



Planning Committee A

To be held on 24th October 2024

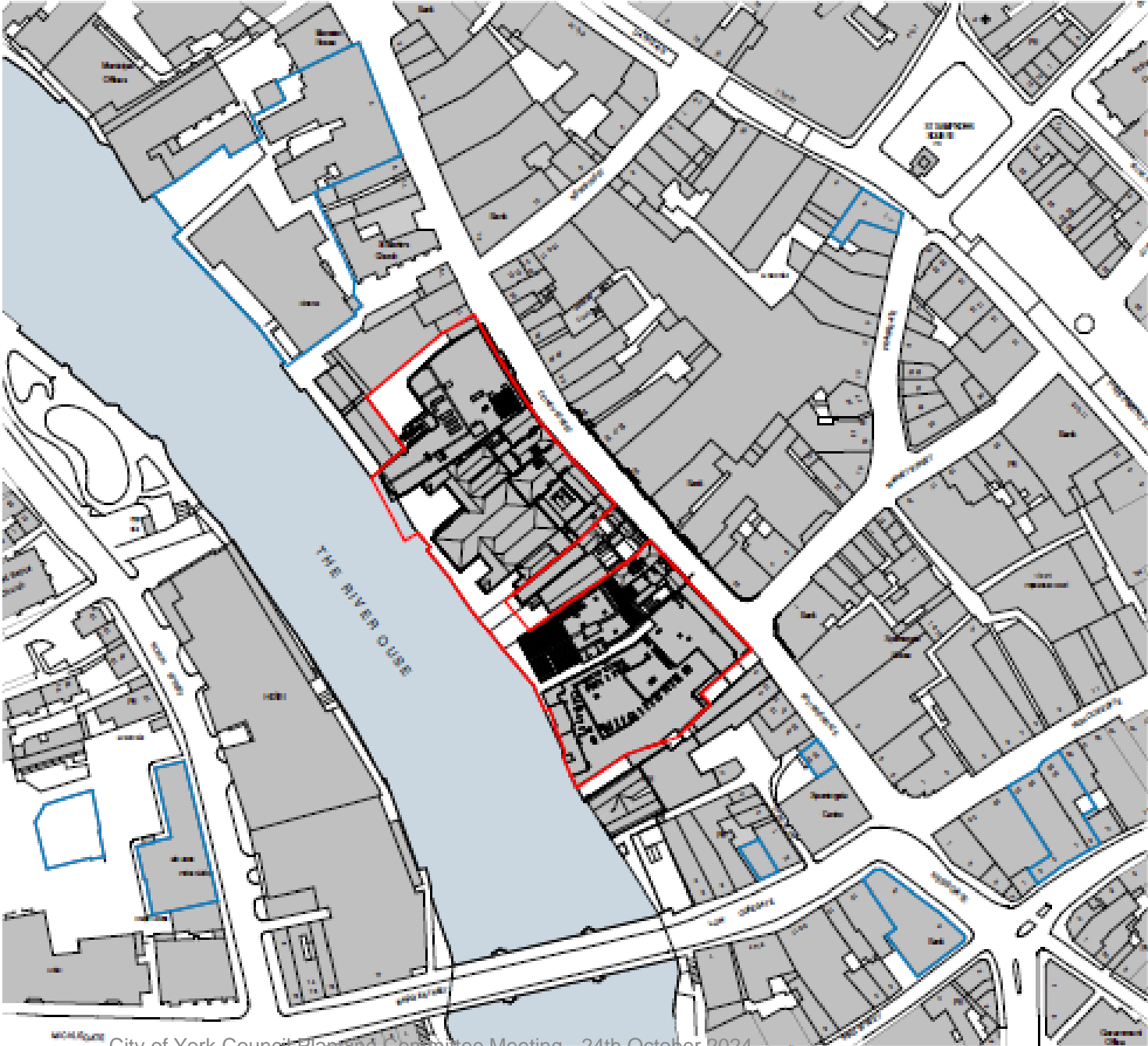
Site of 19 to 33 Coney Street, York

22/02525/FULM: Redevelopment of 19 to 33 Coney Street, land to rear of 35 to 37 Coney Street and 39 Coney Street to 2 Spurriergate comprising conversion of retained buildings and new build elements of 3 to 6 storeys to create commercial/business/service floorspace (use class E), purpose-built student accommodation (sui generis) and public realm works including riverside walkway, landscaping and access further to partial demolition of buildings

AND;

22/02526/LBC: Internal and external alterations associated with the redevelopment of 19 to 33 Coney Street and 39 Coney Street to 2 Spurriergate (involving conversion and new build elements) following full and partial demolition of buildings

Site Location Plan



Existing Site Plan

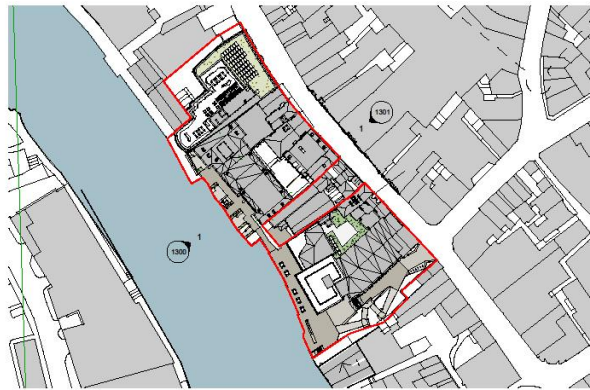


Proposed Elevations – Coney Street

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1 Coney Street Context Elevation
 1: 250



X Key Plan - Elevations
 1: 1000

revision	date	description	drawn	checked
P4	07/05/24	General updates to scale, naming and layout following discussions with council	EC	RM
P3	08/10/23	PLANNING ISSUE	RM	TH
P2	20/10/23	For review	RM	TH
P1	04/11/23	PLANNING ISSUE	RM	TH

brown + company

project:
 Coney Street Masterplan, York

drawing:
 Proposed Coney Street Elevation

date:
 14/10/22

subject:
 PLANNING

scale:
 varies - see drawing

Sheet size:
 A1

job number	author	zone	level	type	date	drawing number	revision
20133 - BC - ZZ - XX - DR - A - 1301							P4





1 Coney Street Context Elevation
1:250

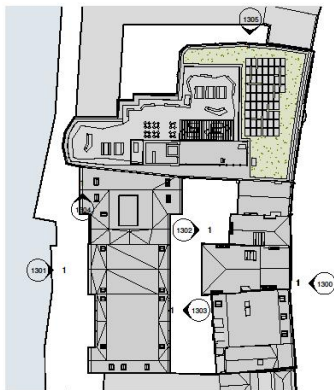
Proposed Elevations – Coney Street (Extract)

Proposed Elevations – Coney Street Zone 3

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1 Proposed Coney Street Elevation
1:100



X Key Plan - Elevations
1:500

MATERIAL KEY

- 01 Red brick - Various tones
- 02 Anodised Metal - Bronze
- 03 Glazing - Anodised Metal Frame - Bronze
- 04 Timber Shopfront - Various Colours
- 05 Cast Stone Shopfront - Various Colours
- 06 Existing Stone - Cleaned
- 07 Black Terrazzo
- 08 Existing Render - Cleaned
- 09 New Render
- 10 Slate
- 11 Glazed Brick - White
- 12 Metal Louvers - Bronze
- 13 Glass Balustrade
- 14 Hit & Miss Brickwork

NOTES

Please refer to listed building elevations for elevation alterations to listed buildings

revision	date	description
P3	17/05/24	General update to scale, missing and layouts following discussions with council
P2	08/11/23	PLANNING ISSUE
P1	04/11/22	PLANNING ISSUE

brown + company

project:
Coney Street Riverside
Zone 3

drawing:
Proposed Coney Street Elevation

date: 04/11/22
sheet: PLANNING
scale: 1:100
sheet size: A1

job number: 20133 - BC - Z3 - XX - DR - A - 1300
author: P3





Proposed Elevations – Coney Street Zone 3 (Extract)

MATERIAL KEY

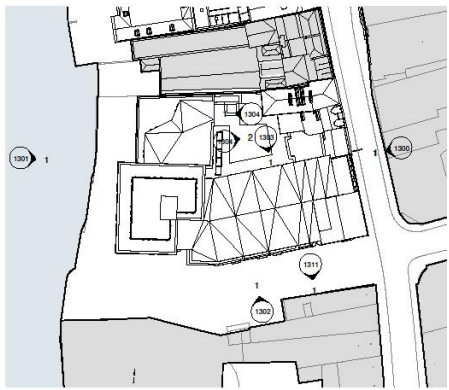
- | | | | |
|----|---|----|------------------------|
| 01 | Red brick - Various tones | 09 | New Render |
| 02 | Anodised Metal - Bronze | 10 | Slate |
| 03 | Glazing - Anodised Metal Frame - Bronze | 11 | Glazed Brick - White |
| 04 | Timber Shopfront - Various Colours | 12 | Metal Louvres - Bronze |
| 05 | Cast Stone Shopfront - Various Colours | 13 | Glass Balustrade |
| 06 | Existing Stone - Cleaned | 14 | Hit & Miss Brickwork |
| 07 | Black Terrazzo | | |
| 08 | Existing Render - Cleaned | | |

Proposed Elevations – Coney Street Zone 4

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1 Proposed Coney Street Elevation
 1 : 100



X Key Plan - Elevations
 1 : 500

- 01 Red brick - Various tones
- 02 Buff brick - Various tones
- 03 Slate
- 04 Cast stone shopfront - Various colours
- 05 Glazed brick stall riser - Various colours
- 06 Timber shopfront - Various colours
- 09 Brick - Grey / Red - Various tones. Hit and miss as part of flood strategy
- 10 Glazing - Metal anodized frame
- 11 Curtain Walling - Metal anodized frame and spandrel
- 12 Metal Louvers
- 14 Metal standing seam - Copper
- 15 GRC - various tones
- 16 Perforated Plant Screen

Phase 3 landscaping works are a future aspiration and will not be delivered as part of this planning application unless third party land ownership issues are overcome

NOTES
 Please refer to listed building elevations for elevation alterations to listed buildings

revision	date	description
P3	17/05/24	General update to scale, missing and layouts following discussions with council
P2	09/11/23	Planning Issue
P1	04/11/22	PLANNING ISSUE

brown + company

project:
 Coney Street Riverside
 Zone 4
 drawing:
 Proposed Coney Street Elevations

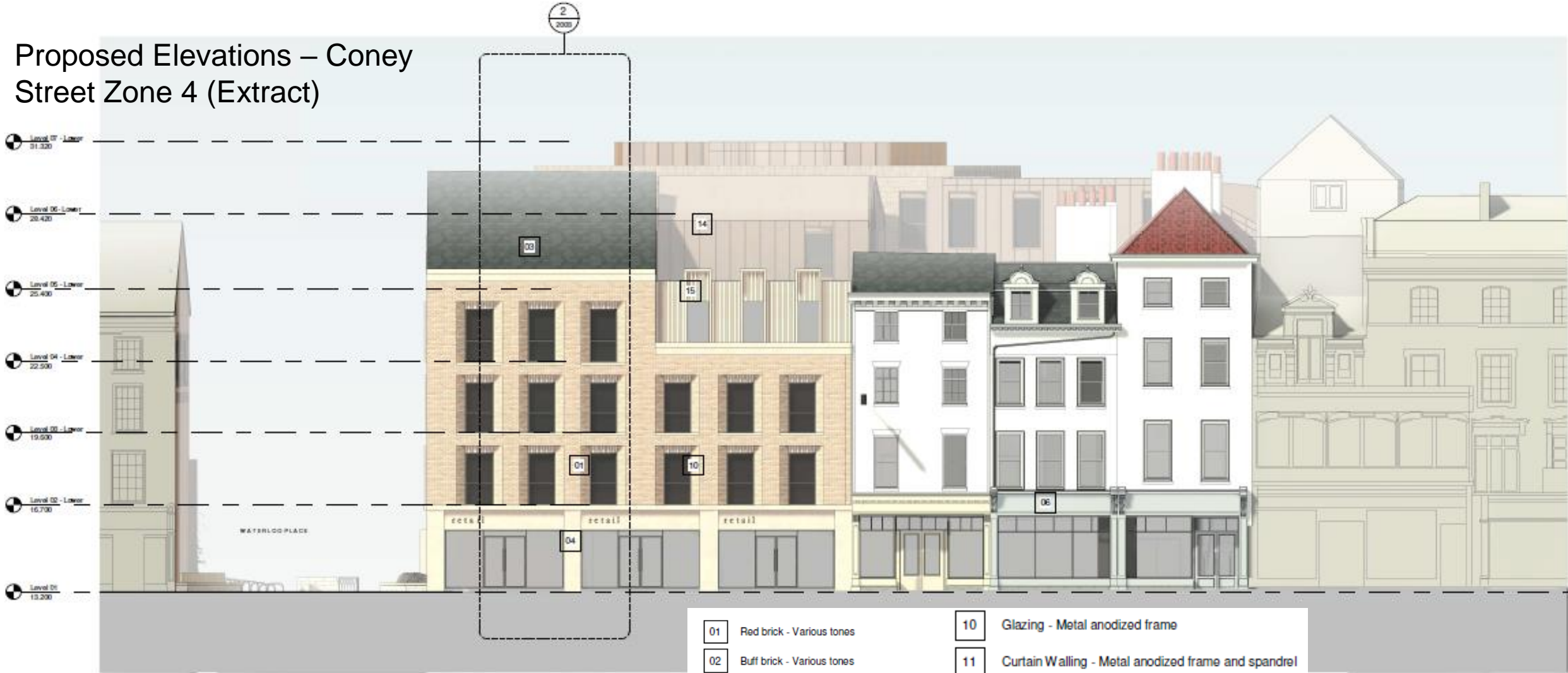
date: 04/11/22
 status: PLANNING

scale: 1:100
 sheet size: A1

job number	author	zone	level	type	date	drawing number	revision
20133 - BC - Z4 - XX - DR - A - 1300							P3



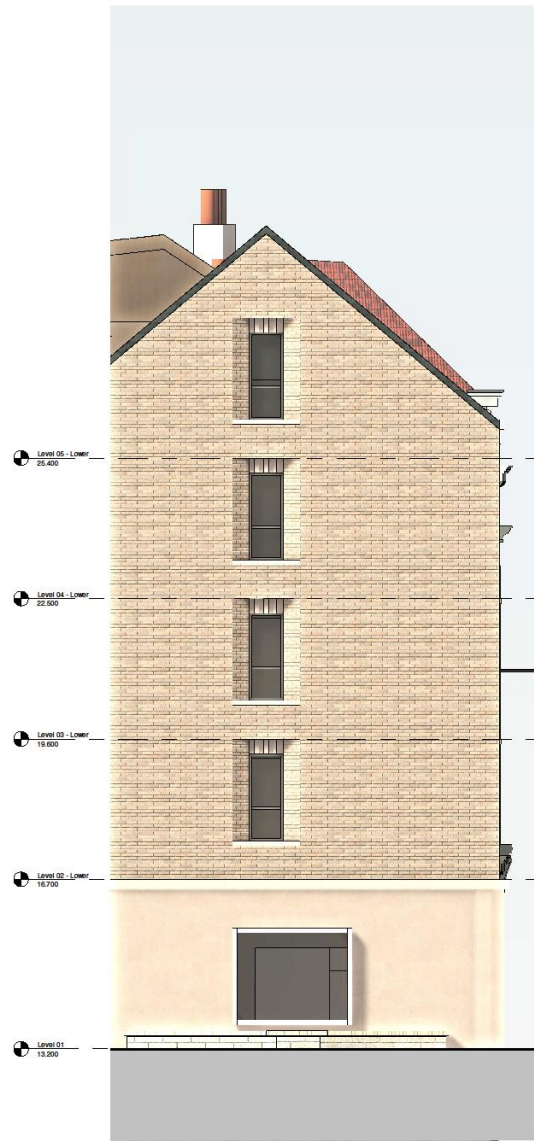
Proposed Elevations – Coney Street Zone 4 (Extract)



- | | | | |
|----|--|----|---|
| 01 | Red brick - Various tones | 10 | Glazing - Metal anodized frame |
| 02 | Buff brick - Various tones | 11 | Curtain Walling - Metal anodized frame and spandrel |
| 03 | Slate | 12 | Metal Louvres |
| 04 | Cast stone shopfront - Various colours | 14 | Metal standing seam - Copper |
| 05 | Glazed brick stall riser - Various colours | 15 | GRC - various tones |
| 06 | Timber shopfront - Various colours | 16 | Perforated Plant Screen |
| 09 | Brick - Grey / Red - Various tones. Hit and miss as part of flood strategy | | |



Proposed Elevations (Detailed) Zone 4 Coney Street



1 Proposed Waterloo Place Bay Study
1:50



2 Proposed Coney Street Bay Study
1:50



3 Proposed Courtyard Bay Study
1:50

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revision	date	description
P3	17/05/24	General updates to scale, missing and layouts following discussions with council
P2	08/11/23	Planning Issue
P1	04/11/22	PLANNING ISSUE

brown + company

project:
Coney Street Riverside
Zone 4
drawing:
Proposed Bay Studies - Coney Street, Waterloo Place and Courtyard

date: 04/11/22
sheet: PLANNING
scale: 1:50
sheet size: A1

job number	zone	level	type	date	drawing number	revision
20133 - BC - Z4 - XX - DR - A - 2003	Z4	XX	DR	A	2003	P3

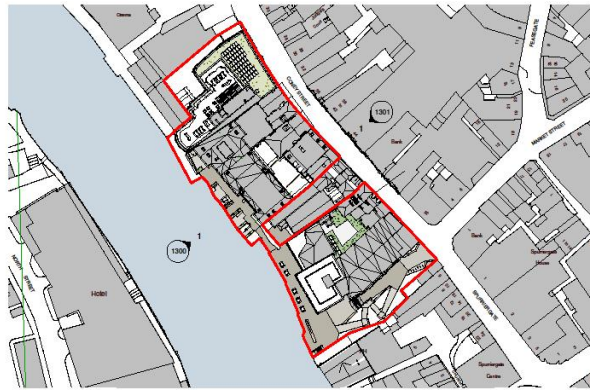


Proposed Elevations - Riverside

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1 Riverside Context Elevation
1 : 250



X Key Plan - Elevations
1 : 1000

City of York Council Planning Committee Meeting - 24th October 2024



revision	date	description	drawn	checked
P4	07/05/24	General updates to scale, naming and layouts following discussions with Council	EC	RM
P3	08/11/23	PLANNING ISSUE	RM	TH
P2	02/10/23	For review	RM	TH
P1	04/11/22	PLANNING ISSUE	RM	TH

brown + company

project:
Coney Street Masterplan, York

drawing:
Proposed Riverside Elevation

date:
04/11/22
stage:
Planning

scale:
varies - see drawing
Sheet size:
A1

job number	sheet	zone	level	type	role	drawing number	revision
20133 - BC - ZZ - XX - DR - A - 1300							P4

Proposed Elevations – Riverside (Extract)



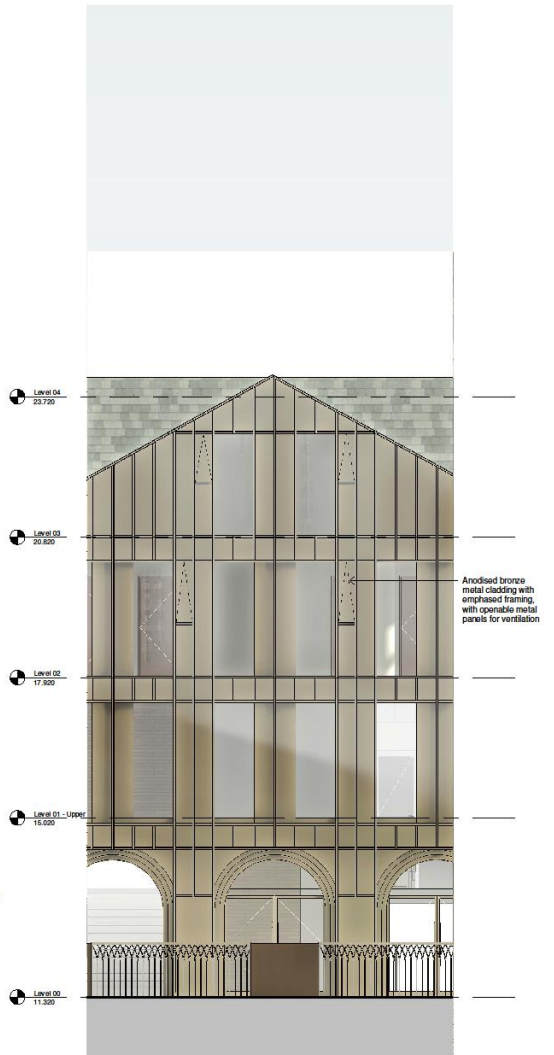
Proposed Elevations (Detailed) Zones 2 and 3 Riverside



1 Proposed Riverside Elevation - Callout 1
1:50



2 Proposed Riverside Elevation - Callout 2
1:50



3 Proposed Riverside Elevation - Callout 3
1:50

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P4	17/05/24	General updates to scale, missing and layouts following discussions with council
P3	08/11/23	PLANNING ISSUE
P2	29/10/23	For review
P1	04/11/22	PLANNING ISSUE

revision date description

brown + company

project:
Coney Street Riverside
Zone 3
drawing:
Proposed Bay Studies - Riverside

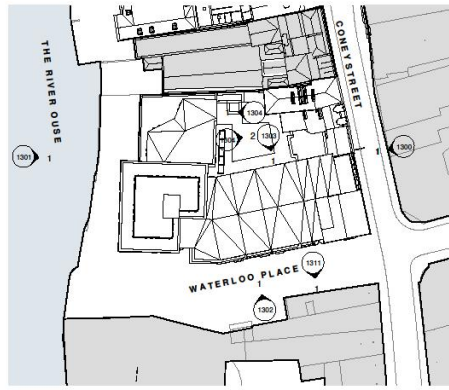
date:	04/11/22	width:	PLANNING
scale:	1:50	sheet size:	A1
job number:	20133 - BC - Z3 - XX - DR - A - 2002	revision:	P4

Proposed Elevations – Waterloo Place

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1 Waterloo Place Elevation
 1 : 100



X Key Plan - Elevations
 1 : 500

- 01 Red brick - Various tones
- 02 Buff brick - Various tones
- 03 Slate
- 04 Cast stone shopfront - Various colours
- 05 Glazed brick staff riser - Various colours
- 06 Timber shopfront - Various colours
- 09 Brick - Gray / Red - Various tones. Hit and miss as part of flood strategy
- 10 Glazing - Metal anodized frame
- 11 Curtain Walling - Metal anodized frame and spandrel
- 12 Metal Louvers
- 14 Metal standing seam - Copper
- 15 GRC - various tones
- 16 Perforated Plant Screen

NOTES
 Phase 3 landscaping works are a future aspiration and will not be delivered as part of this planning application unless third party land ownership issues are overcome

revision	date	description
P3	17/05/24	General updates to scale, missing and layouts following discussions with council
P2	08/11/23	Planning issue
P1	04/11/22	PLANNING ISSUE

brown + company

Project:
 Coney Street Riverside
 Zone 4
 Drawing:
 Proposed Waterloo Place Elevation

Date: 04/11/22
 Scale: PLANNING

Scale: 1:100
 Sheet size: A1

job number: 20133 - BC - Z4 - XX - DR - A - 1302
 drawing number: P3



Proposed Elevations (Detailed) Waterloo Place and Riverside Zone 4



1 Proposed River Elevation Bay Study 01
1:50

2 Proposed River Elevation Bay Study 02
1:50

3 Proposed Waterloo Place Bay Study
1:50

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revision	date	description
P3	17/05/24	General update to scale, missing and layouts following discussions with council
P2	08/11/23	Planning issue
P1	04/11/22	PLANNING ISSUE

brown + company

project:
Coney Street Riverside
Zone 4
drawing:
Proposed Bay Studies - Riverside and Waterloo Place

date: 04/11/22
sheet: PLANNING
scale: 1:50
sheet size: A1
job number: 20133 - BC - Z4 - XX - DR - A - 2002
revision: P3

Proposed Floor Plans Level 00 Zone 3



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GENERAL ARRANGEMENT NOTES

- For red line boundary please refer to existing proposed site plans
- Landscape Information shown illustratively.** For all landscape, including proposed public realm refer to Gillespie Landscape drawings and design report.
- Internal Layouts,** refer to typical room layouts
- Cycle Storage Strategy,** refer to cycle storage drawings, Design and Access Statement and Travel Report.
- Accessibility,** Refer to Access Statement by Jane Simpson Access. Refer to accessibility drawings for locations of accessible and adaptable rooms, and commentary for access throughout the development

- Fire Strategy**
 - All student accommodation to have sprinklers complying to BS 5651:2021.
 - LD1 standard fire detection and alarm should be provided to each apartment.
 - Commercial areas to be provided with L3 fire detection and alarm system.
 - All compartmentation should achieve 60 minutes fire resistance.
 - Dry risers located within staircases.

Retail & Leisure, internal fit out by tenants
Services Information - Refer to Troup Bywaters + Anders drawings

Risers Key:
K E Kitchen Extract E R Electrical Riser
S S Smoke Shaft M R Mechanical Riser

Phase 3 landscaping works are a future aspiration and will not be delivered as part of this planning application unless third party land ownership issues are overcome

ROOM KEY

- Ensuite Room
- Cluster Room
- Studio
- 1 Bed
- 1 Bed - Dual Occupancy
- Studio - Accessible
- Student Ancillary
- Retail
- Leisure

P5	17/05/24	General updates to scale, missing and layout following discussions with council
P4	13/03/24	Cycle store layout amendments
P3	08/11/23	PLANNING ISSUE
P2	29/10/23	For review
P1	04/11/22	PLANNING ISSUE

revision	date	description
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brown + company

project:
Coney Street Riverside
Zone 3

drawing:
Proposed Level 00

date: 04/11/22
sheet: PLANNING
scale: 1:200
sheet size: A1

job number: 20133 - BC - Z3 - 00 - DR - A - 1100
revision: P5



1 Proposed Level 00
1:200



Proposed Floor Plans Level 01 – Zone 3



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GENERAL ARRANGEMENT NOTES

For red line boundary please refer to existing proposed site plans
Landscape Information shown illustratively. For all landscape, including proposed public realm refer to Gillespie Landscape drawings and design report.
Internal Layouts, refer to typical room layouts
Cycle Storage Strategy, refer to cycle storage drawings, Design and Access Statement and Travel Report.
Accessibility, Refer to Access Statement by Jane Simpson Access. Refer to accessibility drawings for locations of accessible and adaptable rooms, and commentary for access throughout the development

Fire Strategy:
- All student accommodation to have sprinklers complying to BS 9251:2021.
- LD1 standard fire detection and alarm should be provided to each apartment
- Commercial areas to be provided with L3 fire detection and alarm system.
- All compartmentation should achieve 60 minutes fire resistance.
- Dry risers located within staircases.

Retail & Leisure, internal fit out by tenants
Services Information: Refer to Troup Bywaters + Anders drawings.

Risers Key:
K/E Kitchen Extract E/R Electrical Risers
S/S Smoke Shaft M/R Mechanical Risers

Phase 3 landscaping works are a future aspiration and will not be delivered as part of this planning application unless third party land ownership issues are overcome

ROOM KEY

- Ensuite Room
- Cluster Room
- Studio
- 1 Bed
- 1 Bed - Dual Occupancy
- Studio - Accessible
- Student Ancillary
- Retail
- Leisure

revision	date	description
P4	17/05/24	General updates to scale, massing and layout following discussions with council
P3	08/11/23	PLANNING ISSUE
P2	20/10/23	FOR REVIEW
P1	04/11/22	PLANNING ISSUE

brown + company

project:
Coney Street Riverside
Zone 3
drawing:
Proposed Level 01

date: 04/11/22
stage: PLANNING

scale: 1:200
sheet size: A1

job number: 20133 - BC - Z3 - 01 - DR - A - 1101
sheet: P4



1 Proposed Level 01
1:200

City of York Council Planning Committee Meeting - 24th October 2024

ZONE 04
REFER TO DWG 20133-BC-Z4-01-DR-A-1101



Proposed Floor Plans Level 02 Zone 3



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GENERAL ARRANGEMENT NOTES

For red line boundary please refer to existing proposed site plans
Landscape Information shown illustratively. For all landscape, including proposed public realm refer to Gillespie Landscape drawings and design report.
Internal Layouts, refer to typical room layouts
Cycle Storage Strategy, refer to cycle storage drawings, Design and Access Statement and Travel Report.
Accessibility, Refer to Access Statement by Jane Simpson Access. Refer to accessibility drawings for locations of accessible and adaptable rooms, and commentary for access throughout the development

Fire Strategy
 - All student accommodation to have sprinklers complying to BS 6251:2021.
 - LDI standard fire detection and alarm should be provided to each apartment.
 - Commercial areas to be provided with LS fire detection and alarm system.
 - All compartmentation should achieve 60 minutes fire resistance.
 - Dry risers located within staircases.

Retail & Leisure, internal fit out by tenants
Services Information - Refer to Troup Bywaters - Anders drawings

Risers Key:
 K/E Kitchen Extract E/R Electrical Riser
 S/S Smoke Shaft M/R Mechanical Riser

Phase 3 landscaping works are a future aspiration and will not be delivered as part of this planning application unless third party land ownership issues are overcome

ROOM KEY

- Ensuite Room
- Cluster Room
- Studio
- 1 Bed
- 1 Bed - Dual Occupancy
- Studio - Accessible
- Student Ancillary
- Retail
- Leisure

revision	date	description
P4	11/05/24	General update to scale, missing and layouts following discussions with council
P3	09/11/23	PLANNING ISSUE
P2	29/10/23	For review
P1	04/11/22	PLANNING ISSUE



project:
Coney Street Riverside
Zone 3
drawing:
Proposed Level 02

date: 04/11/22 status: PLANNING
 scale: 1:100 sheet no: A1

 job number: 20133 - BC - Z3 - 02 - DR - A - 1102 zone: A bed: 1102 type: DR role: A drawing number: 1102 revision: P4



1 Proposed Level 02
1:200

Proposed Floor Plans Level 03 Zone 3



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GENERAL ARRANGEMENT NOTES

- For red line boundary please refer to existing proposed site plans
- Landscape Information shown illustratively. For all landscape, including proposed public realm refer to Gillespie Landscape drawings and design report.
- Internal Layouts, refer to typical room layouts
- Cycle Storage Strategy, refer to cycle storage drawings, Design and Access Statement and Travel Report.
- Accessibility, Refer to Access Statement by Jane Simpson Access. Refer to accessibility drawings for locations of accessible and adaptable rooms, and commentary for access throughout the development

- Fire Strategy**
- All student accommodation to have sprinklers complying to BS 9251:2021.
 - LD1 standard fire detection and alarm should be provided to each apartment
 - Commercial areas to be provided with L3 fire detection and alarm system.
 - All compartmentation should achieve 60 minutes fire resistance.
 - Dry risers located within staircases.

Retail & Leisure, internal fit out by tenants
Services Information - Refer to Troup Bywaters + Anders drawings

Risers Key
K.E Kitchen Extract E.R Electrical Risers
S.S Smoke Shaft M.L.R Mechanical Risers

Phase 3 landscaping works are a future aspiration and will not be delivered as part of this planning application unless third party land ownership issues are overcome

ROOM KEY

- Ensuite Room
- Cluster Room
- Studio
- 1 Bed
- 1 Bed - Dual Occupancy
- Studio - Accessible
- Student Ancillary
- Retail
- Leisure

revision	date	description
P4	17/05/24	General updates to scale, massing and layouts following discussions with council
P3	08/11/23	PLANNING ISSUE
P2	20/10/23	FOR REVIEW
P1	04/11/22	PLANNING ISSUE

brown + company

project:
Coney Street Riverside
Zone 3
drawing:
Proposed Level 03

date: 04/11/22
stage: PLANNING

scale: 1:100
sheet size: A1

job number: 20133 - BC - Z3 - 03 - DR - A - 1103
revision: P4



1 Proposed Level 03
1:200

City of York Council Planning Committee Meeting - 24th October 2024



Proposed Floor Plans Level 04 Zone 3



1 Proposed Level 04
1:200

City of York Council Planning Committee Meeting - 24th October 2024

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GENERAL ARRANGEMENT NOTES

For red line boundary please refer to existing proposed site plans

Landscape Information shown illustratively. For all landscape, including proposed public realm refer to Gillespie Landscape drawings and design report.

Internal Layouts, refer to typical room layouts

Cycle Storage Strategy, refer to cycle storage drawings, Design and Access Statement and Travel Report.

Accessibility, Refer to Access Statement by Jane Simpson Access. Refer to accessibility drawings for locations of accessible and adaptable rooms, and commentary for access throughout the development

Fire Strategy

- All student accommodation to have sprinklers complying to BS 9251:2021.
- LD1 standard fire detection and alarm should be provided to each apartment
- Commercial areas to be provided with L3 fire detection and alarm system.
- All compartmentation should achieve 60 minutes fire resistance.
- Dry risers located within staircases.

Retail & Leisure, internal fit out by tenants

Services Information - Refer to Troup Bywaters + Anders drawings

Risers Key:

- KE Kitchen Extract
- S.S Smoke Shaft
- E.R Electrical Risers
- M.R Mechanical Risers

Phase 3 landscaping works are a future aspiration and will not be delivered as part of this planning application unless third party land ownership issues are overcome

ROOM KEY

- Ensuite Room
- Cluster Room
- Studio
- 1 Bed
- 1 Bed - Dual Occupancy
- Studio - Accessible
- Student Ancillary
- Retail
- Leisure

revision	date	description
P4	17/05/24	General update to scale, missing and layout following discussions with council
P3	08/11/23	PLANNING ISSUE
P2	20/10/23	For review
P1	04/11/22	PLANNING ISSUE

brown + company

project:
Coney Street Riverside
Zone 3

drawing:
Proposed Level 04

date: 04/11/22 status: PLANNING

scale: 1:100 Sheet size: A1



job number: 20133 - BC - Z3 - 04 - DR - A - 1104 drawing number: P4



Proposed Floor Plans Level 05 Zone 3



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GENERAL ARRANGEMENT NOTES

- For red line boundary please refer to existing proposed site plans
- Landscape Information shown illustratively.** For all landscape, including proposed public realm refer to Gillespie Landscape drawings and design report.
- Internal Layouts,** refer to typical room layouts
- Cycle Storage Strategy,** refer to cycle storage drawings, Design and Access Statement and Travel Report.
- Accessibility,** Refer to Access Statement by Jane Simpson Access. Refer to accessibility drawings for locations of accessible and adaptable rooms, and commentary for access throughout the development

- Fire Strategy:**
- All student accommodation to have sprinklers complying to BS 6251:2021.
 - LDI standard fire detection and alarm should be provided to each apartment
 - Commercial areas to be provided with L3 fire detection and alarm system.
 - All compartmentation should achieve 60 minutes fire resistance.
 - Dry risers located within staircases.

- Retail & Leisure,** internal fit out by tenants
- Services Information -** Refer to Troup Bywaters - Anders drawings:
- Risers Key:
- K.E Kitchen Extract
 - S.S Smoke Shaft
 - E.R Electrical Riser
 - M.R Mechanical Riser
- Phase 3 landscaping works are a future aspiration and will not be delivered as part of this planning application unless third party land ownership issues are overcome

ROOM KEY

- Ensuite Room
- Cluster Room
- Studio
- 1 Bed
- 1 Bed - Dual Occupancy
- Studio - Accessible
- Student Ancillary
- Retail
- Leisure

Revision	Date	Description
P4	17/05/24	General updates to scale, missing and layouts following discussions with council
P3	08/11/23	PLANNING ISSUE
P2	29/10/23	For review
P1	04/11/22	PLANNING ISSUE



project:
Coney Street Riverside
Zone 3
drawing:
Proposed Level 05

date:	issue:	Sheet No.:
04/11/22	PLANNING	A1
scale:	1:100	
job number:	20133 - BC - Z3 - 05 - DR - A - 1105	
revision:	P4	



1 Proposed Level 05
1:200



Proposed Roof Plan Zone 3



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GENERAL ARRANGEMENT NOTES

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- Landscape Information shown illustratively. For all landscape, including proposed public realm refer to Gillespie Landscape drawings and design report.
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- Cycle Storage Strategy, refer to cycle storage drawings, Design and Access Statement and Travel Report.
- Accessibility, Refer to Access Statement by Jane Simpson Access. Refer to accessibility drawings for locations of accessible and adaptable rooms, and commentary for access throughout the development
- Fire Strategy:
 - All student accommodation to have sprinklers complying to BS 9251:2021.
 - LD1 standard fire detection and alarm should be provided to each apartment
 - Commercial areas to be provided with L3 fire detection and alarm system.
 - All compartmentation should achieve 60 minutes fire resistance.
 - Dry risers located within staircases.
- Retail & Leisure, internal fit out by tenants
- Services Information: Refer to Troup Bywaters + Anders drawings
- Risers Key:
 - KE Kitchen Extract
 - S.S Smoke Shaft
 - E.R Electrical Riser
 - M.R Mechanical Riser
- Phase 3 landscaping works are a future aspiration and will not be delivered as part of this planning application unless third party land ownership issues are overcome

revision	date	description
P4	17/05/24	General updates to scale, missing and layouts following discussions with council
P3	08/11/23	PLANNING ISSUE
P2	28/10/23	For review
P1	04/11/22	PLANNING ISSUE



project:
 Coney Street Riverside
 Zone 3
 drawing:
 Proposed Roof Plan

date: 04/11/22
 sheet: PLANNING
 scale: 1:100
 sheet size: A1

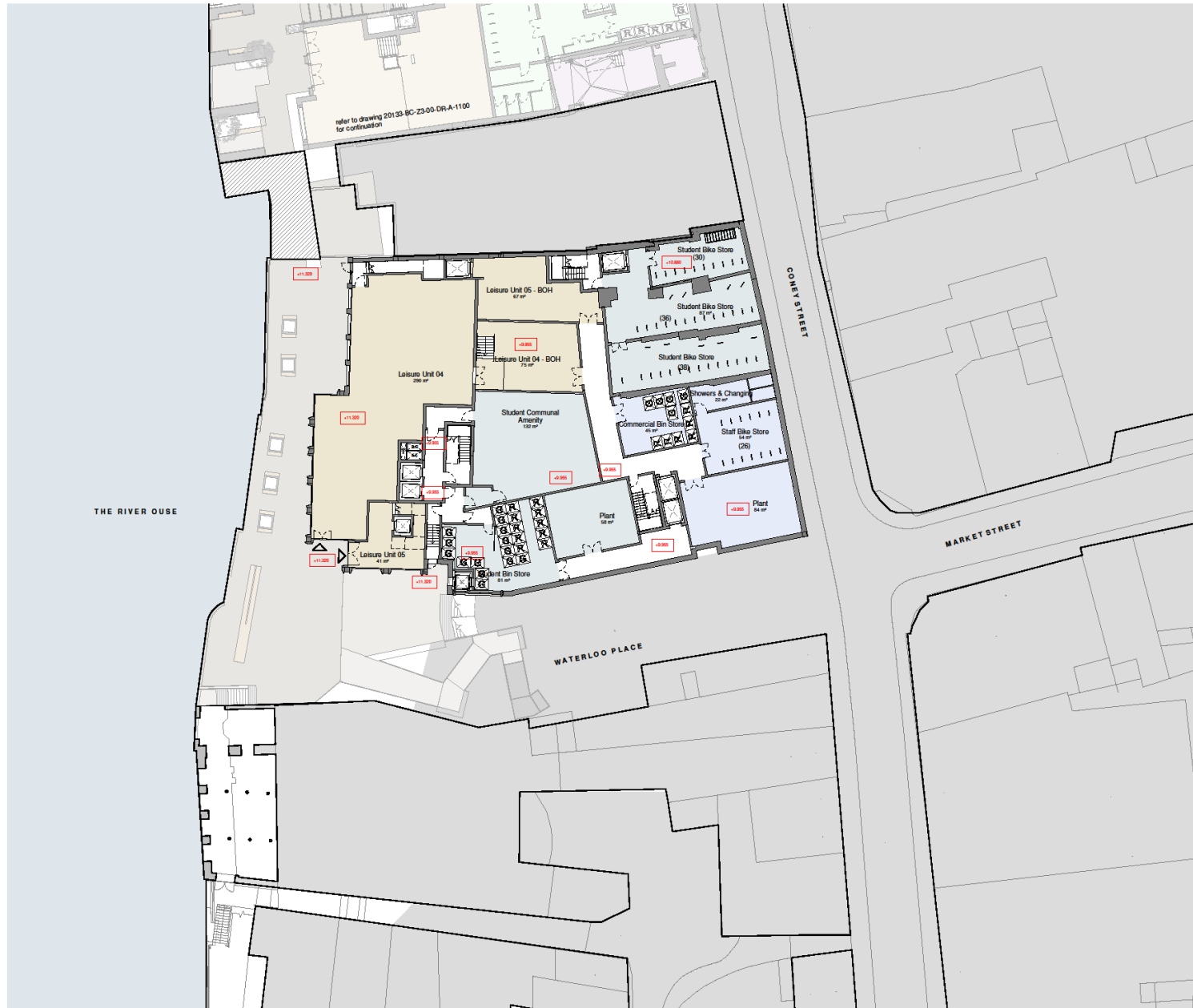
 job number: 20133 - BC - Z3 - 06 - DR - A - 1106
 revision: P4



1 Proposed Roof Plan
 1:200



Proposed Floor Plan Level 00 – Zone 4



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Access: Refer to accessibility drawings for locations of accessible and adaptable rooms, and commentary for access throughout the development

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- Dry risers located within staircases.

Retail & Leisure, internal fit out by tenants
Services Information: Refer to Troup Bywaters + Anders drawings

Risers Key:
K.E Kitchen Extract E.R Electrical Riser
S.S Smoke Shaft M.R Mechanical Riser
Phase 3 landscaping works are a future aspiration and will not be delivered as part of this planning application unless third party land ownership issues are overcome

ROOM KEY

- Ensuite Room
- Cluster Room
- Studio
- 1 Bed
- 1 Bed Dual
- Student Ancillary
- Retail
- Leisure
- Studio - Ambulant
- Ensuite - Ambulant
- Studio - Accessible

P5	17/05/24	General update to scale, missing and layout following discussions with council
P4	13/03/24	Cycle store layouts altered
P3	09/11/23	Planning issue
P2	29/10/23	For review
P1	04/11/22	PLANNING ISSUE

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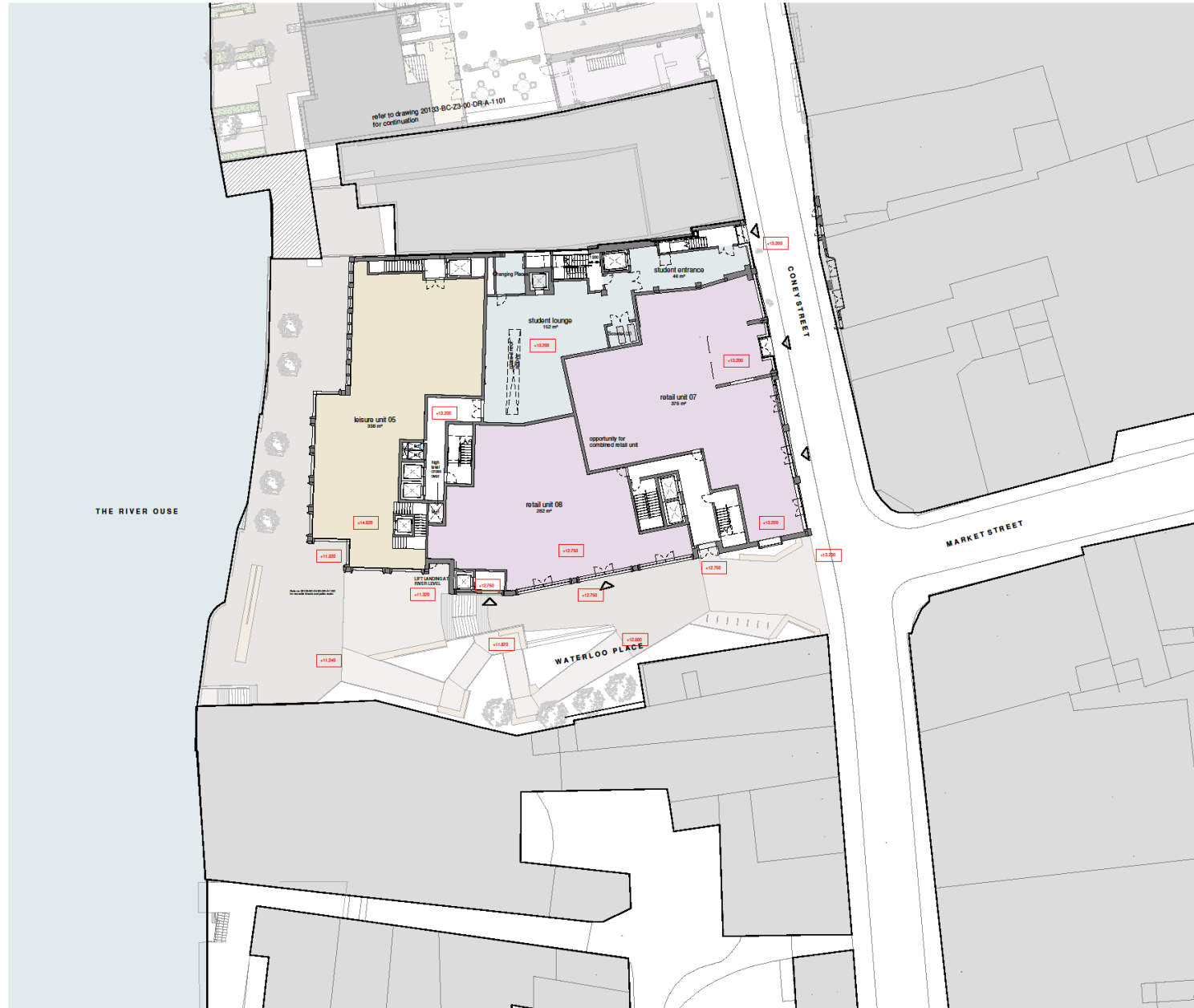
project:
Coney Street Riverside
Zone 4
drawing:
Proposed Level 00

date: 14/10/22 status: PLANNING
scale: 1:200 sheet size: A1
job number: 20133-BC-Z4-00-DR-A-1100 drawing number: P5



1 Proposed Level 00
1:200

Proposed Floor Plan Level 01 – Zone 4



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GENERAL ARRANGEMENT NOTES

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Internal Layouts, refer to typical room layouts

Cycle Storage Strategy, refer to cycle storage drawings, Design and Access Statement and Travel Report.

Accessibility, Refer to Access Statement by Jane Simpson Access. Refer to accessibility drawings for locations of accessible and adaptable rooms, and commentary for access throughout the development

Fire Strategy,

- All student accommodation to have sprinklers complying to BS 9251:2021.
- LDI standard fire detection and alarm should be provided to each apartment
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Retail & Leisure, internal fit out by tenants

Services Information - Refer to Troup Bywaters + Anders drawings:

Risers Key:

- K.E Kitchen Extract
- E.R Electrical Riser
- S.S Smoke Shaft
- M.R Mechanical Riser

Phase 3 landscaping works are a future aspiration and will not be delivered as part of this planning application unless third party land ownership issues are overcome

- ROOM KEY**
- Ensuite Room
 - Cluster Room
 - Studio
 - 1 Bed
 - 1 Bed Dual
 - Student Ancillary
 - Retail
 - Leisure
 - Studio - Ambulant
 - Ensuite - Ambulant
 - Studio - Accessible

P4	13/05/24	General updates to scale, missing and layouts following discussions with council
P3	09/11/23	Planning Issue
P2	29/10/23	For review
P1	04/11/22	PLANNING ISSUE

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project:
Coney Street Riverside
Zone 4
drawing:
Proposed Level 01

date: 04/11/22
stage: PLANNING
scale: 1:200
sheet no: A1
20

job number: 20133-BC-Z4-01-DR-A-1101
zone: Z4
level: 01
type: DR
role: A
drawing number: 1101
revision: P4



1 Proposed Level 01
1:200



Proposed Floor Plans Level 02 Zone 4



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 - All compartmentation should achieve 60 minutes fire resistance.
 - Dry risers located within staircases.
- Retail & Leisure,** internal fit out by tenants

- Services Information -** Refer to Troup Bywaters + Anders drawings:
- Risers Key:
- | | | | |
|-----|-----------------|-----|------------------|
| K.E | Kitchen Extract | E.R | Electrical Risar |
| S.S | Smoke Shaft | M.R | Mechanical Risar |
- Phase 3 landscaping works are a future aspiration and will not be delivered as part of this planning application unless third party land ownership issues are overcome

ROOM KEY

- Ensuite Room
- Cluster Room
- Studio
- 1 Bed
- 1 Bed Dual
- Student Ancillary
- Retail
- Leisure
- Studio - Ambulant
- Ensuite - Ambulant
- Studio - Accessible

Revision	Date	Description
P4	17/05/24	General updates to scale, missing and layouts following discussions with council
P3	09/11/23	Planning Issue
P2	29/10/23	For review
P1	04/11/22	PLANNING ISSUE

brown + company

project:
Coney Street Riverside
Zone 4
drawing:
Proposed Level 02

date: 04/11/22
stage: PLANNING
scale: 1:200
sheet no: A1
job number: 20133 - BC - Z4 - 02 - DR - A - 1102
revision: P4



1 Proposed Level 02
1:200

Proposed Floor Plan Level 04 Zone 4



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Retail & Leisure, internal fit out by tenants

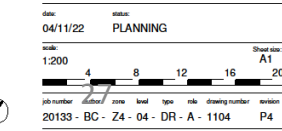
Services Information: Refer to Troup Bywaters + Anders drawings:
 Risers Key:
 K.E Kitchen Extract E.R Electrical Riser
 S.S Smoke Shaft M.R Mechanical Floor
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- ROOM KEY**
- Ensuite Room
 - Cluster Room
 - Studio
 - 1 Bed
 - 1 Bed Dual
 - Student Ancillary
 - Retail
 - Leisure
 - Studio - Ambulant
 - Ensuite - Ambulant
 - Studio - Accessible

Revision	Date	Description
P4	17/05/24	General updates to scale, missing and layouts following discussions with council
P3	08/11/23	Planning Issue
P2	29/10/23	For review
P1	04/11/22	PLANNING ISSUE



project:
 Coney Street Riverside
 Zone 4
 drawing:
 Proposed Level 04



1 Proposed Level 04
 1:200



Proposed Floor Plan Level 05 Zone 4



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 - All compartmentation should achieve 60 minutes fire resistance.
 - Dry risers located within staircases.

Retail & Leisure, internal fit out by tenants
Services Information: Refer to Troup Bywaters + Anders drawings.

Risers Key:
 K.E Kitchen Extract E.R Electrical Floor
 S.S Sinks/Shaft M.R Mechanical Floor
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- ROOM KEY**
- Ensuite Room
 - Cluster Room
 - Studio
 - 1 Bed
 - 1 Bed Dual
 - Student Ancillary
 - Retail
 - Leisure
 - Studio - Ambulant
 - Ensuite - Ambulant
 - Studio - Accessible

P4	17/05/24	General updates to scale, missing and layouts following discussions with council
P3	08/11/23	Planning Issue
P2	29/10/23	For review
P1	04/11/22	PLANNING ISSUE

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Project:
Coney Street Riverside
Zone 4
Drawing:
Proposed Level 05

date: 04/11/22 status: PLANNING
 scale: 1:200 sheet size: A1
 job number: 20133-BC-Z4-05-DR-A-1105 division: P4



1 Proposed Level 05
1:200



Proposed Roof Plan Zone 4



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Services Information: Refer to Troup Bywaters + Anders drawings:

Risers Key:

- K.E. Kitchen Extract
- S.S. Smoke Shaft
- E.R. Electrical Floor
- M.R. Mechanical Floor

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P4	17/05/24	General updates to scale, missing and layouts following discussions with council
P3	08/11/23	Planning issue
P2	29/02/23	For review
P1	04/11/22	PLANNING ISSUE

revision	date	description
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brown + company

project:
Coney Street Riverside
Zone 4

drawing:
Proposed Roof Plan

date:
04/11/22

stage:
PLANNING

scale:
1:100



job number: 20133 - BC - Z4 - 07 - DR - A - 1107

sheet: P4

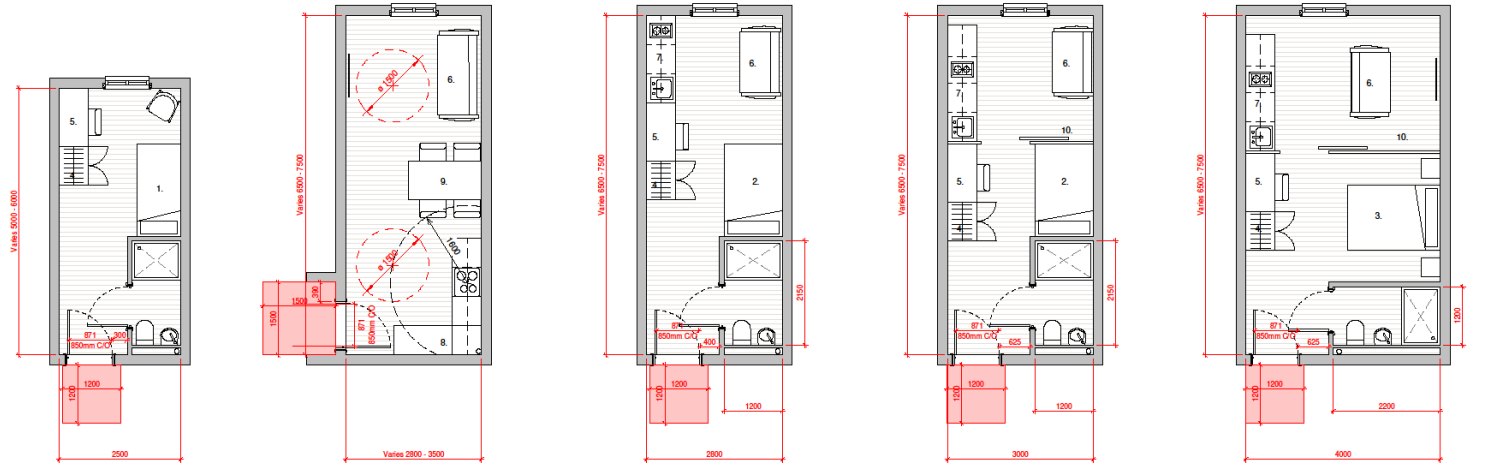


1 Proposed Roof Plan
1:200



Typical Room Layouts

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Typical Ensuite Bedroom
12.5 - 15 sqm

Typical Cluster Room
16 - 28 sqm

Typical Studio
20 sqm

Typical 1 Bedroom Studio
21 - 25 sqm

Typical 1 Bedroom - Dual Occupancy
28 sqm

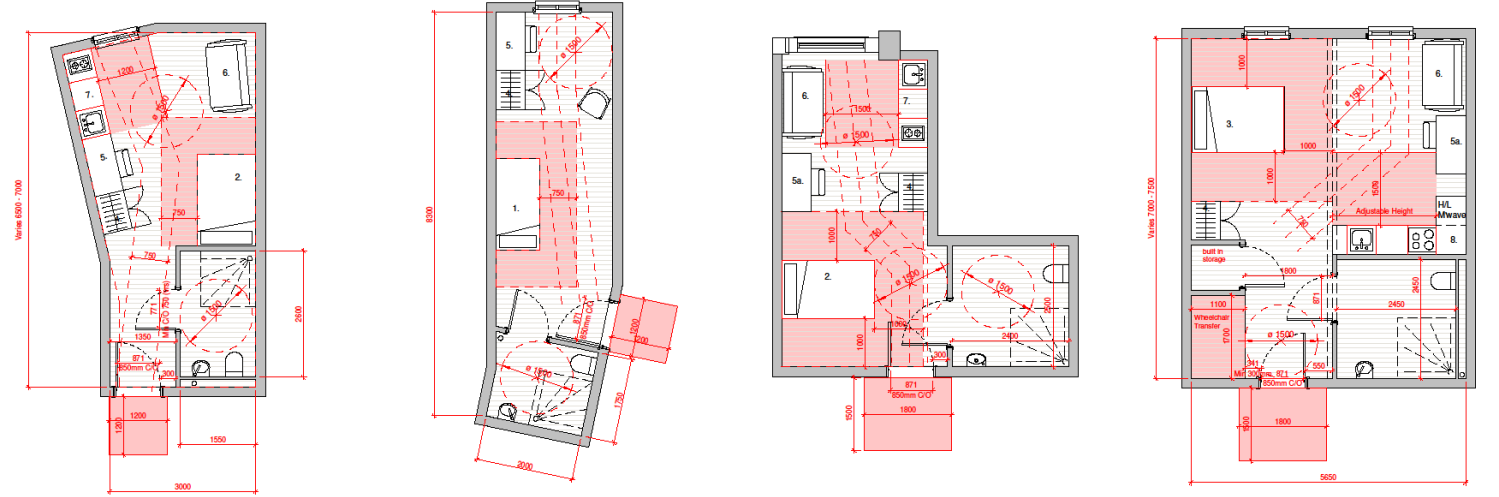
Notes

Please refer to General Arrangement for location of typical rooms. Accessibility drawings indicate locations of accessible and adaptable rooms.

Rooms indicated are typical, overall room dimension may vary throughout.

Furniture Key

1. Single Bed
2. Small Double Bed
3. Double Bed
4. Wardrobe
5. Desk & high level shelving
- 5a. Desk
6. Sofa
7. Kitchenette
8. Kitchen
9. Table
10. Lightweight room divider



Example Ambulant Studio
21-24 sqm

Example Ambulant En-suite
21 sqm

Example Accessible Studio
26 sqm

Example Adaptable Room to form Accessible Studio
40 sqm

- All wall-mounted sockets etc located between 400 and 1000mm above FFL, switches, outlets and control provisions as per ACM 4.3.
- Handles to window located between 800 and 1000mm above FFL
- Non fixed bed, can be changed to suit individual requirements
- Turning circle shown to indicate level of improved accessibility
- Wall construction to allow for grab rails

- All wall-mounted sockets etc located between 400 and 1000mm above FFL, switches, outlets and control provisions as per ACM 4.3.
- Handles to window located between 800 and 1000mm above FFL
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- All wall-mounted sockets etc located between 400 and 1000mm above FFL, switches, outlets and control provisions as per ACM 4.3.
- Handles to window located between 800 and 1000mm above FFL



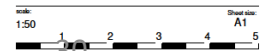
P2	29/10/23	Planning Issue	TH	RM
P1	04/11/22	Planning Issue		
revision	date	description	drawn checked	

brown + company

project:
Coney Street Riverside
Coney Street, York

drawing:
Typical Rooms

date: 04/11/22
status: PLANNING



Proposed Landscaping General Arrangement and Materials Key

