A2766 202 R23  
Proposed Third Floor Plan A2766 203 R23  
Proposed Fourth Floor Plan A2766 204 R23  
Proposed Fifth Floor Plan A2766 205 R23  
Proposed Sixth Floor Plan A2766 206 R23  
Proposed Seventh Floor Plan A2766 207 R23  
Proposed Roof Plan A2766 208 R23

Proposed North East Elevation (Hungate) A2766 452 R23  
Proposed South East Elevation (Carmelite Street) A2766 451 R23  
Proposed South West Elevation (Garden Place) A2766 453 R23  
Proposed North West Elevation (The Stonebow) A2766 450 R23

Proposed Site Sections AA & BB A2766 300 R23  
Proposed Sectional Elevation CC A2766 350 R23  
Proposed Sectional Elevation DD A2766 351 R23  
Proposed Sectional Elevation EE A2766 352 R23  
Proposed Sectional Elevation FF A2766 353 R23

Access Arrangements along Garden Place 3236 SK003 03 F

Landscape Block G Hardworks D0296\_001 I  
Landscape Block G Softworks D0296\_002 E  
Landscape Hardworks and Softworks 6th Floor D0296\_003 F  
Landscape Hardworks and Softworks 7th and 8th Floor D0296\_004 A

Reason: For the avoidance of doubt and to ensure that the development is carried out only as approved by the Local Planning Authority.

2 Prior to the construction of any works above the ground floor slab, large scale detailed drawings of the items listed below shall be submitted to and approved in

Application Reference Number: 17/03032/REMM

Item No: 4d

writing by the Local Planning Authority and the works shall be carried out in accordance with the approved details.

(i) Building sections and part (i.e. single bay) elevations through different key fenestration types. This should include sufficient information to understand the proposal so should include, for example: (windows) look-a-like glazing & window opener types; (cladding panels) types & joint positions; (sheet cladding) seam width & laying direction.

(ii) Component details to include (windows) vertical and horizontal sections through window reveals, heads and sills; (soffits) underside treatments to overhanging roofs or tunnels; (balconies) plan, elevation & section to projecting or inset types.

Note: Brick window reveals should be typically 150mm to 215mm (reveal from window frame to building face) in accordance with established site-wide design principles for Block E and punch-hole windows in cladding will be expected to be similar reveal depths.

Reason: So that the Local Planning Authority may be satisfied with these details in the interests of the satisfactory appearance of the development.

3 Full details of any fixed or unfixed structures (eg. equipment or furniture), to be sited on the communal roof terrace which would protrude above the parapet level, shall be submitted to and approved in writing by the Local Planning Authority. Only structures approved in writing by the Local Planning Authority shall be installed.

Reason: In order to avoid roof clutter visible from near or distant views and therefore safeguard the character and appearance of the Conservation Area.

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