



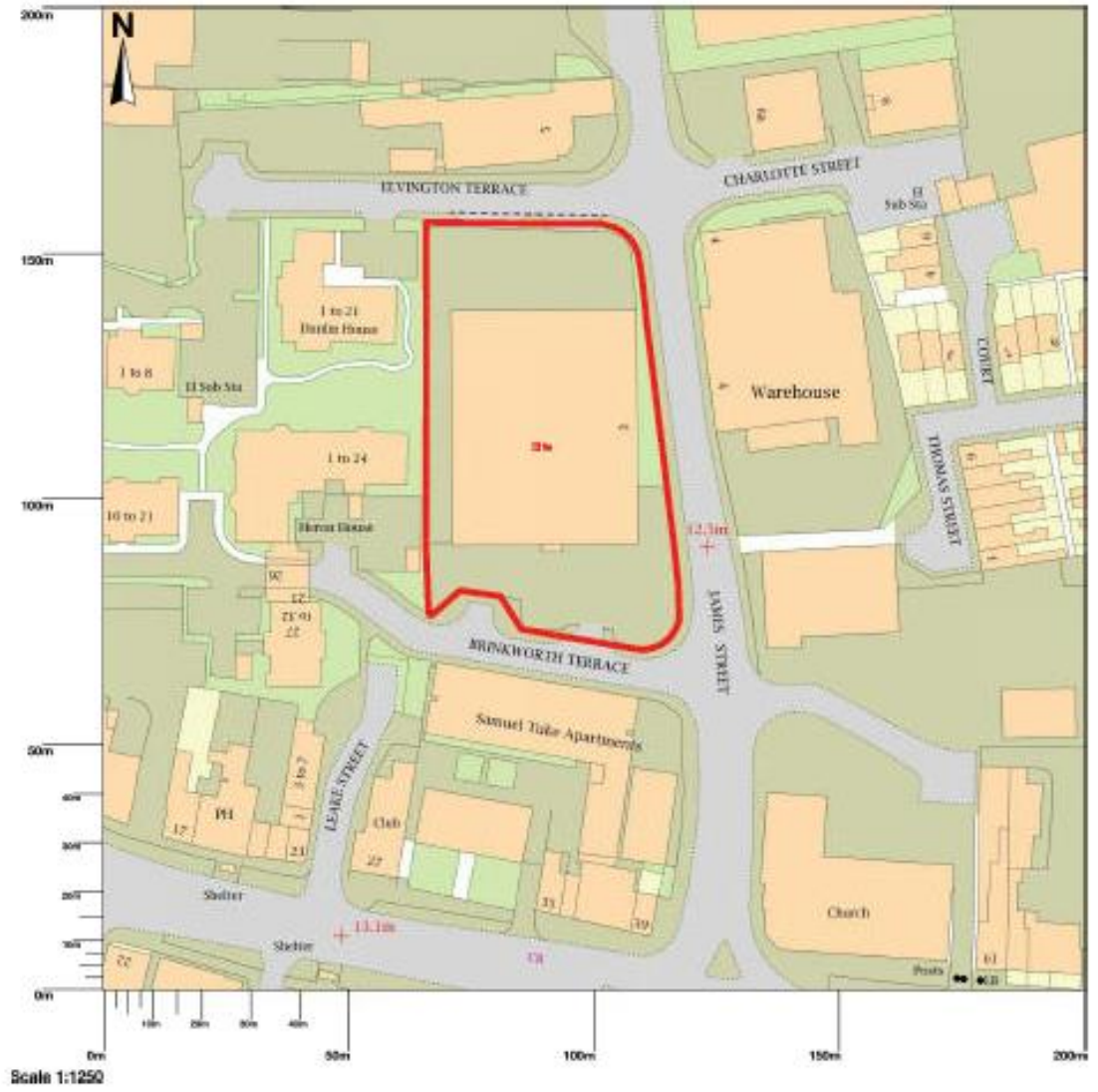
Planning Committee

To be held on Thursday 5th May 2022

22/00367/FULM – Alton Cars York Ltd, 3 James Street, York

Demolition of existing buildings and redevelopment of the site for purpose-built student accommodation with up to 303no. bedrooms, associated communal facilities, car parking and landscaping (resubmission)

Site Location Plan - Context



Map area bounded by: 461157,451349 461357,451549. Produced on 24 July 2020 from the OS National Geographic Database. Reproduction in whole or part is prohibited without the prior permission of Ordnance Survey. © Crown copyright 2020. Supplied by UKPlanningMaps.com a licensed OS partner (100054135). Unique plan reference: p4buk/484914/657786



Site Photographs



Looking towards West side of Site



Side Elevation of Apartment block to West

Site Photographs



Side Elevation of Apartment Block to West



James Street junction with Elvington Terrace

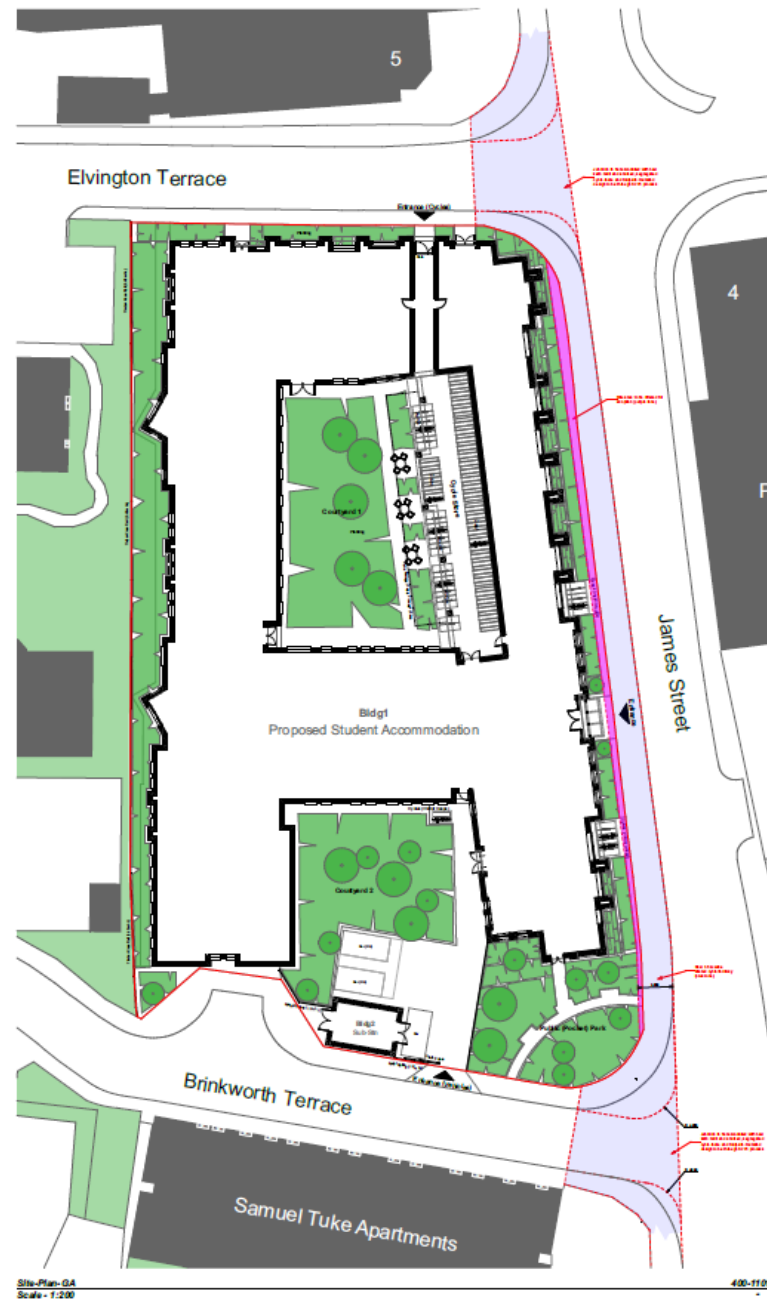


Site Photographs



James Street Frontage

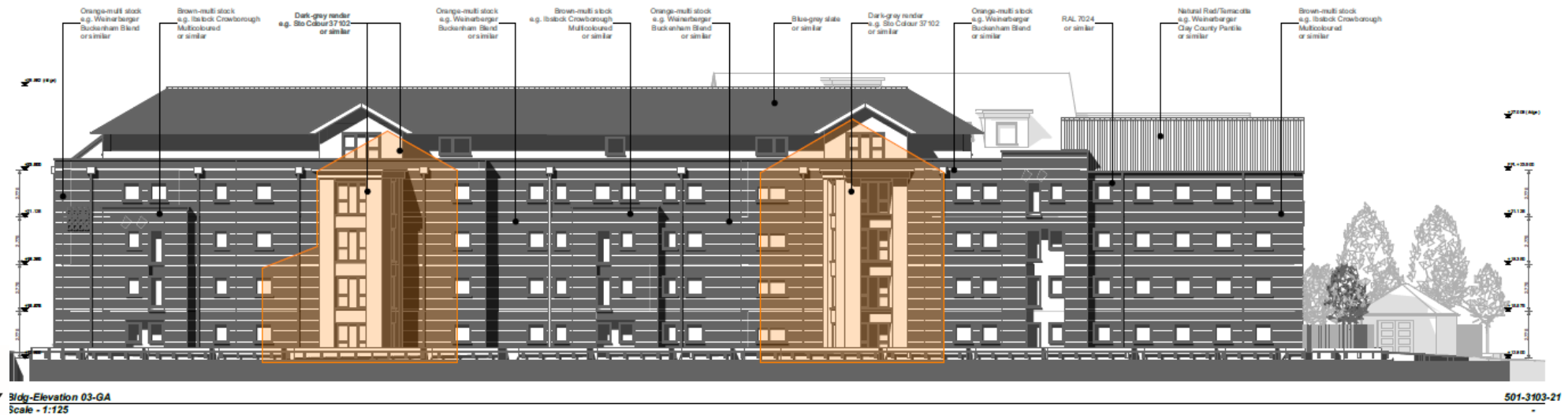
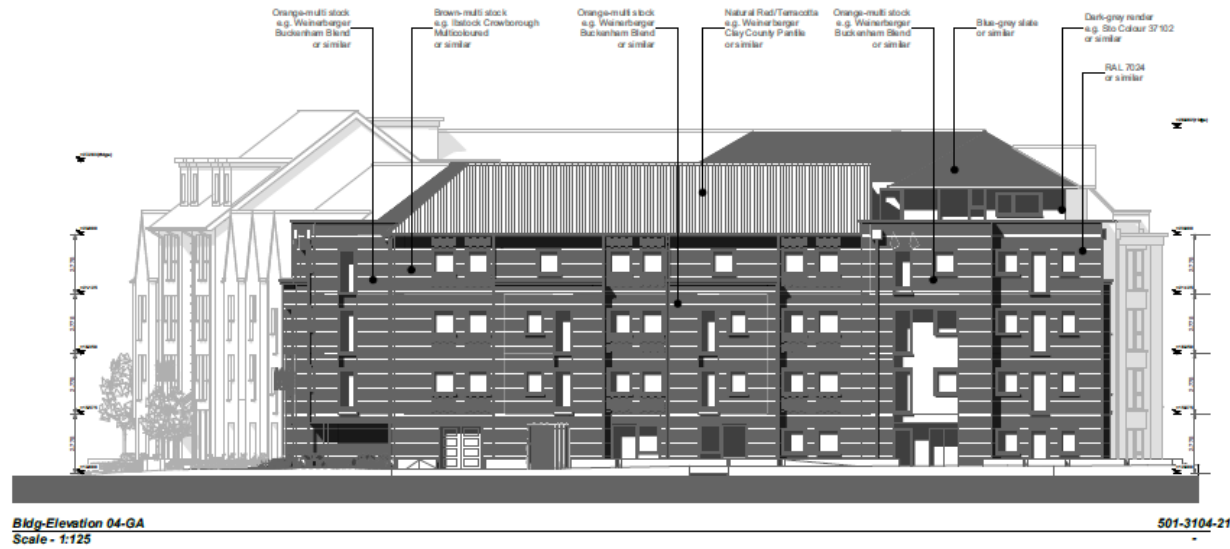
Proposed Site Plan



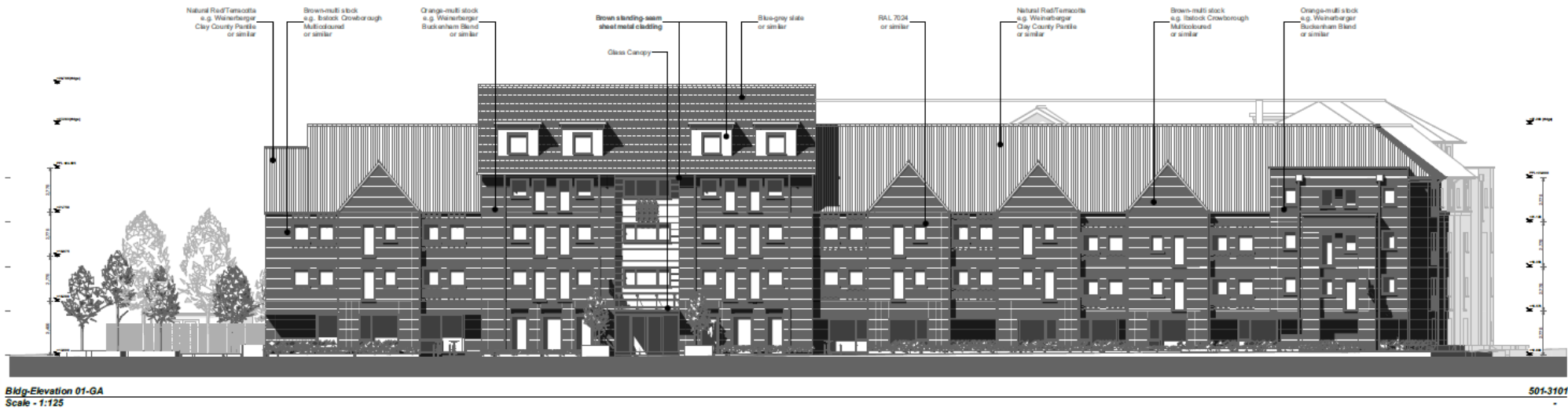
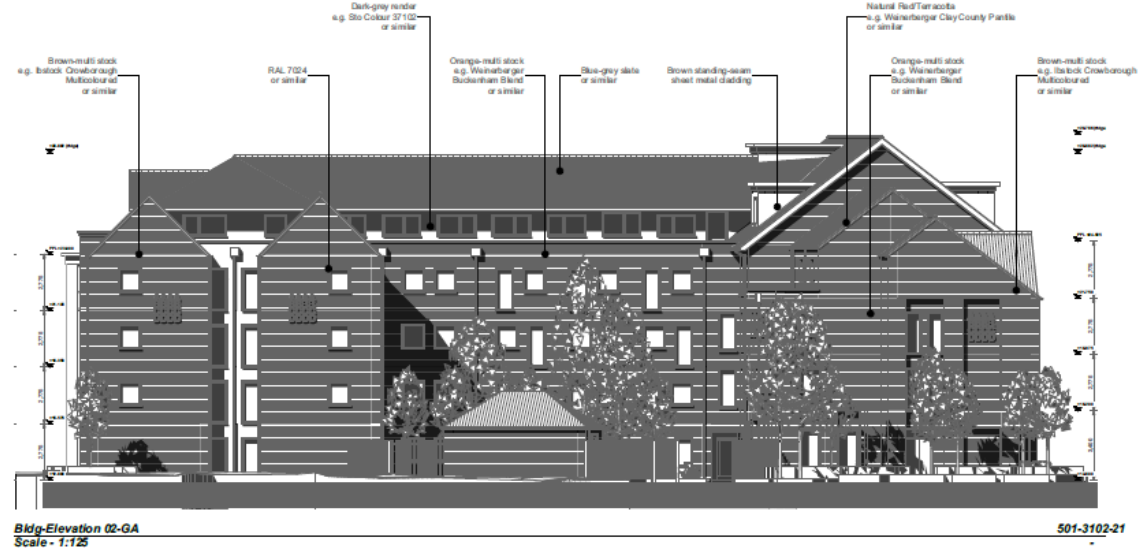
Site Plan with Separation Distances



Proposed Elevations North & West



Proposed Elevations South & East



Proposed Ground Floor Plan



Proposed Upper Floor Plan

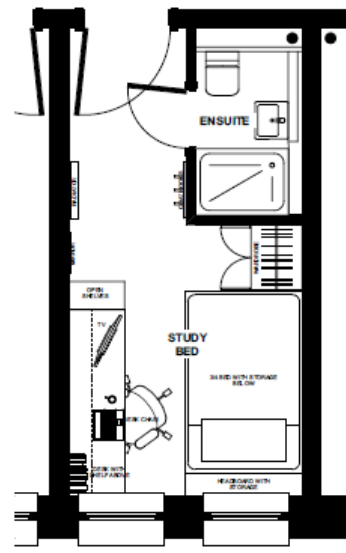


1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100

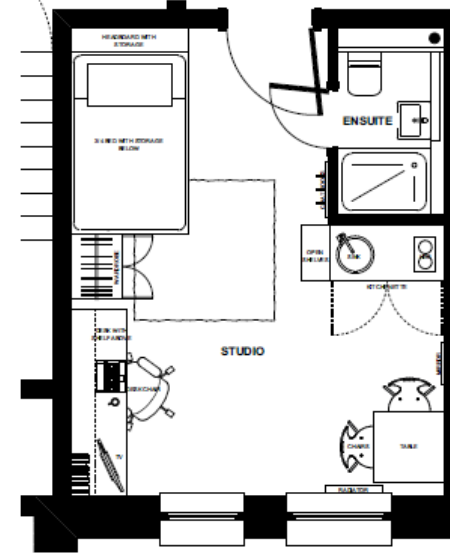
Proposed Top Floor Plan (Within Roof)



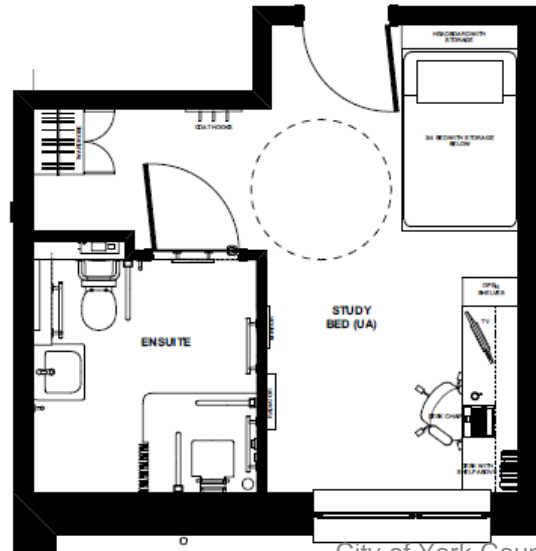
Bedroom Layouts



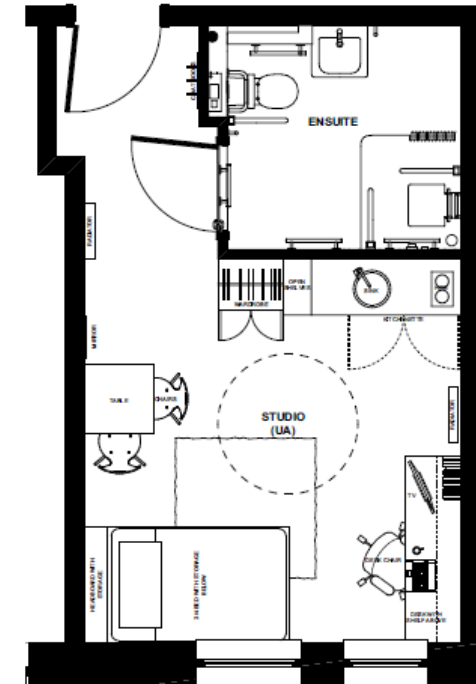
Indicative Study Bed-Plan-Room Layouts 701-1100-24
Scale - 1:30



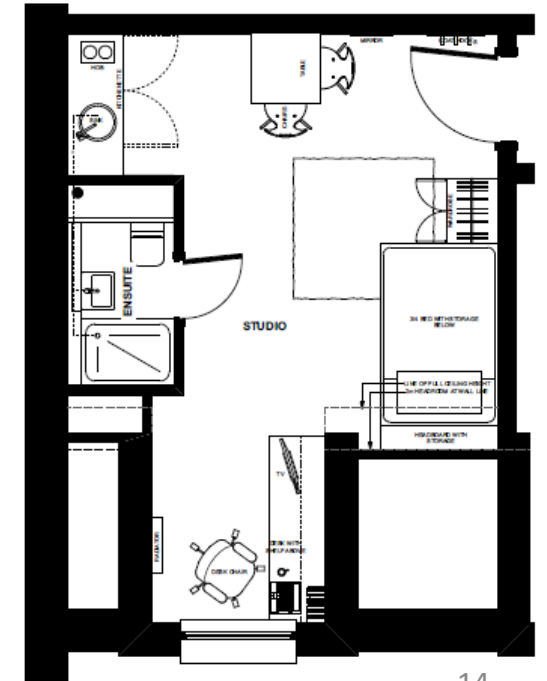
Indicative Studio-Plan-Room Layouts 702-1100-24
Scale - 1:30



Indicative Study Bed (UA)-Plan-Room Layouts 701-1100-24
Scale - 1:30

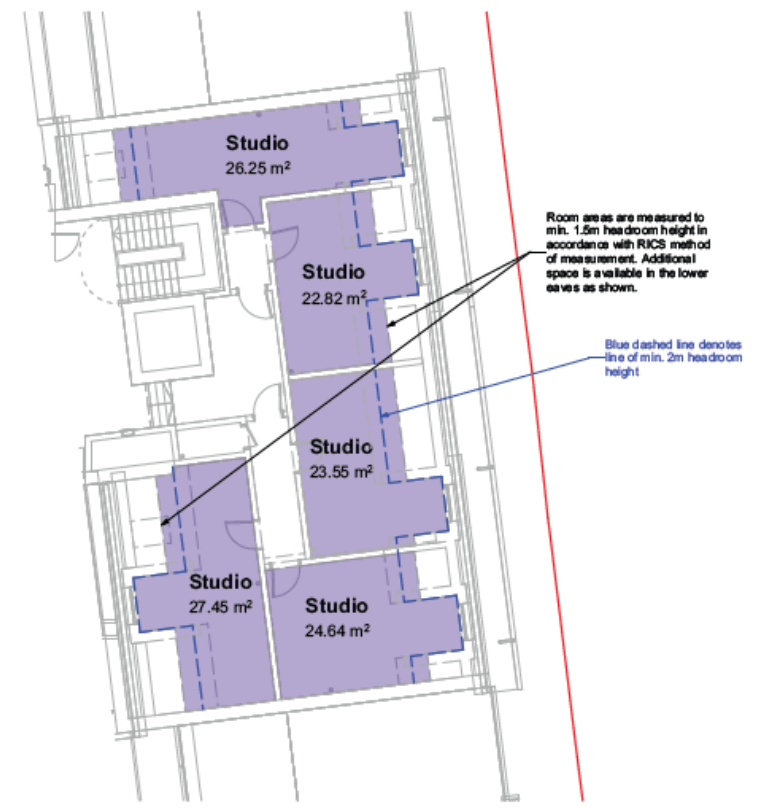


Indicative Studio (UA)-Plan-Room Layouts 701-1100-24
Scale - 1:30



Indicative Studio (Room-in-Roof)-Plan-Room Layouts 703-1100-24
Scale - 1:30

Bedroom Layouts – Top Floor



Bedroom Suite-Fourth Floor Plan-Accommodation
Scale - 1:100
602-1104-43



Spatial standards must be clearly prescribed and consistently applied. A comparison of recently approved schemes with the Alton Cars proposal reveals the following:

STUDIO ROOMS

Other recently consented schemes have **smaller studios**, with only a token number of rooms 20 sq.m or above - e.g.:

- Alton Cars:** min. 20 sq.m; 55% (30 out of 54) are 21 sq.m and above
- Mecca:** min. 18 sq.m; 17.5% (13 out of 74) are 20 sq.m and above
- Frederick Hse:** min. 17.2 sq.m; 0% are 20 sq.m and above
- Aubrey Hse:** min. 16 sq.m; 0% are 20 sq.m and above

NB: UA rooms are excluded because they are required to meet other standards

STUDY BEDROOMS

Study bedroom occupants have access to shared kitchen/living/dining rooms in each flat (average 35.6 sq.m per flat at Alton Cars) in **addition to** their private bedroom. Other recently consented schemes have **the same or smaller study bedrooms and similar shared living spaces** - e.g.:

- Alton Cars:** min. 12.5 sq.m bedroom; plus 4.9 sq.m shared living space/study bed
- Brickworks:** min. 12.5 sq.m bedroom; plus 5.1 sq.m shared living space/study bed
- Mecca:** min. 12.5 sq.m bedroom; plus 4.7 sq.m shared living space/study bed
- Aubrey Hse:** min. 12.0 sq.m bedroom; plus 4.1 sq.m shared living space/study bed
- Mansfield St:** min. 11.5 sq.m bedroom; plus 5.0 sq.m shared living space/study bed

NB: UA rooms are excluded because they are required to meet other standards

HMO BEDROOM STANDARD

Study bedrooms provided in the Alton Cars proposal are **25% larger** than minimum standards for HMO student accommodation prescribed by CYC - e.g.:

- Alton Cars:** min. 8.2 sq.m
- CYC Standard:** min. 6.51 sq.m

NB: CYC HMO residual room area measurement excludes en-suite bathrooms and unusable floor area occupied by door swings

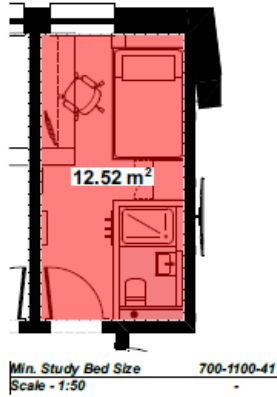
ACCESSIBLE ROOMS

The Alton Cars proposal provides a minimum of one wheelchair-accessible bedroom for every 20 bedrooms (5%), or part thereof as prescribed by Building Regulations ADM2 cl. 4.24g. Other recently consented schemes fall **below** this standard e.g.:

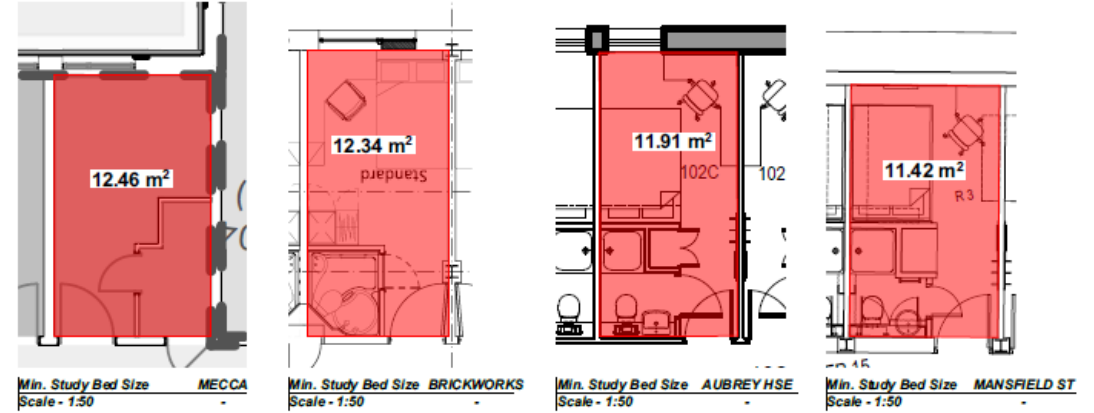
- Alton Cars:** 5.28% (16 out of 303 rooms)
- Mecca:** 2.9% (8 out of 275 rooms)
- Aubrey Hse:** 3.7% (3 out of 81 rooms)
- Plumbase:** 3.6% (3 out of 83 rooms)
- Brickworks:** 2.1% (7 out of 326 rooms)
- Mansfield St:** 0% (0 out of 104 rooms)

ALTON CARS

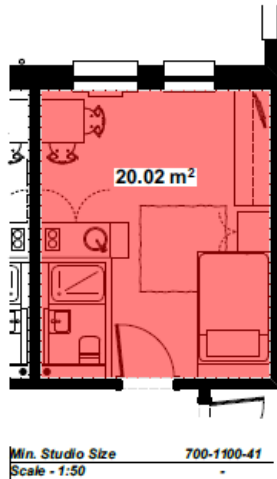
Study Bedrooms

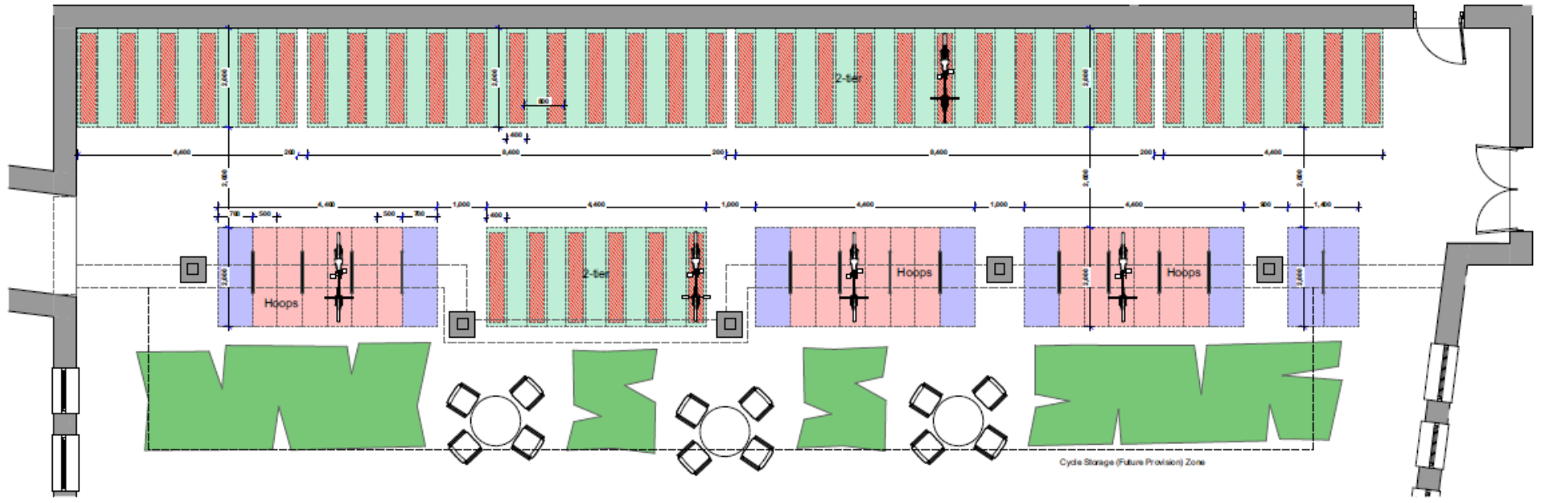


OTHER RECENTLY APPROVED SCHEMES



Studio Rooms





Parking (Cycles)-GA
Scale - 1:50

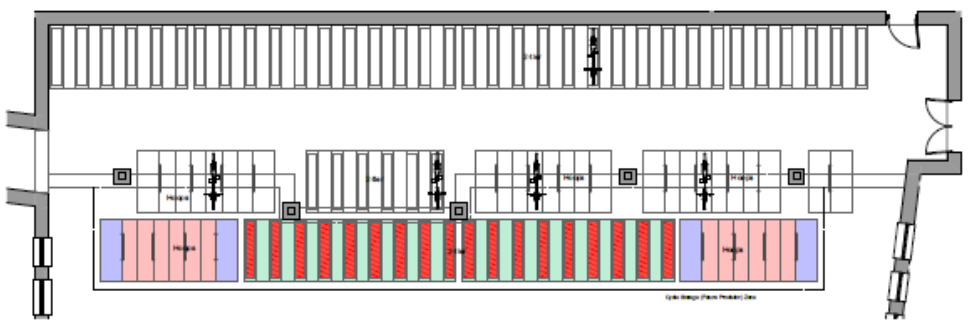
402-1101-21

402-1101-21 Parking (Cycles)-Schedule Accommodation (with Key)

| | |
|--------------------|------------|
| Cycle (Hoop) | 58 |
| Cycle (Hoop) Wide | 8 |
| Cycle (Lower Tier) | 75 |
| Cycle (Upper Tier) | 40 |
| Cycle (Hoop) Hoop | 50 |
| Cycle (Hoop) Wide | 4 |
| Total | 155 |

Elsewhere (at building entrance and courtyard 2)
Elsewhere (at building entrance and courtyard 2)

Notes:
1. The Facility is a new facility and will be subject to a full design and construction process.
2. The Facility is a new facility and will be subject to a full design and construction process.
3. The Facility is a new facility and will be subject to a full design and construction process.

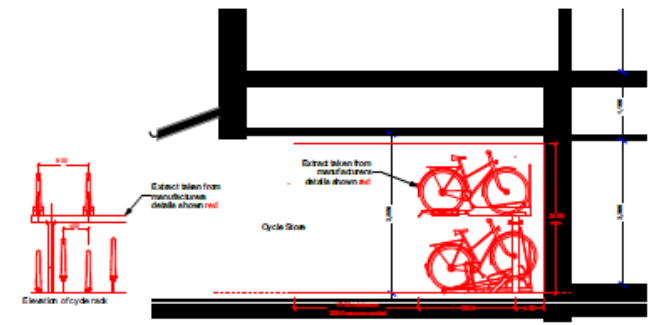


Parking (Future Cycles)-GA
Scale - 1:100

402-1102-21

402-1102-21 Parking (Future Cycles)-Schedule Accommodation (with Key)

| | |
|-----------------------------|-----------|
| Cycle (Hoop - Future) | 12 |
| Cycle (Hoop - Future) Wide | 4 |
| Cycle (Lower Tier - Future) | 34 |
| Cycle (Upper Tier - Future) | 18 |
| Total | 68 |



Site (Cycle Store)-Section-GA
Scale - 1:50

402-2101-21



Cycle Storage



302-4102-31 High Level-View 02 (NE)-Massing Model

Illustrating how varied roof profiles in the new composition blend with surrounding roofscapes to reinforce the existing townscape with similar scale and forms

| REF | CDP | How Drawing |
|-------|-----|--|
| 02114 | 02P | Planning Book |
| 02114 | 02P | Proposals for new main entrance and front with identifying other comments to |

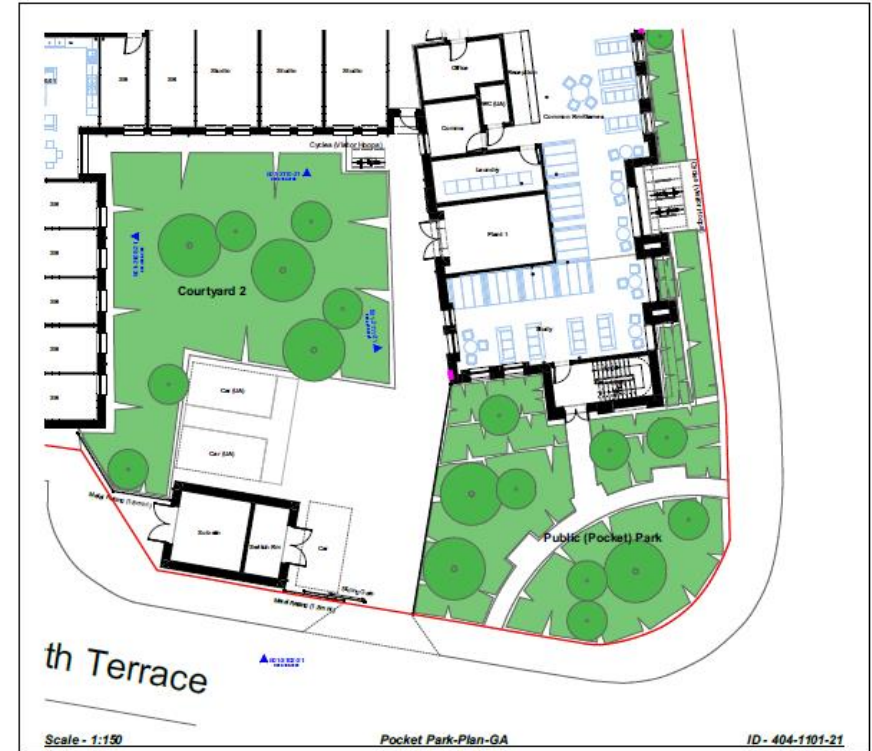
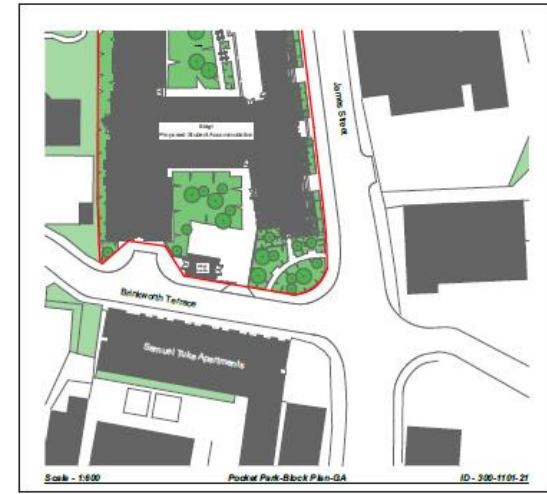


302-4101-31 High Level-View 01 (SE)-Massing Model

Illustrating how varied roof profiles in the new composition blend with surrounding roofscapes to reinforce the existing townscape with similar scale and forms

Massing Models – High Level North East (L) and High Level South East (R)

Park Massing Model



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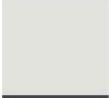


| | |
|--|---|
| | Roof 1: Slate Blue-grey slate or similar |
| | Wall 1: Clay Facing Brick Orange-red stock e.g. Weisenberger Buckingham Blend or similar |
| | Roof 2: Clay Tiles Natural Red/Terracotta e.g. Weisenberger Clay Country Profile or similar |
| | Wall 2: Clay Facing Brick Brown-multi stock e.g. Bisco Clowborough Multicoloured or similar |
| | Roof 3/Wall 3: Metal Cladding Brown standing- seam sheet metal cladding |
| | Wall 4: Render Dark-grey render e.g. Sto Colour 37102 or similar |
| | Wall 5: Render Grey-white render e.g. Sto Colour 95290 or similar |
| | Windows/Doors and Ancillaries: Paint/PVC: RAL 7024 or similar |

PREVIOUS PROPOSAL - App Ref: 21/02164/FULM

Photomontage – Previous Scheme



| | |
|---|--|
|  | Roof 1: Slate Blue grey slate or similar |
|  | Wall 1: Clay Facing Brick Orange/red stock e.g. Weinberger Buckingham Blend or similar |
|  | Roof 2: Clay Pantile Nakursi Red/Terracotta e.g. Weinberger Clay County Pantile or similar |
|  | Wall 2: Clay Facing Brick Brown/multi stock e.g. Itstock Crowdrough Multi-toned or similar |
|  | Roof 3/Wall 3: Metal Cladding Brown standing seam sheet metal cladding |
|  | Wall 4: Render Dark grey render e.g. Sto Colour 37102 or similar |
|  | Wall 5: Render Grey/white render e.g. Sto Colour 16290 or similar |
|  | Windows/Doors and Ancillaries: Paint/PPC RAL 7024 or similar |

NEW PROPOSAL - App Ref: 22/00367/FULM

Photomontage – Proposed Scheme



| | |
|--|--|
| | Roof 1: Slate Blue grey slate or similar |
| | Wall 1: Clay Facing Brick Orange multi stock e.g. Weinberger Buckingham Blend or similar |
| | Roof 2: Clay Pantile Nakuru Red/Tarnocotta e.g. Weinberger Clay County Pantile or similar |
| | Wall 2: Clay Facing Brick Brown multi stock e.g. Itstock Crowdrough Multi-toned or similar |
| | Roof 3/Wall 3: Metal Cladding Brown standing seam sheet metal cladding |
| | Wall 4: Render Dark grey render e.g. Sto Colour 37102 or similar |
| | Wall 5: Render Grey-white render e.g. Sto Colour 16296 or similar |
| | Windows/Doors and Ancillaries: Paint/PPC RAL 7024 or similar |

PREVIOUS PROPOSAL - App Ref: 21/02164/FULM

Photomontage – Previous Scheme



| | |
|---|--|
|  | Roof 1: Slate Blue-grey slate or similar |
|  | Wall 1: Clay Facing Brick Orange multi stock e.g. Weirburger Buckingham Blend or similar |
|  | Roof 2: Clay Pantile Natural Red/Toracotta e.g. Weirburger Clay County Pantile or similar |
|  | Wall 2: Clay Facing Brick Brown multi stock e.g. Babcock Crowsnough Muskolond or similar |
|  | Roof 3/Wall 3: Metal Cladding Brown standing- seam sheet metal cladding |
|  | Wall 4: Render Dark grey render e.g. Sto Colour 37102 or similar |
|  | Wall 5: Render Grey-white render e.g. Sto Colour 90290 or similar |
|  | Windows/Doors and Architraves: Paint/PPC RAL 7024 or similar |

NEW PROPOSAL - App Ref: 22/00367/FULM

Photomontage – Proposed Scheme



NEW PROPOSAL - App Ref: 22/00367/FULM

| | |
|--|---|
| | Roof 1: Slate Blue-grey slate or similar |
| | Wall 1: Clay Facing Brick Orange multi stock e.g. Weinsberger Buckingham Sand or similar |
| | Roof 2: Clay Pantile Natural Roof/Terracotta e.g. Weinsberger Clay County Pantile or similar |
| | Wall 2: Clay Facing Brick Brown multi stock e.g. Stock Crowborough Mufsonland or similar |
| | Roof 3/Wall 3: Metal Cladding Brown standing seam sheet/metal cladding |
| | Wall 4: Render Dark-grey render e.g. Sto Colour 87102 or similar |
| | Wall 5: Render Grey-white render e.g. Sto Colour 80200 or similar |
| | Windows/Doors and Ancillaries: Paint/PPC RAL 7024 or similar |

| | | |
|---------|---------------|--|
| 001 | CSP | New Drawing |
| CS016 | CIC / S&CL | Proposing bay over main entrance awarded to firm received (see with planning officer comments received. Copy over revisions added) |
| PROJ001 | CSP / | Planner Name: Richard |



Photomontage – Proposed Scheme