



## Planning Committee B

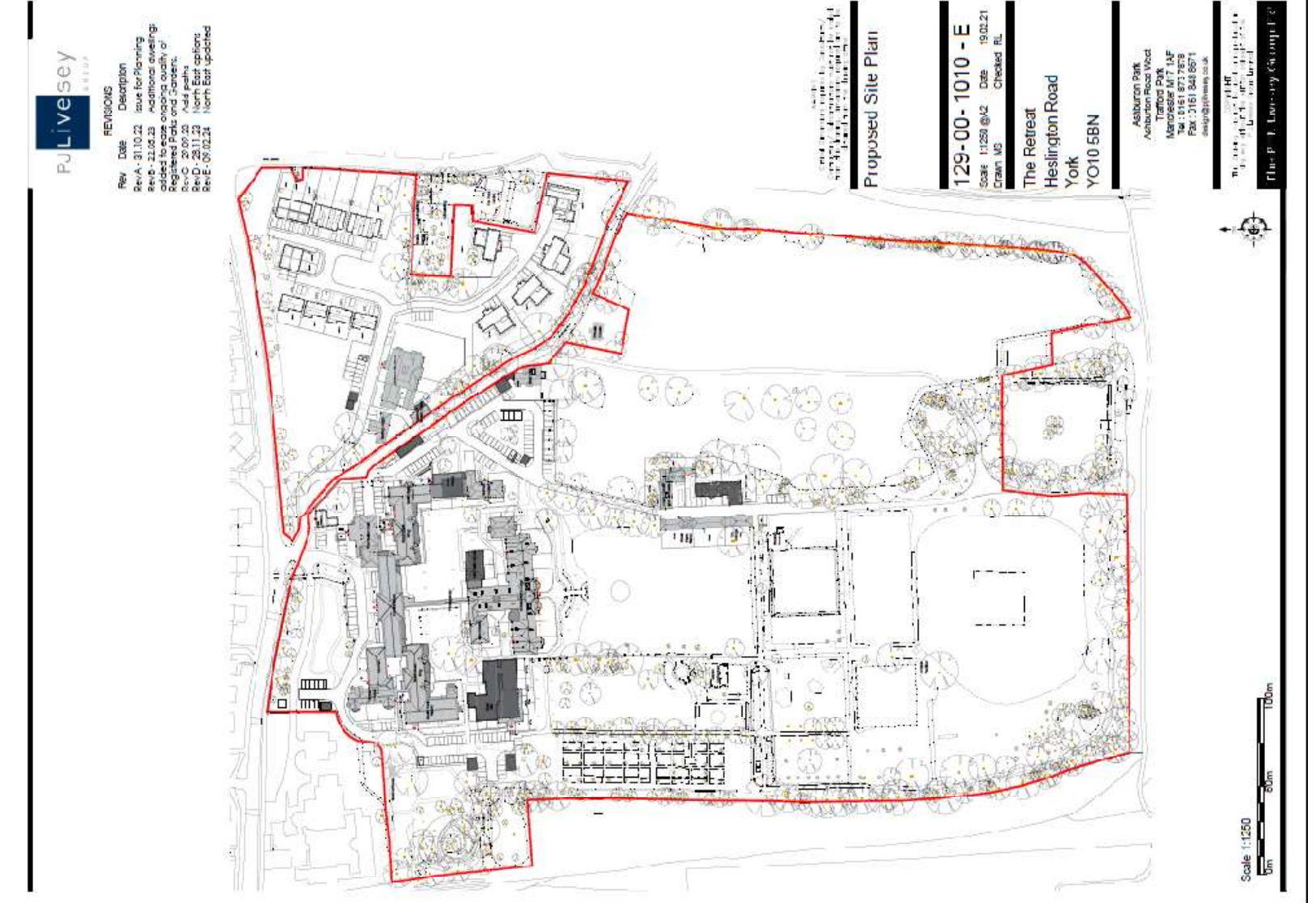
22/02257/FULM and 22/02258/LBC

The Retreat 107 Heslington Road





# Proposed site plan



Site demolition plan



Landscape masterplan



## PUBLIC ACCESS

### PUBLIC ACCESS



The northern section of the site can be accessed by the public. This is indicated by an orange dotted line.

For security, this access will be limited to daylight hours.

This northern section includes

- the north lawn, views of the Listed Building
- paths leading to the Lamel Hill Schedule Ancient Monument.

### LIMITED PUBLIC ACCESS



The southern section of the site would be limited access. This is indicated by a purple dotted line.

This access is kept secure by a gate which can be unlocked by a code or fob.

The restricted access is to assist with security and public safety. Access to the southern section may be granted via a booking system, by appointment, or limited to certain days of the year.

This will require ongoing review, and is subject to popularity, security and safety.

The southern trail includes

- the western perimeter with views of the Orchard, Rose Garden and Sports Areas (views only, no access granted)
- leading through the Peace and Tranquillity Gardens.
- through the Daffodil Fields before re-joining Hestington Road.

### POTENTIAL HERITAGE BOARDS LOCATION



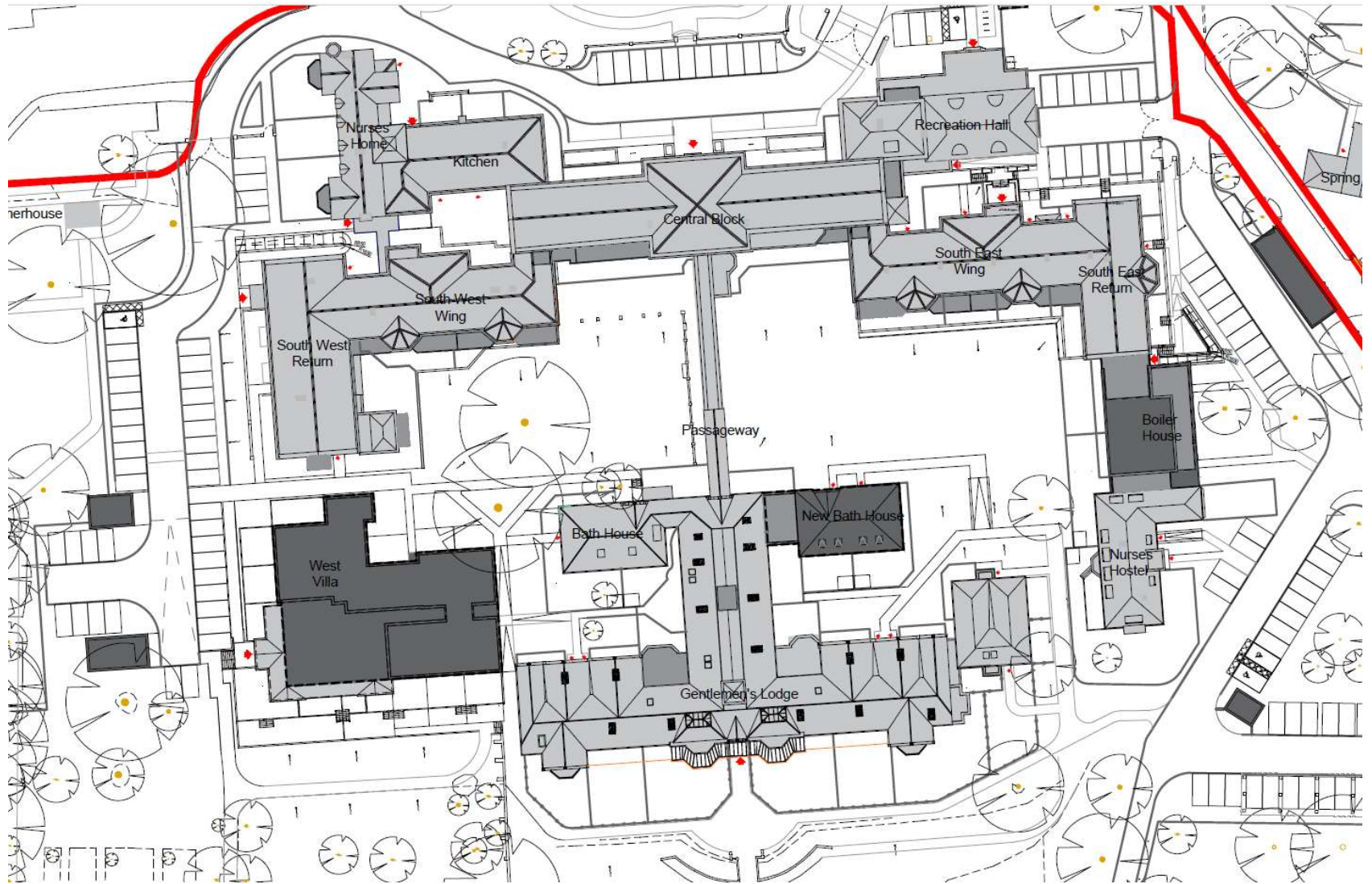
The paths will form a Heritage Trail.

Information boards will be installed to describe the history of The Retreat and the heritage assets. The boards locations are highlighted with a yellow star. The boards will also have QR codes to give more information of the views in that location.



Proposed Landscape Plan - showing public access

Site Plan detail  
Main Block

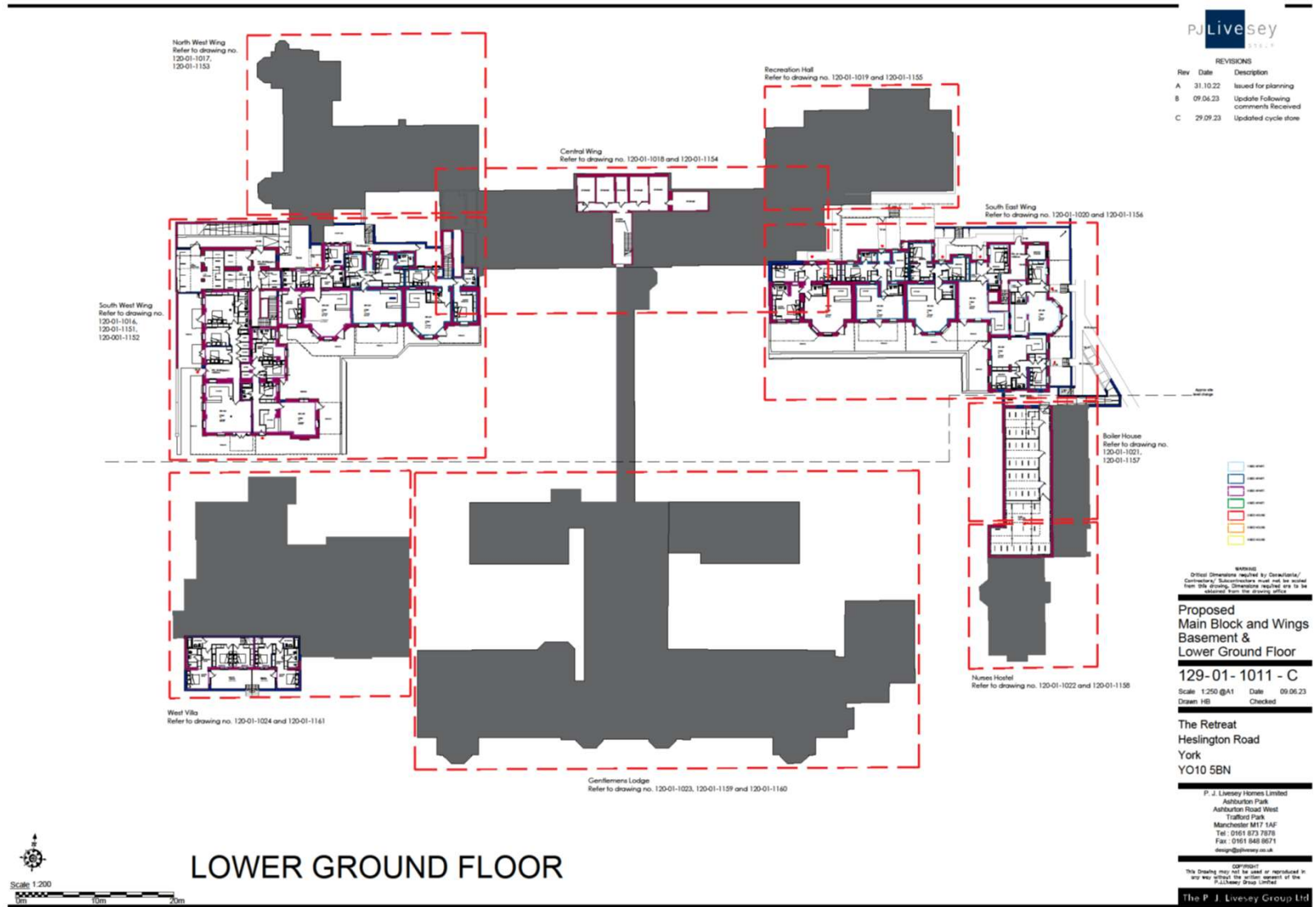




# Main Block



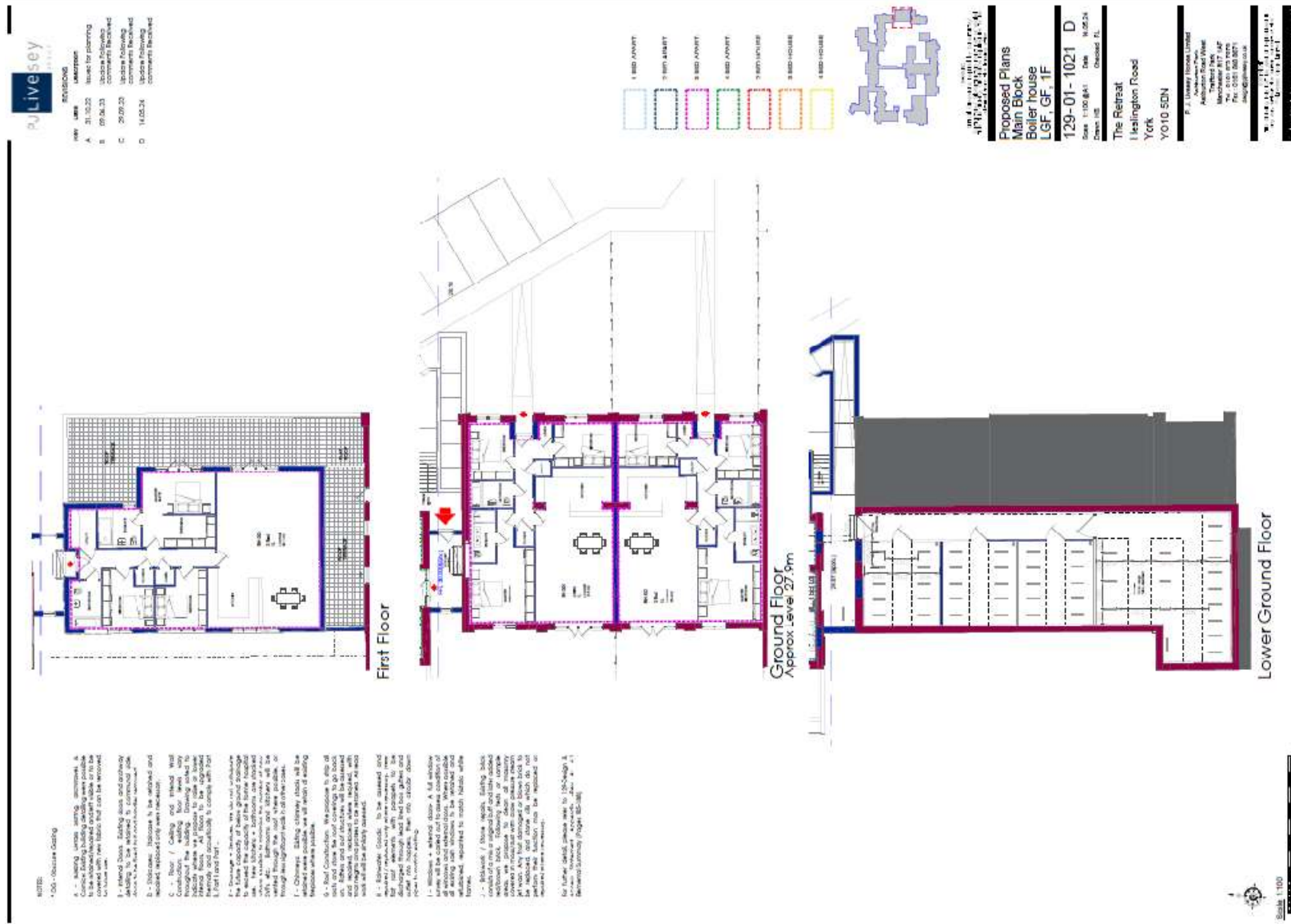
# Main Block – Lower Ground Floor







# Main Block - Boiler House Floor Plans



# Main Block - Boiler House Elevations

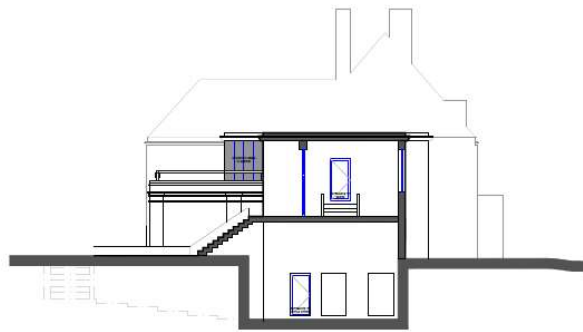
REVISIONS		
Rev	Date	Description
A	31.10.22	Issued for planning
B	09.03.23	Update Following comments Received
C	14.05.24	Update Following comments Received



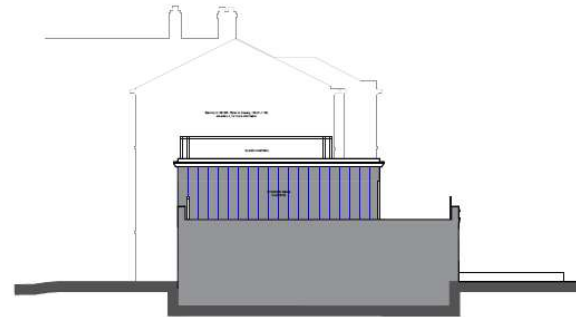
Elevation 1 - East Elevation



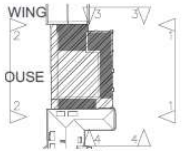
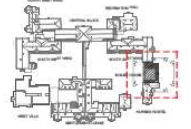
Elevation 2 - West Elevation



Elevation 3 - North Elevation



Elevation 4 - South Elevation



Original elevations prepared by Consultants/Company. Subsequent elevations are for use by the client. Any changes to the elevations should be agreed with the client.

**Boiler House  
Main Block  
Proposed Elevations**

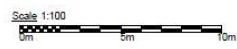
**129-01-1157 - C**  
Scale 1:100 @A1 Date 014.05.24  
Drawn HB Checked RL

The Retreat  
Heslington Road  
York  
YO10 5BN

P.J. Livesey Group  
Ashburton Park  
Ashburton Road West  
Trafford Park  
Manchester M17 1AF  
Tel: 0161 873 7878  
Fax: 0161 848 9871  
design@pjivesey.co.uk

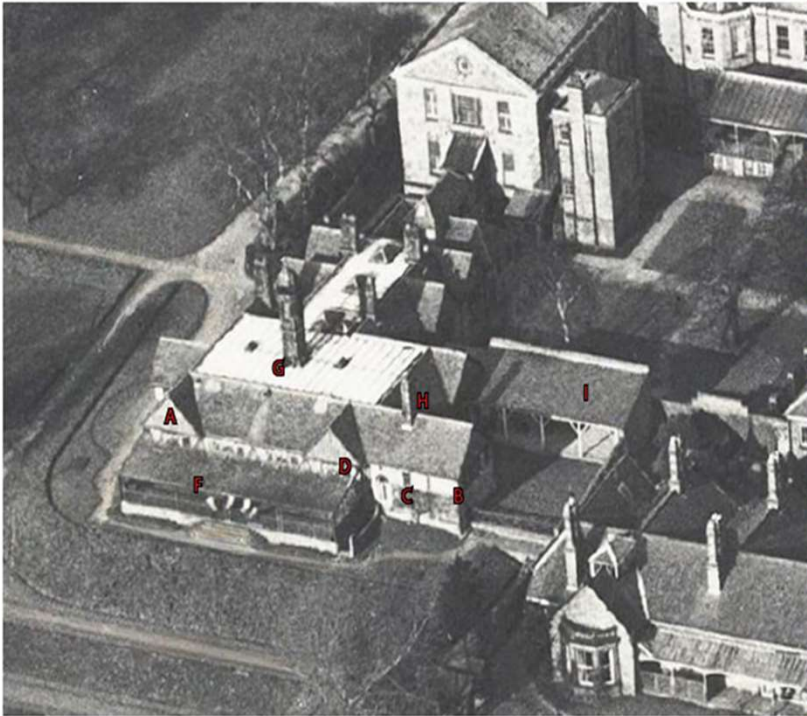
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Main Block – West Villa Photos



Aerial Photo of the West Villa. 1950s



Aerial Photo of the West Villa. 2010s

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# Main Block – West Villa Floor Plans

**PLANNING**

**Rev**   **Date**   **Description**

A   21/02/2024   1st Issue


B   03/03/2024   2nd Issue (Amendations)

C   11/03/24   3rd Issue (Amendations)


**Notes:**

1. All dimensions are in millimeters unless otherwise stated.
2. All dimensions are to the center of the wall unless otherwise stated.
3. All dimensions are to the center of the column unless otherwise stated.
4. All dimensions are to the center of the beam unless otherwise stated.
5. All dimensions are to the center of the slab unless otherwise stated.
6. All dimensions are to the center of the floor unless otherwise stated.
7. All dimensions are to the center of the ceiling unless otherwise stated.
8. All dimensions are to the center of the roof unless otherwise stated.
9. All dimensions are to the center of the ground level unless otherwise stated.
10. All dimensions are to the center of the finished floor level unless otherwise stated.
11. All dimensions are to the center of the finished ceiling level unless otherwise stated.
12. All dimensions are to the center of the finished roof level unless otherwise stated.
13. All dimensions are to the center of the finished ground level unless otherwise stated.
14. All dimensions are to the center of the finished floor level unless otherwise stated.
15. All dimensions are to the center of the finished ceiling level unless otherwise stated.
16. All dimensions are to the center of the finished roof level unless otherwise stated.
17. All dimensions are to the center of the finished ground level unless otherwise stated.
18. All dimensions are to the center of the finished floor level unless otherwise stated.
19. All dimensions are to the center of the finished ceiling level unless otherwise stated.
20. All dimensions are to the center of the finished roof level unless otherwise stated.

# Main Block – West Villa Elevations



Rev	Date	Description
A	20.02.22	Issued for planning
B	20.04.23	Comments included
C	14.02.24	Update following comments included



**West Villa Main Block Proposed Elevations**

**139-01-1161 - C**

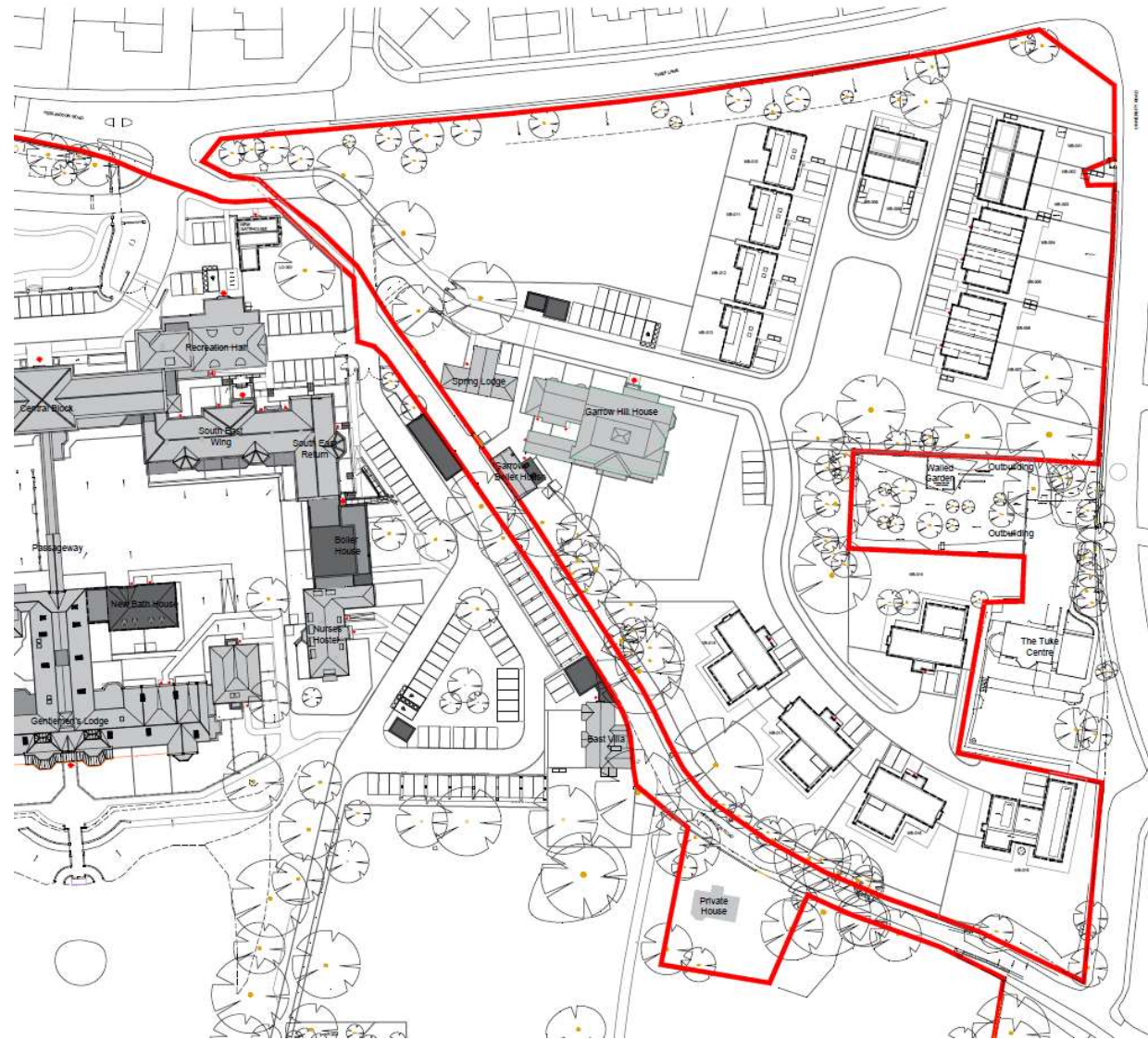
Scale: 1:100 (A1) Date: 14.02.24  
 Drawn: JLS Checked: RL

**The Helral**  
 Helralton Road  
 York  
 YO10 5PN

**F.J. Living Group**  
 Archibon Road/View  
 Market Street  
 Market Street  
 York YO1 1AA  
 Tel: 01904 673 2076  
 Fax: 01904 673 2077  
 info@fjliving.co.uk

Scale 1:100  
 0m 5m 10m

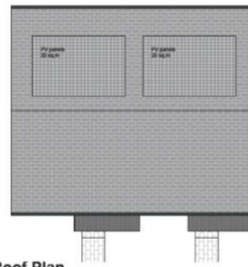
Site Plan – detail  
New build housing



New build housing location  
- Google 3D view



Drawing Status	PLANNING	Drawn	Scale	Created
A. Issued for Planning	MS	21.10.22	RL	
B. Revised for Planning	MS	01.08.22	RL	
C. Issued for Planning	MS	18.01.24	RL	



**Roof Plan**  
1: 100



**Front Elevation**  
1: 100



**Side Elevation 1**  
1: 100



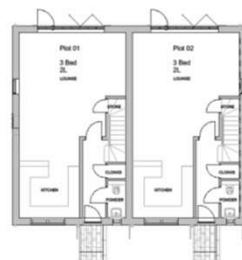
**First Floor**  
1: 100



**Rear Elevation**  
1: 100



**Side Elevation 2**  
1: 100



**Ground Floor**  
1: 100



**3D View - Front**

0m 2m 4m 6m 8m  
VISUAL SCALE 1:100 @ A1

**FINISHES SPECIFICATION**

**Walls**  
Renditeck being finished  
Dark grey standing seam cladding

**Roof finish**  
Grey roof tiles to pitched roof  
Dark grey standing seam or similar to all flat roof/terraces  
PV panel areas as shown

**Doors, Windows and profiles**  
Frames to be aluminium, colour RAL 7016 anthracite grey or similar approved  
\* All glazing to be double glazed unless stated

**Roof**  
To be square profile in RAL 7016 anthracite grey or similar approved

**NOTES**  
Consultation required by Council/other authorities and/or other relevant bodies from the drawing. Dimensions requested are to be obtained from the planning office.

**NB Type 1.2**  
Garrow Hill Parcel  
Proposed Plans and Elevations

**129-10-1101- REV C**

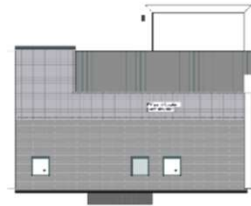
Drawn	Checked	Created	Scale
MS	MS	OCT 22	1: 100 @ A1

**The Retreat**  
Heslington Road  
York  
YO19 5BN

P.J. LiveSeey Group  
Auburton Park  
Auburton Road West  
Trafford Park  
Manchester M17 1AF  
Tel: 0161 873 7878  
Fax: 0161 873 8185  
info@pjlivesey.co.uk

**The P.J. LiveSeey Group**

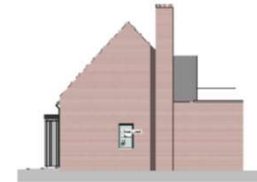
Drawing	Planning			
Rev	Revision Details	Rev	Date	Checked
A	For Submission	100	28.11.23	AL
B	Updated	100	10.01.24	AL



**Roof Plan**  
1: 100



**Front Elevation**  
1: 100



**Side Elevation A**  
1: 100



**First Floor Plan**  
1: 100



**Rear Elevation**  
1: 100



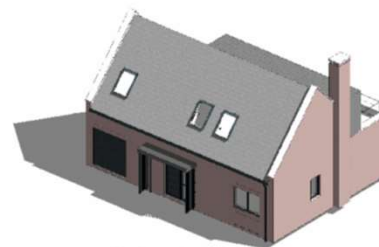
**Side Elevation B**  
1: 100



**Section A**  
1: 100



**Ground Floor Plan**  
1: 100



**3D view - Front**



**3D view - Rear**

**FINISH SPECIFICATION**

Walls  
 Plaster/Chip on brickwork to smooth  
 External walls to brickwork to grey stone/brick paviors rendering to  
 external

Floors  
 Down floor area to polished concrete  
 Down floor area to brickwork to grey stone/brick paviors rendering to  
 external, or to concrete to be approved

Roofs  
 Shingles and timber rafters  
 Cedar or pine rafters, cedar or pine, 100 x 100 and 100 x 150  
 or 100 x 200 mm

Windows  
 UPVC double glazed windows to be approved

Roof  
 To be made to match or similar to the existing or to be approved

**NOTES**

1. Critical dimensions to be confirmed by the contractor.  
 2. Conditions, specifications and materials to be confirmed by the contractor.  
 3. Dimensions to be confirmed by the contractor.

**House Type 5**  
Proposed Plans and Elevations

**129-14-1101- REV B**  
1: 100 @ A1 Created  
 Drawn: HB Checked: RL

**The Retreat**  
Heslington Road  
York  
YO19 5BN

P.J. Livesey Group  
 Ashburton Park,  
 Ashburton Road West  
 Trafford Park,  
 Manchester M17 1JF  
 Tel: 0151 873 7875  
 Fax: 0151 873 8185  
 info@pjlivesey.co.uk

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Drawn/Checked	PLANNING
Rev	Revision Details
A	Issue for Planning
B	Revised for Planning



**Side Elevation 2**  
1 : 100



**Front Elevation**  
1 : 100



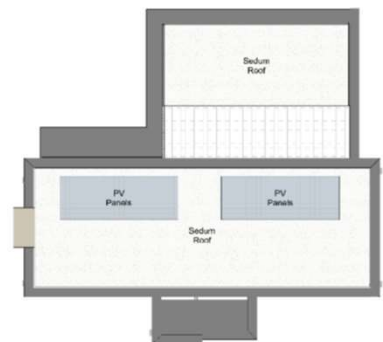
**Rear Elevation**  
1 : 100



**Side Elevation 1**  
1 : 100



**First Floor**  
1 : 100



**Roof Plan**  
1 : 100



**Ground Floor**  
1 : 100



**3D View - Front**

0m 1m 2m 3m 4m  
VISUAL SCALE 1:50 @ A1

**FINISH SPECIFICATION**

Walls  
Internal facing brickwork to the level of 1.8m in height to match the existing building with a 1.8m high brick finish to the top of 1.8m in height to match the existing building.

Roof  
To be a flat roof with a 1.5% fall to the gully. The roof to be covered with a 100mm thick layer of Sedum roof with a 100mm thick layer of PV Panels.

Windows and Doors  
To be a 1.8m high x 1.2m wide window with a 1.8m high x 1.2m wide door. The windows to be a 1.8m high x 1.2m wide window with a 1.8m high x 1.2m wide door.

Doors  
To be a 1.8m high x 1.2m wide door with a 1.8m high x 1.2m wide door.

Water & Sewerage  
To be a 1.8m high x 1.2m wide door with a 1.8m high x 1.2m wide door.

Other  
To be a 1.8m high x 1.2m wide door with a 1.8m high x 1.2m wide door.

**NB Villa Type 3  
Garrow Hill Parcel  
Proposed Plans, Elevations  
and Views**

**129-12-1101- REV B**

Drawn	Checked	Created	1:100
NB	RL	March 24	@ A1

**The Retreat  
Heslington Road  
York  
YO19 5BN**

P.J. Livesey Group  
Ashburton Park  
Ashburton Road West  
Trafford Park  
Manchester M17 1AF  
Tel: 0161 873 7878  
Fax: 0161 873 8165  
info@pjlivesey.co.uk

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## Garrow Hill House Site plan detail



## Garrow Hill House – 3d view from North



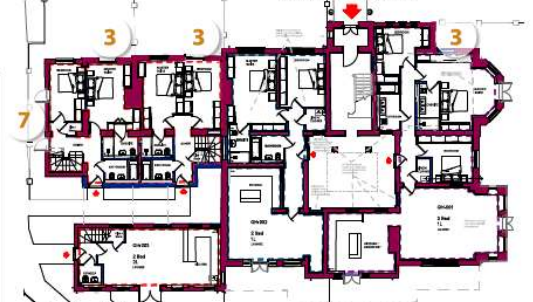


# Garrow Hill House Proposals

## GARROW HILL HOUSE SUMMARY



Garrow Hill House Plans and Elevations. October 22  
9

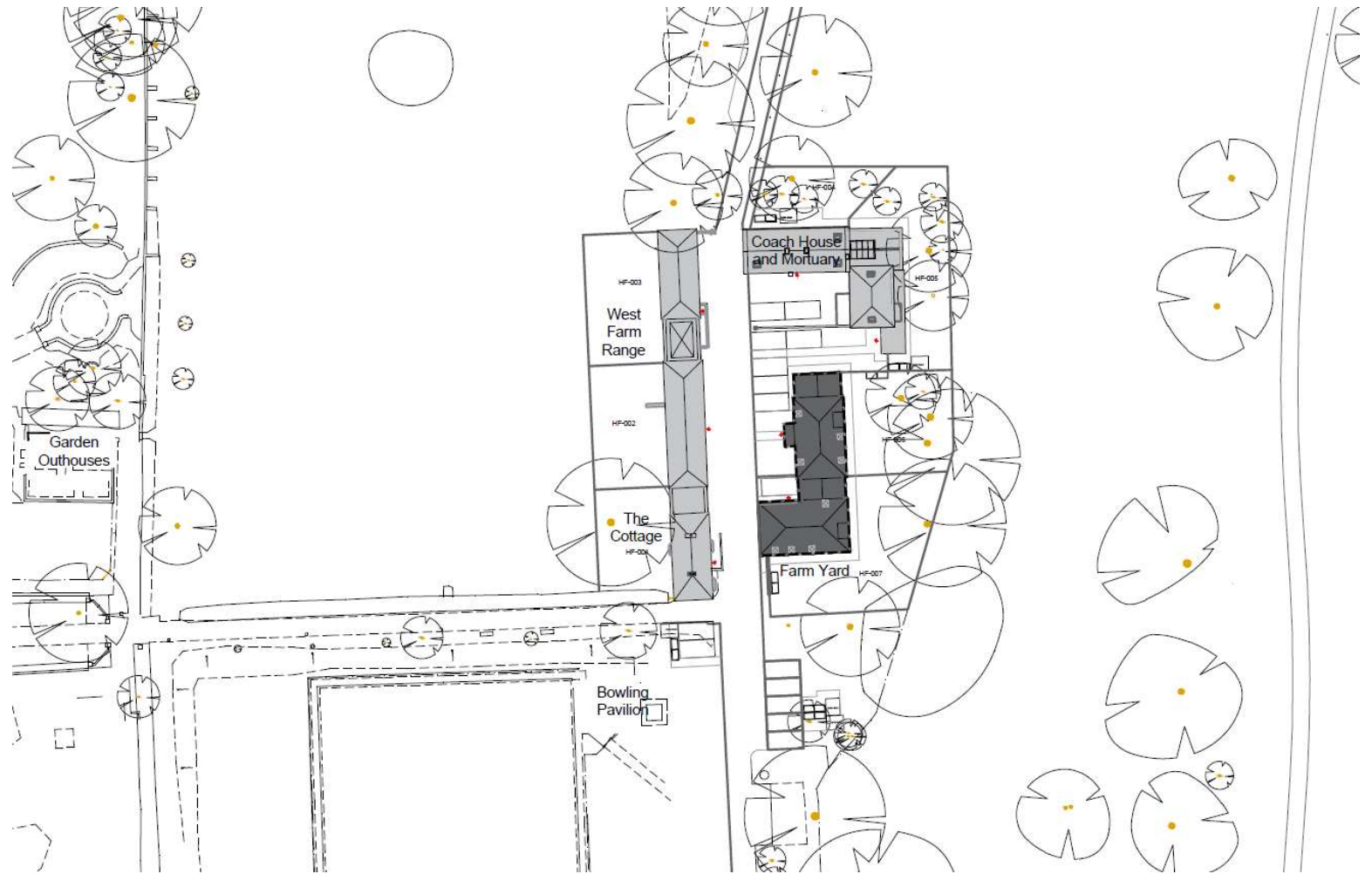


Revised Garrow Hill House Plans and Elevations. June 23

**Key Changes**  
 Garrow Hill House  
 Details redesigned following comments received from the City of York Conservation Officer

1. Retention of the south veranda,
2. proposed terraces relocated to the roof and east
3. proposed door reverted back to windows (existing retained)
4. window size updated to align with adjacent fenestration
5. roof terraces reduced to provide more light to ground floor
6. space retained as communal circulation
7. existing doors opening retained, new door provided

Site Plan – detail  
Farm Yard



Farm Yard  
- Google 3D view



Farm Yard  
West Farm Range



West Farm Range. South-West corner Jun 2020



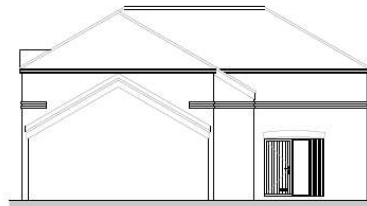
West Farm Range. West elevation Jun 2020

Coach House and Mortuary

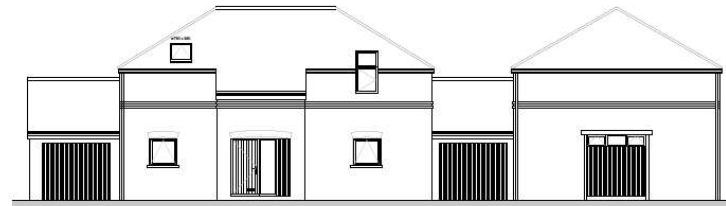


Coach House and Mortuary. South Elevation Jun 2020

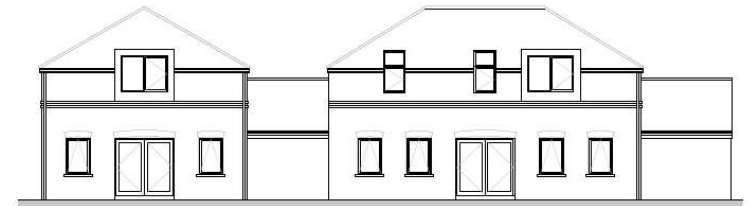
# Farm Yard Home Farm Plans and Elevations



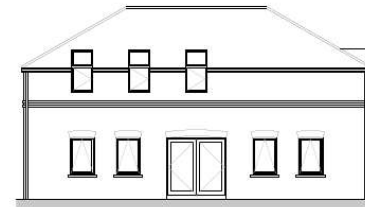
North Elevation



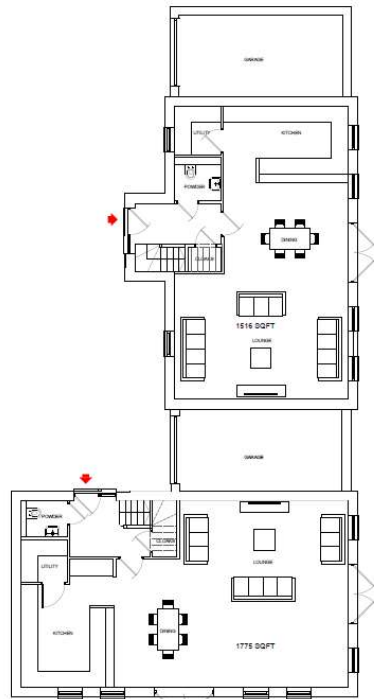
West Elevation



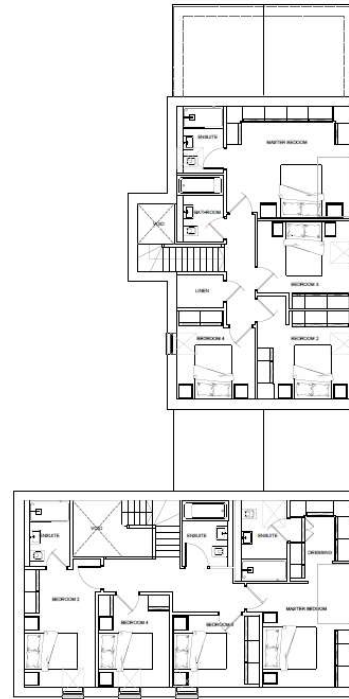
East Elevation



South Elevation



Ground Floor



First Floor



REVISIONS

Rev	Date	Description
A	31.10.22	Issue for Planning
B	08.06.23	Updated following comment received

Notes:  
 1. All dimensions are to be completed.  
 2. All dimensions are to be completed.  
 3. All dimensions are to be completed.  
 4. All dimensions are to be completed.

## Farm Yard Home Farm Proposed Plans and Elevations

129-06-1103 - B

Scale 1:100 @A2 Date 01.03.23  
 Drawn MC Checked RL

The Retreat  
 Heslington Road  
 York  
 YO10 5BN

### FINISHES SPECIFICATION

#### Walls

Red multi brick to walls.  
 Timber cladding to door and window reveals on west and north elevations.

#### Roof finish

Roof tiles to be grey slate. Grey colour fascias and eaves details.

#### Doors and Windows

Windows to be grey uPVC double glazed casements or similar approved. French doors to be grey uPVC frames, front door to be timber.  
 \*All glazing to bathrooms and WCs obscured.

#### RWG's

To be square profiles in grey.



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# Farm Yard Coach House and Western Farm Range Conversion

## FARM YARD SUMMARY



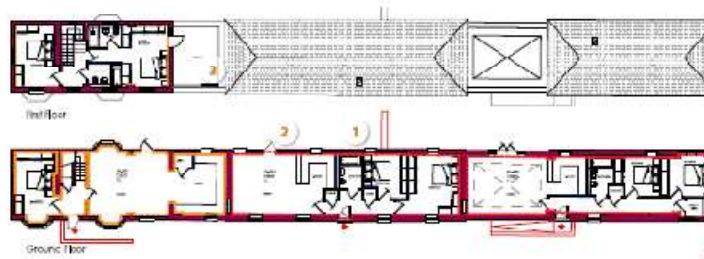
1. Revised Coach House Plans

### Coach House

1. maintain hardscaped courtyard
2. primary entrance routes retained - coors and stairs
3. set back glass, timber doors considered to south elevation
4. reduced rooflights - few as possible
5. external door retained to the north
6. historic roof light retained
7. "garage" style doors
8. western extension does not join the north west element



1. Revised Coach House West Elevation



2. Revised Western Farm Range Plans

### Western Farm Range

Options were considered for an additional level above the single storey element. However, these were reviewed by the City of York Conservation Officer and believed to cause considerable harm to the setting of Home Farm and the listed Coach House & Mortuary

1. Change from 2 houses into 3, adjustments to plans and elevations, access and boundaries
2. Proposed double doors changed to single door
3. Roof terrace handrail set back



3. Farm Yard proposed front elevation - designed to retain a strong agricultural character

11



3. Farm Yard proposed rear elevation - with a reduced height when compared to Oct 22 designs