



# Planning Committee A

To be held on Thursday 4<sup>th</sup> August 2022 at 4:30pm

# 22/00707/FULM - York Wheelchair Centre, Bluebeck House, Bluebeck Drive, York

Erection of 72no. bedroom care home with associated landscaping following demolition of Blue Beck House and outbuildings

Existing Building - Front





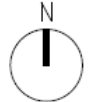
Existing Building - Rear



# Proposed Site Layout



**NOTES**  
 All dimensions are in millimetres unless stated otherwise.  
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 This drawing is to be read in conjunction with all other relevant drawings and specifications.  
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- KEY**
- Application Boundary
  - - - 1.8m high railings with matching gates
  - - - 1.8m high close boarded fence with matching gates
  - - - Existing boundary wall
  - - - Proposed brick wall to match retained existing one

Rev	Date	Description	Drawn By	Checked By
P2	16/07/22	Revised to match drawing 0103	RSW	RSW
P1	22/05/22	For planning	MLG	RSW

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**Project:**  
 Proposed Care Home  
 Blue Beck House,  
 Shipton Road,  
 York, YO30 5RA

client: Torsion Care Limited

**Drawing Title:**  
 Proposed Site Plan - Boundary treatment

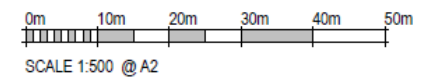
For Planning Submission

Project	Originator	Volume	Level	Type	Role	Number
3165	HIA	- ZZ -	XX -	DR -	A -	0107



**0107 Site Plan**  
 1 : 500

City of York Council Planning Committee A Meeting - 4th August 2022





# Proposed Elevations – North and West



**NOTES**  
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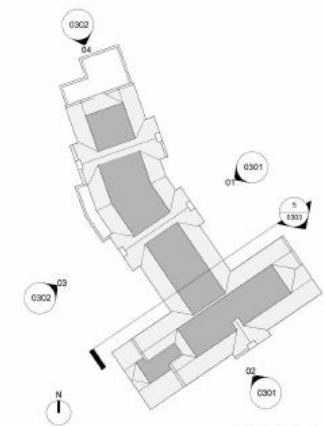
**03 Proposed West Elevation**  
 1 : 100

### Key to Materials

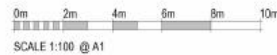
- Buff Brick
- Cast Stone Details
- Fibre Cement Slates
- Grey uPVC windows and doors
- uPVC fascias and soffits
- Black uPVC rainwater goods



**04 Proposed North Elevation**  
 1 : 100



**3 Key Plan**  
 1 : 500



Rev	Date	Description	Drawn	Checked
01	15/05/22	Revised South Elevation	M.L.G.	P.S.W.
02	23/07/22	General changes to elevations	M.L.G.	P.S.W.
03	03/08/22	For Planning Submission	M.L.G.	P.S.W.

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 Blue Beck House,  
 Shipton Road,  
 York, YO30 5RA  
**Client:** Torsion Care Limited

**Drawing Title:**  
 Proposed Elevations - North and West

**For Review and Comment**

Rev	Date	Description	Drawn	Checked
01	15/05/22	Revised South Elevation	M.L.G.	P.S.W.
02	23/07/22	General changes to elevations	M.L.G.	P.S.W.
03	03/08/22	For Planning Submission	M.L.G.	P.S.W.



# Proposed Elevations - East and South



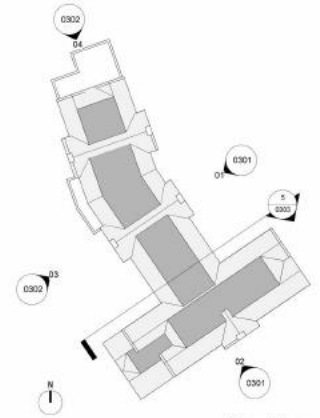
01 Proposed East Elevation  
1 : 100

## Key to Materials

- Buff Brick
- Cast Stone Details
- Fibre Cement Slates
- Grey uPVC windows and doors
- uPVC fascias and soffits
- Black uPVC rainwater goods



02 Proposed South Elevation  
1 : 100



3 Key Plan  
1 : 500



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No.	Date	Description	Drawn	Checked	By
01	20/03/22	Contract changes to substructure	M.G.	R.S.W.	
02	02/04/22	Final Planning Submission	M.G.	R.S.W.	
03	11/06/22	Second Stage Issues	M.G.	R.S.W.	
04	22/07/22	Final Comments	M.G.	R.S.W.	

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Blue Beck House,  
Shipton Road,  
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**Client:** Torsion Care Limited

**Drawing Title:**  
Proposed Elevations - East and South

**For Review and Comment**

HA Project Number	Drawn By	Checked By	Scale
3385	AK	RSW	1:50

# Proposed Ground Floor Plan



## Room Type Key

- Bedrooms
- Circulation
- Day Rooms
- En-Suites
- Sanitary
- Staff
- Storage

## Summary of Accommodation GIA

Level	Area	Beds	Area per Bed
00 Ground Floor	1328.3 m <sup>2</sup>	22	60.4 m <sup>2</sup>
01 First Floor	1313.1 m <sup>2</sup>	27	48.6 m <sup>2</sup>
02 Second Floor	1148.9 m <sup>2</sup>	23	49.9 m <sup>2</sup>
<b>GIA Total</b>	<b>3789.3 m<sup>2</sup></b>	<b>72</b>	<b>52.8 m<sup>2</sup></b>

## Day Space

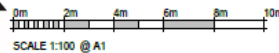
Name	Area	Beds	Area per Bed
<b>00 Ground Floor</b>			
Garden Rooms	33.4 m <sup>2</sup>	22	1.5 m <sup>2</sup>
Clubs	96.4 m <sup>2</sup>	22	4.4 m <sup>2</sup>
Club Balcony	17.3 m <sup>2</sup>	22	0.8 m <sup>2</sup>
Main Lounge	81.3 m <sup>2</sup>	22	3.7 m <sup>2</sup>
Cafe Bar	53.2 m <sup>2</sup>	22	2.4 m <sup>2</sup>
Foyer / Waiting	28.8 m <sup>2</sup>	22	1.3 m <sup>2</sup>
<b>01 First Floor</b>			
Garden Cafe	71.4 m <sup>2</sup>	27	2.6 m <sup>2</sup>
Family Rooms	18.3 m <sup>2</sup>	27	0.7 m <sup>2</sup>
Garden Rooms	33.4 m <sup>2</sup>	27	1.2 m <sup>2</sup>
Clubs	55.4 m <sup>2</sup>	27	2.1 m <sup>2</sup>
Terrace	28.8 m <sup>2</sup>	27	1.1 m <sup>2</sup>
Main Lounge	49.8 m <sup>2</sup>	27	1.8 m <sup>2</sup>
<b>02 Second Floor</b>			
Activity Lounge	28.8 m <sup>2</sup>	23	1.3 m <sup>2</sup>
Garden Rooms	41.9 m <sup>2</sup>	23	1.8 m <sup>2</sup>
Activity Rooms	49.4 m <sup>2</sup>	23	2.1 m <sup>2</sup>
Terrace	81.8 m <sup>2</sup>	23	3.5 m <sup>2</sup>
Clubs	55.4 m <sup>2</sup>	23	2.4 m <sup>2</sup>
Main Lounge	49.2 m <sup>2</sup>	23	2.1 m <sup>2</sup>
Terrace	28.3 m <sup>2</sup>	23	1.2 m <sup>2</sup>
<b>Day Space Total (Including Terraces)</b>	<b>885.1 m<sup>2</sup></b>	<b>72</b>	<b>12.3 m<sup>2</sup></b>
<b>Day Space Total (Excluding Terraces)</b>	<b>726.0 m<sup>2</sup></b>	<b>72</b>	<b>10.1 m<sup>2</sup></b>

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CITY OF  
**YORK**  
COUNCIL

1 0201 Ground Floor  
1 : 100



City of York Council Planning Committee A Meeting - 4th August 2022

Rev	Date	Description	By
01	20/05/22	Minor changes to schedule area	MBL
02	10/06/22	For Planning Submission	MBL
03	10/06/22	Second Draft Revise	MBL
04	20/06/22	Schedule Finalised	MBL
05	20/06/22	For Comments	MBL
06	20/06/22	For Comments	MBL

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Project:  
Proposed Care Home  
Blue Beck House,  
Shiplon Road,  
York, YO30 5RA

Client: Torsion Care Limited

Drawing Title:  
Ground Floor Plan

For Planning Submission

Rev	Project Number	Rev	Date	Author
001	3785 - MSA - 01 - 00 - DR - A - 0201	01	11/08/22	MBL



# Proposed First Floor Plan

## Room Type Key

- Bedrooms
- Circulation
- Day Rooms
- En-Suites
- Sanitary
- Staff
- Storage

## Summary of Accommodation

### GIA

Level	Area	Beds	Area per Bed
00 Ground Floor	1329.3 m <sup>2</sup>	22	60.4 m <sup>2</sup>
01 First Floor	1313.1 m <sup>2</sup>	27	48.6 m <sup>2</sup>
02 Second Floor	1148.9 m <sup>2</sup>	23	49.9 m <sup>2</sup>
<b>GIA Total</b>	<b>3791.3 m<sup>2</sup></b>	<b>72</b>	<b>52.8 m<sup>2</sup></b>

### Day Space

Name	Area	Beds	Area per Bed
<b>00 Ground Floor</b>			
Garden Floor	33.4 m <sup>2</sup>	22	1.5 m <sup>2</sup>
Dining	96.4 m <sup>2</sup>	22	4.4 m <sup>2</sup>
Hot Bistros	112.2 m <sup>2</sup>	22	5.1 m <sup>2</sup>
Main Lounge	81.3 m <sup>2</sup>	22	3.7 m <sup>2</sup>
Cafe Bistros	53.2 m <sup>2</sup>	22	2.4 m <sup>2</sup>
Foyer/Waiting	28.8 m <sup>2</sup>	22	1.3 m <sup>2</sup>
<b>01 First Floor</b>			
Gallery/Cafe	71.4 m <sup>2</sup>	27	2.6 m <sup>2</sup>
Family Room	18.3 m <sup>2</sup>	27	0.7 m <sup>2</sup>
Garden Floor	33.4 m <sup>2</sup>	27	1.2 m <sup>2</sup>
Dining	65.4 m <sup>2</sup>	27	2.4 m <sup>2</sup>
Terrace	28.8 m <sup>2</sup>	27	1.1 m <sup>2</sup>
Main Lounge	48.8 m <sup>2</sup>	27	1.8 m <sup>2</sup>
<b>02 Second Floor</b>			
Sports Lounge	36.8 m <sup>2</sup>	23	1.6 m <sup>2</sup>
Garden Floor	41.9 m <sup>2</sup>	23	1.8 m <sup>2</sup>
Activity Room	48.4 m <sup>2</sup>	23	2.1 m <sup>2</sup>
Terrace	81.3 m <sup>2</sup>	23	3.5 m <sup>2</sup>
Dining	65.4 m <sup>2</sup>	23	2.8 m <sup>2</sup>
Main Lounge	48.2 m <sup>2</sup>	23	2.1 m <sup>2</sup>
Terrace	28.3 m <sup>2</sup>	23	1.2 m <sup>2</sup>
<b>Day Space Total (Including Terraces)</b>	<b>866.1 m<sup>2</sup></b>	<b>72</b>	<b>12.0 m<sup>2</sup></b>
<b>Day Space Total (Excluding Terraces)</b>	<b>728.0 m<sup>2</sup></b>	<b>72</b>	<b>10.1 m<sup>2</sup></b>

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No.	Date	Description	By	Checked by
16	20/03/22	Minor changes to service area	MS	MSW
15	20/03/22	For Planning Submission	MS	MSW
14	11/03/22	Revised Draft Plans	MS	MSW
13	20/02/22	Schedule Approved	MSW	MSW
12	20/02/22	For Comments	MS	MSW

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**Project:**  
 Proposed Care Home  
 Blue Beck House,  
 Shiplon Road,  
 York, YO30 5RA

**Client:** Torsion Care Limited

**Drawing Title:**  
 First Floor Plan

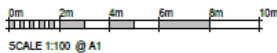
**For Planning Submission**

No. of Paper/Sheet	Scale	Sheet No. of	Industry
1/1	1:100	1/1	20

3155 - MJA - 01 - 01 - DR - A - 0211



0211 First Floor  
 1 : 100



City of York Council Planning Committee A Meeting - 4th August 2022

# Proposed Second Floor Plan

## Room Type Key

- Bedrooms
- Circulation
- Day Rooms
- En-Suites
- Sanitary
- Staff
- Storage

## Summary of Accommodation

### GIA

Level	Area	Beds	Area per Bed
00 Ground Floor	1329.3 m <sup>2</sup>	22	60.4 m <sup>2</sup>
01 First Floor	1313.1 m <sup>2</sup>	27	48.6 m <sup>2</sup>
02 Second Floor	1146.9 m <sup>2</sup>	23	49.8 m <sup>2</sup>
<b>GIA Total</b>	<b>3789.3 m<sup>2</sup></b>	<b>72</b>	<b>52.8 m<sup>2</sup></b>

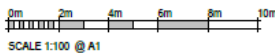
### Day Space

Name	Area	Beds	Area per Bed
<b>00 Ground Floor</b>			
Garden Room	53.4 m <sup>2</sup>	22	2.4 m <sup>2</sup>
Dining	56.4 m <sup>2</sup>	22	2.6 m <sup>2</sup>
Hot Station	12.2 m <sup>2</sup>	22	0.6 m <sup>2</sup>
Main Lounge	81.3 m <sup>2</sup>	22	3.7 m <sup>2</sup>
Cafe Station	53.2 m <sup>2</sup>	22	2.4 m <sup>2</sup>
Foyer / Waiting	28.8 m <sup>2</sup>	22	1.3 m <sup>2</sup>
<b>01 First Floor</b>			
Day Room	71.4 m <sup>2</sup>	27	2.6 m <sup>2</sup>
Family Room	18.3 m <sup>2</sup>	27	0.7 m <sup>2</sup>
Garden Room	53.4 m <sup>2</sup>	27	2.0 m <sup>2</sup>
Dining	56.4 m <sup>2</sup>	27	2.1 m <sup>2</sup>
Terrace	28.8 m <sup>2</sup>	27	1.1 m <sup>2</sup>
Main Lounge	48.8 m <sup>2</sup>	27	1.8 m <sup>2</sup>
<b>02 Second Floor</b>			
Sports Lounge	36.8 m <sup>2</sup>	23	1.6 m <sup>2</sup>
Garden Room	41.8 m <sup>2</sup>	23	1.8 m <sup>2</sup>
Activity Room	49.4 m <sup>2</sup>	23	2.1 m <sup>2</sup>
Terrace	81.3 m <sup>2</sup>	23	3.5 m <sup>2</sup>
Dining	56.4 m <sup>2</sup>	23	2.4 m <sup>2</sup>
Main Lounge	48.2 m <sup>2</sup>	23	2.1 m <sup>2</sup>
Terrace	28.3 m <sup>2</sup>	23	1.2 m <sup>2</sup>
<b>Day Space Total (Including Terraces)</b>	<b>866.1 m<sup>2</sup></b>	<b>72</b>	<b>12.0 m<sup>2</sup></b>
<b>Day Space Total (Excluding Terraces)</b>	<b>728.0 m<sup>2</sup></b>	<b>72</b>	<b>10.1 m<sup>2</sup></b>

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① 0221 Second Floor  
1 : 100



City of York Council Planning Committee A Meeting - 4th August 2022

No	Date	Description	Drawn By	Checked By
01	12/09/20	Issue changes to service area	MBD	MBD
02	08/09/21	For Planning Submission	MBD	MBD
03	11/09/21	Second Draft Issue	MBD	MBD
04	21/09/21	Schedule Amendment	MBD	MBD
05	02/10/21	For Construction	MBD	MBD

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Project:  
Proposed Care Home  
Blue Beck House,  
Shipton Road,  
York, YO30 5RA

Client: Torsion Care Limited

Drawing Title:  
Second Floor Plan

For Planning Submission

No	Author	Scale	Date	Issue
01	MBD	1:100	02	02

3105 - HA - 01 - 02 - DR - A - 0221

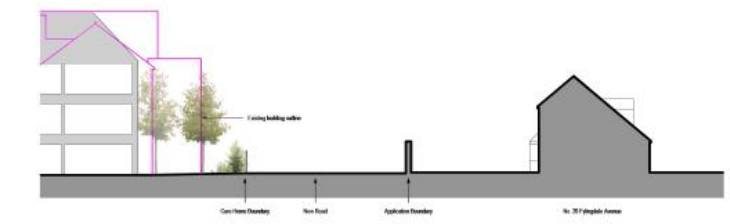
# Proposed Sections including outline of existing



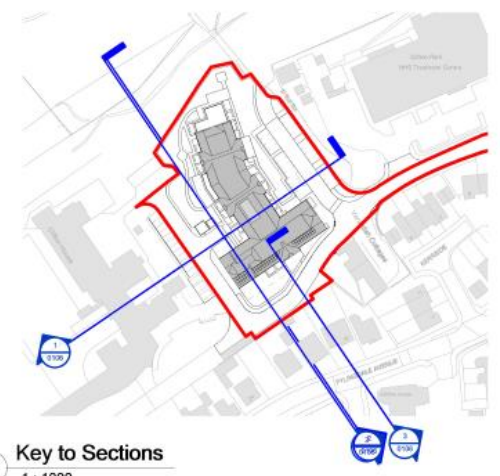
1 Section 1  
1 : 200



2 Section 2  
1 : 200

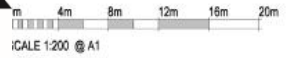


3 Section 3  
1 : 200



4 Key to Sections

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Rev	Date	Description	Drawn	Checked	By
PA	15/07/22	Revised to match drawing DSD	SSW	SSW	
PS	11/04/22	Outline of Existing added	SSW	SSW	
PS	03/03/22	For Planning Submission	SSW	SSW	
PS	11/08/21	Second Draft Issue	SSW	SSW	

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**Project:**  
 Proposed Care Home  
 Blue Beck House,  
 Shipton Road,  
 York, YO30 5PA.

**Client:** Torsion Care Limited

Drawing Title:  
 Site Sections

**For Planning Submission**

W/C	Number	Scale @ #1	Subsidiary
1	SSW	As indicated	DS
1	SSW	As indicated	DS

3165 - HA - ZZ - XX - CR - A - 0106





## Visualisation – Rear

