

Planning Committee A

To be held on 11th September 2025

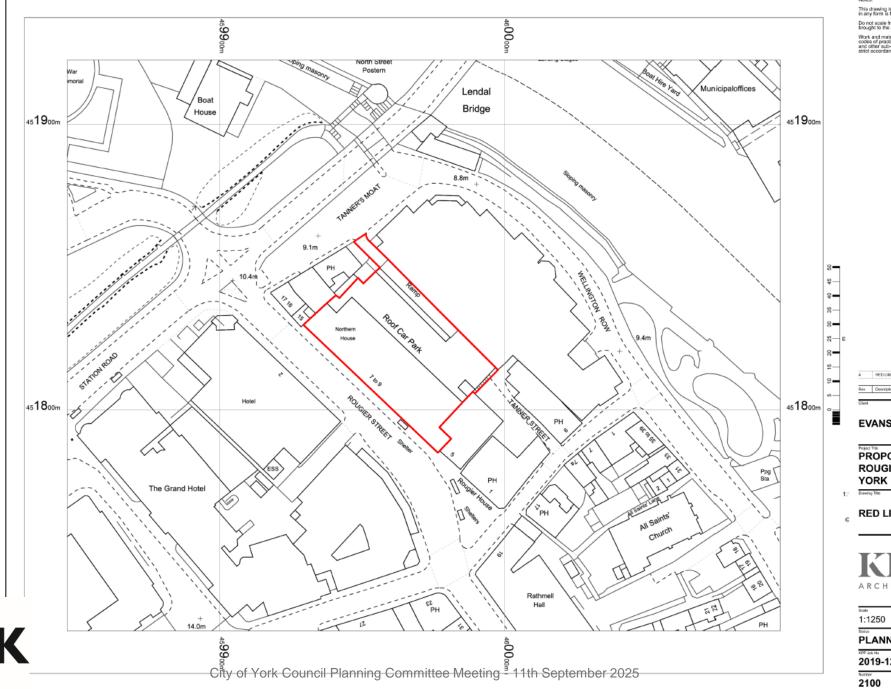
24/02021/FULM – Northern House, 1-9 Rougier Street

Erection of hotel comprising 140no. rooms including external terraces with associated car parking and vehicular drop off area, landscaping and highways works to existing access following demolition of existing building



Site Location Plan

COUNCIL



Work and materials must comply with the current building regulations and codes of practice and be read in conjunction with building specifications and other sub-contractors information. All materials are to be installed in strict accordance with the recommendations of the manufacturers.



EVANS DAKOTA HOTELS Ltd

PROPOSED HOTEL ROUGIER STREET

RED LINE LOCATION PLAN



Α

1:1250 A4 JS Oct'24

PLANNING

2019-12

2100

Rougier Street/Station Road (from City Walls)





Station Road/All Saints Church (From City Walls)





Northern House – situated between Aviva Building (L) and Malmaison (R)





City of York Council Planning Committee Meeting - 11th September 2025

Northern House – view from Rougier Street (inc. No's 15-17 Rougier Street)





City of York Council Planning Committee Meeting - 11th September 2025

Northern House – from Rougier Street (adj to No.5 Rougier Street)





City of York Council Planning Committee Meeting - 11th September 2025

Existing South Elevation



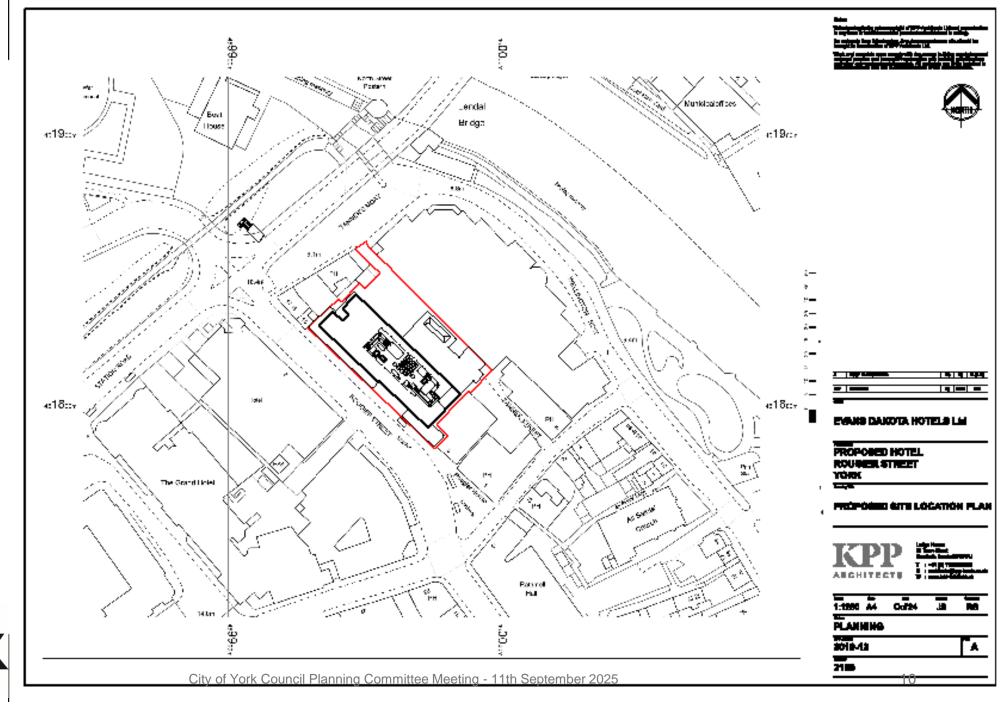




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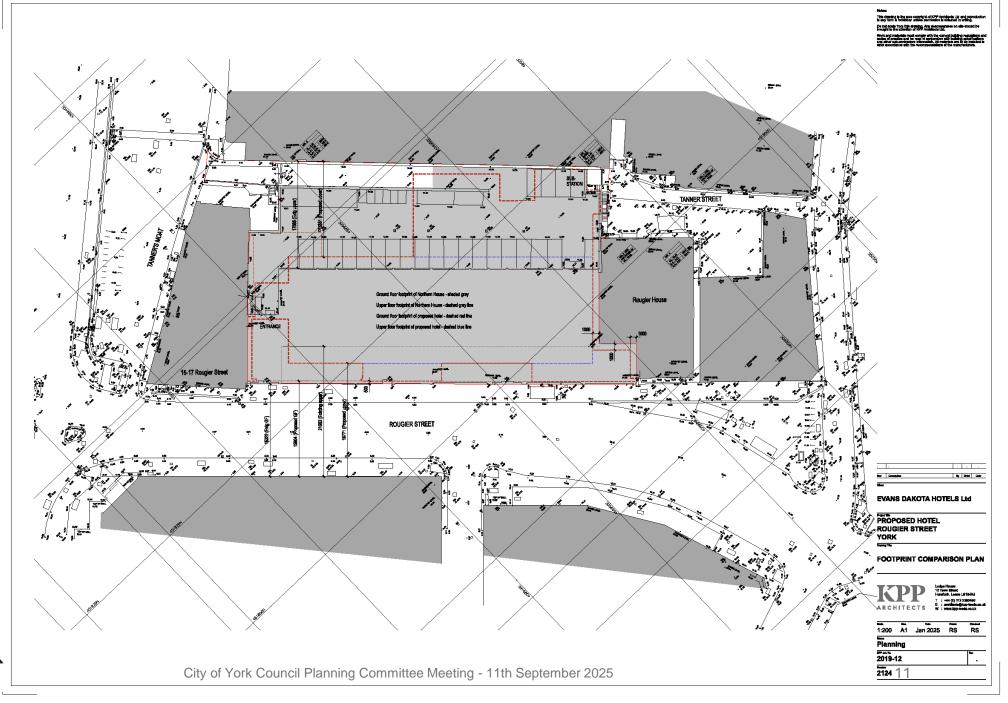
PROPOSED HOTEL

Proposed Site Plan



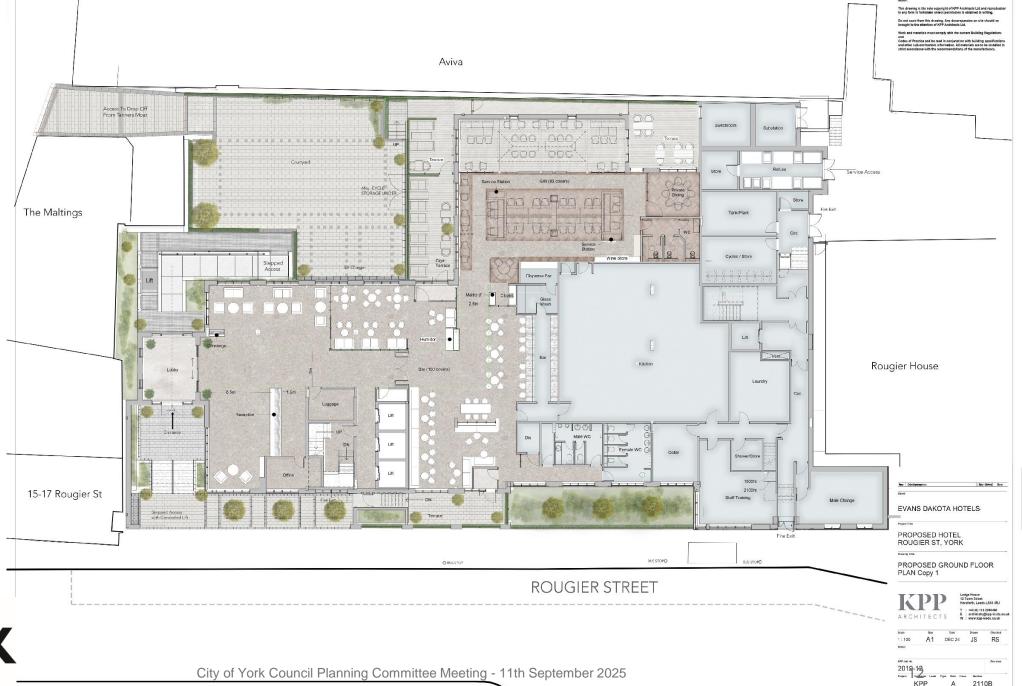


Footprint Comparison





Proposed Ground Floor Layout





Proposed First Floor Layout







City of York Council Planning Committee Meeting - 11th September 2025

EVANS DAKOTA HOTELS

PROPOSED HOTEL ROUGIER ST, YORK

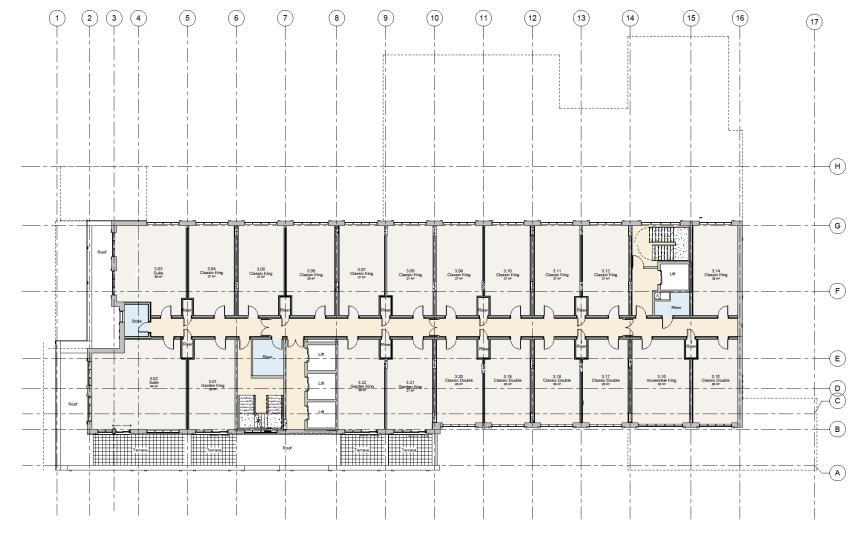
PROPOSED FIRST FLOOR PLAN



1:100 A1 DEC 24 JS PLANNING

2019 123

Proposed Third Floor Layout







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Notes:

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Do not scale from this drawing. Any descrepancies on site should be brought to the attention of KPP Architects Ltd.

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EVANS DAKOTA HOTELS

Project Title

PROPOSED HOTEL ROUGIER ST, YORK

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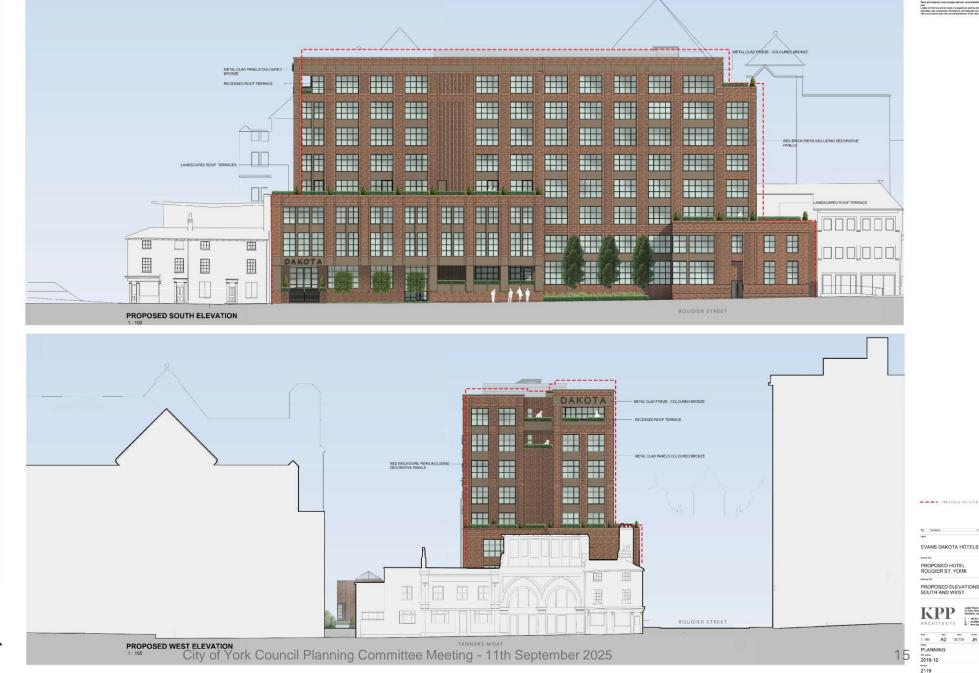
PROPOSED THIRD FLOOR PLAN



12 Town Street
Horsforth, Leeds LS18 4RJ
T : +44 (0) 113 2394400
E : architects@kpp-leeds.c
W : www.kpp-leeds.co.uk

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Proposed South (Rougier Street) and West (Tanners Moat) Elevations





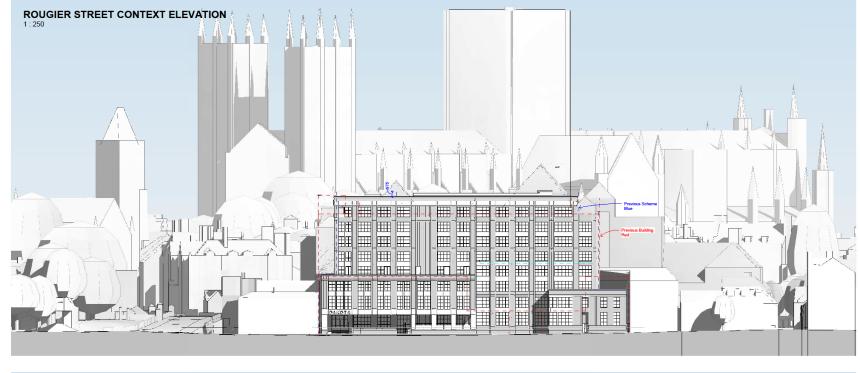
Proposed North and East Elevations

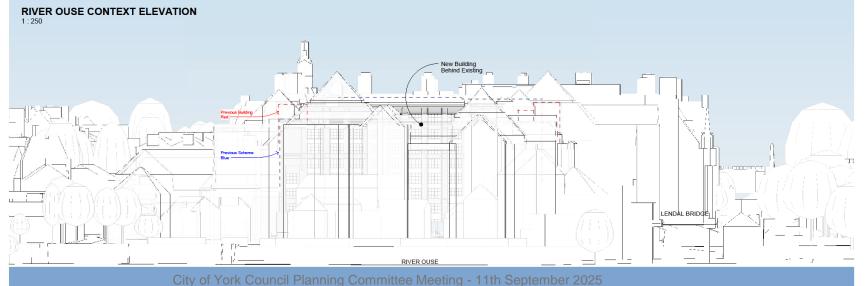




Proposed Context Elevations:

Rougier Street & River Ouse





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Work and materials must comply with the current Building Regulat and Codes of Practice and be read in conjunction with building specifi and other sub-confractors information. All materials are to be installed that dependence with the procumental time of the month observer.

EVANS DAKOTA HOTELS

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PROPOSED HOTEL ROUGIER STREET, YORK

PROPOSED CONTEXT ELEVATIONS SHEET 1

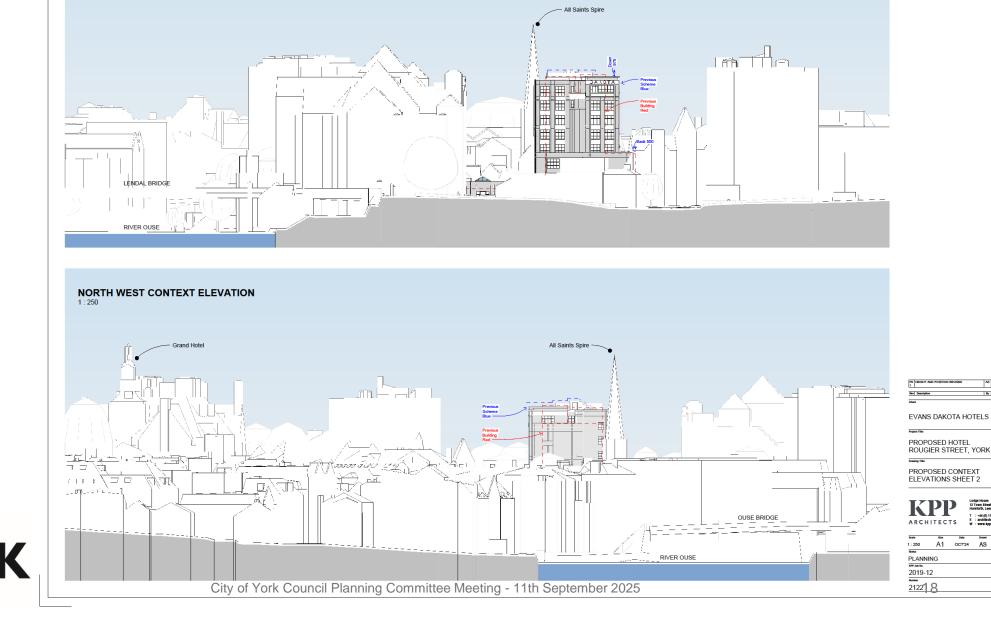
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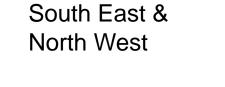
T2 Town Street
Horstorth, Leeds L\$18 4RJ
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E : architects@kpp-leeds.co.uk
W : www.kpp-leeds.co.uk



Proposed Context Elevations:

SOUTH EAST CONTEXT ELEVATION 1: 250





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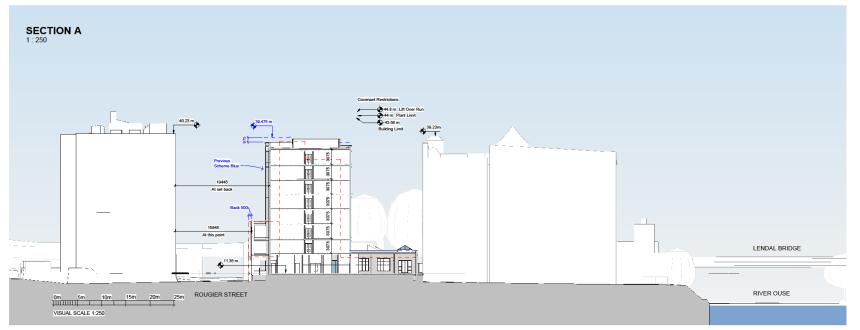
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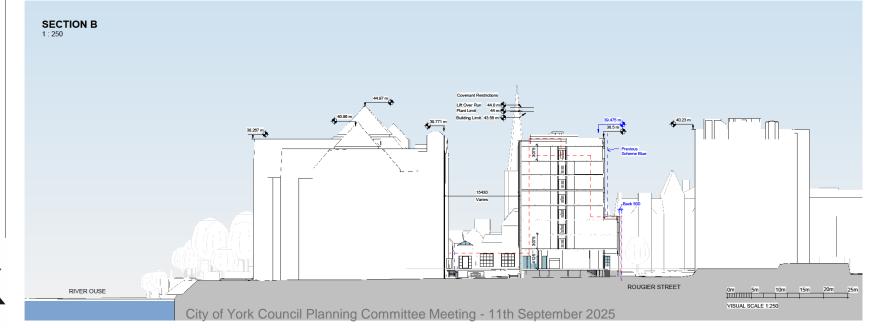
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P01

Proposed Sections







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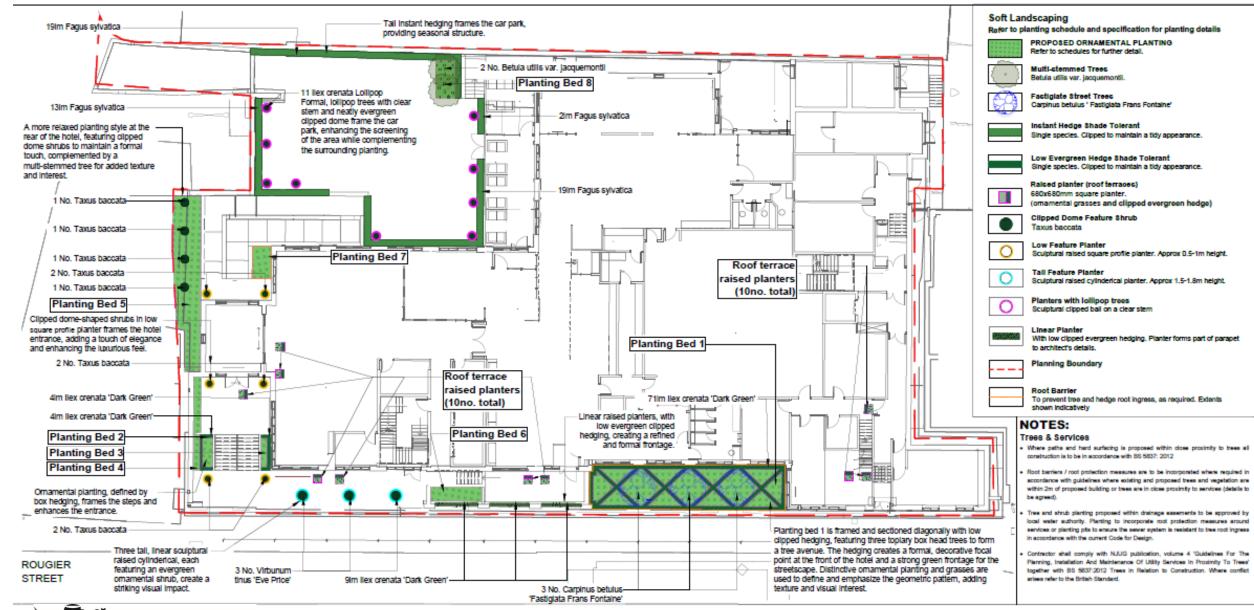
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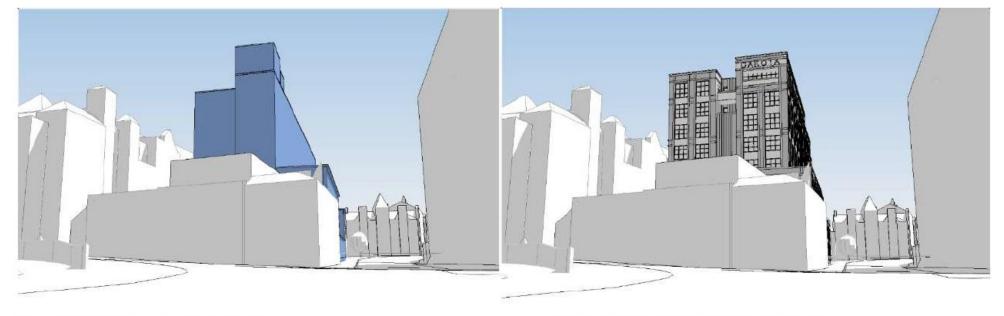
PLANNING





Outline Landscape Masterplan

3D Visualisations



View 5 City Walls/Rougier Street - Existing

View 5 City Walls/Rougier Street - Proposed

