



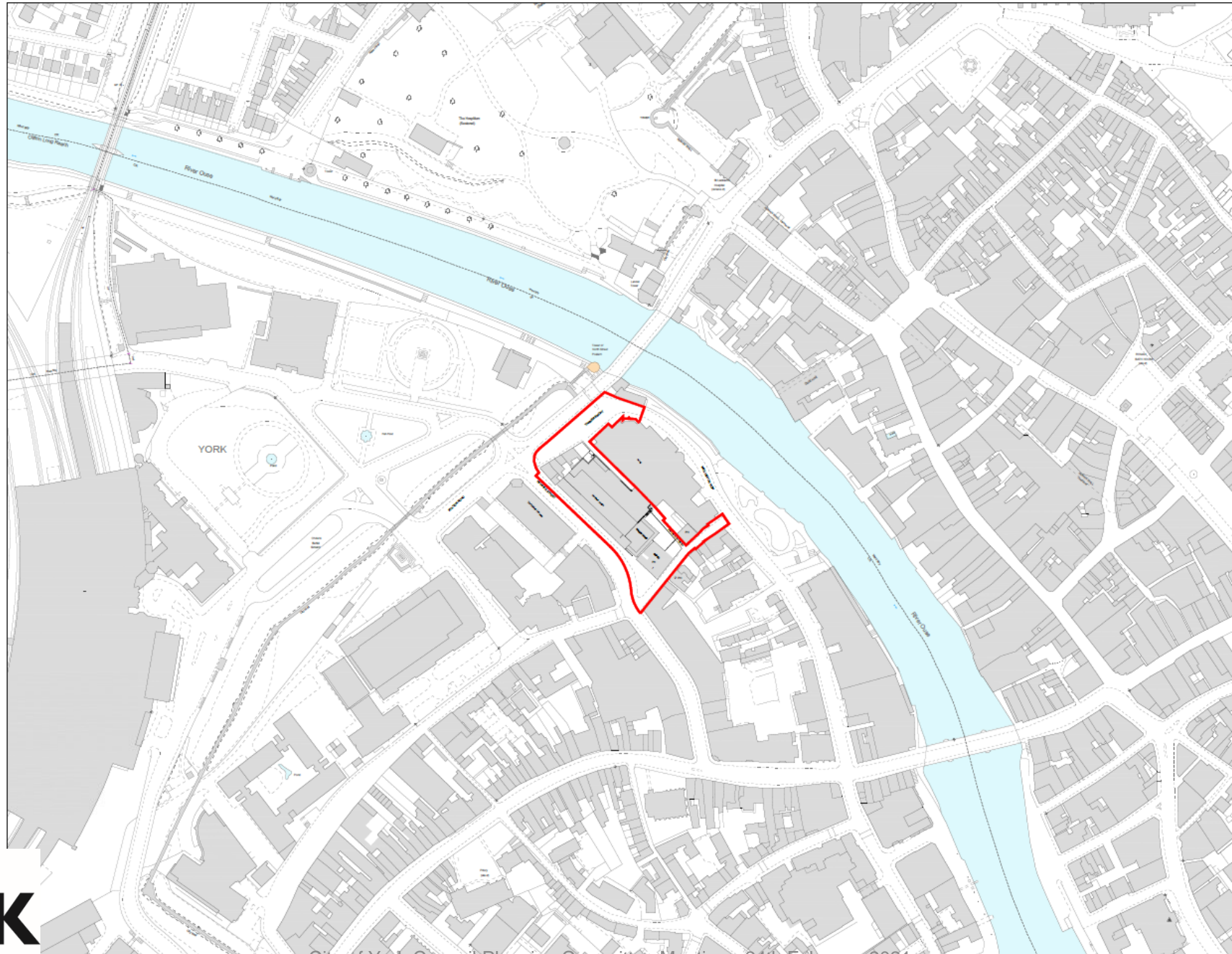
# Planning Committee

To be held remotely on 24<sup>th</sup> February 2021 at 4:30pm

# 19/02672/FULM - Northern House, Rougier Street, York

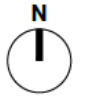
Demolition of 1 - 9 Rougier Street and erection of 10 storey building, with roof terraces, consisting of mixed use development including 211 apartments (Use Class C3), offices (Use Class B1), visitor attraction (Use Class D1), with associated landscaping and public realm improvements

# Location Plan



© Vincent & Brown  
 This drawing is the sole copyright of Vincent & Brown any reproduction in any form is forbidden unless permission is granted in writing.  
 Do not scale from this drawing, any discrepancies on site should be brought to the attention of Vincent & Brown.

Work and materials must comply with the current building regulations and any relevant codes of practice, and must be read in conjunction with the building specification and any other construction or sub-contractor information.



— Site boundary

revision date description

**Vincent & Brown**  
 Studio 12, Middlethorpe Business Park  
 5th Bell Lane, Middlethorpe, York, YO23 2BD  
 T: 01904 70984 | e: studio@vincentandbrown.com

project:  
**Roman Quarter**  
 Rougier Street, York

Location Plan

date:	date:	drawn by:	checked by:
18/11/19	Planning	LT	NB
scale:			
1:1250 @ A1			

job number:	signature:	date:	type:	date:	drawing number:	revision:
17088-	VB-	XX-	XX-	DR-	A-	(00) 01



Location Plan

Existing View  
from City Walls



Existing View – Rougier Street



Existing View –  
Rougier Street  
North West End



Existing View –  
Tanner’s Moat  
from City Walls



Existing View –  
View of All Saints  
from Station  
Road/City Walls





Existing View from  
Lendal Tower



## Existing View from Museum Street



Image courtesy of Google Street view (August 2019)

Existing View from  
City Screen



Existing View  
from North Street



Existing View from  
Tanner Row



Existing View  
from George  
Hudson Street



Existing View  
towards All Saints  
and Tanner Row  
from Rougier  
Street



Existing View  
from Rougier  
Street



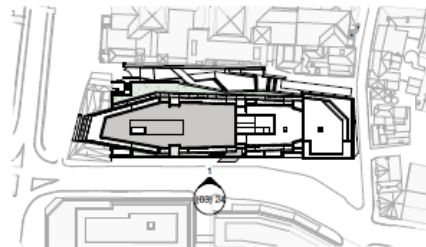


# Proposed Elevation – Rougier Street



**Rougier Street Elevation**  
1 : 200

revision	date	description
P4	09/02/2021	Staff cycle view revisions
P3	23/01/2021	Office incorporation with development, Level 10 profile & floor levels altered
P2	04/12/2020	Scheme revised to incorporate feedback to Transport
P1	24/04/2020	Approved building design to incorporate planning conditions



**Key Plan**  
1 : 1000

**Materials Key**

- ① Terracotta Cladding
- ② Anodised Bronze Decorative Panels
- ③ Anodised Bronze Vertical Balustrading
- ④ Anodised Bronze Curtain Walling - Deep Reveals
- ⑤ Anodised Bronze Clad Column
- ⑥ Anodised Bronze Windows
- ⑦ Glass Spandrel
- ⑧ Red Brick
- ⑨ Living Wall
- ⑩ Anodised Bronze Louvres
- ⑪ Brick Detailing



**Vincent & Brown**

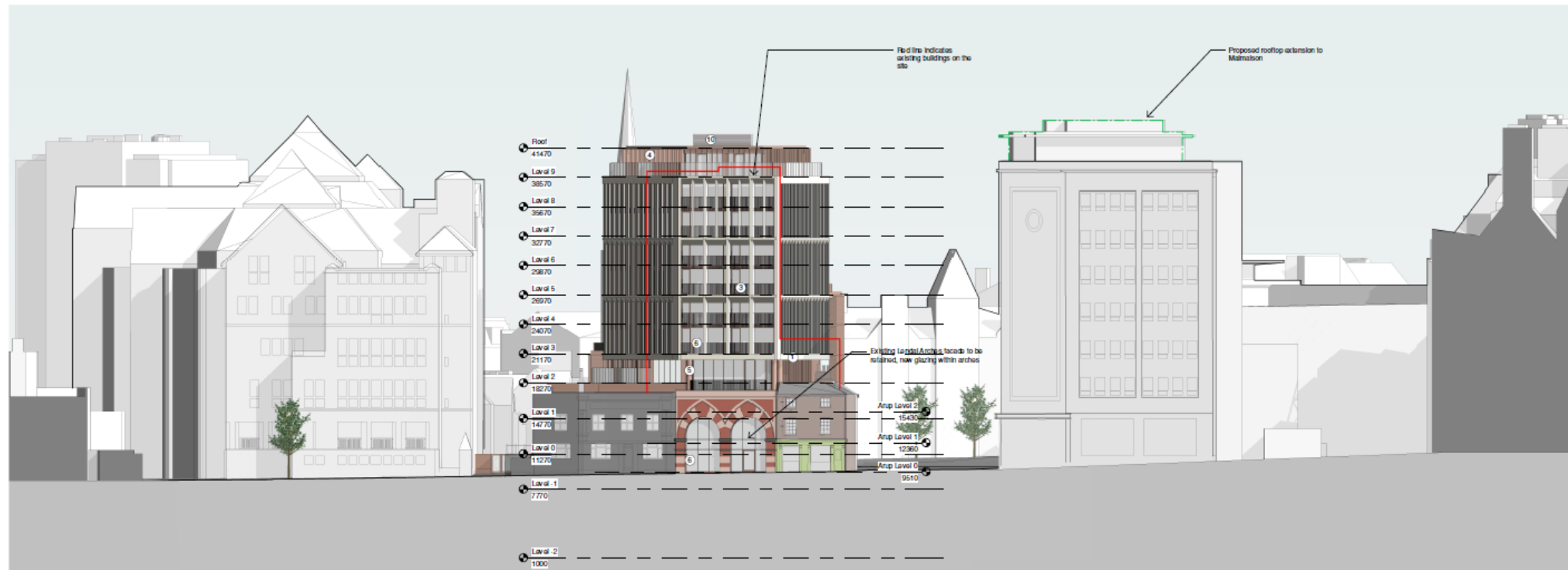
Studio 12, Middlebarge Business Park  
5th Bank Lane, Bishopcleeve, York, YO23 2BD  
t: 01904 700643 e: studio@vincentandbrown.com

project:  
**Roman Quarter**  
**Rougier Street, York**  
drawing:  
**Proposed Rougier Street Elevation**

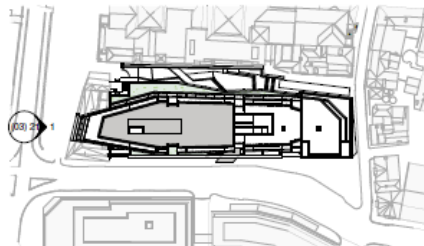
date	status	drawn by	checked by
06/09/19	Planning	RM	NB
scale		sheet size	
1:200		A1	
job number	original name	sheet	total
17088-VB-	XX-XX-	DR-1A-	(03) 24
			revision
			P4



# Proposed Elevation – Tanners Moat



Tanners Moat Elevation  
1 : 200



Key Plan  
1 : 1000



revision	date	description
P3	22/01/2021	Office incorporation with development, Level 10 omitted & Roof level altered
P2	04/12/2020	Scheme amended to incorporate 'souk' to Tanner Row
P1	24/04/2020	Amend building design to incorporate planning constraints

## Vincent & Brown

Studio 12, Middlethorpe Business Park  
5th Bank Lane, Bishopthorpe, York, YO23 2BB  
t: 01904 700843 e: studio@vincentandbrown.com

project  
**Roman Quarter**  
Rougier Street, York  
drawing  
Proposed Tanners Moat Elevation

date	status	drawn by	checked by
09/11/19	Planning	RM	NB

scale	sheet size
1:200	A1

job number	signature	date	level	type	code	drawing number	revision
17088-VB-		XX-	XX-	DR-A-	(03) 21	P3	

### Materials Key

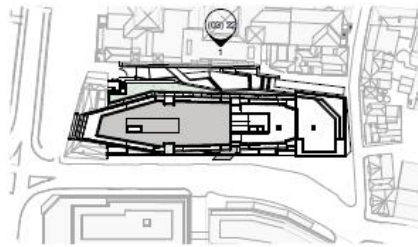
- ① Terracotta Cladding
- ② Anodised Bronze Decorative Panel
- ③ Anodised Bronze Vertical Balustrading
- ④ Anodised Bronze Curtain Walling - Deep Reveals
- ⑤ Anodised Bronze Clad Column
- ⑥ Anodised Bronze Windows
- ⑦ Glass Splayed
- ⑧ Red Brick
- ⑨ Living Wall
- ⑩ Anodised Bronze Louvers
- ⑪ Brick Detailing



# Proposed Elevation – Tanner Street



**Tanner Street Elevation**  
1 : 200



**Key Plan**  
1 : 1000



revision	date	description
P3	22/01/2021	Client incorporation with development, Level 10 omitted & floor levels altered
P2	04/02/2020	Scheme amended to incorporate Tanner to Tanner Row
P1	24/02/2020	Approved building design to incorporation planning constraints

## Vincent & Brown

Studio 12, Millership Business Park  
 Six Bells Lane, Bishopthorpe, York, YO23 2BD  
 t: 01904 700643 e: studio@vincentandbrown.com

project:  
**Roman Quarter**  
**Rougier Street, York**

drawing:  
**Proposed Tanner Street Elevation**

date	status	drawn by	checked by
06/11/19	Planning	RM	NB

scale	sheet size
1:200	A1

job number	original	date	level	type	date	drawing number	revision
17088-	VB-	XI-	XX-	DR-A-	(03) 22	P3	

### Materials Key

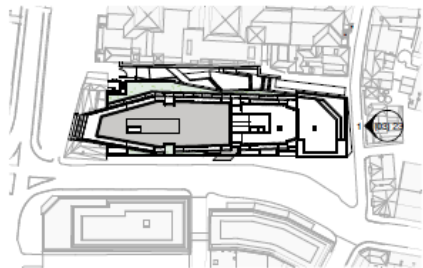
- ① Terracotta Cladding
- ② Anodised Bronze Decorative Panel
- ③ Anodised Bronze Vertical Balustrading
- ④ Anodised Bronze Curtain Walling - Deep Flaws
- ⑤ Anodised Bronze Clad Column
- ⑥ Anodised Bronze Windows
- ⑦ Glass Spandrel
- ⑧ Red Brick
- ⑨ Living Wall
- ⑩ Anodised Bronze Louvers
- ⑪ Brick Detailing



# Proposed Elevation – Tanner Row



Tanner Row Elevation  
1 : 200



Key Plan  
1 : 1000

revision	date	description
P3	22/01/2021	Office incorporation with development, Level 10 omitted & floor to be aligned.
P2	04/12/2020	Scheme refined to incorporate feedback to Tanner Row
P1	24/04/2020	Aligned building design to incorporate planning comments

## Vincent & Brown

Studio 12, Middlebarrow Business Park  
5th Bell Lane, Bishopthorpe, York, YO23 2BU  
t: 01904 703841 e: studio@vincentandbrown.com

project:  
Roman Quarter  
Rougier Street, York

drawing:  
Proposed Tanner Row Elevation

date	status	drawn by	checked by
09/11/19	Planning	RM	NB

scale	sheet size
1:200	A1



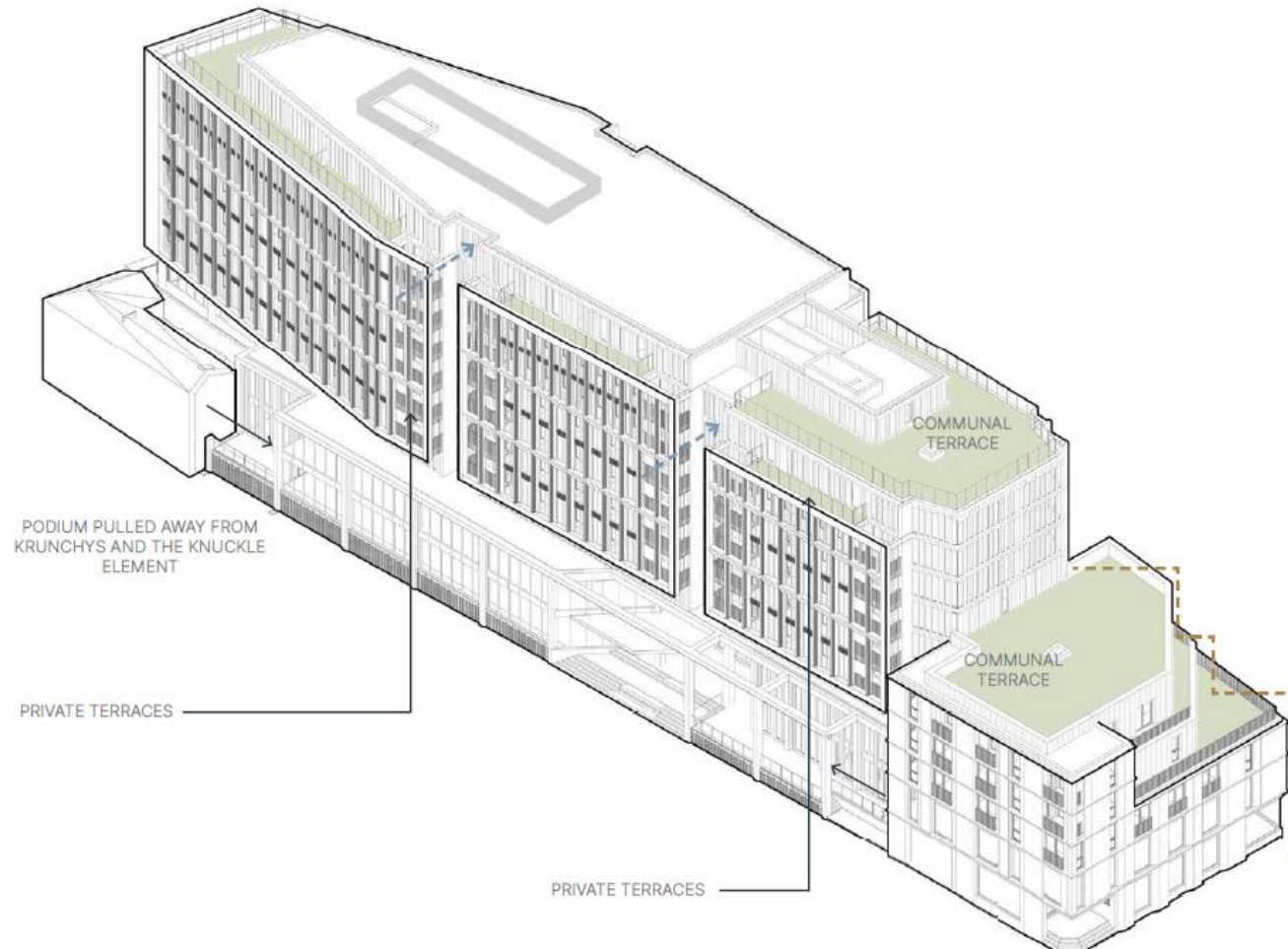
job number	original	area	level	type	date	drawing number	revision
17088-VB-	XX-	XX-	DR-A-	(03) 23		P3	

### Materials Key

- ① Terracotta Cladding
- ② Anmodised Bronze Decorative Panel
- ③ Anmodised Bronze Vertical Balustrading
- ④ Anmodised Bronze Curtain Walling - Deep Flawsals
- ⑤ Anmodised Bronze Clad Column
- ⑥ Anmodised Bronze Windows
- ⑦ Glass Spandrel
- ⑧ Red Brick
- ⑨ Living Wall
- ⑩ Anmodised Bronze Louvers
- ⑪ Brick Dattling



# Massing Alterations



'Crumbled' corner responds to smaller buildings on Tanner Row and generates terraces for the apartments

## 2.2 Massing Alterations

Articulation of the mass to the eastern end of the building allows for the generation of shared external amenity spaces at roof level.

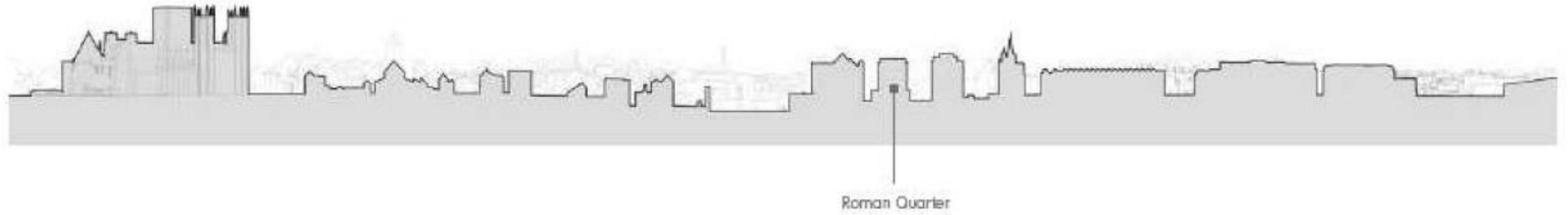
Two communal terraces are located on Level 5 and Level 9, providing good quality external space contributing to the residential amenity. The communal terraces provide the opportunity to introduce high level greenery, further softening the building on the city's skyline.

Elsewhere private balconies are inset within the facade, providing further external amenity space for the occupants.

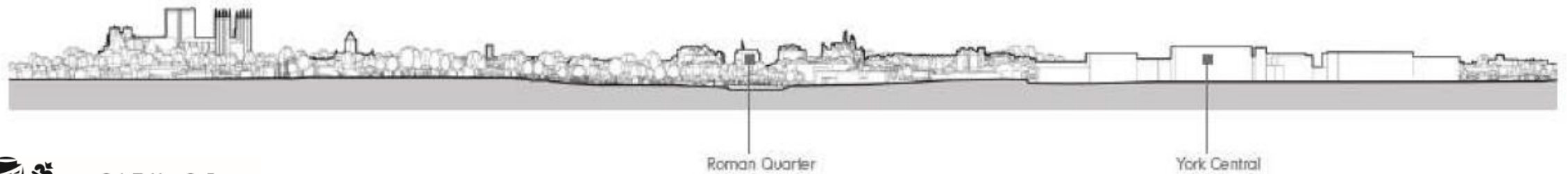


# Section of city skyline

Character Area 22 Section



York Skyline



# Section to Tanners Moat (Section A-A)

Copyright:  
 This drawing is the sole copyright of Vincent & Brown and any reproduction in any form without written permission is prohibited.  
 Do not scale from this drawing, any discrepancies on site should be brought to the attention of Vincent & Brown.  
 Work and materials must comply with the current building regulations and any relevant codes of practice, and must be read in conjunction with the building specification and any other contracts or sub-contract information.

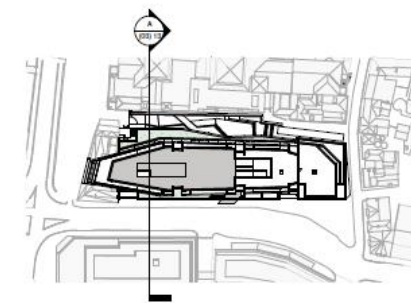


Section A - A  
 1 : 200



**KEY**

[Yellow Box]	Residential
[Light Green Box]	Studio Apartment
[Light Blue Box]	1 Bedroom Apartment
[Medium Blue Box]	2 Bedroom Apartment
[Dark Blue Box]	3 Bedroom Apartment
[Brown Box]	Office
[Purple Box]	Visitor Attraction
[Grey Box]	Shaded



Key Plan  
 1 : 1000

PS	22/01/2021	Office incorporation within development, Level 10 omitted & floor levels altered.
PS	04/12/2020	Scheme revised to incorporate feedback to Tanners Row
PS	24/04/2020	Approved building design to incorporate planning conditions

**Vincent & Brown**  
 Studio 12, Middlehouse Business Park  
 5th Balk Lane, Bishopthorpe, York, YO21 2EG  
 t: 01904 309843 e: studio@vincentandbrown.com

project:  
**Roman Quarter**  
 Rougier Street, York

drawing:  
**Proposed Section A - A**

date:	status:	drawn by:	checked by:
09/11/19	Planning	RM	NB

scale:	sheet size:
1:200	A3

job number:	original:	level:	type:	date:	drawing number:	revision:
17088-VB-	1001-XX-	DR-	A-	(03) 13	PS	

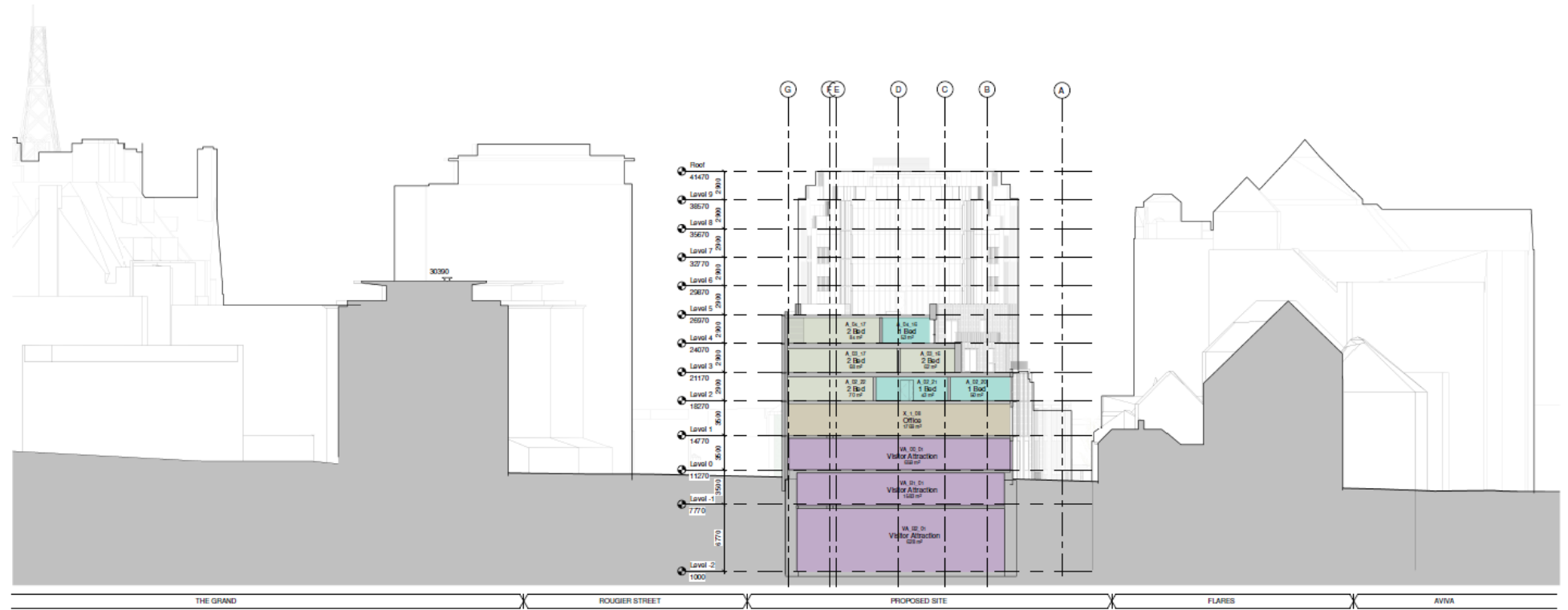






# Section to Tanner Row End (Section D-D)

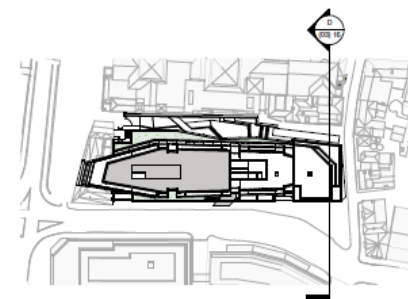
Copyright:  
This drawing is the sole copyright of Vincent & Brown any reproduction in any form is forbidden unless permission is granted in writing.  
Do not scale from this drawing, any discrepancies or alterations should be brought to the attention of Vincent & Brown.  
Work and materials must comply with the current building regulations and any relevant codes of practice, and must be read in conjunction with the building specification and any other contracts or sub-contract information.



Section D - D  
1 : 200

**KEY**

[Yellow]	Residential
[Light Green]	Studio Apartment
[Light Blue]	1 Bedroom Apartment
[Light Green]	2 Bedroom Apartment
[Light Blue]	3 Bedroom Apartment
[Light Yellow]	Office
[Purple]	Visitor Attraction
[Grey]	Shaded



Key Plan  
1 : 1000

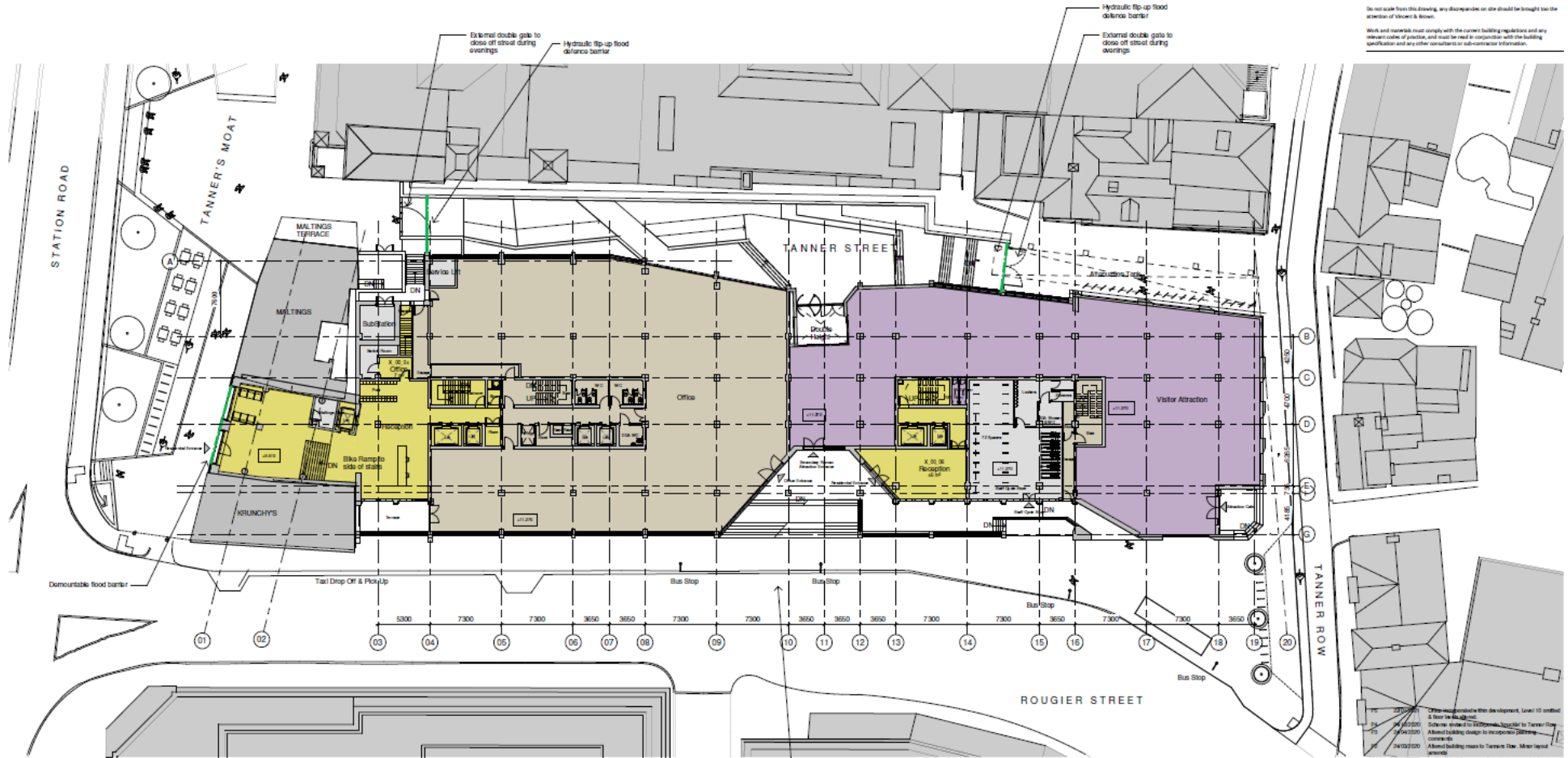
PS 22/01/2021 Other incorporation in development, Level 02 omitted & floor levels altered.  
PS 04/12/2020 Scheme revised to incorporate feedback to Tanner Row PS 24/04/2020 Revised building design to incorporate planning comments.  
revision date description  
**Vincent & Brown**  
Studio 02, Middleburgh Business Park  
5th Bell Lane, Bishopthorpe, York, YO23 3BU  
t: 01904 700441 e: studio@vincentandbrown.com

project:  
Roman Quarter  
Rougier Street, York  
drawing:  
Proposed Section D - D

date	status	drawn by	checked by														
09/11/19	Planning	RM	NB														
scale	show dim																
1:200	A1																
<table border="1"> <tr> <td>job number</td> <td>original</td> <td>revised</td> <td>type</td> <td>date</td> <td>drawing number</td> <td>revision</td> </tr> <tr> <td>17088-VB-</td> <td>IX-</td> <td>XX-</td> <td>DR-A-</td> <td>(03) 16</td> <td>PS</td> <td></td> </tr> </table>				job number	original	revised	type	date	drawing number	revision	17088-VB-	IX-	XX-	DR-A-	(03) 16	PS	
job number	original	revised	type	date	drawing number	revision											
17088-VB-	IX-	XX-	DR-A-	(03) 16	PS												



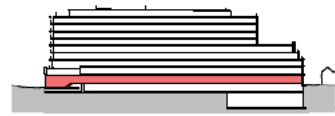
# Proposed Floor Plan – Ground Floor 00



Level 00 - GA  
1:200

**KEY**

- Residential
- Studio Apartment
- 1 Bedroom Apartment
- 2 Bedroom Apartment
- 3 Bedroom Apartment
- Office
- Visitor Attraction
- Shared



**LEVEL 00 - AREAS**

Level 00 GIA	2174 m <sup>2</sup> / 23401 sqft
Residential GIA	346 m <sup>2</sup> / 3724 sqft
Visitor Attraction GIA	660 m <sup>2</sup> / 7104 sqft
Office GIA	932 m <sup>2</sup> / 10052 sqft
Shared GIA	155 m <sup>2</sup> / 1668 sqft

**GENERAL NOTES**

- For red line boundary refer to Existing & Proposed Site Plans
- No proposed works within 17 Rougier Street (Krunchys Sandwich Bar)
- For landscape information, including public realm, please refer to Refuse Landscape drawings and design report
- Refer to typical apartment layout drawings for layouts of apartments
- Cycle storage strategy, please refer to Cycle storage drawings, D&A statement and Travel Plan
- Refuse Strategy, please refer to Refuse drawings and D&A statement.
- Building Services information, please refer to M&E Consultant report.
- Visitor Attraction design by others, refer to D&A statement for indicative floor layout.
- Refer to Accommodation Schedule for all internal uses, including typologies & mix
- Room Number Convention Use\_Loc\_Number

Copyright:  
This drawing is the sole copyright of Vincent & Brown any reproduction in any form is forbidden unless permission is granted in writing.  
No liability shall be accepted for this drawing, any discrepancies on site should be brought to the attention of Vincent & Brown.  
Work and materials must comply with the current building regulations and any relevant codes of practice, and must be read in conjunction with the building specification and any other contracts or sub-contract information.

revision	date	description
P1	11/02/2020	Law and building code allowed to incorporate planning controls. Level 11 omitted

**Vincent & Brown**

Studio 12, Middlehorse Business Park  
5th Bell Lane, Bishopcleeve, York, YO23 2BD  
t: 01904 700641 e: studio@vincentandbrown.com

project:  
**Roman Quarter  
Rougier Street, York**  
drawing:  
**Proposed Level 00**

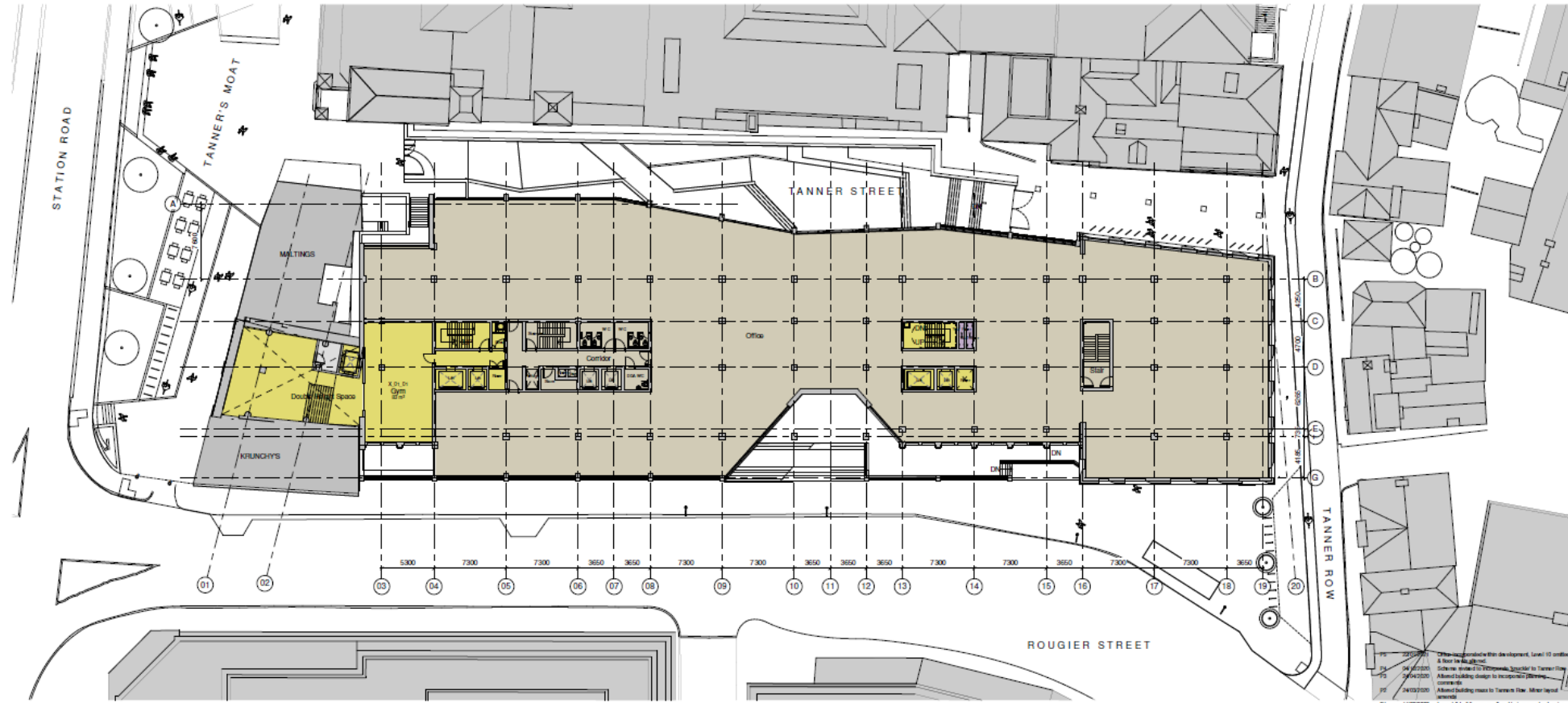
date	09/11/19	status	Planning	RM	drawn by	NB	checked by	
scale	1:200	sheet size	A1					
		0 4 8 12 16 20						

job number	17088	originator	VB	date	09	level	00	type	DR	scale	A-1	drawing number	(03) 05	revision	P5
------------	-------	------------	----	------	----	-------	----	------	----	-------	-----	----------------	---------	----------	----



# Proposed Floor Plan – Level 01

Copyright:  
This drawing is the sole copyright of Vincent & Brown. Any reproduction in any form is forbidden unless permission is granted in writing.  
Do not scale from this drawing, any discrepancy on site should be brought to the attention of Vincent & Brown.  
Work and materials must comply with the current building regulations and any relevant codes of practice, and must be read in conjunction with the building specification and any other consultants or sub-contractor information.



Level 01 - GA  
1 : 200

### LEVEL 01 - AREAS

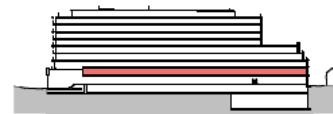
Level 01 GIA	2096 m <sup>2</sup> / 22650 sqft
Residential GIA	166 m <sup>2</sup> / 1796 sqft
Visitor Attraction GIA	3 m <sup>2</sup> / 32 sqft
Office GIA	1911 m <sup>2</sup> / 20670 sqft
Shared GIA	

### GENERAL NOTES

- For red line boundary refer to Existing & Proposed Site Plans
- No proposed works within 17' Rougier Street (Krunchy's Sandwich Bar)
- For landscape information, including public realm, please refer to ReForm Landscape drawings and design report
- Refer to typical apartment layout drawings for layouts of apartments
- Cycle storage strategy, please refer to Cycle storage drawings, D&A statement and Trial of Plan
- Refuse Strategy, please refer to Refuse drawings and D&A statement
- Building Services information, please refer to MSE Consultant report
- Visitor Attraction design by others, refer to D&A statement for indicative floor layout
- Refer to Accommodation Schedule for all internal uses, including typologies & mix
- Room Number Convention  
Use\_Level\_Number

### KEY

- Residential
- Studio Apartment
- 1 Bedroom Apartment
- 2 Bedroom Apartment
- 3 Bedroom Apartment
- Office
- Visitor Attraction
- Shared



City of York Council Planning Committee Meeting - 24th February 2021



Other documents in this development, Level 10 context & floor plan drawings  
Scheme issued to Yorkshire Council for Tanner Plan Approval  
Approved building design to incorporate Tanner plan context  
Approved building access to Tanner Plan. Minor layout amendments  
Level 01 building mass added to incorporate planning context. Level 11 context  
revision date description

### Vincent & Brown

Studio 11, Middlebarrow Business Park  
5th Balk Lane, Bishopton, York, YO23 2BD  
t: 01904 309843 e: studio@vincentandbrown.com

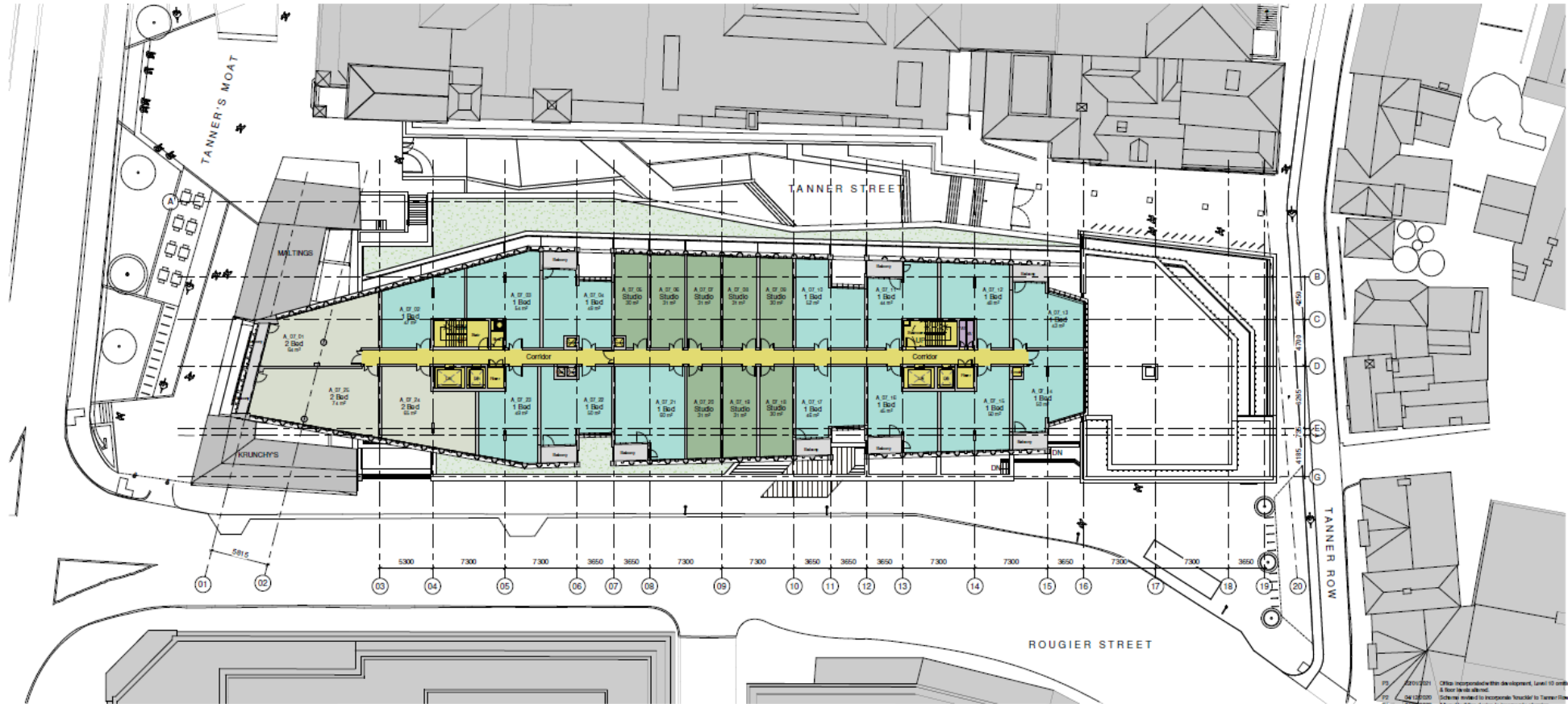
project:  
**Roman Quarter**  
Rougier Street, York  
drawing:  
**Proposed Level 01**

date:	02/11/19	status:	Planning	drawn by:	RM	checked by:	NB
scale:	1:200	sheet size:	A1	revision:	4	8	12
job number:	17088-1	drawing number:	DR-1A-1	revision:	03	06	PS





# Proposed Floor Plan – Levels 06 & 07

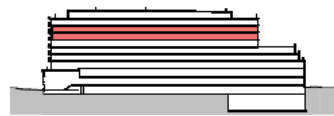


Copyright:  
 This drawing is the sole copyright of Vincent & Brown any reproduction in any form is forbidden unless permission is granted in writing.  
 Do not scale from this drawing, any discrepancies on site should be brought to the attention of Vincent & Brown.  
 Work and materials must comply with the current building regulations and any relevant codes of practice, and must be read in conjunction with the building specification and any other consultants or sub-contractor information.

Level 06 & 07 - GA  
 1:200

**KEY**

- Residential
- Studio Apartment
- 1 Bedroom Apartment
- 2 Bedroom Apartment
- 3 Bedroom Apartment
- Office
- Visitor Attraction
- Shared



**LEVEL 06 & 07 - AREAS**

Typical Floor GIA	1414 m <sup>2</sup> / 15220 sqft
Residential GIA	1408 m <sup>2</sup> / 15155 sqft
Visitor Attraction GIA	3 m <sup>2</sup> / 32 sqft
Office GIA	3 m <sup>2</sup> / 32 sqft
Shared GIA	

**GENERAL NOTES**

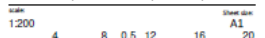
- For red line boundary refer to Existing & Proposed Site Plans
- No proposed works within 17 Rougier Street (Krunchy's Sandwich Bar)
- For landscape information, including public realm, please refer to Re-form Landscape drawings and design report
- Refer to typical apartment layout drawings for layouts of apartments
- Cycle storage strategy, please refer to Cycle storage drawings, D&A statement and Travel Plan
- Refer Strategy, please refer to Refuse drawings and D&A statement.
- Building Services Information, please refer to MSE Consultant report.
- Visitor Attraction design by others, refer to D&A statement for indicative flow layout.
- Refer to Accommodation Schedule for all internal uses, including typologies & mix
- Room Number Convention  
 Use\_Level\_Number

**Vincent & Brown**

Studio 12, Middlehorse Business Park  
 5th Bell Lane, Middlehorse, York, YO23 3BQ  
 t: 01904 700661 e: studio@vincentbrown.com

project:  
 Roman Quarter  
 Rougier Street, York  
 drawing:  
 Proposed Level 06 - 07

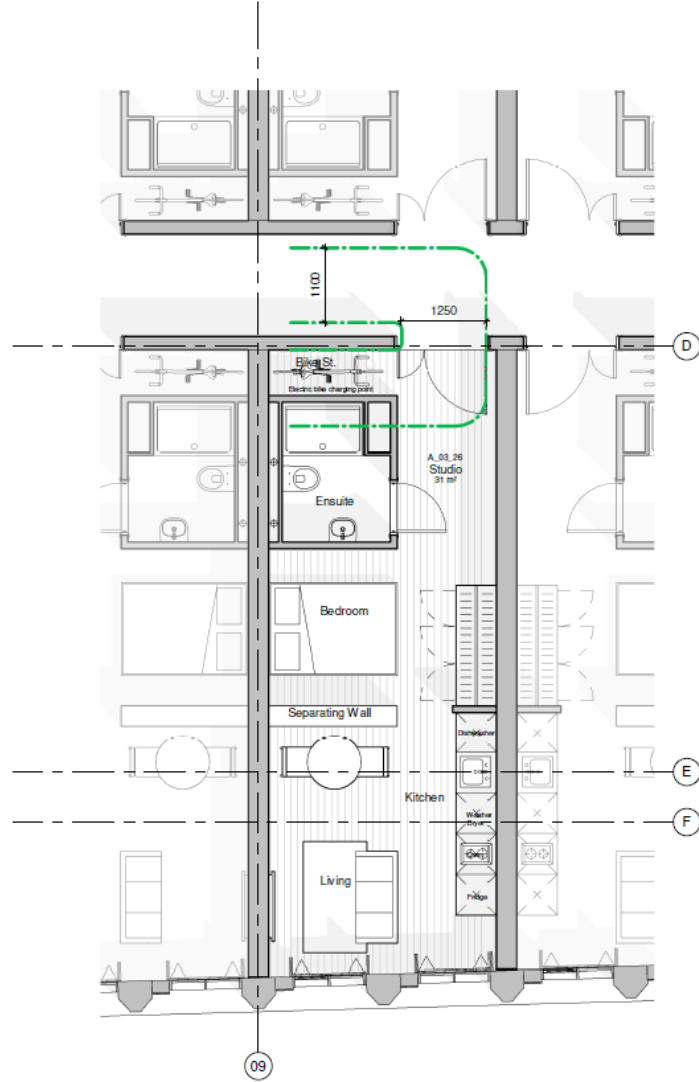
date	status	drawn by	checked by
23/03/20	Planning	RM	NB
scale	Sheet size		
1:200	A1		



job number	sheet no.	level	type	date	drawing number	revision
17088-VB-	07-	07-	DR-A-	(03) 56	P3	

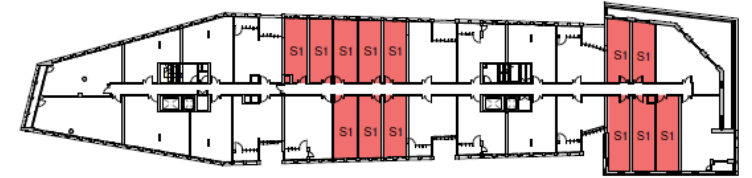


# Typical Studio Apartment Floor Plan



**Typical Studio Apartment - Type 01 (S1)**  
1 : 50

Copyright:  
This drawing is the sole copyright of Vincent & Brown any reproduction in any form is forbidden unless permission is granted in writing.  
Do not scale from this drawing, any discrepancies on site should be brought to the attention of Vincent & Brown.  
Work and materials must comply with the current building regulations and any relevant codes of practice, and must be read in conjunction with the building specification and any other consultants or sub-contractor information.



**Typical Floor - Key Plan**  
1 : 500

revision	date	description
P3	22/01/2021	Office incorporated within development, Level 10 omitted & floor levels altered.
P2	04/12/2020	Schema revised to incorporate 'muckki' to Tanner Row
P1	24/04/2020	Altered building design to incorporate planning comments

## Vincent & Brown

Studio 12, Middlethorpe Business Park  
Sim Balk Lane, Bishopthorpe, York, YO23 2BD

t: 01904 700941 e: studio@vincentandbrown.com

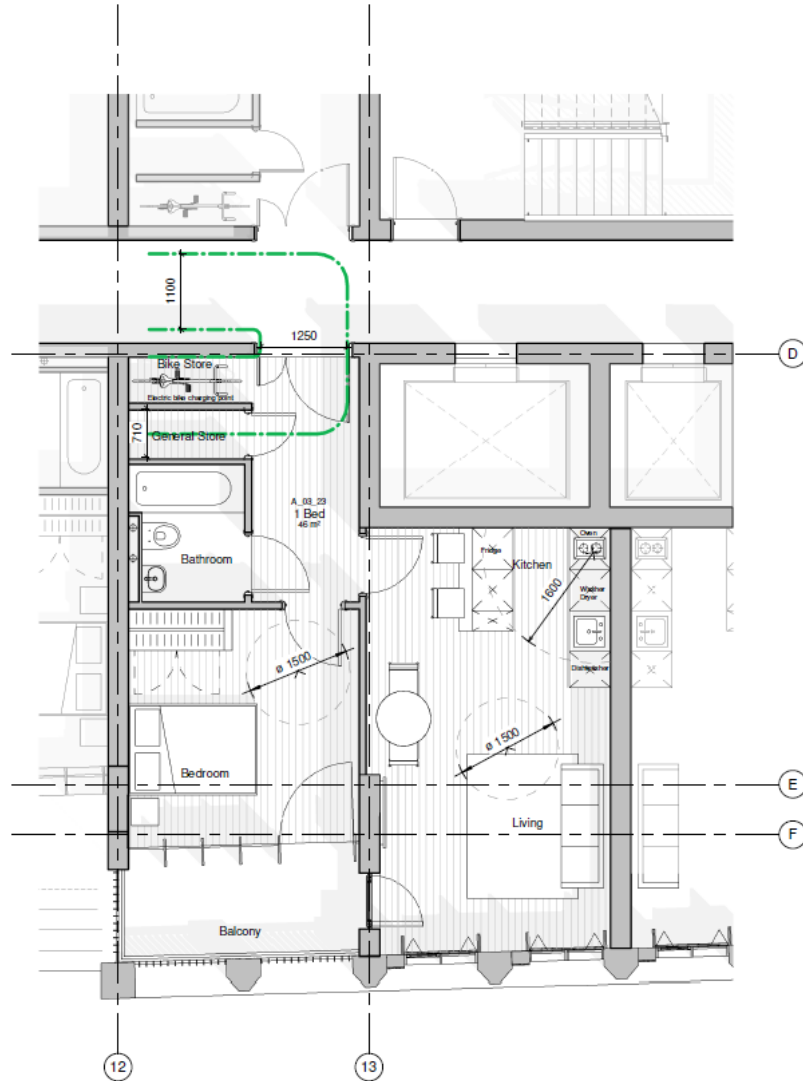
project:  
**Roman Quarter**  
**Rougier Street, York**  
drawing:

### Proposed Typical Studio - Type 01

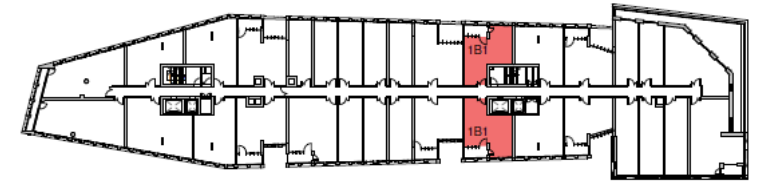
date: 20/11/19	status: Planning	drawn by: RM	checked by: NB
scale: 1:50	Sheet size: A2		
job number: 17088-VB-	zone: XX-	level: XX-	role: DR-A-
drawing number: (03) 33	revision: P3		



# Typical 1 Bedroom Apartment Floor Plan



**Typical 1 Bedroom Apartment - Type 01 (1B1)**  
1 : 50



**Typical Floor - Key Plan**  
1 : 500

Copyright:  
This drawing is the sole copyright of Vincent & Brown any reproduction in any form is forbidden unless permission is granted in writing.  
Do not scale from this drawing, any discrepancies on site should be brought to the attention of Vincent & Brown.  
Work and materials must comply with the current building regulations and any relevant codes of practice, and must be read in conjunction with the building specification and any other consultants or sub-contractor information.

revision	date	description
P3	22/01/2021	Office incorporated within development, Level 10 omitted & floor levels altered.
P2	04/12/2020	Scheme revised to incorporate 'knuckle' to Tanner Row
P1	24/04/2020	Altered building design to incorporate planning comments

## Vincent & Brown

Studio 12, Middlethorpe Business Park  
Sim Balk Lane, Bishopthorpe, York, YO23 2BD

t: 01904 700941 e: studio@vincentandbrown.com

project:  
**Roman Quarter**  
**Rougier Street, York**  
drawing:

### Proposed Typical 1 Bed Apartment - Type 01

date:	status:	drawn by:	checked by:
20/11/19	Planning	RM	NB

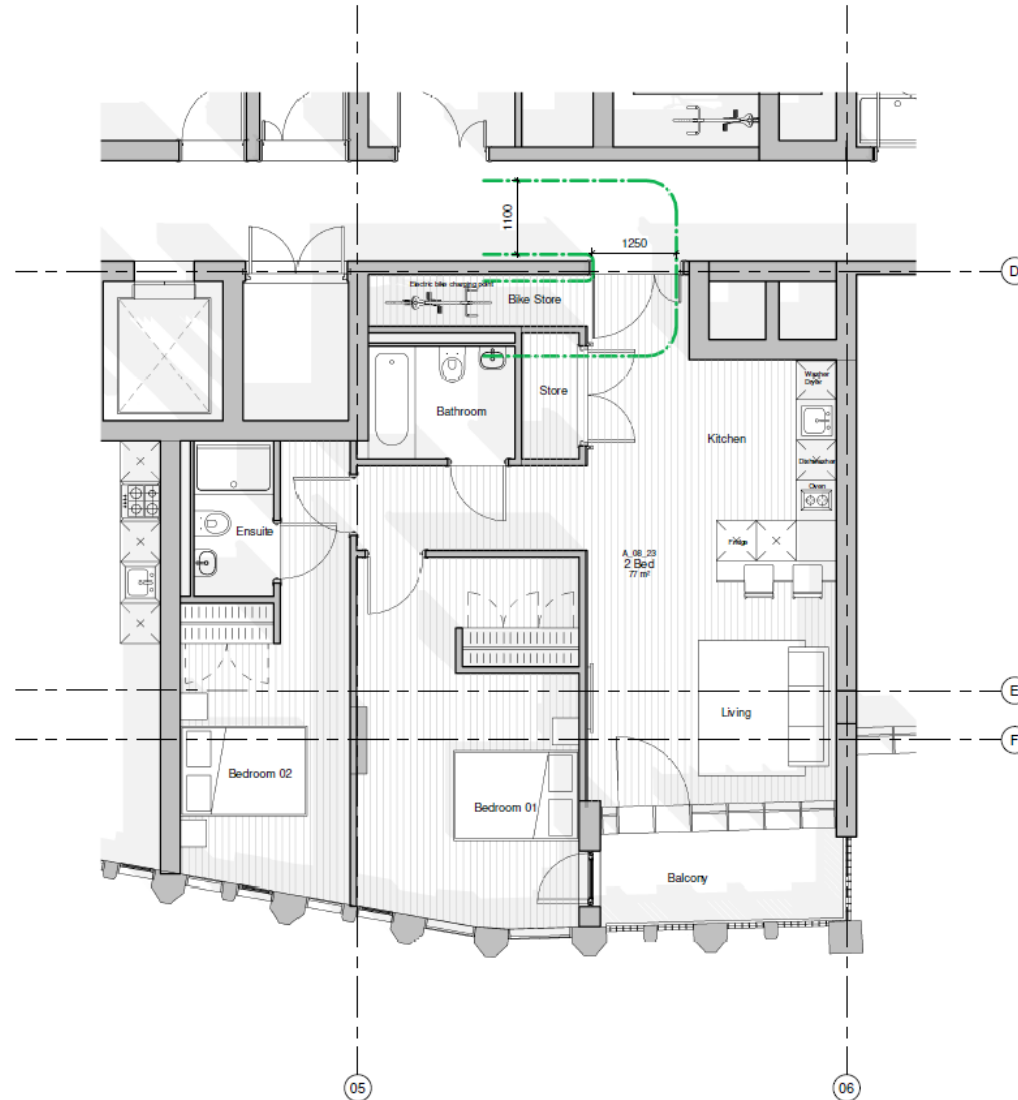
scale: 1:50 Sheet size: A2

job number	originator	zone	level	type	role	drawing number	revision
17088-	VB-	XX-	XX-	DR-	A-	(03) 35	P3





# Typical 2 Bedroom Apartment Floor Plan



**Typical 2 Bedroom Apartment - Type 01 (2B1)**  
1 : 50

City of York Council Planning Committee Meeting - 24th February 2021

Copyright:  
This drawing is the sole copyright of Vincent & Brown any reproduction in any form is forbidden unless permission is granted in writing.  
Do not scale from this drawing, any discrepancies on site should be brought to the attention of Vincent & Brown.  
Work and materials must comply with the current building regulations and any relevant codes of practice, and must be read in conjunction with the building specification and any other consultants or sub-contractor information.



**Level 08 - Key Plan**  
1 : 500

revision	date	description
P3	22/01/2021	Office incorporated within development, Level 10 omitted & floor levels altered.
P2	04/12/2020	Scheme revised to incorporate 'stuckie' to Turner Row
P1	24/04/2020	Altered building design to incorporate planning comments

## Vincent & Brown

Studio 12, Middlethorpe Business Park  
Sim Balk Lane, Bishopthorpe, York, YO23 2BD  
t: 01904 700941 e: studio@vincentandbrown.com

project:  
**Roman Quarter**  
Rougier Street, York  
drawing:

### Proposed Typical 2 Bed Apartment - Type 01

date:	status:	drawn by:	checked by:
20/11/19	Planning	RM	NB

scale: 1:20 Sheet size: A2

job number	originator	zone	sheet	type	role	drawing number	revision
17088	VB	XX	XX	BR	A	(03) 37	P3



Proposed Visualisation –  
Tanner Row



Proposed  
visualisation –  
from City Screen



Proposed  
visualisation –  
from York  
Minster



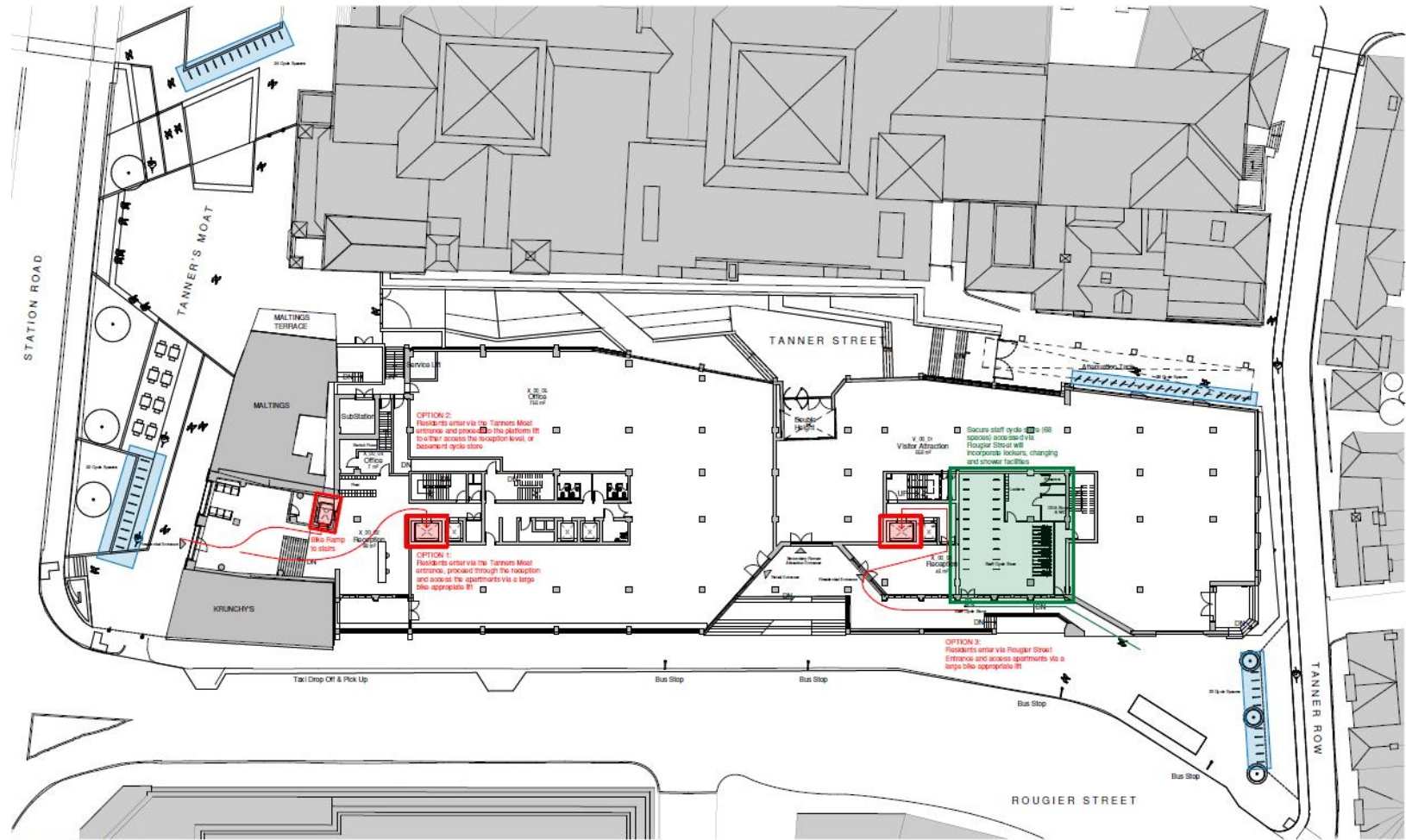
Existing View from  
Cliffords Tower



Proposed  
Visualisation –  
View from  
Cliffords Tower

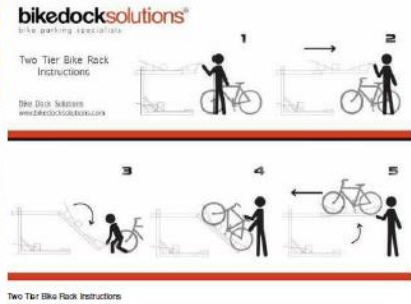


# Proposed Cycle Strategy – Basement 00



Copyright:  
This drawing is the sole copyright of Vincent & Brown any reproduction in any form is forbidden unless permission is granted in writing.  
No use shall be made from this drawing, any discrepancy or error should be brought to the attention of Vincent & Brown.  
Work and materials must comply with the current building regulations and any relevant codes of practice, and must be read in conjunction with the building specification and any other conditions or sub-contract information.

Level 00 - Cycle Strategy  
1:200



**KEY**  
— Building Staff (Office, Residential & Visitor Attraction)  
— Visitor Attraction Visitors  
— Residents

**VISITOR ATTRACTION & OFFICE STAFF**  
 Employees on site are provided a secure shared designated cycle parking within a distance with its own access from Rougier Street. This area provides lockers, charging and shower facilities.  
**VISITOR ATTRACTION VISITORS**  
 Visitors are able to use local bicycle hoops in close proximity to the scheme. (100 Spaces)  
**RESIDENTIAL DEVELOPMENT**  
 The strategy is dependent on the unit type.  
 Studios, 1 Bed and 2 Bed units have a designated 'thermal' bike store measuring 600x1000mm within each unit for secure parking. An electric bike charging point will be included within each thermal bike store.  
 2 Bed apartments also have an additional 0.5 space within the basement store.  
 There is a choice of either overhead stands or a 2 bar rack system. This system is the BDCS (Bike Dock Solutions) gas strut system. Further information can be found on:  
[www.bikedocksolutions.com/product/two-tier-bike-rack-200](http://www.bikedocksolutions.com/product/two-tier-bike-rack-200)

- Residential Strategy - Offices**
- Users collect bike from designated store (internal or central store).
  - User access lift and proceed to GF level.
  - User exit building through communal lobby area.
- Residential Strategy - Houses**
- Users dismount bicycle and enter residential lobby areas.
  - Users take lift to either 'thermal store' in the basement or to 'thermal store' dependent on siting.
  - User secures bike if in central store and proceeds to apartment.
  - Users whom have a thermal store use local bike to apartment and place within designated cycle store.

PS 01/03/2021 Staff cycle store evision  
 PS 22/01/2021 Office incorporation into development, Level 00 central & lift well defined  
 P1 04/10/2020 Scheme needed to incorporate Visitor to Tanner flow



**Vincent & Brown**  
 Studio 12, Mablethorpe Business Park  
 10231 280  
 10234 10846 | e: studio@vincentandbrown.com

Project:  
**Roman Quarter**  
 Rougier Street, York

Drawing:  
**Proposed Cycle Strategy - Level 00**

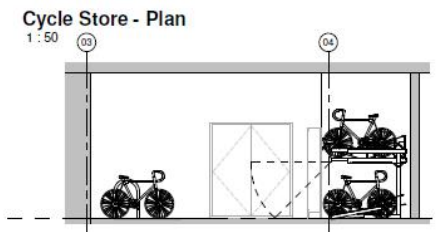
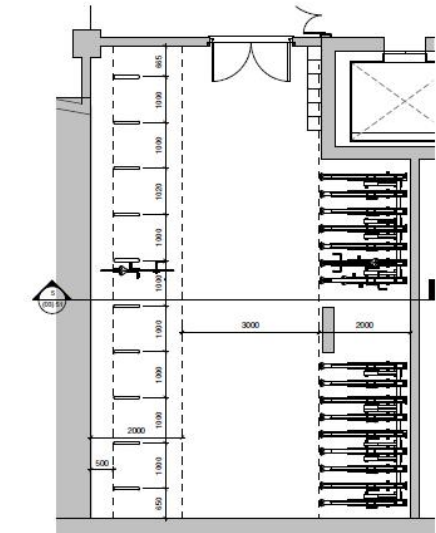
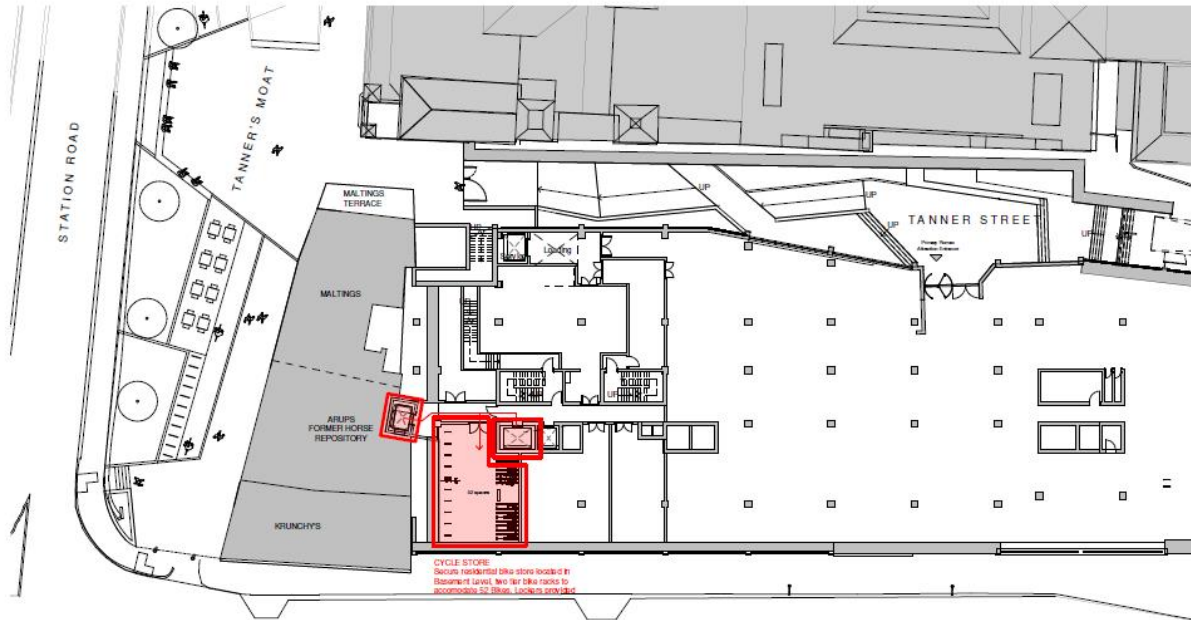
Date	Status	Drawn by	Checked by
28/11/19	Planning	RM	NB

Scale:  
 1:200  
 A1  
 0 4 8 12 16 20

Job number	Original issue	Revised issue	Issue	Issue	Issue number	Revision
17088-1	VB-	XX-	OC-	DR-	A-	(03) 50 P3

# Proposed Cycle Strategy – Basement 01

Copyright  
This drawing is the sole copyright of Vincent & Brown any reproduction in any form is forbidden unless permission is granted in writing.  
Do not scale from this drawing, any discrepancy or error should be brought to the attention of Vincent & Brown.  
Work and materials must comply with the current building regulations and any relevant code of practice, and must be read in conjunction with the building specification and any other conditions or sub-contract information.



- KEY**
- Building Staff (Office, Residential & Visitor Attraction)
  - Visitor Attraction Visitors
  - Residents

**VISITOR ATTRACTION & OFFICE STAFF**  
Employees on site are provided a secure shared designated cycle parking within premises with its own access from Douglas Street. This site provides lockers, changing and shower facilities.

**VISITOR ATTRACTION VISITORS**  
Visitors are able to use local bicycle hoops in close proximity to the scheme.

**RESIDENTIAL DEVELOPMENT**  
The strategy is dependent on the unit type.

**Studio, 1 Bed and 2 Bed units** have a designated 'framed' bike store measuring 500x1500mm within each unit for secure parking. 2 Bed apartments also have an additional 0.5 space within the basement store.

There is a choice of either small/flat stands or a 2 tier rack system. This system is the BDS (Bike Dock Solutions) 'pass' stand system. Further information can be found on [www.bikedock.com/products/two-tier-bike-rack-ods](http://www.bikedock.com/products/two-tier-bike-rack-ods)

- Residential Strategy - Entries**
- Users collect bike from designated store (internal or central store).
  - User access lift and proceed to GF level.
  - Users exit building through communal lobby area.
- Residential Strategy - Exits**
- Users dismount bicycle and enter residential lobby areas.
  - Users take lift to either 'central store' in the basement or to 'internal store' dependent on strategy.
  - User secures bike in central store and proceeds to apartment.
  - Users whom have a framed store navigate bicycle to apartment and place within designated cycle store.

P2 20/11/2021 Office responsible for development, Level 10 updated & floor levels added  
P1 04/12/2020 Scheme moved to incorporate 'framed' to Tanner flow  
revision date description

**Vincent & Brown**  
Studio 12, Millersholme Business Park  
5th Bk, Leas, Bishopcleeve, York, YO23 2BD  
t: 01904 309641 e: studio@vincentandbrown.com

project:  
**Roman Quarter**  
Rougier Street, York

Drawing:  
**Proposed Cycle Strategy - Basement Level 01**

date	status	drawn by	checked by
28/11/19	Planning	RM	NB
scale	sheet no.		
1:50	A1		
job number	original size	sheet type	drawing number
17088-VB-XO-B1-DR-A	(03) 51	P2	

