



Planning Committee A

To be held on 2nd February 2023

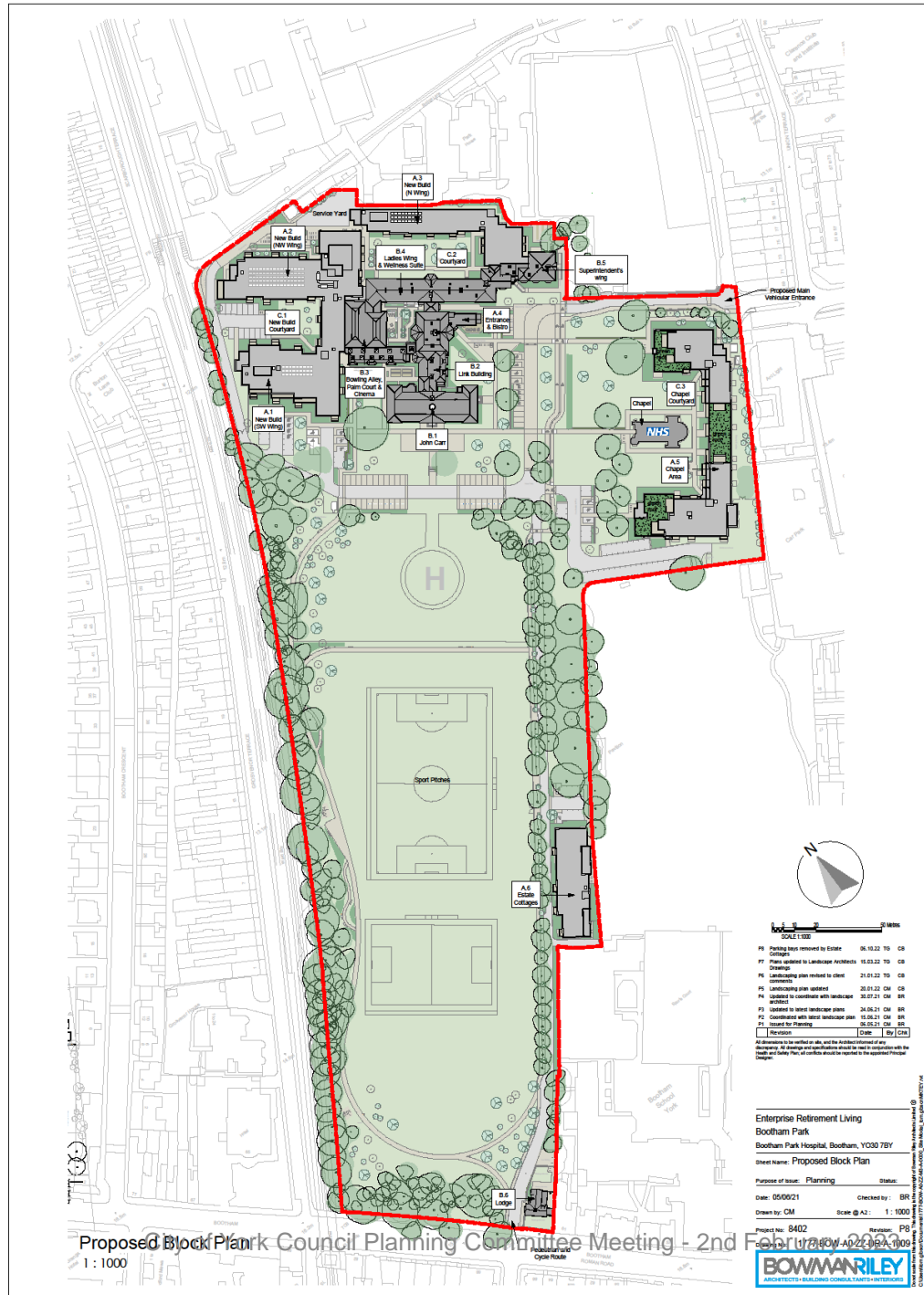
NHS Property Services Ltd, Bootham Park Hospital, Bootham, York.

21/02108/FULM - Change of use, demolition and erection of new buildings to create residential care community with 172no. residential units and communal areas, creation of public open space, sports pitches, public right of way and associated Infrastructure

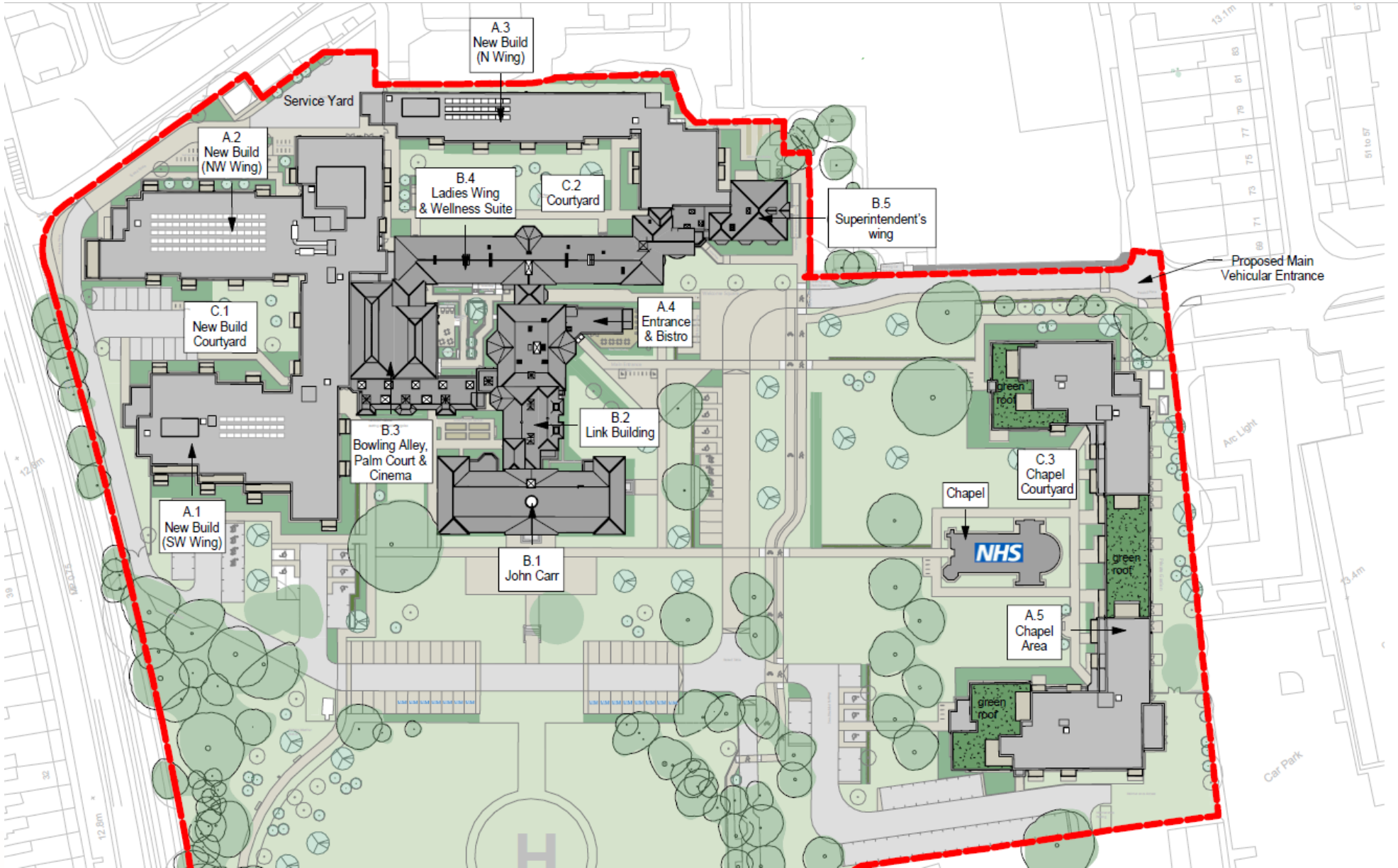
and;

21/02109/LBC - Demolition, including Pauper Wings and curtilage buildings, internal and external alterations and new buildings in association with change of use to residential care community. Associated external works.

Proposed Site Layout (Whole Site)



Proposed Site
Layout (Extract)
North Eastern End



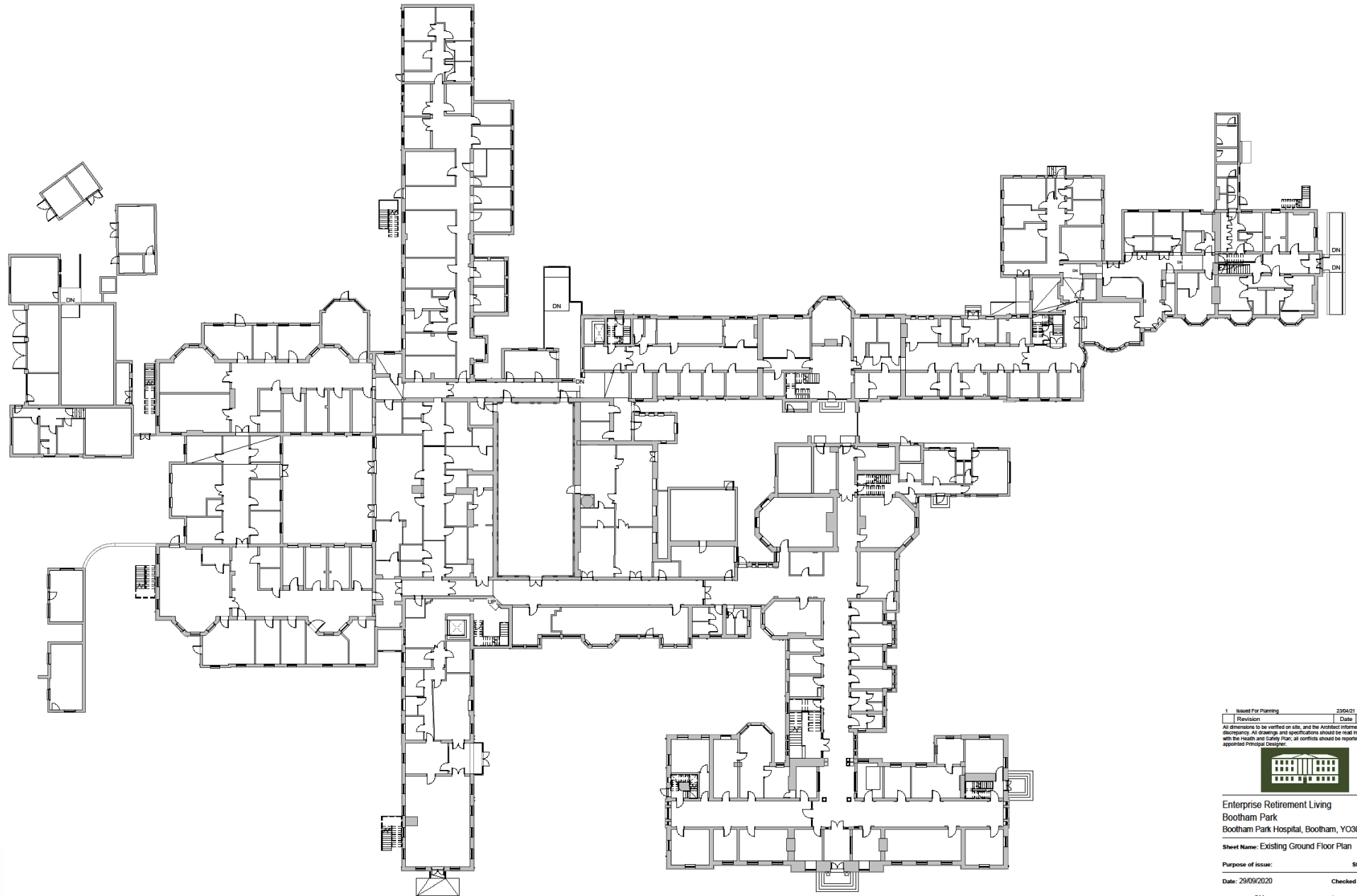
Proposed Site Layout
Plan (Extract) Mid Section
Building A.6



Proposed Site Layout
(Extract) – Bootham
End – Building B.6



Existing Ground Floor



Existing Ground Floor Plan
1 : 200

City of York Council Planning Committee Meeting - 2nd February 2023

Revision	Date	By
1 Issued For Planning	23/04/21	HW

All dimensions to be verified on site, and the Architect informed of any discrepancy. All drawings and specifications should be read in conjunction with the Health and Safety Plan; all certificates issued to be reported to the appointed Principal Designer.



Enterprise Retirement Living
Bootham Park
Bootham Park Hospital, Bootham, YO30 7BY

Sheet Name: Existing Ground Floor Plan

Purpose of issue: Status: D

Date: 29/09/2020 Checked by: HW

Drawn by: GM Scale @ A1: 1 : 200

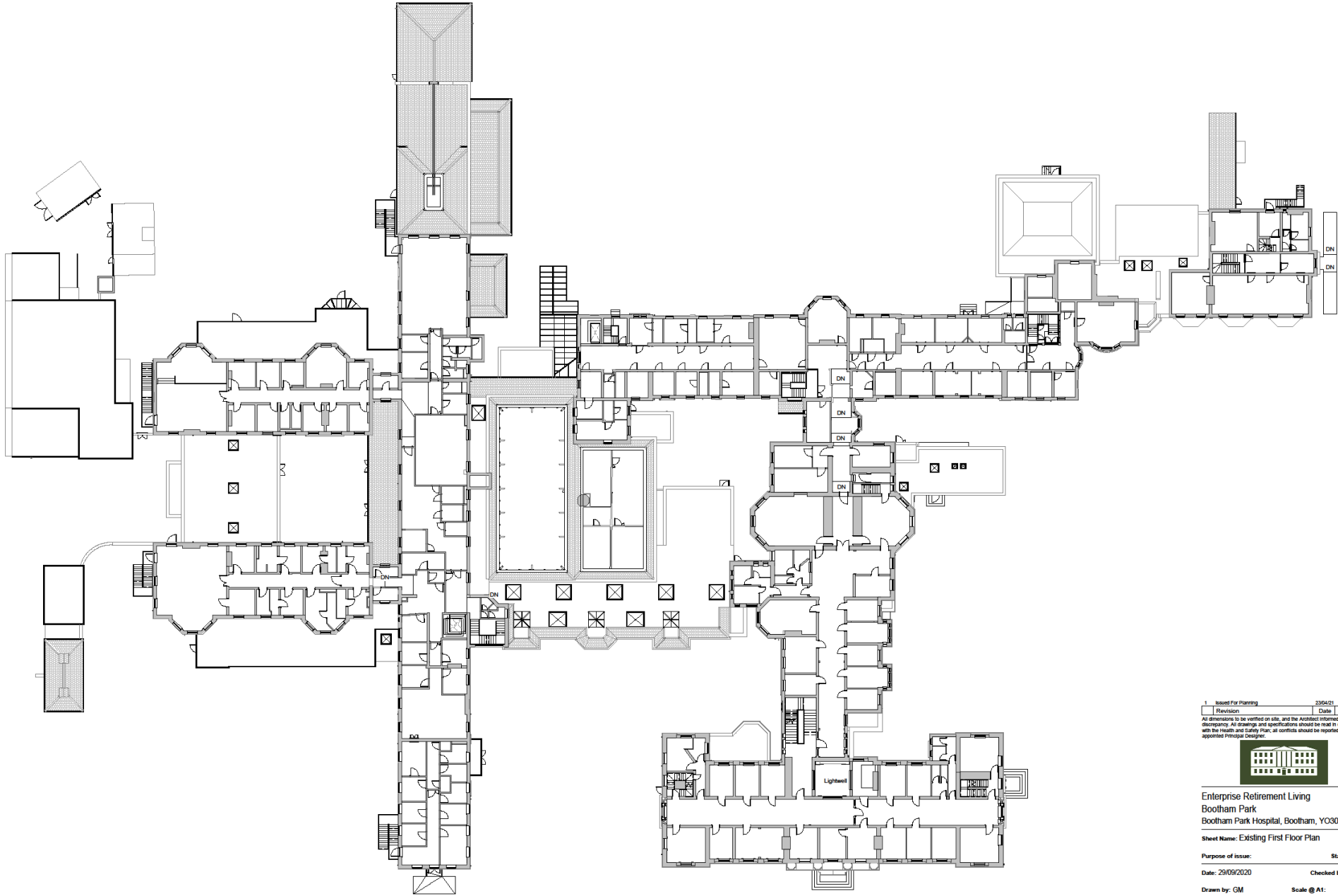
Project No: 8402 Revision: 1

Drawing No: 1777-BOW-A1-00-DR-A-2000



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Existing First Floor Plans



Existing First Floor Plan
 1:200
 City of York Council Planning Committee Meeting - 2nd February 2023

1	Issued For Planning	23/04/21	HW
	Revision	Date	By / C/A

All dimensions to be verified on site, and the Architect informed of any discrepancy. All drawings and specifications should be read in conjunction with the Health and Safety Plan; all corridors should be reported to the appointed Principal Designer.



Enterprise Retirement Living
 Bootham Park
 Bootham Park Hospital, Bootham, YO30 7BY
 Sheet Name: Existing First Floor Plan

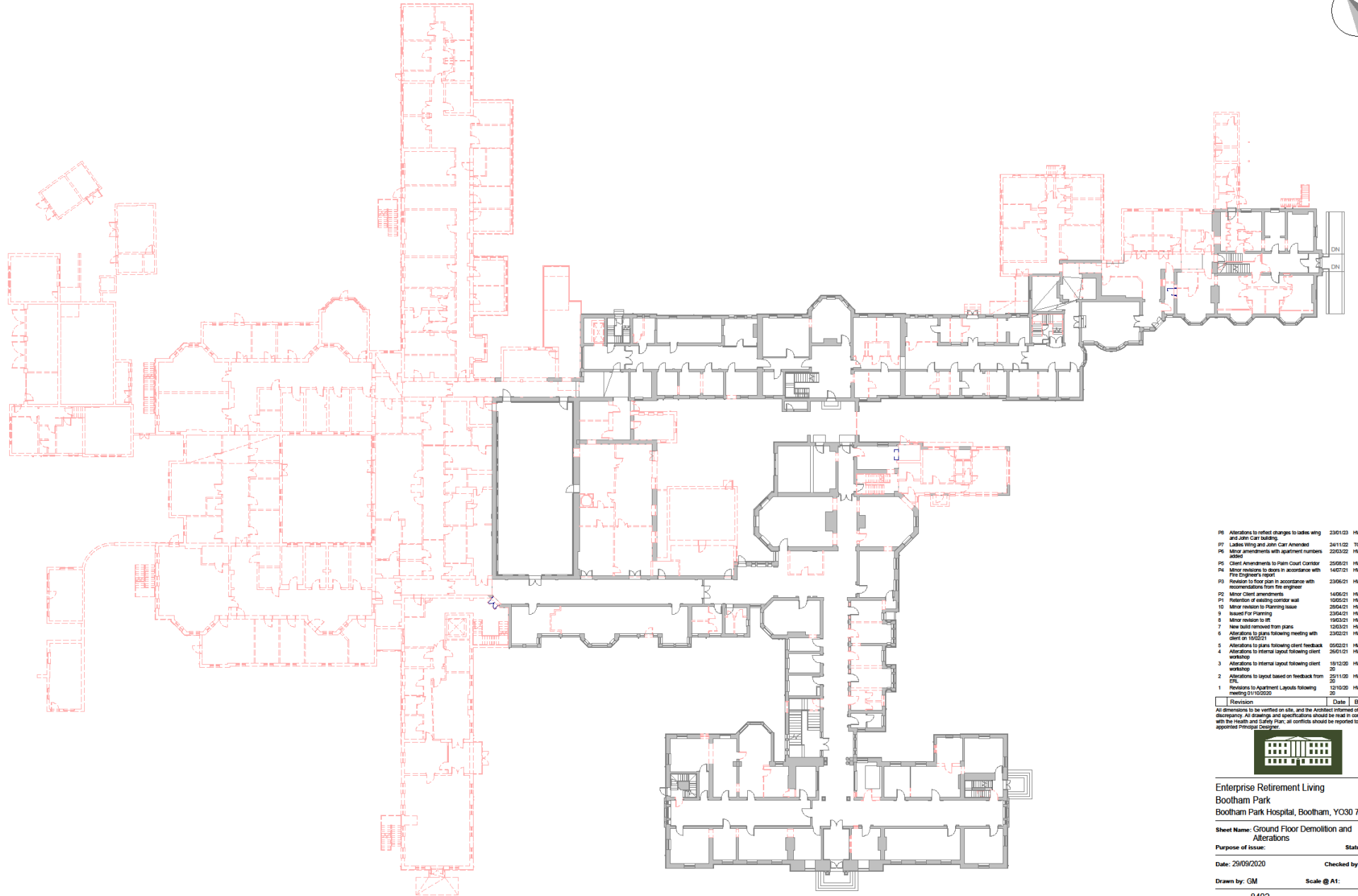
Purpose of issue: Status: D
 Date: 29/09/2020 Checked by: HW
 Drawn by: GM Scale @ A1: 1:200
 Project No: 8402 Revision: 1

Drawing No: 1777-BOW-A1-01-DR-A-2001



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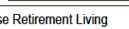
Ground Floor Demolition and Alteration



P8	Alterations to reflect changes to ladies wing and John Carr building	23/01/23	HW	HW
P7	Ladies Wing and John Carr Alterations	24/11/22	TG	HW
P6	Minor amendments with apartment numbers added	22/03/22	HW	HW
P5	Client amendments to Palm Court Corridor	25/09/21	HW	HW
P4	Minor revisions to doors in accordance with Fire Engineer's report	14/07/21	HW	HW
P3	Revision to floor plan in accordance with recommendations from the engineer	23/06/21	HW	HW
P2	Minor client amendments	14/06/21	HW	HW
P1	Retention of existing corridor wall	10/02/21	HW	HW
10	Minor revision to planning issue	26/04/21	HW	HW
9	Issued For Planning	23/04/21	HW	HW
8	Minor revision to sit	19/03/21	HW	HW
7	New build removed from plans	12/03/21	HW	HW
6	Alterations to plans following meeting with client on 10/02/21	23/02/21	HW	HW
5	Alterations to plans following client feedback	05/02/21	HW	HW
4	Alterations to internal layout following client workshop	26/01/21	HW	HW
3	Alterations to internal layout following client workshop	19/12/20	HW	HW
2	Alterations to layout based on feedback from EPL	25/11/20	HW	HW
1	Revisions to Apartment Layouts following meeting 01/10/2020	12/10/20	HW	HW

Revision	Date	By	CHK

All dimensions to be verified on site, and the Architect informed of any discrepancy. All drawings and specifications should be read in conjunction with the Health and Safety Plan; all conflicts should be reported to the appointed Principal Designer.



Enterprise Retirement Living
Bootham Park
Bootham Park Hospital, Bootham, YO30 7BY

Sheet Name: Ground Floor Demolition and Alterations

Purpose of issue: Status: D

Date: 29/09/2020 Checked by: HW

Drawn by: GM Scale @ A1: 1 : 200

Project No: 8402 Revision: P8

Drawing No: 1777-BOW-A1-00-DR-A-2003



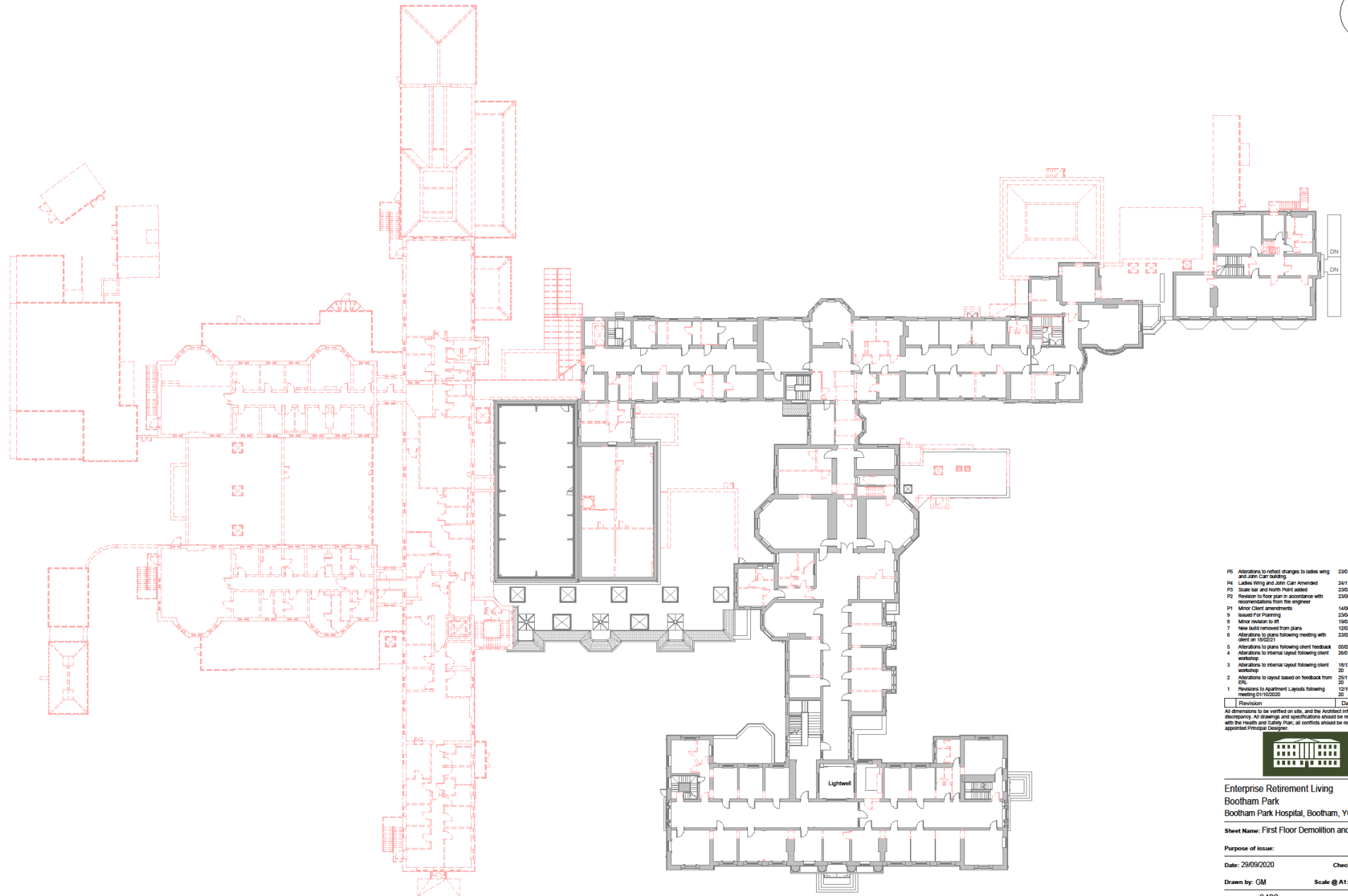
GF Demolitions and Alterations
1 : 200



City of York Council Planning Committee Meeting - 2nd February 2023

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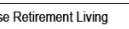
First Floor Demolition and Alteration



P6	Alterations to reflect changes to ladies wing and men's care building	23/01/23	HW	HW
P4	Ladies Wing and John Carr Annexes	24/11/22	TG	HW
P3	Scale bar and North Point added	23/03/21	HW	HW
P2	Revision to floor plan in accordance with recommendations from the engineer	23/06/21	HW	HW
P1	Minor Client amendments	14/06/21	HW	HW
9	Issued For Planning	23/04/21	HW	HW
8	Minor revision to sit	19/03/21	HW	HW
7	New wall removed from plans	12/03/21	HW	HW
6	Alterations to plans following meeting with client on 19/02/21	23/02/21	HW	HW
5	Alterations to plans following client feedback	05/02/21	HW	HW
4	Alterations to internal layout following client meeting	26/01/21	HW	HW
3	Alterations to internal layout following client meeting	19/12/20	HW	HW
2	Alterations to layout based on feedback from client	25/11/20	HW	HW
1	Revisions to Apartment Layouts following meeting 01/10/2020	12/10/20	HW	HW

Revision	Date	By	CHK

All dimensions to be verified on site, and the Architect informed of any discrepancy. All drawings and specifications should be read in conjunction with the Health and Safety Plan; all conflicts should be reported to the appointed Principal Designer.



Enterprise Retirement Living
Bootham Park
Bootham Park Hospital, Bootham, YO30 7BY

Sheet Name: First Floor Demolition and Alterations

Purpose of issue: Status:

Date: 29/09/2020 Checked by: HW

Drawn by: GM Scale @ A1: 1:200

Project No: 8402 Revision: P5

Drawing No: 1777-BOW-A1-01-DR-A-2004



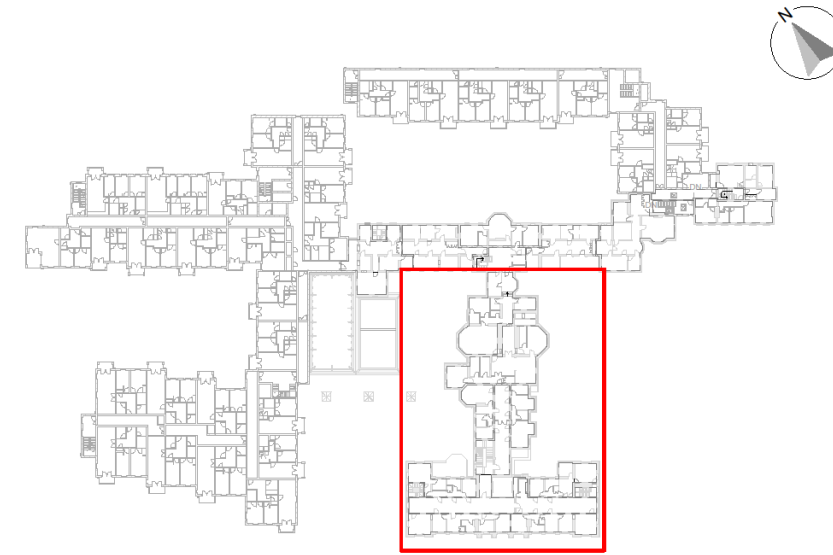
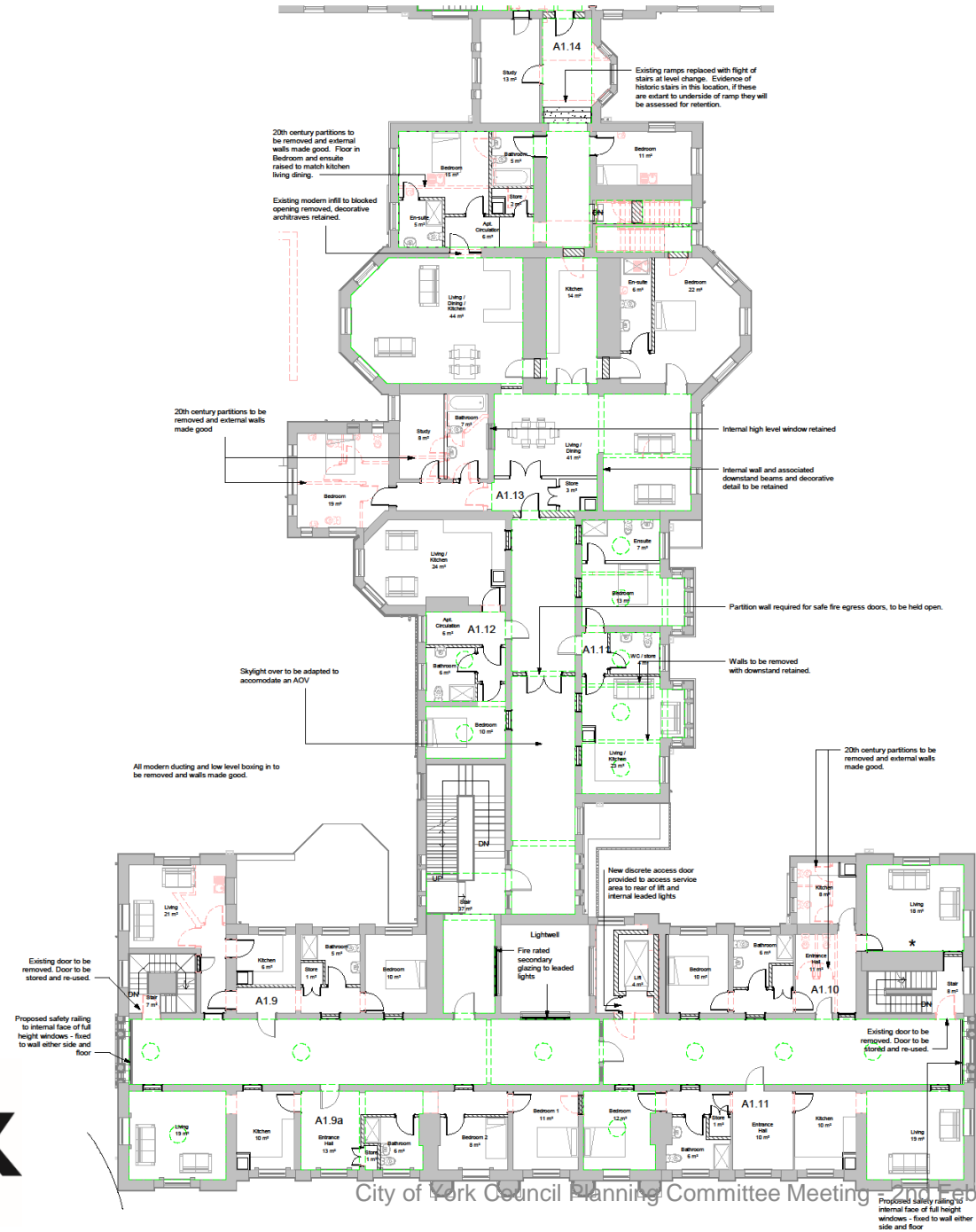
FF Demolitions and Alterations
1 : 200



City of York Council Planning Committee Meeting - 2nd February 2023

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Proposed First Floor Plan – John Carr Building



FF Area Key Plan John Carr
1 : 500

- Windows & Doors:**
Contractor to record and number all doors and sliding sash windows, including corresponding top and bottom sash prior to works commencing. Sliding sash windows to have the following works undertaken:
- Modern draught strips removed from existing windows
 - Remove top and bottom sashes for repair
 - Retain box frame in situ and undertake repairs to frame and all as necessary
 - Re-balance weights and replace pulley cords to both top and bottom sashes
 - Undertake paint analysis to sample selection of window frames to determine re-decoration
 - Install new timber parting beads and staff beads with rebated brush seals with central fin
 - Install rebated draught seals to meeting rails and perimeter of sashes
- Windows to bathrooms to have secondary glazing installed, existing glazed screen to leaded lights to lightwell in John Carr Building to be replaced with 30 mm fire rated secondary glazing to internal face with access panels for maintenance. Existing secondary glazing and fire screens to leaded lights to be carefully removed and windows made good.
- There is a variety of door furniture extant within the building from different periods. All historic door knobs to be retained and modern door furniture to be replaced with door knobs sourced to suit existing in terms of style and size of retained historic door furniture. Door locks and mechanisms to be replaced and any historical/decorative escutcheons to be reused if practical. All door ironmongery to be photographed and recorded prior to works commencing.
- Stained / varnished timber panelling, staircases, decorative details:**
Modern varnish to be removed and timber sanded down and repaired where necessary. Timber to be re-decorated with an oiled finish.
- Floors:**
All existing tiled floors to be gently cleaned and repaired with tiles sourced to match existing. Grout and bedding to match areas of adjacent tiles. Existing terrazzo floors in good condition to be gently cleaned and polished. Location and extent of repairs to be identified and extent to be agreed with CA and undertaken with tesserae/chippings and bedding mortar to match existing by specialist. All existing carpet and associated underlay to be carefully removed to allow inspection of timber floor boards to underside. Existing timber floor boards to be repaired, overboarded with 18mm plywood mechanically fixed ready to receive proposed floor finish.
- Ceilings:**
In order to achieve the required 30min fire separation at floor level, existing ceilings with cornice details extant are to be retained and exposed, timber floor boards over to be record, tiled and fire proofing to floor structure to be installed within the void, existing floor boards to be re-laid over. Ceilings without cornice details to be upgraded from the underside with the addition of an MF ceiling in accordance with Fire Engineer's recommendation.
- Walls:**
Woodchip wallpaper to be carefully removed and walls sanded down / made good with redecoration elsewhere. There are limited areas of substantial damage to the internal finishes due to water ingress. Where necessary, damaged plaster to be removed and walls to be plastered & skimmed with a lime based plaster.
- Where sections of wall are to be removed, skirting detail to continue to match existing and downstand and ribs retained. New partitions to be scribed around existing cornice and skirting details with no cornice at head of wall and simple skirting detail to match existing in terms of height to allow legibility of historic partition.
- Fireplaces:**
Extant fireplaces to have existing blanking plates / covers removed and fire surround to be retained and made good.

Key:

- ★ Indicates location of extant fire place / surround
- Denotes location of ceiling cornice / rose
- Walls to be demolished
- Walls to be retained
- Proposed walls

Revisions:

Revision	Date	By	CHK
P1	15/05/22	RAS	HW
P2	22/03/22	HW	HW
P3	02/03/22	TG	HW
P4	24/02/22	CB	CB
P5	11/02/22	TG	CB
P6	23/06/21	HW	HW
P7	14/06/21	HW	HW

Enterprise Retirement Living
Bootham Park
Bootham Park Hospital, Bootham, YO30 7BY

Sheet Name: Proposed First Floor Plan - John Carr Building

Purpose of Issue: Status: As Issued For Approval

Date: 09/29/20 **Checked by:** HW

Drawn by: GM **Scale @ A1:** As indicated

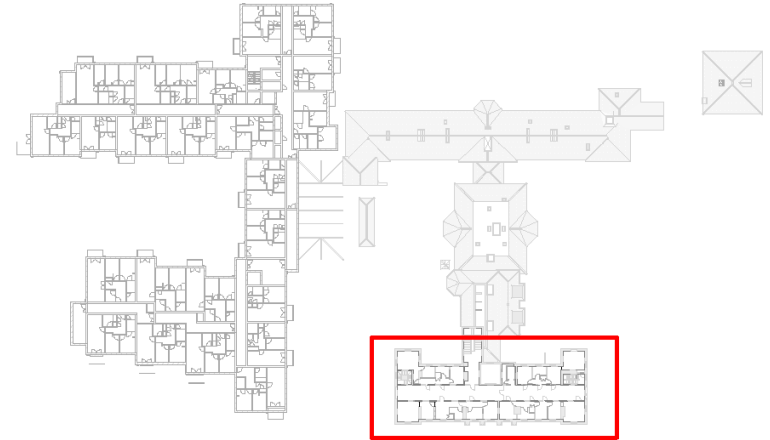
Project No: 8402 **Revision:** P7

Drawing No.: 1777-BOW-A1-01-DR-A-2014

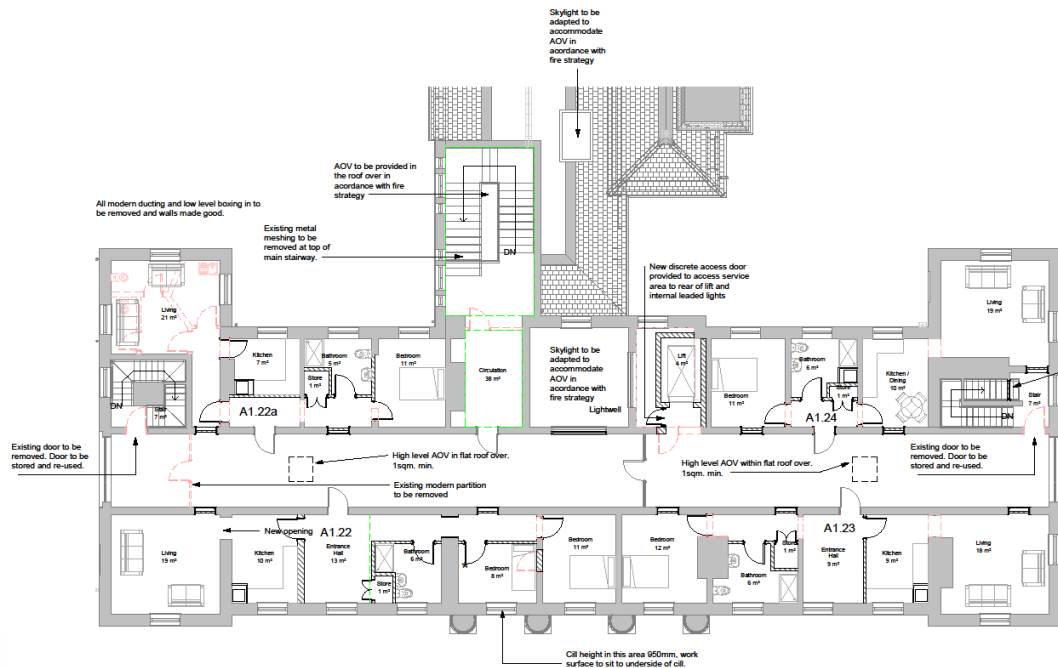
BOWMARILEY
ARCHITECTS • BUILDING CONSULTANTS • INTERIORS

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Proposed Second Floor Plan – John Carr Building



Second Floor Key Plan
1 : 500



Windows & Doors:

Contractor to record and number all doors and sliding sash windows, including corresponding top and bottom sash prior to works commencing. Sliding sash windows to have the following works undertaken:

- Modern draught strips removed from existing windows
- Remove top and bottom sashes for repair
- Retain box frame in situ and undertake repairs to frame and sill as necessary
- Re-balance weights and replace pulley cords to both top and bottom sashes
- Undertake paint analysis to sample selection of window frames to determine re-decoration
- Install new timber parting beads and staff beads with rebated brush seals with central fin
- Install rebated draught seals to meeting rails and perimeter of sashes

Windows to bathrooms to have secondary glazing installed, existing glazed screen to leaded lights to lightwell in John Carr Building to be replaced with 30mm fire rated secondary glazing to internal face with access panels for maintenance. Existing secondary glazing and fire screens to leaded lights to be carefully removed and windows made good.

There is a variety of door furniture extant within the building from different periods. All historic door knobs to be retained and modern door furniture to be replaced with door knobs sourced to suit existing in terms of style and size of retained historic door furniture. Door locks and mechanism to be replaced and any historic/decorative escutcheons to be reused if practical. All door ironmongery to be photographed and recorded prior to works commencing.

Stained / varnished timber panelling, staircases, decorative details:

Modern varnish to be removed and timber sanded down and repaired where necessary. Timber to be redecorated with an oiled finish.

Floors:

All existing tiled floors to be gently cleaned and repaired with tiles sourced to match existing. Grout and bedding to match areas of adjacent tiles. Existing terrazzo floors in good condition to be gently cleaned and polished. Location and extent of repairs to be identified and extent to be agreed with CA and undertaken with tesserae/stairings and bedding mortar to match existing by specialist. All existing carpet and associated underlay to be carefully removed to allow inspection of timber floor boards to underside. Existing timber floor boards to be repaired, overboarded with 6mm plywood mechanically fixed ready to receive proposed floor finish.

Ceilings:

In order to achieve the required 60min fire separation at floor level, existing ceilings with cornice details extant are to be retained and exposed, timber floor boards over to be record, lifted and fire proofing to floor structure to be installed within the void, existing floor boards to be re-laid over. Ceilings without cornice details to be upgraded from the underside with the addition of an MFC ceiling in accordance with Fire Engineer's recommendation.

Walls:

Woodchip wallpaper to be carefully removed and walls sanded down / made good with redecoration elsewhere. There are limited areas of substantial damage to the internal finishes due to water ingress. Where necessary, damaged plaster to be removed and walls to be plastered & skimmed with a lime based plaster. Where sections of wall are to be removed, skirting detail to continue to match existing and downstand and ribs retained. New partitions to be scribed around existing cornice and skirting details with no cornice at head of wall and simple skirting detail to match existing in terms of height to allow legibility of historic partition.

Fireplaces:

Extant fireplaces to have existing blanking plates / covers removed and fire surround to be retained and made good.

Key:

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- Walls to be demolished
- Walls to be retained
- Proposed walls

Revision	Date	By	CHK
P7	19/05/22	RAS	HW
P6	22/03/22	HW	HW
P5	02/03/22	TS	HW
P4	24/02/22	CB	CB
P3	11/02/22	TS	CB
P2	23/06/21	HW	HW
P1	14/09/21	HW	HW

All dimensions to be verified on site, and the Architect informed of any discrepancy. All drawings and specifications should be read in conjunction with the Health and Safety Plan; all conflicts should be reported to the appointed Principal Designer.



Enterprise Retirement Living
Bootham Park
Bootham Park Hospital, Bootham, YO30 7BY

Sheet Name: Proposed Second Floor Plan - John Carr Building
Purpose of issue: Status:

Date: 09/29/20 Checked by: HW

Drawn by: GM Scale @ A1: As indicated

Project No: 8402 Revision: P7

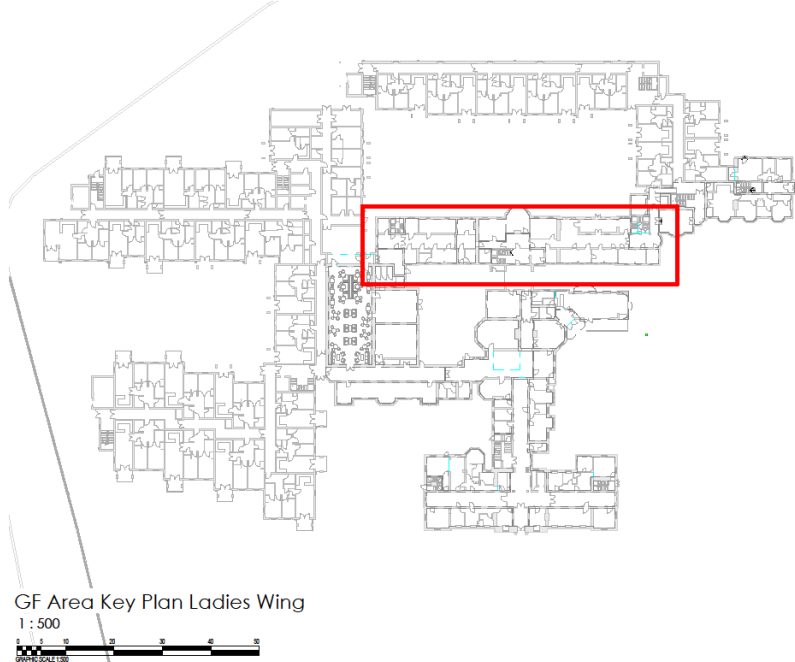
Drawing No: 1777-BOW-A1-02-DR-A-2017



Proposed Second Floor Plan - John Carr Building
1 : 100



Proposed Ground Floor Plans – Ladies Wing



GF Area Key Plan Ladies Wing
1 : 500

Windows & Doors:
Contractor to record and number all doors and sliding sash windows, including corresponding top and bottom sash prior to works commencing. Sliding sash windows to have the following works undertaken:

- Modern draught strips removed from existing windows
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- Re-balance weights and replace pulley cords to both top and bottom sashes
- Undertake paint analysis to sample selection of window frames to determine re-decoration
- Install new timber parting beads and staff beads with rebated brush seals with central fin
- Install rebated draught seals to meeting rails and perimeter of sashes

Windows to bathrooms to have secondary glazing installed, existing glazed screen to leaded lights to lightwell in John Carr Building to be replaced with 30 min fire rated secondary glazing to internal face with access panels for maintenance.
Existing secondary glazing and fire screens to leaded lights to be carefully removed and windows made good.

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Stained / varnished timber panelling, staircases, decorative details:
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Floors:
All existing tiled floors to be gently cleaned and repaired with tiles sourced to match existing. Grout and bedding to match areas of adjacent tiles. Existing terrazzo floors in good condition to be gently cleaned and polished. Location and extent of repairs to be identified and agreed with CA and undertaken with tesserae/chippings and bedding mortar to match existing by specialist. All existing carpet and associated underlay to be carefully removed to allow inspection of timber floor boards to understorey. Existing timber floor boards to be repaired, overboarded with 6mm plywood mechanically fixed ready to receive proposed floor finish.

Ceilings:
In order to achieve the required 60min fire separation at floor level, existing ceilings with cornice details extant are to be retained and exposed, timber floor boards over to be record, lifted and fire proofing to floor structure to be installed within the void, existing floor boards to be re-laid over. Ceilings without cornice details to be upgraded from the underside with the addition of an MF ceiling in accordance with Fire Engineer's recommendation.

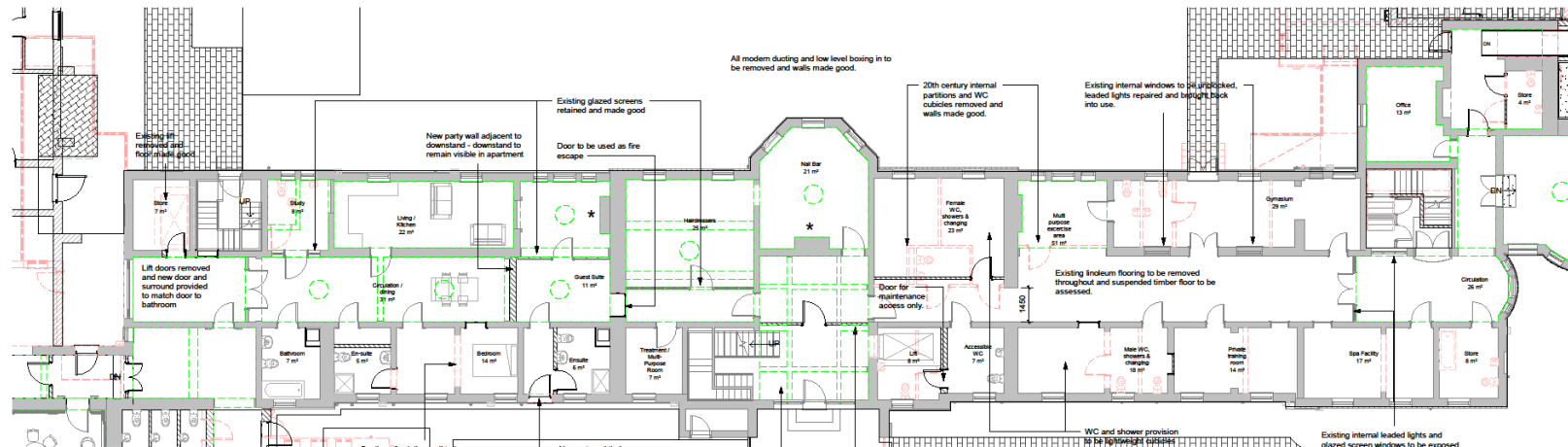
Walls:
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Key:

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- Walls to be demolished
- Walls to be retained
- Proposed walls



Proposed Ground Floor Plan - Ladies Wing
1 : 100

Revision	Date	By	CHK
P1	14/06/21	HW	
P2	14/07/21	HW	
P3	23/03/22	HW	
P4	19/02/22	PKG	
P5	24/11/22	TC	

All dimensions to be verified on site, and the Architect informed of any discrepancy. All drawings and specifications should be read in conjunction with the Health and Safety Plan, all conflicts should be reported to the appointed Principal Designer.

Enterprise Retirement Living
Bootham Park
Bootham Park Hospital, Bootham, YO30 7BY

Sheet Name: Proposed Ground Floor Plan - Ladies Wing

Purpose of Issue: Status:

Date: 09/29/20 Checked by: HW

Drawn by: GM Scale @ A1: As Indicated

Project No: 8402 Revision: P5

Drawing No: 1777-BOW-A1-00-DR-A-2012

BOWMAN RILEY
ARCHITECTS • BUILDING CONSULTANTS • INTERIORS



Proposed First Floor Plans – Ladies Wing

Windows & Doors:
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- Install new timber parting beads and staff beads with rebated brush seals with central fin
- Install rebated draught seals to meeting rails and perimeter of sashes

Windows to bathrooms to have secondary glazing installed, existing glazed screen to leaded lights to lightwell in John Carr Building to be replaced with 30 min fire rated secondary glazing to internal face with access panels for maintenance. Existing secondary glazing and fire screens to leaded lights to be carefully removed and windows made good.

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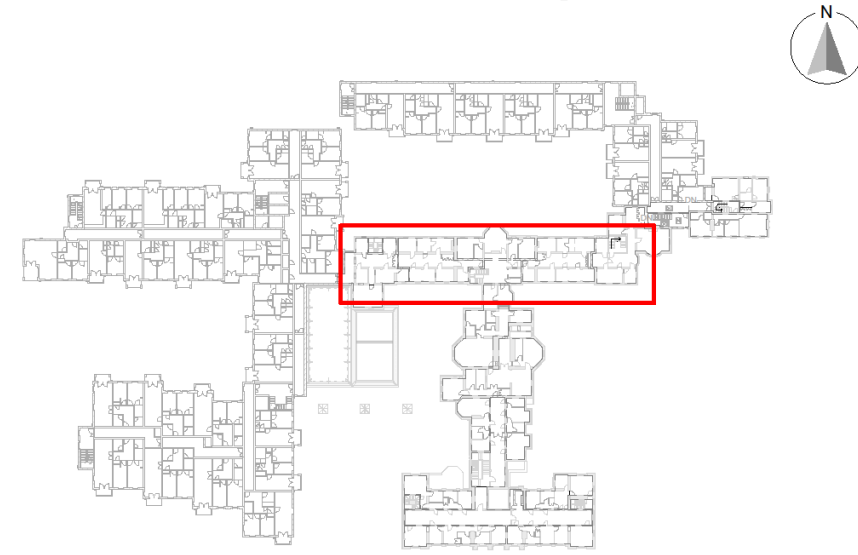
Ceilings:
In order to achieve the required 60min fire separation at floor level, existing ceilings with cornice details extant are to be retained and exposed, timber floor boards over to be record, lifted and fire proofing to floor structure to be installed within the void, existing floor boards to be re-laid over. Ceilings without cornice details to be upgraded from the underside with the addition of an MF ceiling in accordance with Fire Engineer's recommendation.

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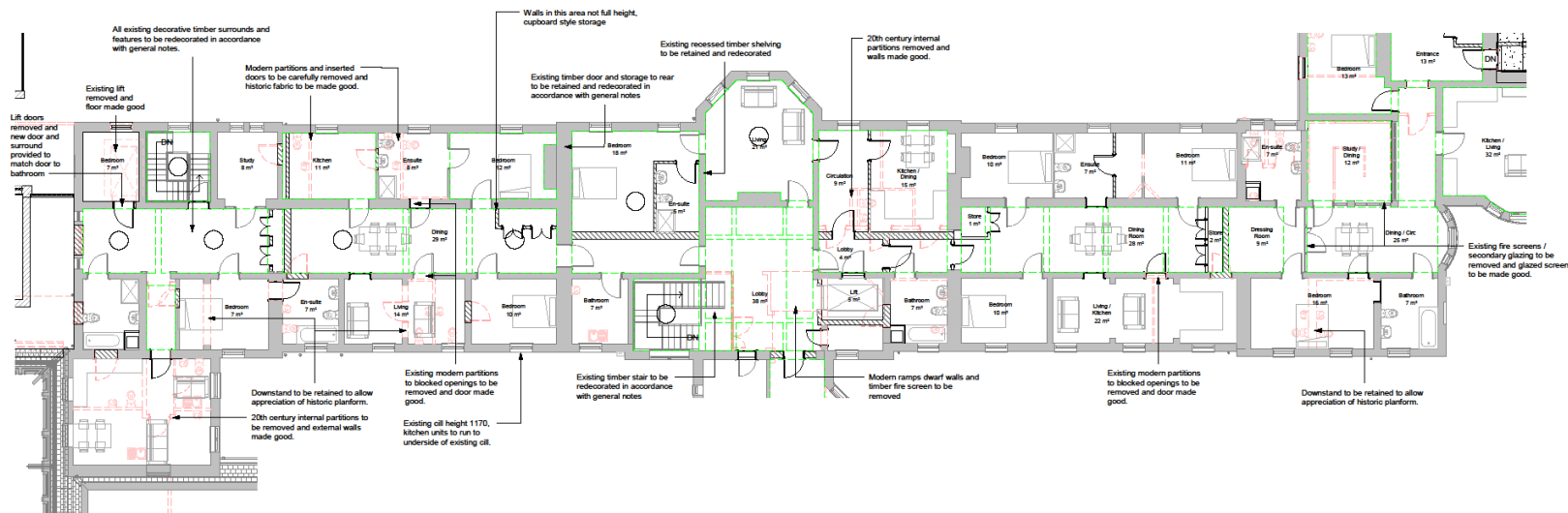
Where sections of wall are to be removed, skirting detail to continue to match existing and downstand and ribs retained. New partitions to be scribed around existing cornice and skirting details with no cornice at head of wall and simple skirting detail to match existing in terms of height to allow legibility of historic partition.

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 - Walls to be retained
 - Proposed walls



FF Area Key Plan Ladies Wing



PL Ladies Wing lobby partition wall removed	06/12/22	TD	HW
PL Ladies Wing and John Carr Annexes	24/11/22	TD	HW
PL Scale bar and North Point added	23/03/22	HW	HW
PL Minor Client amendments	14/05/21	HW	HW

All dimensions to be verified on site, and the Architect informed of any discrepancies. All drawings and specifications should be read in conjunction with the Health and Safety Plan; all conflicts should be reported to the appointed Precept Designer.



Enterprise Retirement Living
Bootham Park
Bootham Park Hospital, Bootham, YO30 7BY

Sheet Name: Proposed First Floor Plan - Ladies Wing
Purpose of issue: Status:

Date: 09/29/20 Checked by: HW

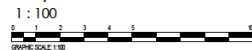
Drawn by: GM Scale @ A1: As indicated

Project No: 8402 Revision: P4

Drawing No: 1777-BOW-A1-01-DR-A-2015

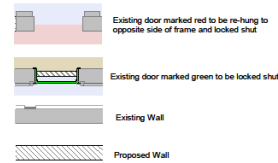
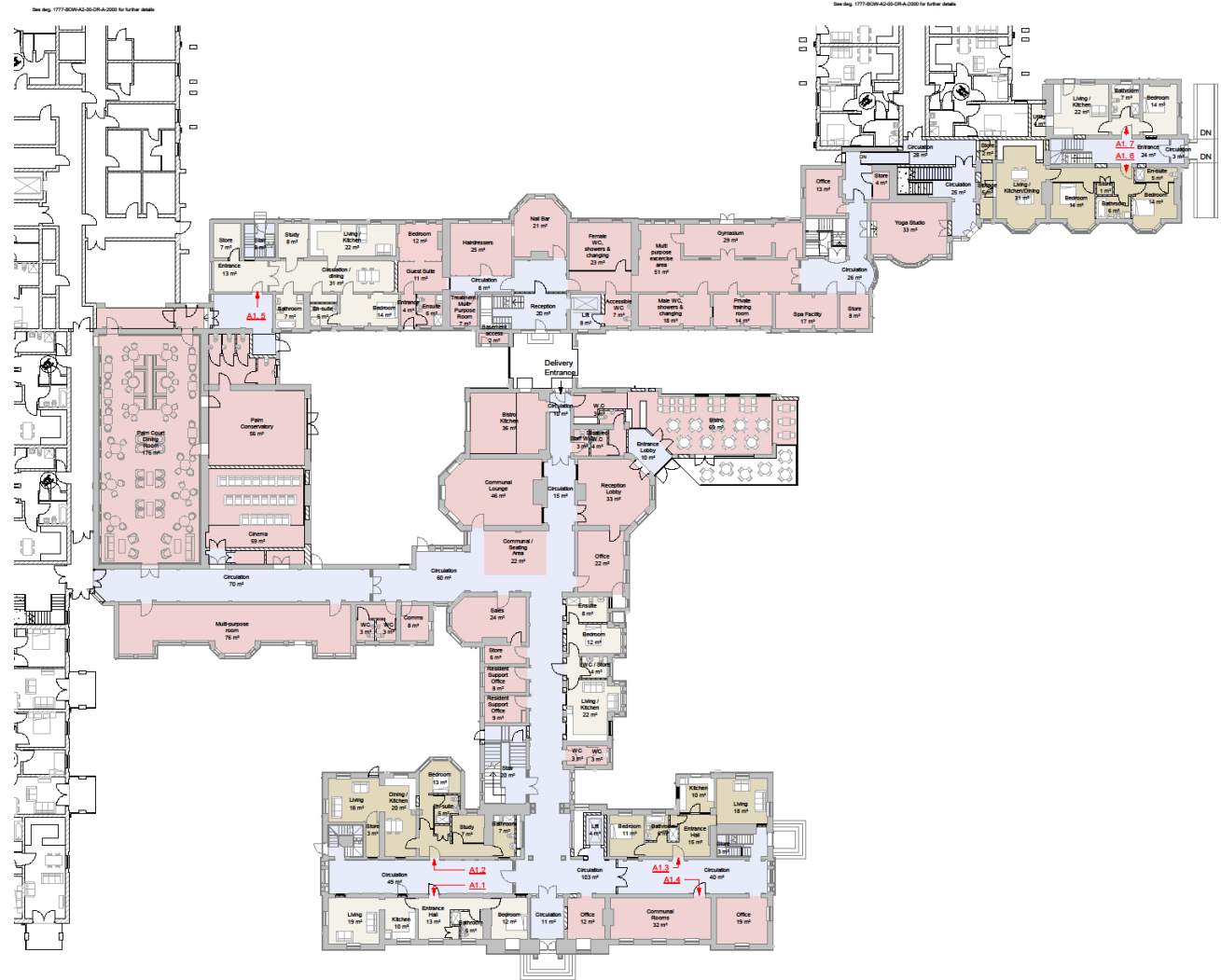


Proposed First Floor Plan - Ladies Wing



Proposed Ground Floor Plans – Host Building

Ground Floor Area Schedule...	
Name	Area
1 Bed	790 m ²
2 Bed	730 m ²
3 Bed	675 m ²
Back Of House	155 m ²
Circulation	1083 m ²
Communal	696 m ²
Front Of House	241 m ²
	4369 m ²



GF Proposed
1 : 200



- P6 Ladies Wing and John Carr Amended 24/11/22 TG HW
- P6 Drawings revised in accordance with E07 19/05/22 RAG HW
- P6 Comments
- P7 Minor amendments with apartment numbers added 22/03/22 HW HW
- P8 Amendments based on client comments 11/03/22 TG CB
- P6 Client Amendments to Palm Court Corridor 25/08/21 HW
- P4 Minor revisions to doors in accordance with Fire Engineer's Report 14/07/21 HW
- P9 Revision to floor plan in accordance with recommendations from the engineer 23/06/21 HW
- P9 Minor client amendments 14/06/21 HW
- P4 Retention of existing corridor wall 10/05/21 HW
- 11 Minor revision to Planning Issue 25/04/21 HW
- 10 Issued For Framing 23/04/21 HW
- 9 Minor revision to lift 19/03/21 HW
- 8 Minor revisions from client mark ups 16/03/21 HW
- 7 Minor revisions following client comments 12/03/21 HW
- 6 Alterations to plans following meeting with client on 10/02/21 23/02/21 HW
- 5 Alterations to plans following client feedback 05/02/21 HW
- 4 Alterations to Internal layout following client workshop 26/01/21 HW
- 3 Alterations to Internal layout following client workshop 18/12/20 HW
- 2 Alterations to layout based on feedback from EFC 25/11/20 HW
- 1 Revisions to Apartment Layouts following meeting 01/10/20 20 HW

Revision	Date	By	CHK

All dimensions to be verified on site, and the Architect informed of any discrepancy. All drawings and specifications should be read in conjunction with the Health and Safety Plan; all conflicts should be reported to the appointed Principal Designer.



Enterprise Retirement Living
Bootham Park
Bootham Park Hospital, Bootham, YO30 7BY

Sheet Name: Ground Floor Proposed - Host Building

Purpose of issue: Status: D

Date: 29/09/2020 Checked by: HW

Drawn by: GM Scale @ A1: As indicated

Project No: 8402 Revision: P9

Drawing No: 1777-BOW-A1-00-DR-A-2006



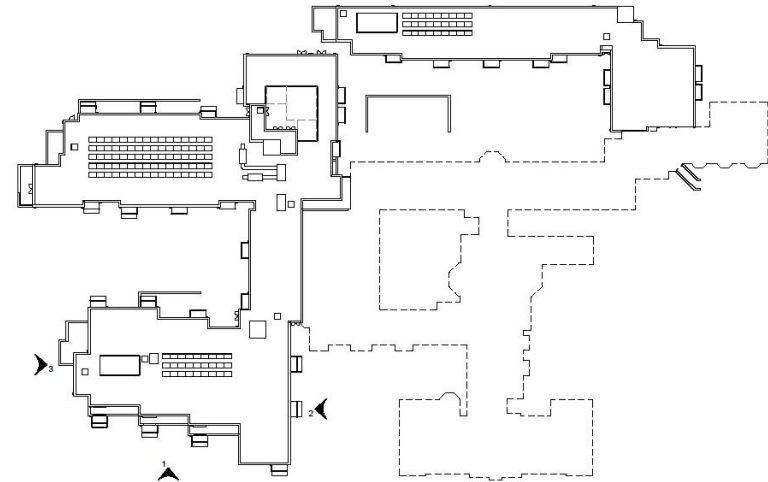
Proposed Elevations – New Build



1. Host New Build - South Elevation
1 : 100



2. Host New Build - East Elevation
1 : 100



3. Host New Build - West Elevation City of York Council Planning Committee Meeting - 2nd February 2023
1 : 100



Revision	Date	By	CHK
P6	21.06.21	CM	BR
P7	16.06.21	CM	BR
P6	11.06.21	CM	BR
P5	07.05.21	CM	BR
P4	22.04.21	CM	BR
P3	16.04.21	CM	BR
P2	09.04.21	CM	BR
P1	28.03.21	CM	BR

All dimensions to be verified on site, and the Architect informed of any discrepancy. All drawings and specifications should be read in conjunction with the Health and Safety Plan; all corridors should be reported to the appointed Principal Designer.

Enterprise Retirement Living
Bootham Park
Bootham Park Hospital, Bootham, YO30 7BY

Sheet Name: Host New Build - Proposed Elevations Sheet 1
Purpose of Issue: Planning Status:

Date: 01/15/21 Checked by: BR

Drawn by: CM Scale @ A1: As indicated

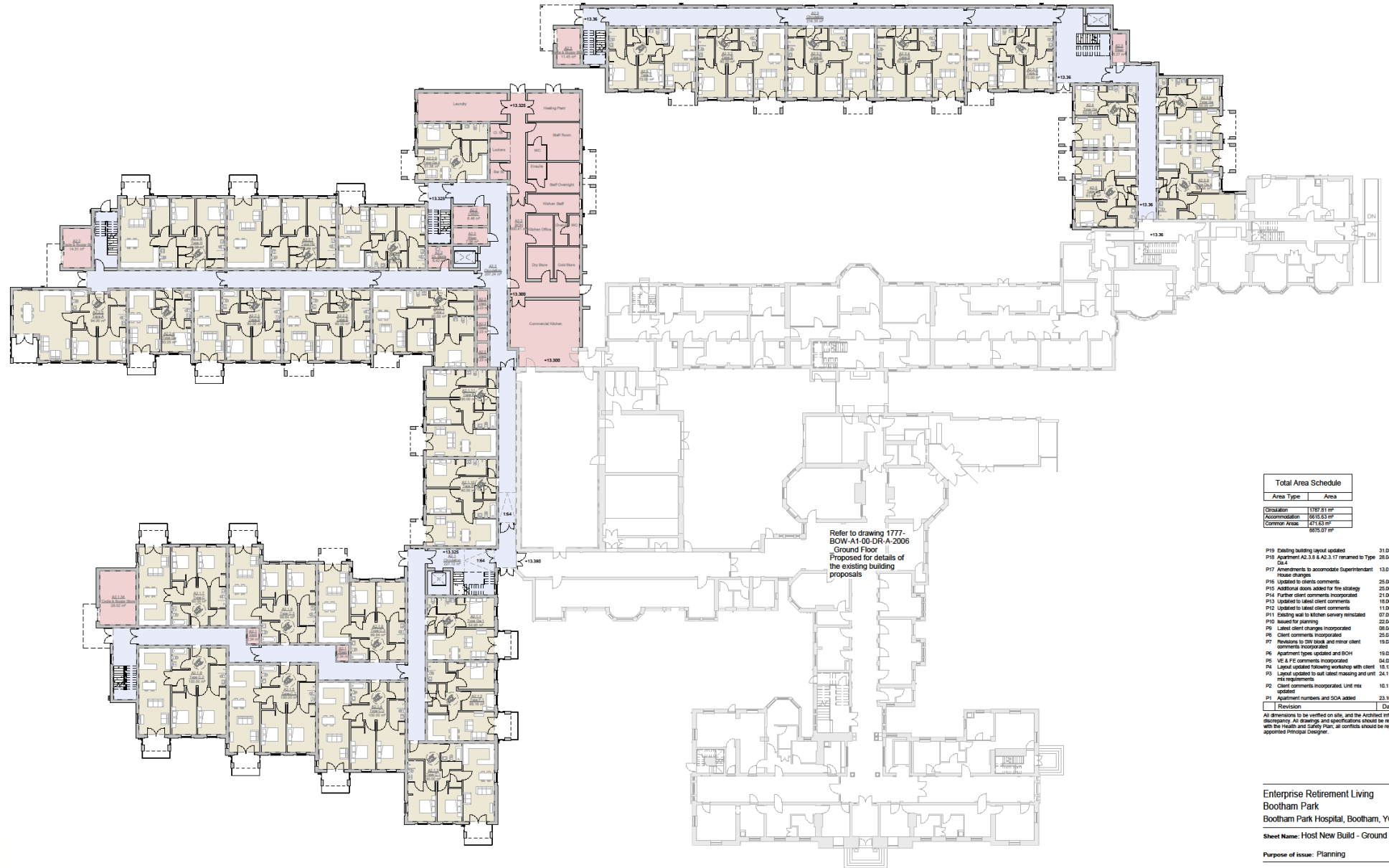
Project No: 8402 Revision: P6

Drawing No: 1777-BOW-A2-ZZ-DR-A-3001



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Proposed Ground Floor Plan – New Build



Total Area Schedule	
Area Type	Area
Circulation	1787.81 m ²
Accommodation	6615.53 m ²
Common Areas	1211.63 m ²
	8615.07 m ²

- P19 Existing building layout updated 31.06.22 CM BR
- P16 Agreement A2.3.8 & A2.3.17 received to Type 25.04.22 CM BR
- P17 Agreements to accommodate Superintendent 13.01.22 TC CM
- House changes 25.06.21 CM BR
- P15 Additional doors added for fire strategy 25.06.21 CM BR
- P14 Further client comments incorporated 21.06.21 CM BR
- P13 Updated to latest client comments 18.06.21 CM BR
- P12 Updated to latest client comments 11.06.21 CM BR
- P11 Existing wall to kitchen survey reinstated 07.05.21 CM BR
- P10 Issued for planning 22.04.21 CM BR
- P9 Latest client changes incorporated 06.04.21 CM BR
- P8 Client comments incorporated 25.03.21 CM BR
- P7 Revisions to SW block and minor client comments incorporated 19.03.21 CM BR
- P6 Apartment types updated and BCR 19.02.21 CM BR
- P5 V&R FC comments incorporated 04.02.21 CM BR
- P4 Layout updated following workshop with client 18.12.20 HW BR
- P3 Layout updated to suit latest massing and unit 24.11.20 CM BR
- int requirements 15.11.20 CM BR
- P2 Client comments incorporated. Unit mix updated 15.11.20 CM BR
- P1 Apartment numbers and OSCA added 23.10.20 CM BR

All dimensions to be verified on site, and the Architect informed of any discrepancy. All drawings and specifications should be read in conjunction with the Health and Safety Plan. All corridors should be reported to the appointed Principal Designer.

Enterprise Retirement Living
Bootham Park
Bootham Park Hospital, Bootham, YO30 7BY

Sheet Name: Host New Build - Ground Floor Plan

Purpose of issue: Planning Status:

Date: 09/04/20 Checked by: BR

Drawn by: CM Scale @ A1: 1:200

Project No: 8402 Revision: P19

Drawing No: 1777-BOW-A2-00-DR-A-2000



Level 00 - Ground Floor
1 : 200

City of York Council Planning Committee Meeting - 2nd February 2023



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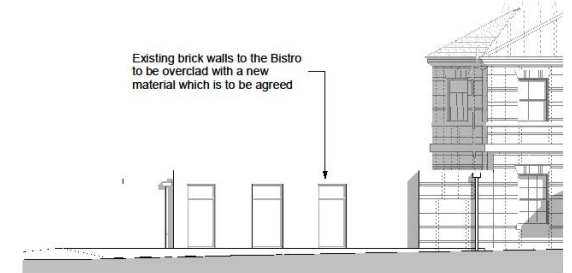
Proposed Bistro Extension



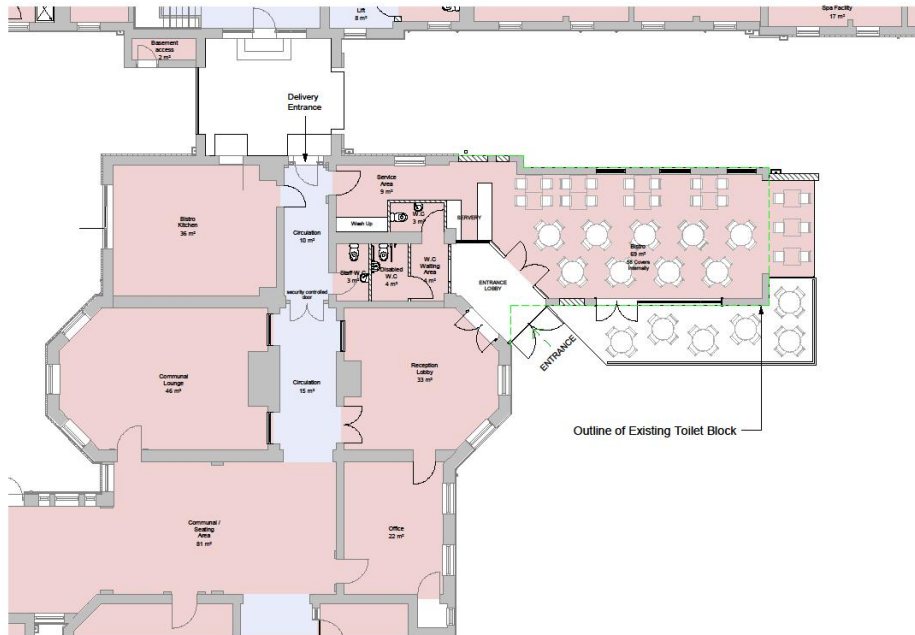
2 **Elevation 1**
1 : 100



3 **Elevation 2**
1 : 100



4 **Elevation 3**
1 : 100



1 **Proposed Bistro Extract**
1 : 100



P12	Notation amend	14/03/22	CB	CB
P11	Exterior cladding and railing added to Bistro	10/03/22	TG	CB
P10	Revised to remove storage cladding	10/03/22	TG	CB
P9	Minor Amendments based on client comments	29/03/22	TG	CB
P8	Updated with client amendments	22/03/22	TG	HW
P7	Updated to client requirements	24/03/22	CB	CB
P6	Brick-Steel and Br-Steel Doors added	22/03/22	TG	CB
P5	Amendments based on client comments	11/03/22	TG	CB
P4	Revisions to Bistro following Client Comments	21/01/22	TG	CB
P3	Revisions following client comments	06/07/21	HW	
P2	Minor amendment to Bistro	10/05/21	HW	
P1	Issued For Planning	20/04/21	HW	
6	Minor revision to 3D visual	12/04/21	HW	
5	Minor revision to entrance feature	12/04/21	HW	
4	Minor revision to glass	10/03/21	HW	
3	Minor revisions from client mark ups	10/03/21	HW	
2	Minor revisions following client comments	12/03/21	HW	
1	Bistro plan updated	03/03/21	CB	

All dimensions to be verified on site, and the Architect informed of any discrepancy. All drawings and specifications should be read in conjunction with the Health and Safety Plan. All conflicts should be reported to the appointed Principal Designer.



Enterprise Retirement Living
Bootham Park
Bootham Park Hospital, Bootham, YO30 7BY
Sheet Name: Proposed Bistro Extension

Purpose of issue: _____ **Status:** _____
Date: 02/16/21 **Checked by:** HW
Drawn by: DH **Scale:** @ A1: As Indicated
Project No: 8402 **Revision:** P12
Drawn by: _____ **Date:** _____



Proposed Elevations (1) – Chapel Site



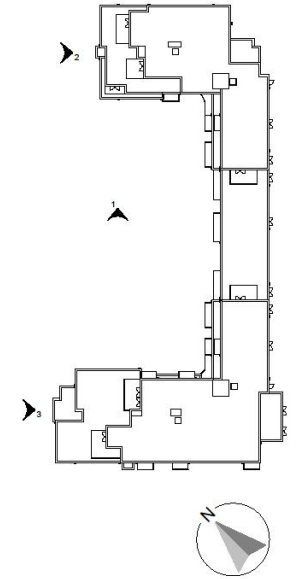
1. South Elevation - Courtyard
1 : 100



2. West Elevation - Part 1
1 : 100



3. West Elevation - Part 2
1 : 100



Revision	Date	By	CHK
P11	03.03.22	CM	BR
P10	23.02.22	CM	BR
P9	22.02.22	CM	BR
P8	21.06.21	CM	BR
P7	18.05.21	CM	BR
P6	11.04.21	CM	BR
P5	07.05.21	CM	BR
P4	26.04.21	CM	BR
P3	22.04.21	CM	BR
P2	08.04.21	CM	BR
P1	19.03.21	CM	BR

All dimensions to be verified on site, and the Architect informed of any discrepancy. All drawings, and specifications should be read in conjunction with the Health and Safety Plan; all entries should be reported to the appointed Principal Designer.



Proposed Elevations (2) – Chapel Site



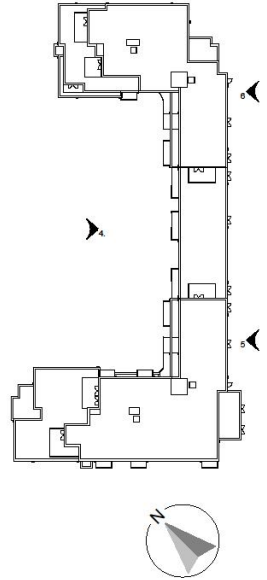
4. West Elevation - Courtyard
1 : 100



5. East Elevation - Part 1
1 : 100



6. East Elevation - Part 2
1 : 100



P12	Revised following client comments	03.03.22	CM	BR
P11	Revised for planning submission	23.02.21	CM	BR
P10	Revised to address planning officer comments	22.02.22	CM	BR
	regarding missing and balconies			
P9	Door added to south stair core for the tender	30.07.21	CM	BR
	Access			
P8	Further client comments incorporated	21.06.21	CM	BR
P7	Updated to latest client comments	18.06.21	CM	BR
P6	Updated to latest client comments	11.06.21	CM	BR
P5	Brick colour amended	07.05.21	CM	BR
P4	Brick work added to the	26.04.21	CM	BR
P3	Issued for planning	22.04.21	CM	BR
P2	Latest client changes incorporated	09.04.21	CM	BR
P1	Ground floor apartment types updated. Other minor client comments incorporated	19.03.21	CM	BR

Revision	Date	By	CHK

All dimensions to be verified on site, and the Architect informed of any discrepancy. All drawings, and specifications should be read in conjunction with the Health and Safety Plan. All contracts should be reported to the appointed Principal Designer.



City of York Council Planning Committee Meeting - 2nd February 2023

Enterprise Retirement Living
Bootham Park
Bootham Park Hospital, Bootham, YO30 7BY

Sheet Name: Chapel Site - Proposed Elevations
Sheet 2

Purpose of issue: Planning Status:

Date: 01/2021 Checked by: BR

Drawn by: CM Scale @ A1: As indicated

Project No: 8402 Revision: P12

Drawing No: 1777-BOW-A3-ZZ-DR-A-3002



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Proposed Elevations (3) – Chapel Site



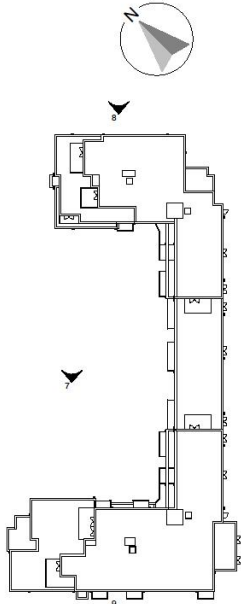
7. North Elevation - Courtyard
1 : 100



8. North Elevation
1 : 100



9. South Elevation
1 : 100

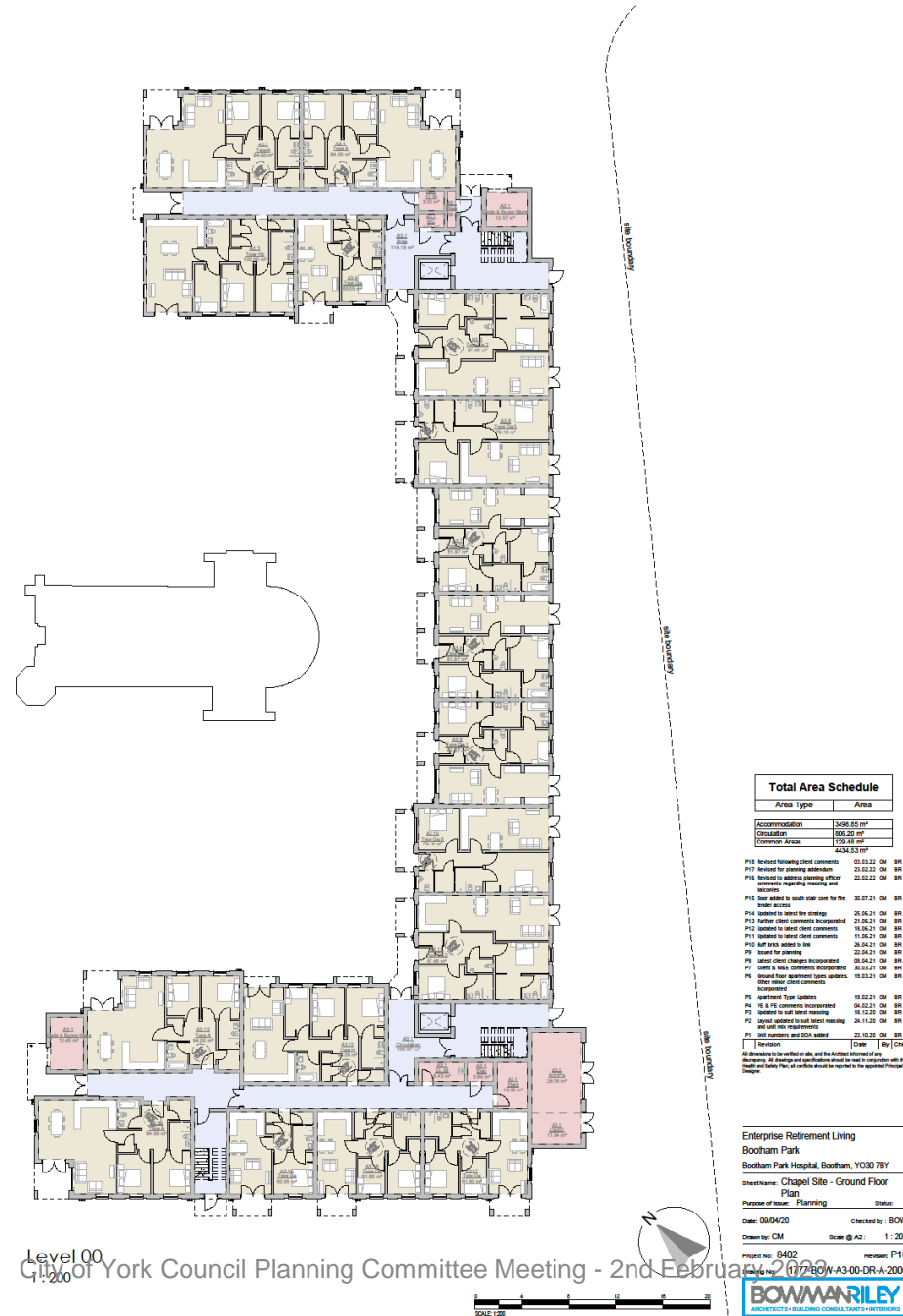


Revision	Date	By	CHK
P11	03.03.22	CM	BR
P10	23.02.22	CM	BR
P9	22.02.22	CM	BR
P8	21.06.21	CM	BR
P7	18.06.21	CM	BR
P6	11.05.21	CM	BR
P5	07.05.21	CM	BR
P4	26.04.21	CM	BR
P3	22.04.21	CM	BR
P2	08.04.21	CM	BR
P1	19.03.21	CM	BR

All dimensions to be verified on site, and the Architect informed of any discrepancy. All drawings and specifications should be read in conjunction with the Health and Safety Plan. All contracts should be reported to the appointed Principal Designer.



Proposed Ground Floor Plan – Chapel Site



Total Area Schedule	
Area Type	Area
Accommodation	3498.53 m ²
Circulation	100.23 m ²
Common Areas	129.48 m ²
	3728.24 m ²

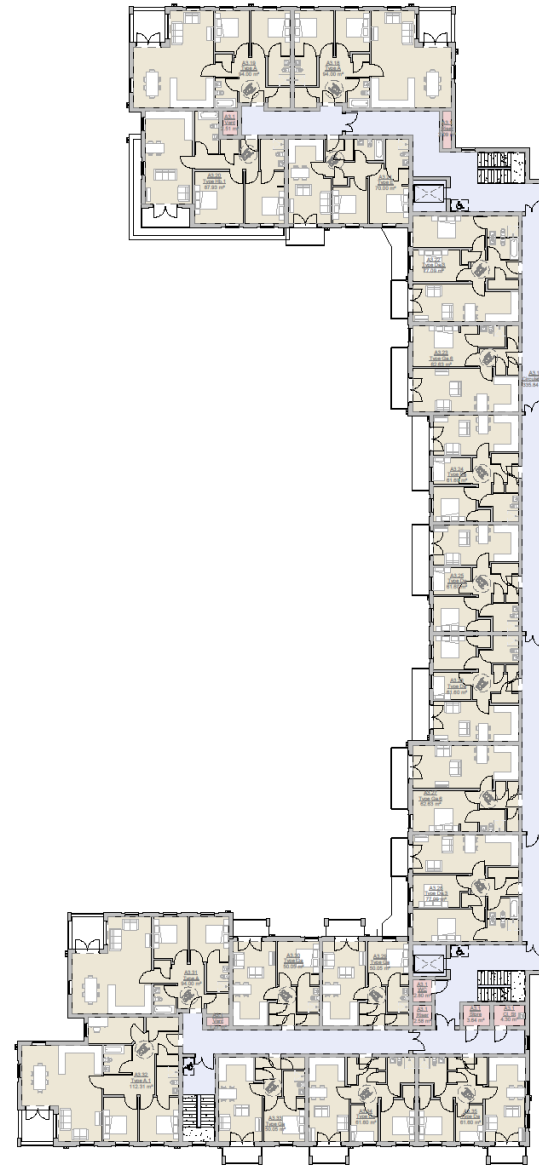
- P10 Revised following client comments 02.02.22 CM SR
- P17 Revised for meeting accommodation 23.02.22 CM SR
- P18 Revised to address covering officer comments regarding meeting and meeting 23.02.22 CM SR
- P19 Door added to north stair case for the boiler access 30.02.21 CM SR
- P14 Updated to meet the meeting 21.02.21 CM SR
- P13 Further client comments incorporated 21.02.21 CM SR
- P12 Updated to meet client comments 18.02.21 CM SR
- P11 Updated to meet client comments 18.02.21 CM SR
- P10 Staff to be added to site 26.02.21 CM SR
- P9 Issued for planning 23.02.21 CM SR
- P8 Layout client changes incorporated 23.02.21 CM SR
- P7 Client & M&E comments incorporated 23.02.21 CM SR
- P6 Revised floor apartment type schedule, incorporated 19.02.21 CM SR
- P5 Apartment Type Updates 19.02.21 CM SR
- P4 10 & 15 Comments incorporated 04.02.21 CM SR
- P3 Updated to suit latest meeting 18.12.20 CM SR
- P2 Layout updates for suit latest meeting and suit new requirements 24.11.20 CM SR
- P1 Suit numbers and DCA added 23.10.20 CM SR

Revision Date By

All dimensions are in millimetres unless stated otherwise. All dimensions are to the face of the work unless otherwise stated. All weights and quantities should be used in conformity with the latest and latest Part 4 of BS 8000 and should be reported to the appropriate Project Designer.

Enterprise Retirement Living
Bootham Park
Bootham Park Hospital, Bootham, YO30 7BY
Sheet Name: Chapel Site - Ground Floor
Plan
Purpose of Issue: Planning Status:
Date: 09/04/20 Checked by: BOW
Drawn by: CM Scale @ A2: 1:200
Project No: 8402 Revision: P10
Drawing No: 107/20/A3-00-DR-A-2000
BOWMAN RILEY
ARCHITECTS + BUILDING CONSULTANTS + INTERIORS

Proposed First Floor Plan – Chapel Site



P14	Revised following client comments	03.03.22	CM	SR
P13	Revised for planning submission	23.02.22	CM	SR
P12	Revised to address planning officer comments regarding meeting and rehearsal	10.02.21	CM	SR
P11	Updated to latest fire strategy	25.06.21	CM	SR
P10	Updated to latest client comments	18.06.21	CM	SR
P9	Issued for planning	22.04.21	CM	SR
P8	Latest client changes incorporated	08.04.21	CM	SR
P7	Client & M&P comments incorporated	30.03.21	CM	SR
P6	Original floor apartment type schedule	11.03.21	CM	SR
Other minor client comments incorporated				
P5	Apartment type schedule	18.02.21	CM	SR
P4	VE & FE comments incorporated	04.02.21	CM	SR
P3	Updated to suit latest meeting	18.10.20	CM	SR
P2	Layout updated to suit latest meeting and all fire requirements	24.11.20	CM	SR
P1	Unit numbers and DDA added	23.10.20	CM	SR

All dimensions to be verified on site, and the structural formwork of any discrepancy. All drawings and specifications should be read in conjunction with the Design and Access Plan. All symbols should be updated to the approved Project Design.

Enterprise Retirement Living
 Bootham Park
 Bootham Park Hospital, Bootham, YO30 7BY
 Street Name: Chapel Site - First Floor Plan
 Purpose of Issue: Planning Status:
 Date: 10/14/20 Checked by: BOW
 Drawn by: CM Scale @ A2: 1:200
 Project No: 8402 Revision: P14
 Drawn by: BOW A3-01-DR-A-2001

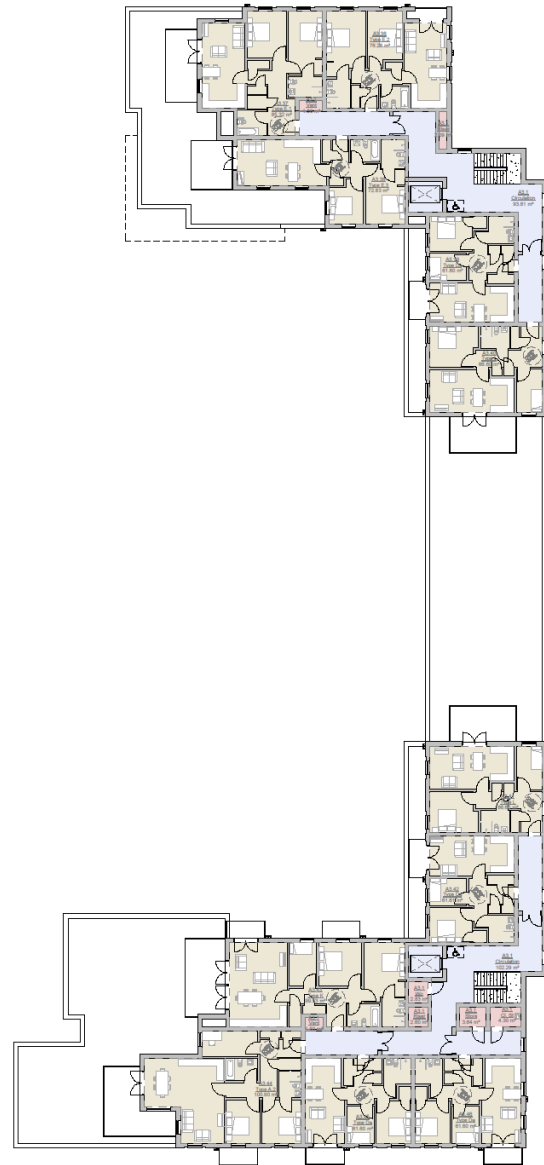


Level 01
 1:200

City of York Council Planning Committee Meeting - 2nd February 2021



Proposed Second Floor Plans – Chapel Site



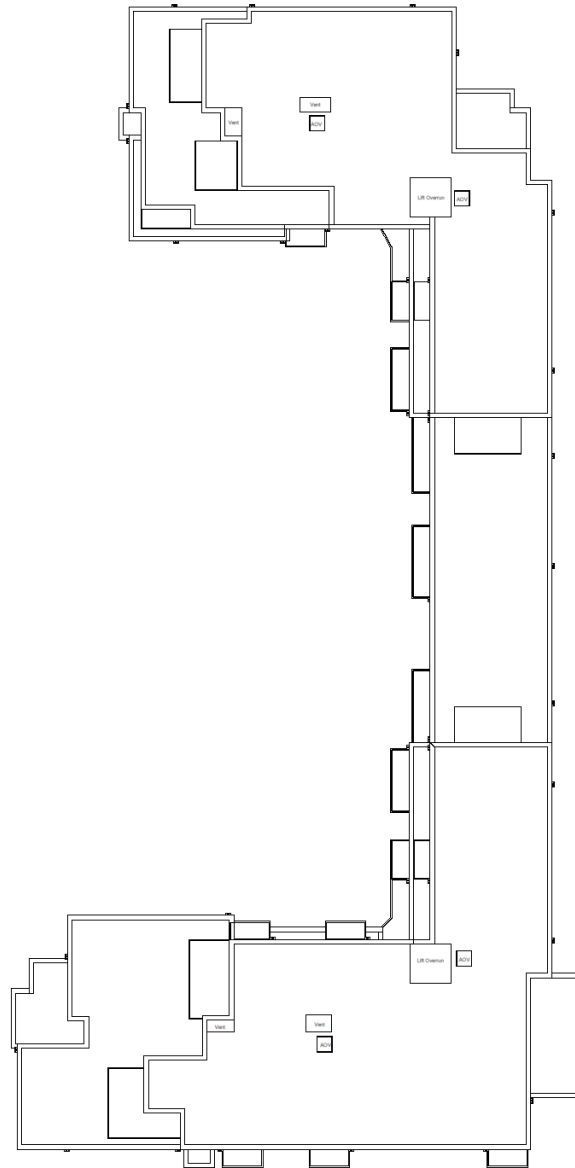
P15	Revised following client comments	03.03.22	CM	BR
P16	Revised for planning submission	23.02.22	CM	BR
P17	Revised to address planning officer comments regarding meeting and balconies	22.02.22	CM	BR
P12	Updated to meet the strategy	26.04.21	CM	BR
P11	Updated to meet client comments	16.04.21	CM	BR
P10	Revised based on client comments	26.04.21	CM	BR
P9	Issued for planning	22.04.21	CM	BR
P8	Latest client changes incorporated	08.04.21	CM	BR
P7	Client & M&E comments incorporated	30.03.21	CM	BR
P6	Second floor apartment layout updates. Other floor client comments incorporated	19.03.21	CM	BR
P5	Apartment Type Updates	19.02.21	CM	BR
P4	UK & IE comments incorporated	04.02.21	CM	BR
P3	Updated to suit street meeting	18.12.20	CM	BR
P2	Layout updated to suit street meeting and wall thickness requirements	24.11.20	CM	BR
P1	Unit numbers and S&A added	23.10.20	CM	BR

All dimensions to the finished condition, and the finished condition of the structure. All drawings and specifications shall be read in conjunction with the Bill of Materials and Schedule of Work. All work shall be approved by the appropriate Planning Department.

Enterprise Retirement Living
 Bootham Park
 Bootham Park Hospital, Bootham, YO30 7BY
 Sheet Name: Chapel Site - Second Floor
 Plan
 Purpose of Issue: Planning
 Date: 10/14/20
 Drawn by: CM
 Checked by: BOW
 Scale @ A2: 1:200

Project no: 8402
 Revision: P15
 Drawing no: 777-BOW-A3-02-DR-A-2002

Proposed Roof Plan – Chapel Building



P5	Reviewed following client comments	03.03.22	CM	BR
P4	Reviewed for planning submission	23.02.22	CM	BR
P3	Reviewed to address planning officer comments regarding meeting and balconies	23.02.22	CM	BR
P2	Issued for planning	22.04.21	CM	BR
P1	Latest client changes incorporated	03.02.21	CM	BR
	Revision	Drawn	By	Check

All dimensions to be verified on-site, and for structural purposes only. All drawings and specifications should be read in conjunction with the contract and tender files. All conflicts should be reported to the appointed Project Manager.

Enterprise Retirement Living
 Bootham Park
 Bootham Park Hospital, Bootham, YO30 7BY
 Street Name: Chapel Site - Roof Plan

Purpose of Issue: Planning Status:

Date: 03/03/21 Checked by: BR

Drawn by: CM Scale @ A2: 1:200

Project No: 8402 Revision: P5

City of York Council Planning Committee Meeting - 2nd February 2021



Level 03 - Roof Plan
 1:200

City of York Council Planning Committee Meeting - 2nd February 2021



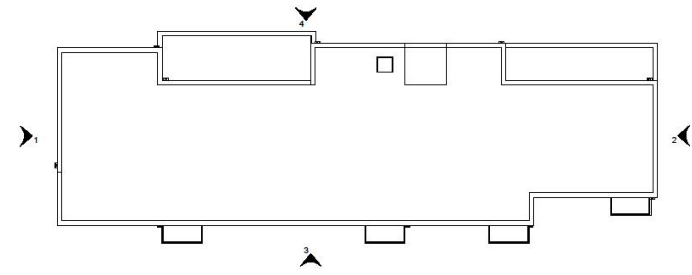
Proposed Elevations – Estate Cottages



1. North Elevation
1 : 100



2. South Elevation
1 : 100



3. West Elevation
1 : 100



4. East Elevation
1 : 100

City of York Council Planning Committee Meeting - 2nd February 2023



P8	Further client changes incorporated	21.06.21	CM	BR
P7	Updated to latest client comments	18.06.21	CM	BR
P6	Updated to latest client comments	11.06.21	CM	BR
P5	Brickwork type amended	04.06.21	CM	BR
P4	External design amended	27.04.21	CM	BR
P3	Issued for planning	22.04.21	CM	BR
P2	Latest client changes incorporated	08.04.21	CM	BR
P1	Updated in the with client comments	19.03.21	CM	BR
Revision	Date	By	Chk	

All dimensions to be verified on site, and the Architect informed of any discrepancy. All drawings and specifications should be read in conjunction with the Health and Safety Plan; all conflicts should be reported to the appointed Principal Designer.

Enterprise Retirement Living
Bootham Park
Bootham Park Hospital, Bootham, YO30 7BY

Sheet Name: Estate Cottages New Build - Proposed Elevations

Purpose of issue: Planning Status:

Date: 01/2021 Checked by: BR

Drawn by: CM Scale @ A1: As indicated

Project No: 8402 Revision: P8

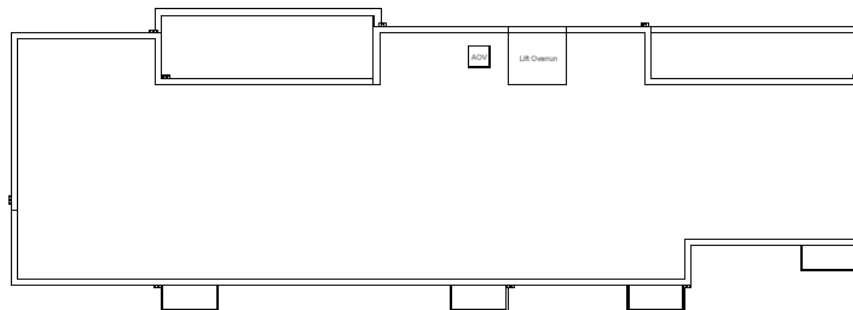
Drawing No: 1777-BOW-A4-ZZ-DR-A-3001



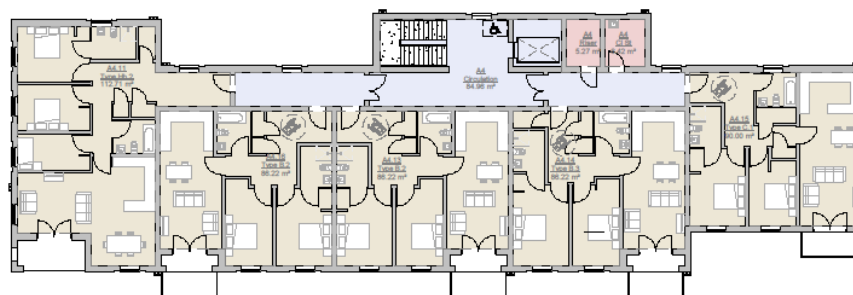
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Proposed Plans – Estate Cottages

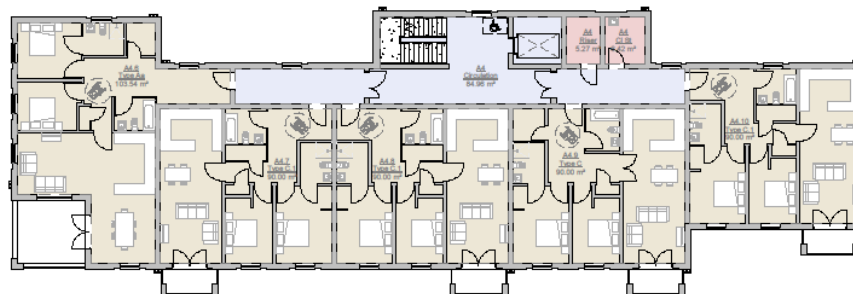
Roof Plan
1 : 200



Level 02
1 : 200



Level 01
1 : 200



Level 00
1 : 200



Total Area Schedule	
Area Type	Area
Accommodation	1344.81 m ²
Circulation	386.92 m ²
Common Areas	93.74 m ²
	1727.46 m ²

Revision	Date	By	CHK
P10	Updated to latest fire strategy	25.06.21	CM BR
P9	Updated to latest client comments	18.06.21	CM BR
P8	Updated to latest client comments	11.06.21	CM BR
P7	Entrance design amended	27.04.21	CM BR
P6	Issued for planning	22.04.21	CM BR
P5	Latest client changes incorporated	08.04.21	CM BR
P4	Roof plan added. Minor client comments incorporated	30.03.21	CM BR
P3	Updated in line with client comments	19.03.21	CM BR
P2	Apartment types updated	19.02.21	CM BR
P1	Layout updated to suit latest missing and suit fire requirements	24.11.20	CM BR

All dimensions to be verified on site, and the Architect informed of any discrepancy. All drawings and specifications should be read in conjunction with the Health and Safety Plan. All conflicts should be reported to the appointed Principal Designer.

