



Planning Committee A

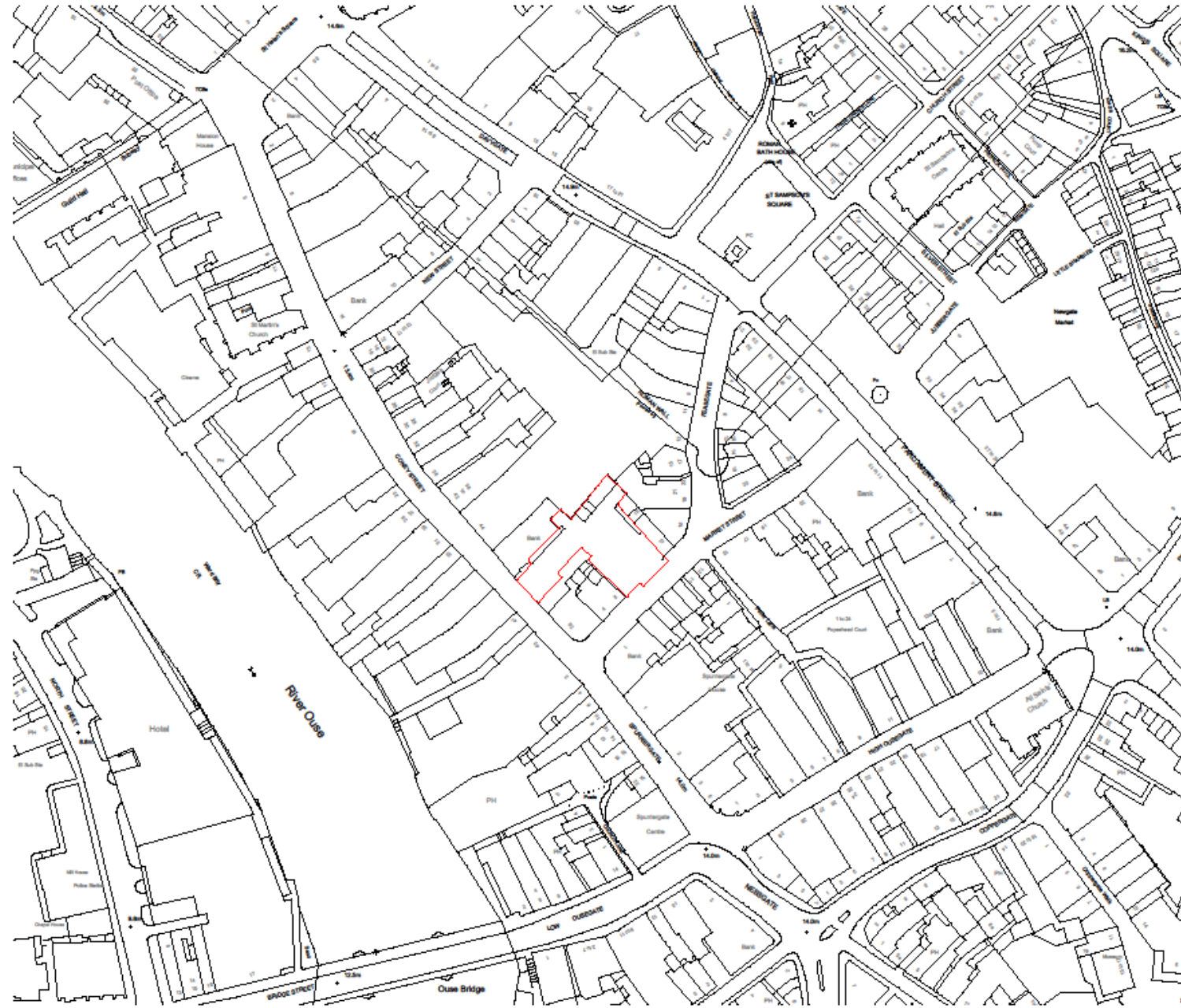
To be held on Thursday 6th July 2023

23/00059/FUL and 23/00060/LBC – 48 Coney Street, York

23/00059/FUL: Conversion of existing retail unit (Use Class E) to restaurant and shop (Use Class E) at ground and basement level, and change of use of upper floors from retail (Use Class E) to a 64 key aparthotel (Use Class C1) including provision of additional storey on roof and associated external alterations.

23/00060/LBC: Internal and external alterations in association with change of use and provision of additional storey on roof.

Site Location Plan



Copyright
 The drawing is the sole property of Vincent & Brown and is intended to be used for the purposes of planning and architectural control only. It is not to be used for any other purpose without the written consent of Vincent & Brown.
 This drawing is not to be used for any purpose other than that for which it is intended without the written consent of Vincent & Brown.



10 08.12.22 10:00 AM
 11 08.12.22 10:00 AM

Vincent & Brown
BroadwayMalyan^{BM}

1000011, 1000012, 1000013, 1000014
 1000015, 1000016, 1000017, 1000018, 1000019, 1000020, 1000021, 1000022, 1000023, 1000024, 1000025, 1000026, 1000027, 1000028, 1000029, 1000030, 1000031, 1000032, 1000033, 1000034, 1000035, 1000036, 1000037, 1000038, 1000039, 1000040, 1000041, 1000042, 1000043, 1000044, 1000045, 1000046, 1000047, 1000048, 1000049, 1000050, 1000051, 1000052, 1000053, 1000054, 1000055, 1000056, 1000057, 1000058, 1000059, 1000060, 1000061, 1000062, 1000063, 1000064, 1000065, 1000066, 1000067, 1000068, 1000069, 1000070, 1000071, 1000072, 1000073, 1000074, 1000075, 1000076, 1000077, 1000078, 1000079, 1000080, 1000081, 1000082, 1000083, 1000084, 1000085, 1000086, 1000087, 1000088, 1000089, 1000090, 1000091, 1000092, 1000093, 1000094, 1000095, 1000096, 1000097, 1000098, 1000099, 1000100

Project
 48 Cony Street
 York
 Planning
 LOCATION PLAN

Date	30.09.22	Issue	PLANNING			
Scale	1:1250	Sheet	A3			
<table border="1"> <tr> <td>0</td> <td>25</td> <td>50</td> </tr> </table>				0	25	50
0	25	50				
Drawn by	21044	Checked by	VB			
Designed by	ZZ	Approved by	DR			
Project Number	A	Revision	0001			
Drawn by	PD	Project Manager	PD			



Coney Street Elevation





Coney Street Elevation – Upper and Lower Sections

Market Street Elevation



Market Street toward
Coney Street





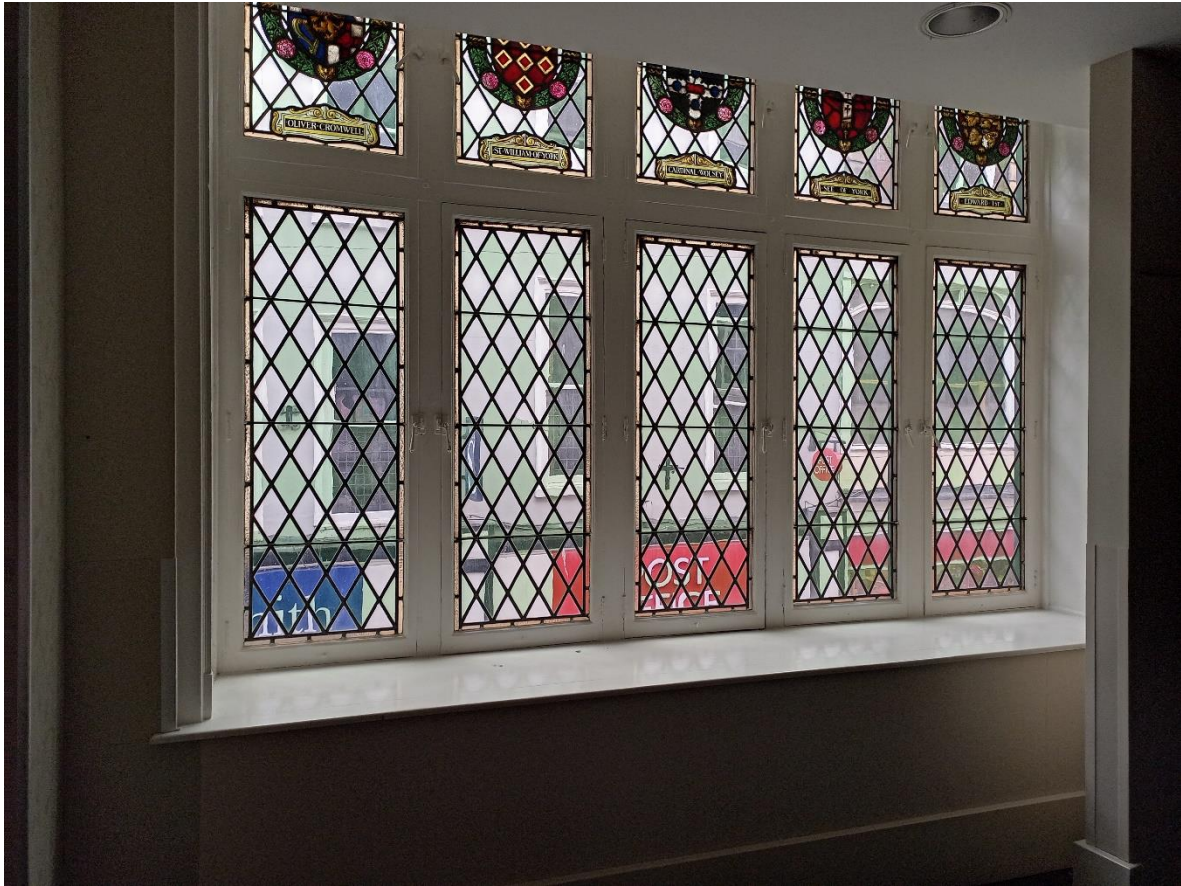
Interior – Basement Level



Interior – Ground Floor



Interior – Ground Floor

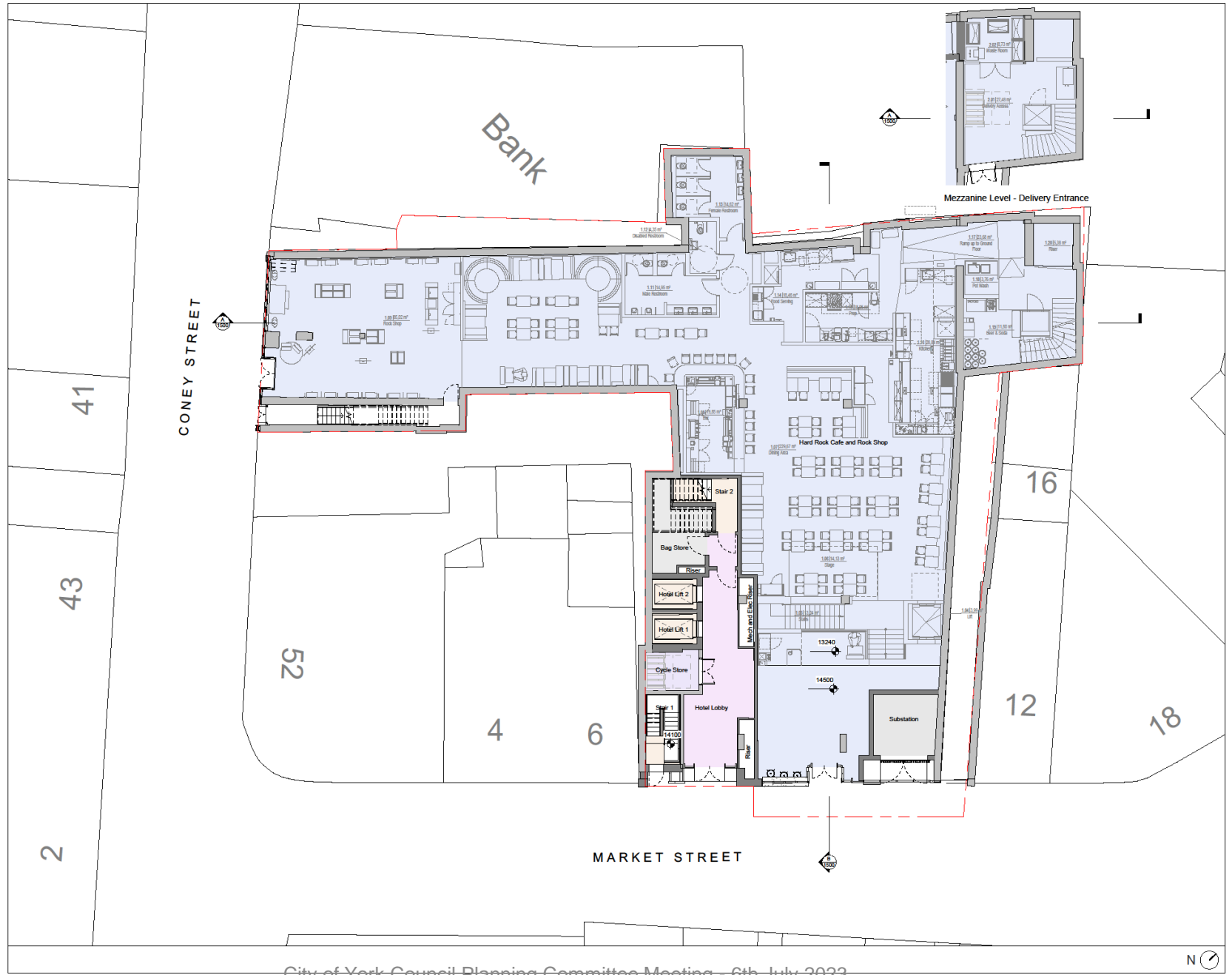


Interior – First Floor



Interior – Second Floor

Proposed Ground Floor



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.

KEY
 Existing Wall
 Proposed Wall

PD 25/04/23 issued for planning EC NB
 PI 04/11/22 issued for planning EC NB
 PC 26/05/22 Work in Progress issued for information EC NB
 revision date description drawn c/s/d

Vincent & Brown
 in collaboration with
BroadwayMalyan^{BM}

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

project:
48 Coney Street
 York
 drawing:
PROPOSED GROUND FLOOR PLAN

date: 30.09.22	status: PLANNING
scale: 1:100	Sheet size: A1
job number 21044-IVB-ZZ-00-DR-A-	drawing number 1100
rev P2	



Proposed First Floor



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.

KEY
 Existing Wall
 Proposed Wall

P2	25.04.22	Issued for planning	EC	NB
P1	04.11.22	Issued for planning	EC	NB
P5	24.09.22	Work in Progress issued for information		
revision date	description	drawn	chk'd	

Vincent & Brown
 in collaboration with
BroadwayMalyan^{BM}

Studio 12, Middlethorpe Business Park
 Sim Bank Lane, Middlethorpe, York, YO23 2BD
 t: 01904 702941 e: studio@vincentandbrown.com

project:
 48 Coney Street
 York
 drawing:
 PROPOSED FIRST FLOOR PLAN

date:	30.09.22	status:	PLANNING
scale:	1:100	sheet size:	A1
job number:	21044-	orig:	ZZ
zone:	01	type:	DR-A-
drawing number:	1101	rev:	P2



Proposed Second Floor



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.

KEY
 Existing Wall
 Proposed Wall

P2	25.04.23	Issued for planning	EC	NB
P1	04.11.22	Issued for planning	EC	NB
P2	24.02.22	Work in progress issued for information	EC	NB
revision date	description	drawn	checked	

Vincent & Brown
 In collaboration with
BroadwayMalyan^{BM}

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

project:
48 Coney Street
 York
 drawing:
PROPOSED SECOND FLOOR PLAN

date:	30.09.22	status:	PLANNING				
scale:	1:100	sheet size:	A1				
job number	orig	date	level	type	note	drawing number	rev
21044-VB-ZZ-02-19R-A-		1102				P2	



Proposed Third Floor



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 specifications and any other consultants or sub-contractor information.

KEY
 Existing Wall
 Proposed Wall

P2	25.04.23	Issued for planning	EC	NB
P1	04.11.22	Issued for planning	EC	NB
PC	24.02.22	Work in Progress issued for information	EC	NB
revision date	description	drawn	cvt	

Vincent & Brown
 In collaboration with
BroadwayMalyan^{BM}

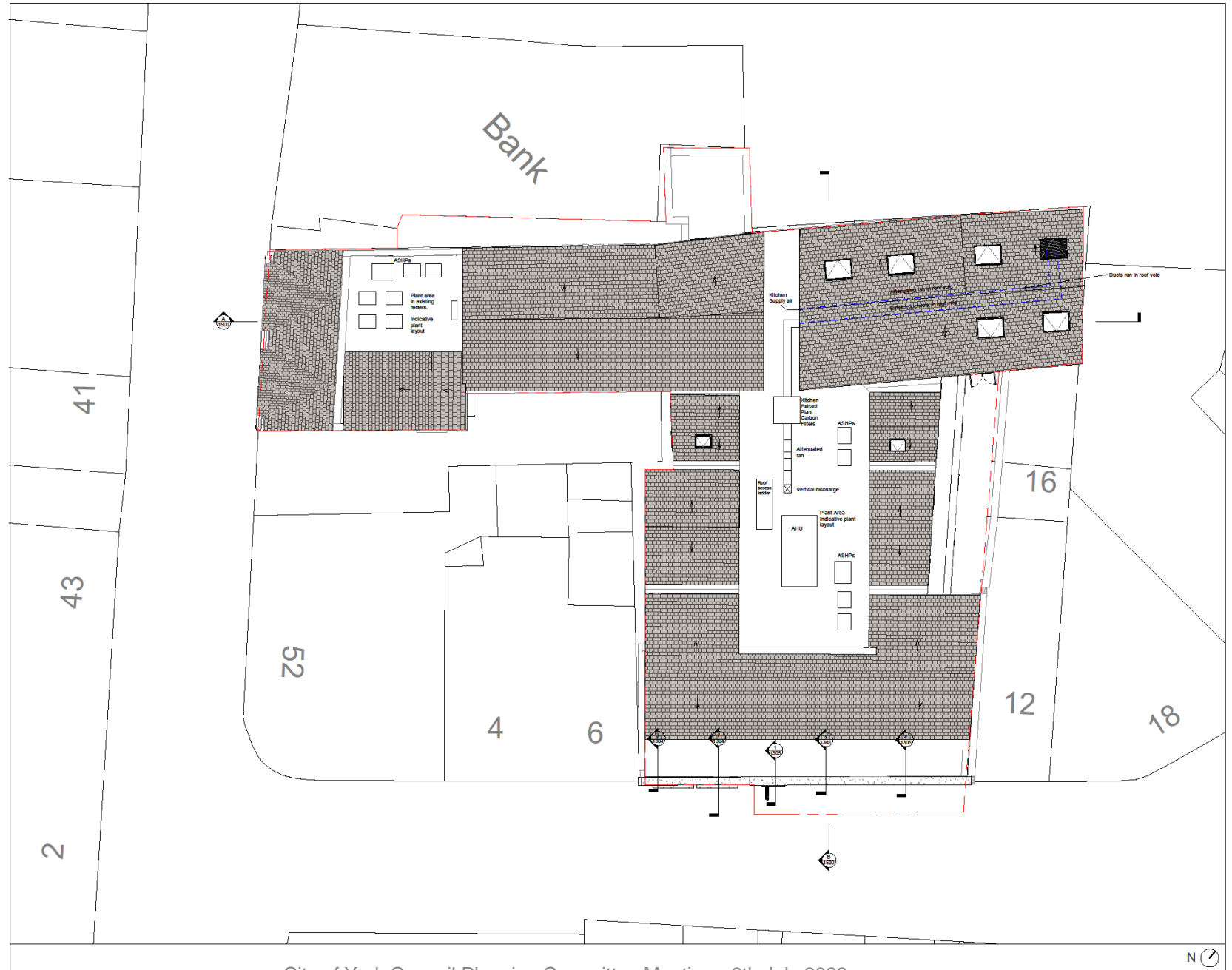
Studio 12, Middlethorpe Business Park
 Sim Bank Lane, Bolephorpe, York, YO23 2BD
 t: 01904 700941 e: studio@vincentandbrown.com

project:
48 Coney Street
 York
 drawing:
PROPOSED THIRD FLOOR PLAN

date:	30.09.22	status:	PLANNING
scale:	1:100	sheet size:	A1
job number:	21044-VB-ZZ-03-DR-A-	drawing number:	1103
orig:	VB	level:	P2



Proposed Roof Plan



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 specifications and any other consultants or sub-contractor information.

KEY
 Existing Wall
 Proposed Wall

revision	date	description	drawn	checked
P3	13.06.23	issued for planning	EC	ND
P2	27.01.23	issued for planning	TH	ND
P1	20.01.23	issued for planning	EC	ND
P0	04.11.22	issued for planning	EC	ND

Vincent & Brown
 in collaboration with
BroadwayMalayan^{BM}

Studio 12, Middlethorpe Business Park
 5th Balk Lane, Middlethorpe, York, YO23 2BD
 t: 01904 700941 e: studio@vincentandbrown.com

project:
48 Coney Street
 York
 drawing:
PROPOSED ROOF PLAN

date:	30.09.22	status:	PLANNING
scale:	1:100	sheet size:	A1
job number:	21044-VB-ZZ-RF-DR-A-	1104	P3



Proposed West and South Elevations

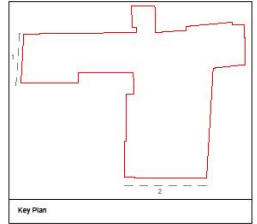


1 West Elevation - Coney Street



2 South Elevation - Market Street

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 job-contractor information.



Key Plan

P1 25.04.23 issued for planning EC NB
 P2 04.11.23 issued for planning EC NB
 revision date description drawn ckd

Vincent & Brown
 Studio 12, Middlethorpe Business Park
 Sim Bak Lane, Billopthorpe, York, YO23 2BQ
 t: 01904 700941 e: studio@vincentandbrown.com

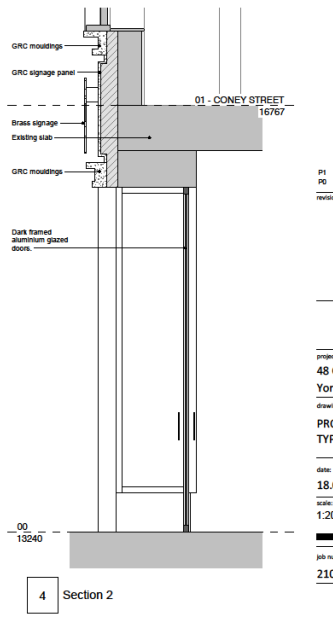
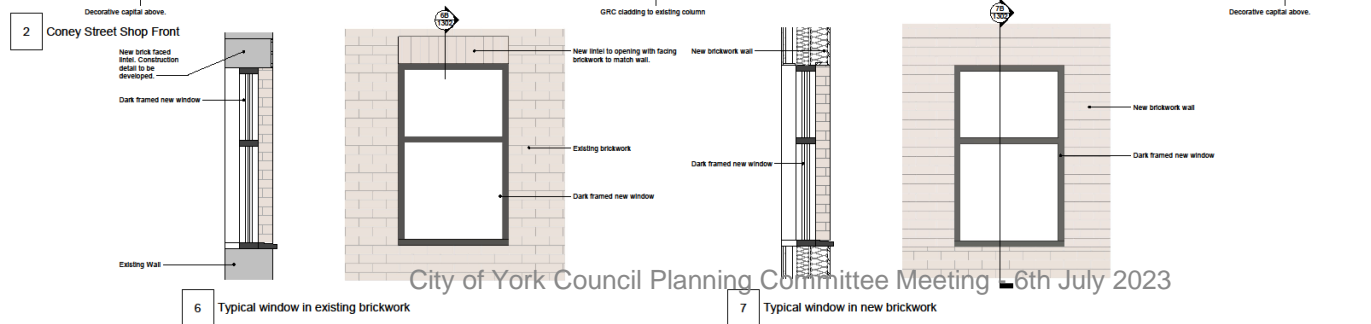
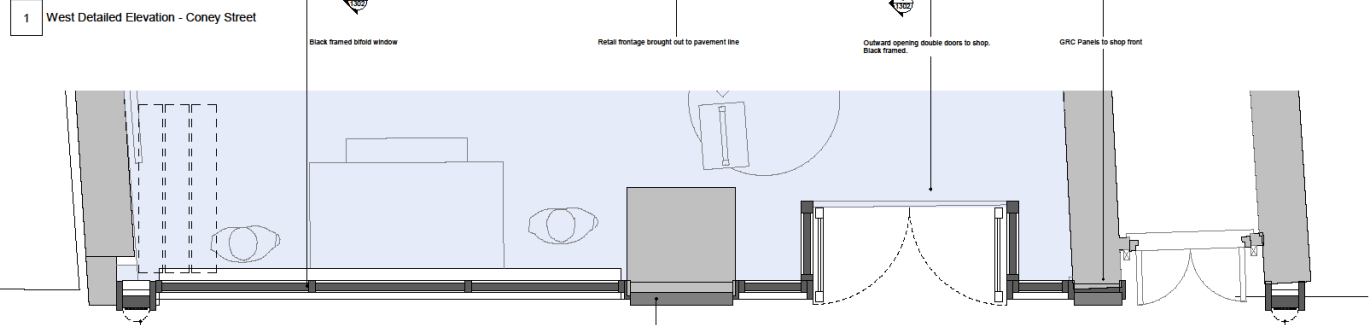
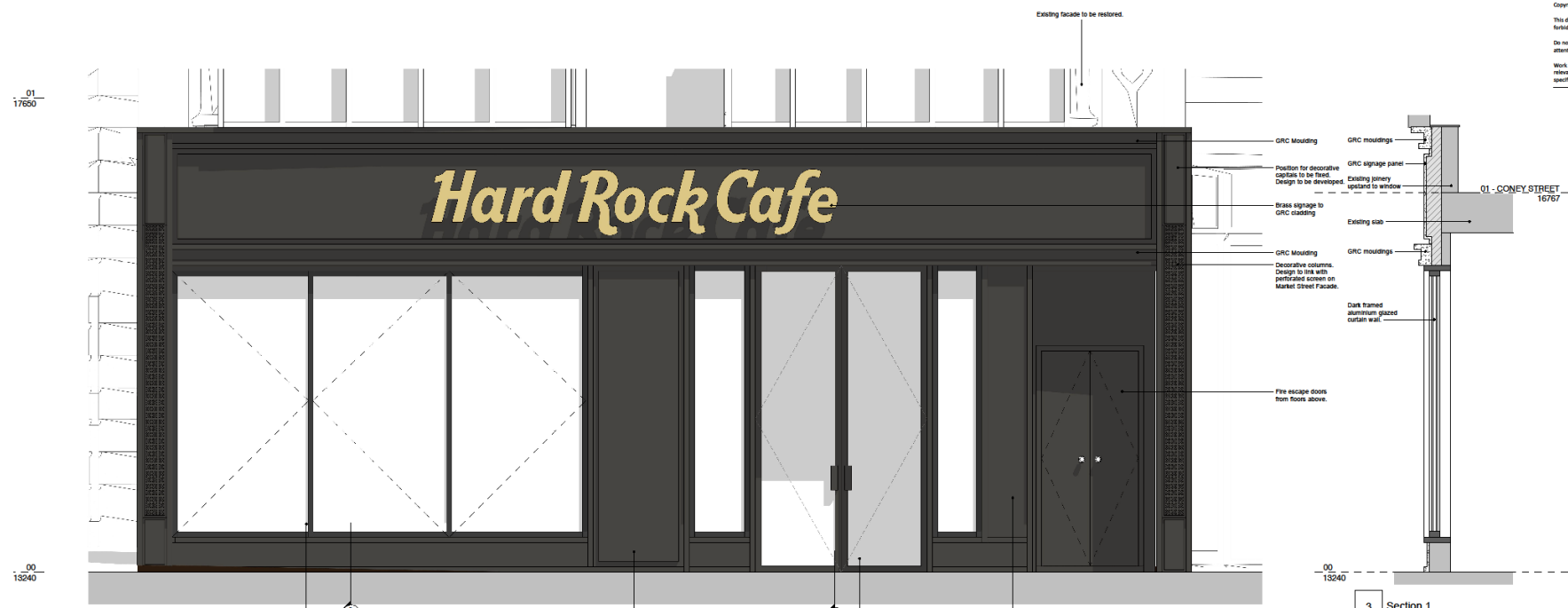
project:
 48 Coney Street
 York
 drawing:
 PROPOSED WEST AND SOUTH ELEVATION

date: 30.09.22	status: PLANNING	sheet size: A1
scale: 1:100		
job number: 21044-IVB-23-07-DR-A-	level: 1300	rev: P1



Proposed West Elevation – Typical New Windows

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 code of practice, and must be read in conjunction with the building specifications and any other consultants or sub-contractor information.



P1	25.04.23	Issued for planning	EC	NB
PC	20.01.23	Issued for planning	EC	NB
revision date	description	drawn	chkd	

Vincent & Brown
 In collaboration with
BroadwayMalyan^{BM}

Studio 12, Middleborough Business Park
 5th Balk Lane, Bishops Cleeve, York, YO23 2BD
 t: 01904 700941 e: studio@vincentandbrown.com

project:
 48 Coney Street
 York

drawing:
 PROPOSED DETAILED WEST ELEVATION -
 TYPICAL NEW WINDOWS

date:	18.01.23	status:	PLANNING
scale:	1:20	sheet size:	A1

job number	21044-VB-ZZ	zone	11WE	type	DR	role	A-	drawing number	1302	rev	P1
------------	-------------	------	------	------	----	------	----	----------------	------	-----	----



Proposed South Elevation



Copyright
 This drawing is the sole copyright of Vincent & Brown and reproduction in any form is prohibited without the written consent of Vincent & Brown.

Scale
 1:200

Project
 48 Coney Street
 York

Client
 48 Coney Street
 York

Architect
 Vincent & Brown
 11, Woodhouse Business Park
 11, Woodhouse Business Park
 11, Woodhouse Business Park
 11, Woodhouse Business Park

Project Name
 PROPOSED DETAILED SOUTH ELEVATION

Date
 18.01.23

Scale
 1:200

Sheet
 AO 2

Revision
 21044-VB-ZZ-SO-DR-A-1303-P1



Proposed East and North Elevations

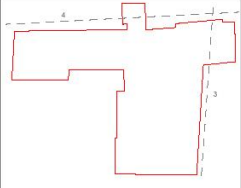


3 East Elevation



4 North Elevation

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.



Key Plan

P2	13.06.23	Issued for planning	EC	NS
P1	20.01.23	Issued for planning	EC	NS
P0	04.11.22	Issued for planning	EC	NS
revision date	description	drawn	checked	

Vincent & Brown

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

project:
48 Coney Street
 York

drawing:
PROPOSED EAST AND NORTH ELEVATION

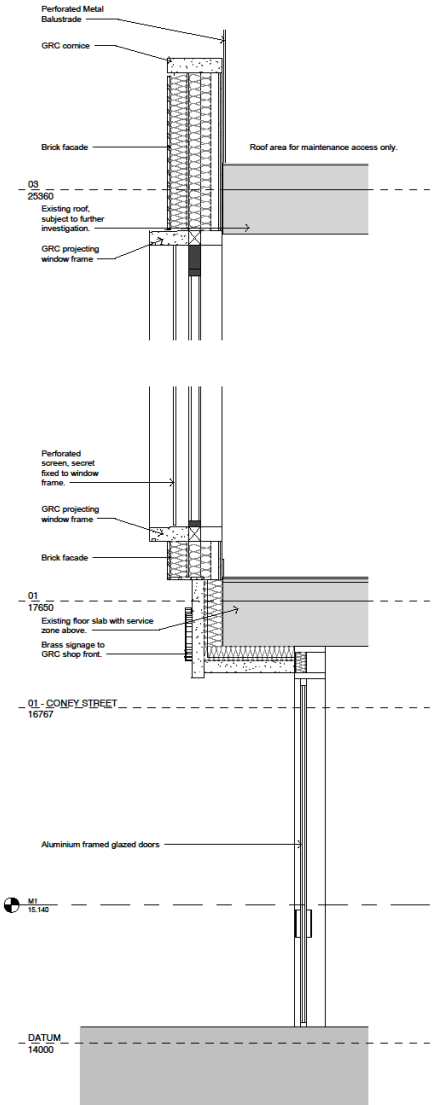
date:	30.09.22	status:	PLANNING
scale:	1:100	sheet size:	A1

job number	orig	date	level	type	role	drawing number	rev
21044-	VB-	ZZ-	ZZ-	DR-	A-	1301	P2

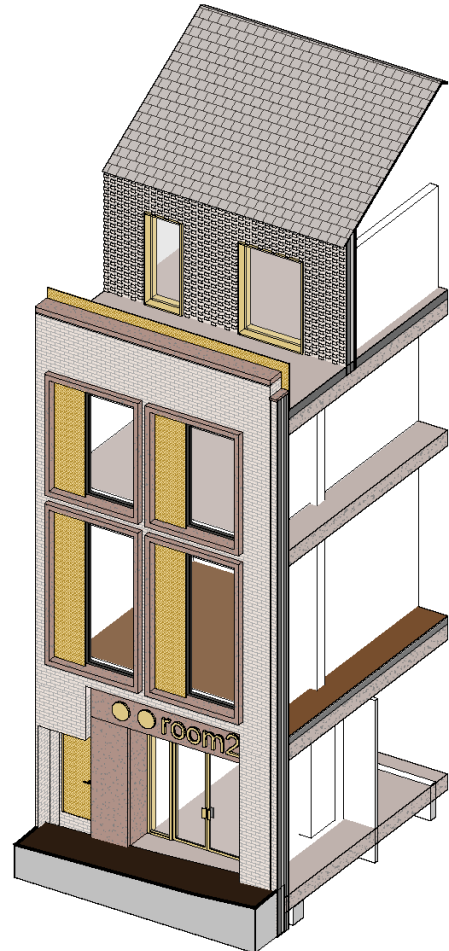


Market Street Façade Details (1)

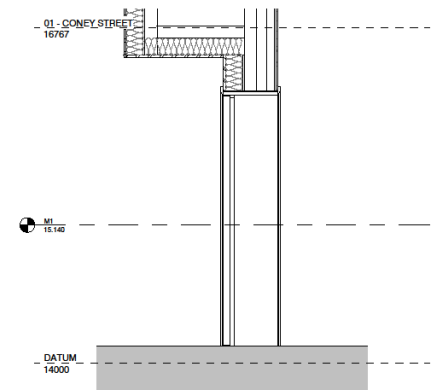
Copyright:
 This drawing is the sole copyright of Vincent & Brown any reproduction in any form is forbidden unless permission is granted in writing.
 Do not scale from this drawing, any discrepancies on site should be brought to the attention of Vincent & Brown.
 Work and materials must comply with the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



1 Bay Study 1 - Section



2 Bay Study 1 - 3D View



3 Section Through Fire Door



PO 25.04.23 issued for planning EC NB
 revision date description drawn c52

Vincent & Brown
 In collaboration with
BroadwayMalyan^{BM}

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

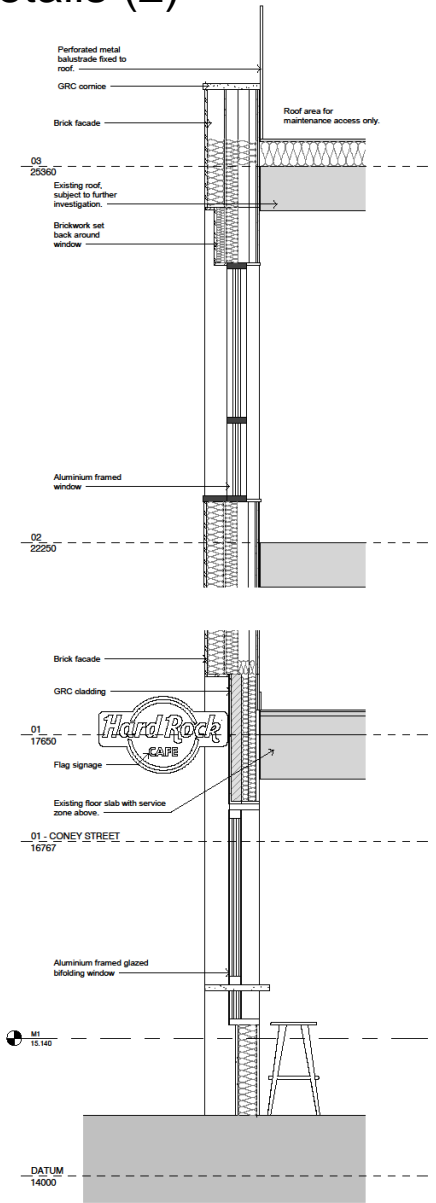
project:
 48 Coney Street
 York

drawing:
 MARKET STREET FACADE DETAILS - SHEET 1

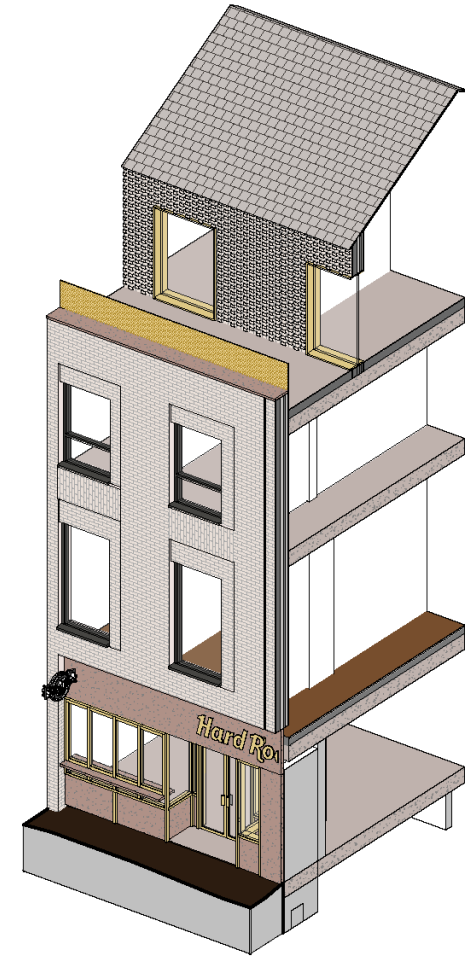
date: 17.04.23 status: PLANNING
 scale: 1:20 sheet size: A1
 job number: 21044- orig: VB- zone: ZZ- level: SP- type: DR- role: A- drawing number: 1304 rev: PO

Market Street Façade Details (2)

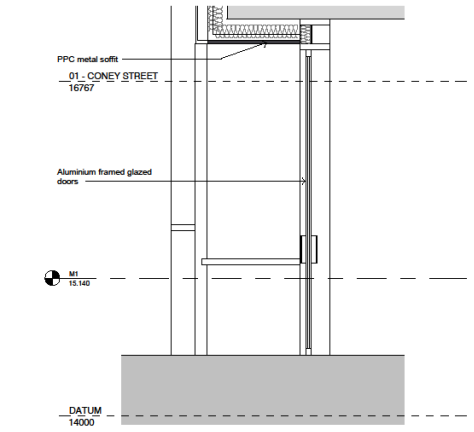
Copyright:
 This drawing is the sole copyright of Vincent & Brown any reproduction in any form is forbidden unless permission is granted in writing.
 Do not scale from this drawing, any discrepancies on site should be brought to the attention of Vincent & Brown.
 Work and materials must comply with the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



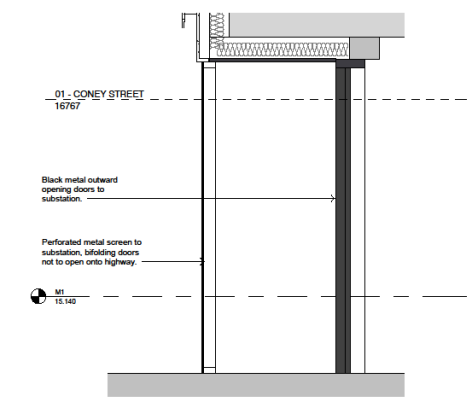
1 Bay Study 2 - Section



2 Bay Study 2 - 3D View



3 Section Through Restaurant Door



4 Section Through Substation Gates



PO 25.04.23 issued for planning EC NB
 revision date description drawn c/sf

Vincent & Brown
 In collaboration with
BroadwayMalyan^{BM}

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

project:
 48 Coney Street
 York

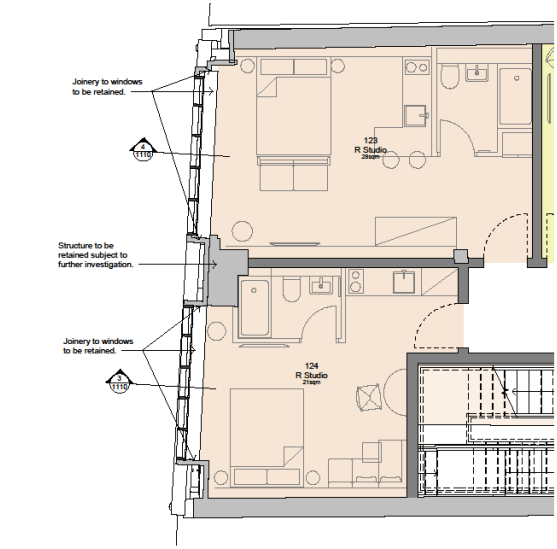
drawing:
 MARKET STREET FACADE DETAILS - SHEET 2

date: 17.04.23 status: PLANNING
 scale: 1:20 sheet size: A1

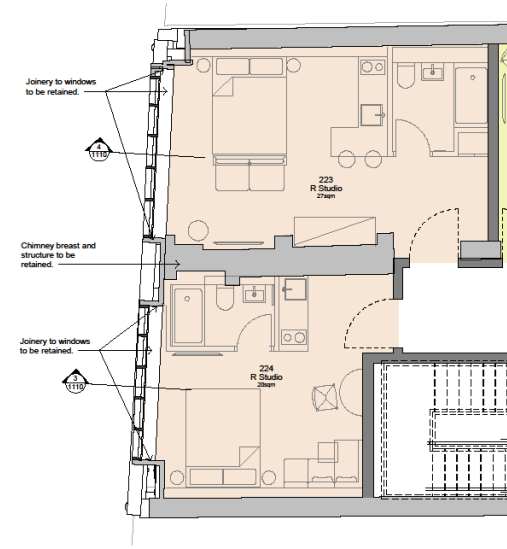
job number	orig	zone	level	type	role	drawing number	rev
21044-	VB-	ZZ-	EO-	DR-	A-	1305	PO

25

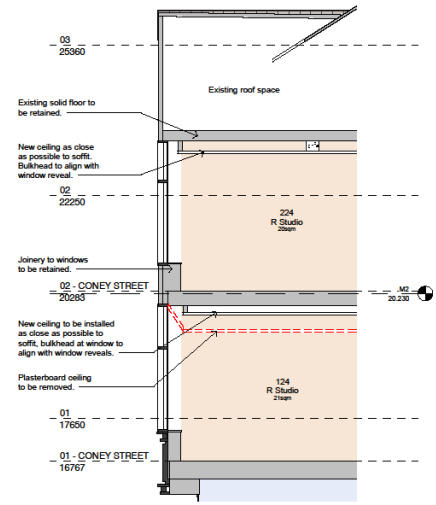
Proposals to Interior of Coney Street Façade



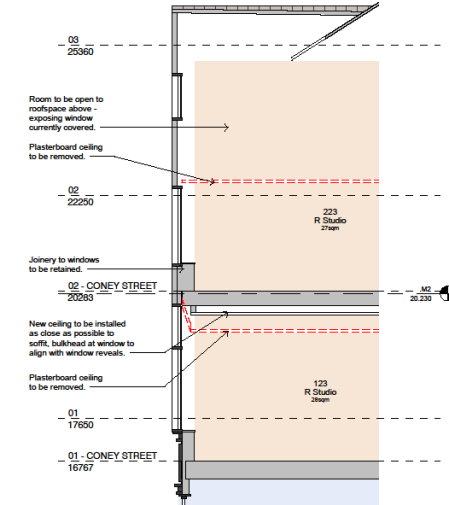
1 Level 01 - Coney Street Interior



2 Level 02 - Coney Street Interior



3 Coney St Interior Section 1



4 Coney St Interior Section 2

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 contracts or sub-contractor information.



PG	21.04.23	Issued for planning	EC	NB
revision	date	description	drawn	checked

Vincent & Brown
BroadwayMalyan^{BM}

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

project:
48 Coney Street
York
drawing:
PROPOSALS TO INTERIOR OF CONEY STREET
FACADE

date: 17.04.23
stage: PLANNING

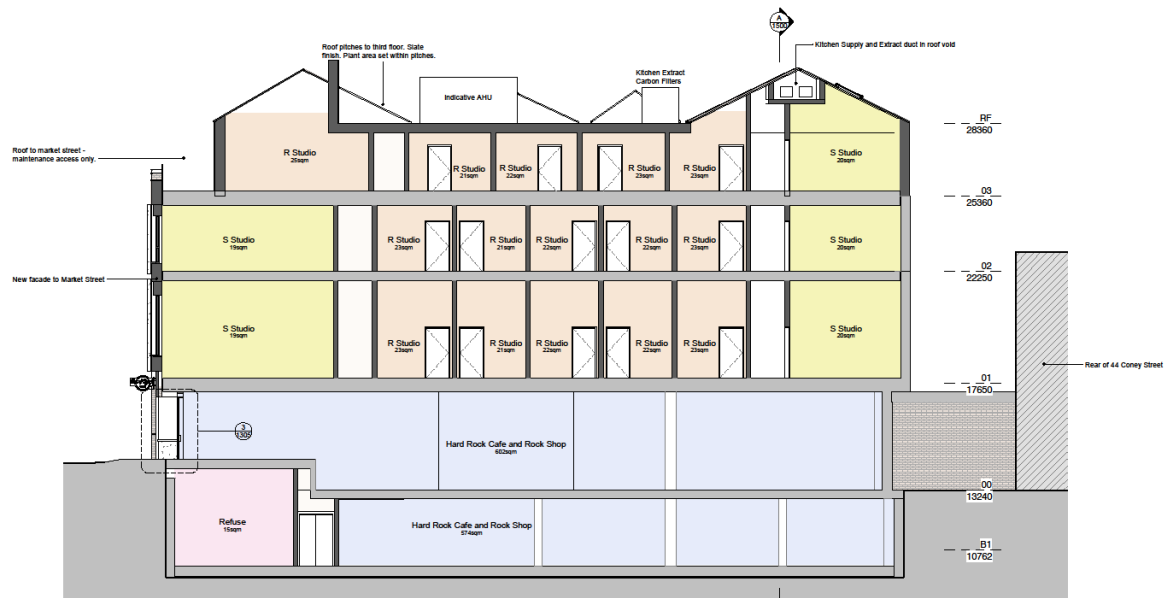
scale: 1:50
sheet no: A1

job number	orig	zone	level	type	note	drawing number	rev
21044-	VB-	ZZ-	XX-	DR-	A-	1110	PO

Proposed Sections

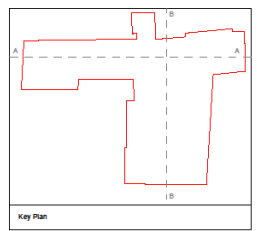


A Proposed Section AA



B Proposed Section BB

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 job-contractor information.



KEY
 Existing Wall
 Proposed Wall



P3	13.08.23	issued for planning	EC	NS
P2	27.01.23	issued for planning	TH	NS
P1	20.01.23	issued for planning	EC	NS
PP	04.11.22	issued for planning	EC	NS
revision date	description	drawn	checked	

Vincent & Brown

Studio 12, Middlethorpe Business Park
 5th Balk Lane, Bolethorpe, York, YO23 2BD
 t: 01904 700943 e: studio@vincentandbrown.com

project:
48 Coney Street
 York
 drawing:
PROPOSED SECTIONS

date:	30.09.22	status:	PLANNING	sheet size:	A1
scale:	1:100				1 2 4 6 8 10
job number:	21044-VB-ZZ-23-DR-A-	zone:	1500	drawing number:	P3