

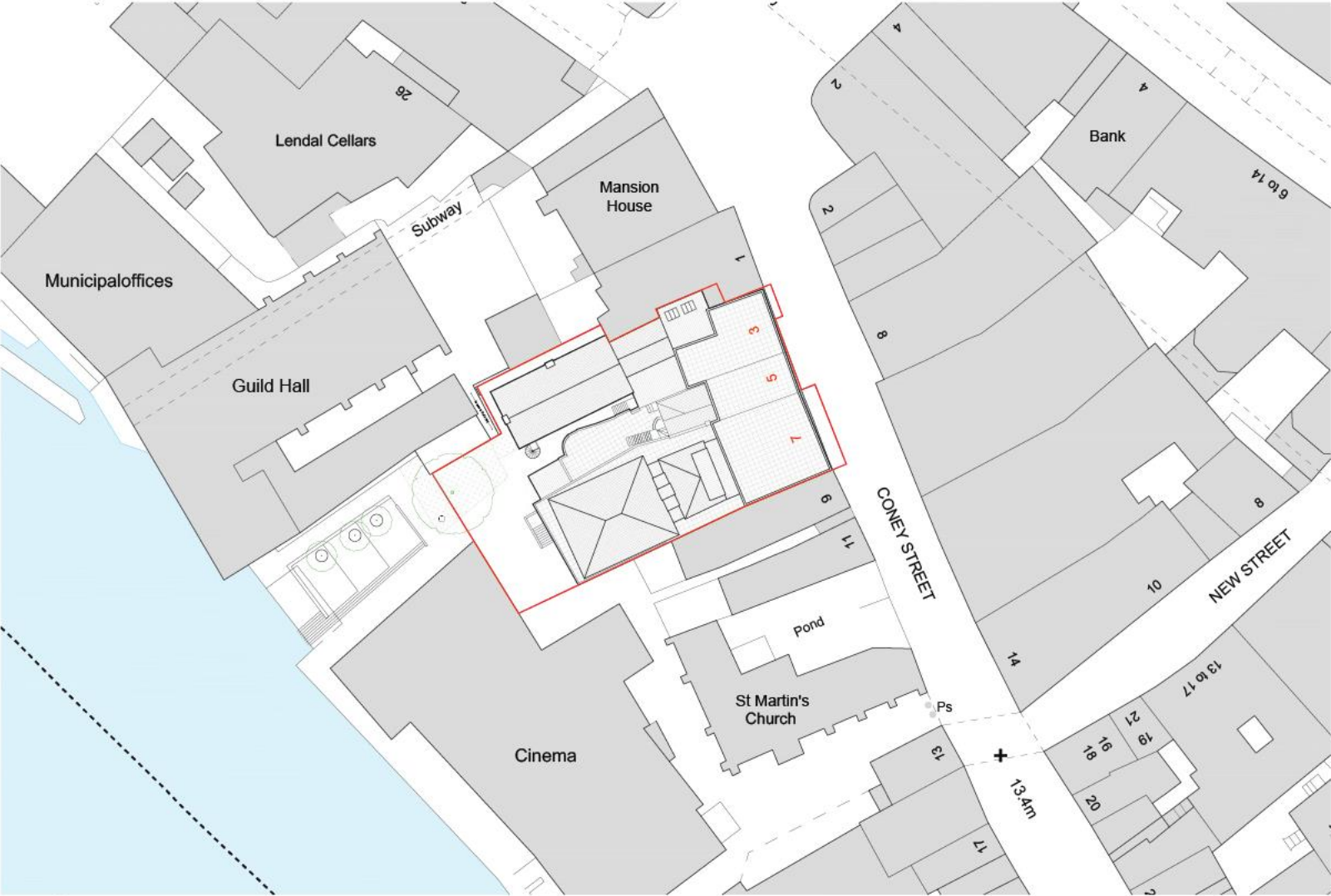


## Planning Committee B

23/00420/FUL and 23/00421/LBC

3 – 7 Coney Street

# Existing site plan



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 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**  
 The red line indicates the land to which the Full Planning and Listed Building Consent applications relate and is based on information provided by the Applicant.

Please note: this drawing shall not be used to define legal boundaries. All legal boundaries shall be confirmed by the relevant land owner(s).

1 EXISTING SITE PLAN  
 1:500

# Existing lower ground And ground floor plans



1 EXISTING LOWER GROUND FLOOR PLAN  
1:100

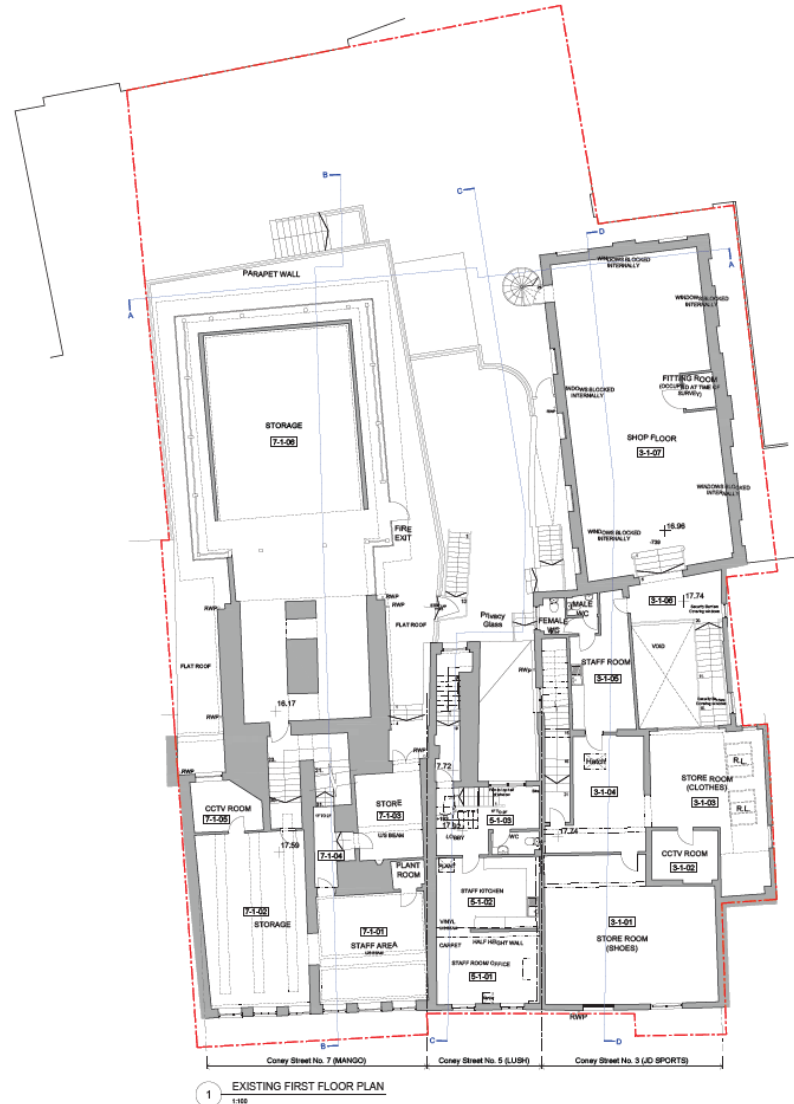


2 EXISTING GROUND FLOOR PLAN  
1:100

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NOTES:  
This drawing was prepared from survey information issued by Lerner Turner Coultard 22.11.22.

		07 Software updated 21.02.24 KSW AHS	Client HEMSLEY GROUP Project 3-7 CONEY STREET, YORK Drawing Title LOWER GROUND & GROUND FLOOR PLANS AS EXISTING Drawing Status PLANNING	Corstophine & Wright Leeds Office The Arcade, Castle House, 1 Wharf Approach, Leeds, LS1 4JH 0113 231 9616 www.corstophineandwright.com Drawing No. 21067-CW-Z1-00-DR-A-0210 Date 21.02.23	Revision 07
		08 Software added 18.02.24 KSW AHS 09 Issued for Planning 08.02.24 KSW AHS 10 Issued as work in progress 21.02.24 KSW AHS 11 Revised to incorporate updated survey information. 09.02.24 KSW AHS 12 Revised to incorporate updated survey information. 21.02.24 KSW AHS 13 Revised to incorporate updated survey information. 18.02.24 KSW AHS 14 Revised to incorporate updated survey information. 18.02.24 KSW AHS 15 Revised to incorporate updated survey information. 18.02.24 KSW AHS 16 Revised to incorporate updated survey information. 18.02.24 KSW AHS 17 Revised to incorporate updated survey information. 18.02.24 KSW AHS 18 Revised to incorporate updated survey information. 18.02.24 KSW AHS 19 Revised to incorporate updated survey information. 18.02.24 KSW AHS 20 Revised to incorporate updated survey information. 18.02.24 KSW AHS 21 Revised to incorporate updated survey information. 18.02.24 KSW AHS 22 Revised to incorporate updated survey information. 18.02.24 KSW AHS 23 Revised to 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# Existing first and second Floor plans

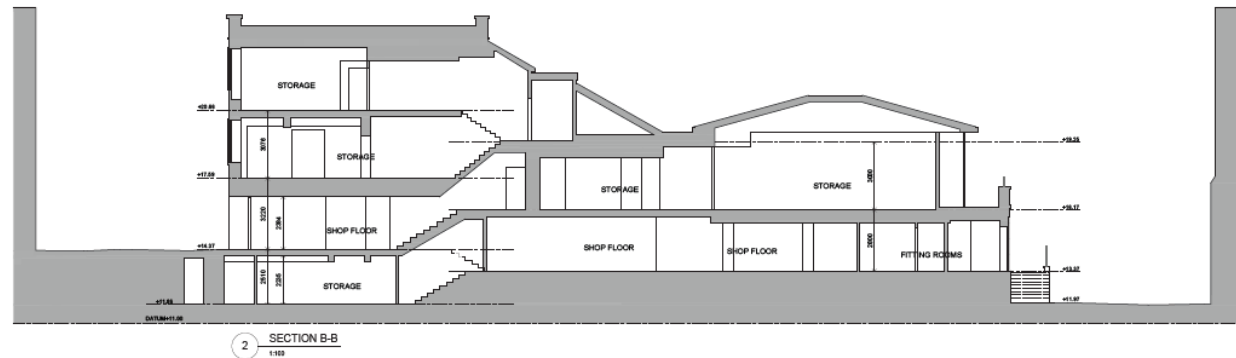
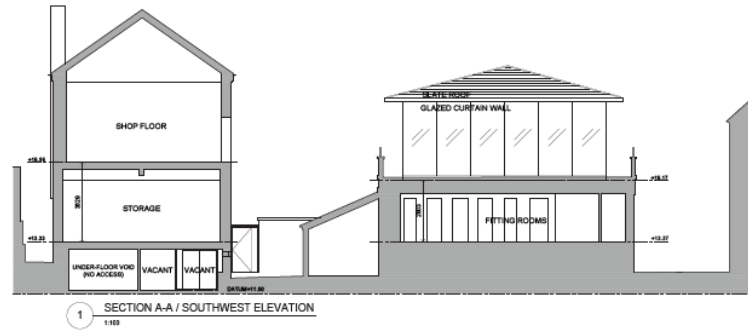


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NOTES:  
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		<p>Issued for Planning 05 09.03.23 KW AR 06 Revised for North Arrow 05 09.03.23 KW AR 07 Revised to incorporate updated survey information. 05 09.03.23 KW AR 08 Revised to incorporate updated survey information. 05 09.03.23 KW AR 09 Revised to incorporate updated survey information. 05 09.03.23 KW AR</p>	<p>Client <b>HEMSLEY GROUP</b></p> <p>Project <b>3-7 CONEY STREET, YORK</b></p> <p>Drawing Title <b>FIRST &amp; SECOND FLOOR PLANS AS EXISTING</b></p> <p>Drawing Date <b>PLANNING</b></p>	<p>Lead <b>Corstorphine &amp; Wright</b></p> <p>Leads Studio The Studio, Cony House, 1 West Approach, Leeds, LS1 4HR 0113 253 5658 corstorphine@cwright.com</p> <p>Drawing No. <b>21067-CW-Z1-00-DR-A-0211</b></p> <p>Drawn KW</p> <p>Checked AR</p> <p>Scale A1</p> <p>Date 1:100</p> <p>Revision 05</p> <p>Date 03.02.23</p>

# Existing sections

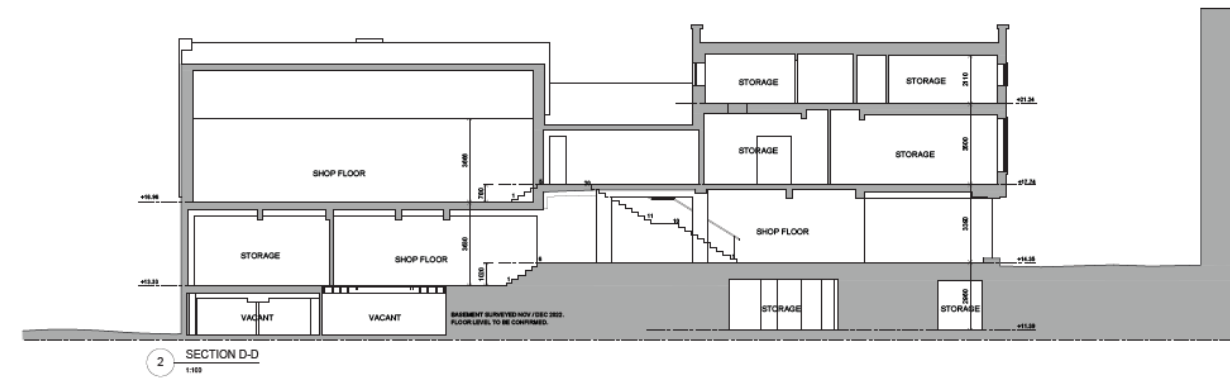
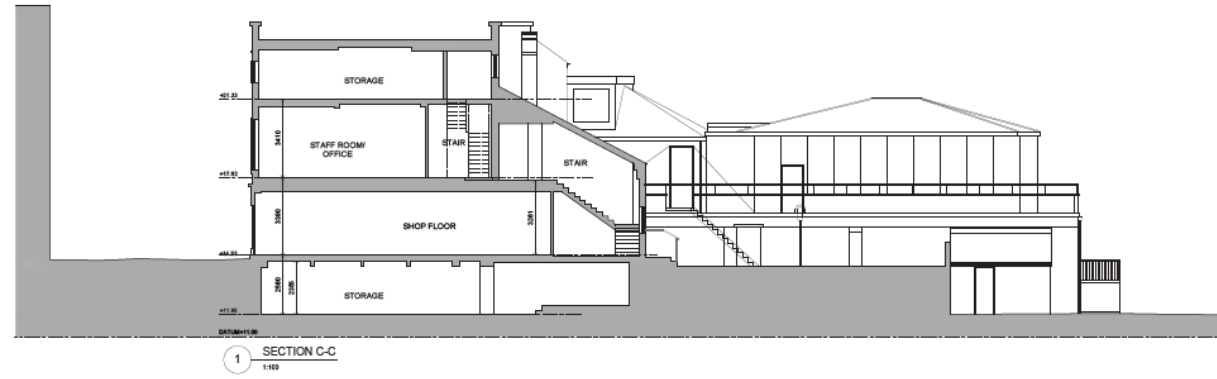
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 NOTES:  
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<p>The copyright of this drawing is vested with Corstorphine &amp; Wright Ltd and must not be copied or reproduced without the consent of the company.</p>	<p>04 Issued for Planning 08.02.20 KW AR</p> <p>05 Issued for works to program 21.03.20 KW AR</p> <p>06 Revised to incorporate updated survey information 07.03.20 KW AR</p> <p>07 Revised to incorporate updated survey information 21.11.22 KW AR</p> <p>08 Final issue 19.02.23 KW AR</p> <p>Date: 02m 02m 02m</p>	<p>Client: HEMSLEY GROUP</p> <p>Project: 3-7 CONEY STREET, YORK</p> <p>Drawing Title: SECTIONS A-A &amp; B-B AS EXISTING</p> <p>Drawing Status: PLANNING</p>	<p>21067-CW-21-00-DR-A-0220</p> <p>04</p> <p>03.02.23</p>
	<p>Client: HEMSLEY GROUP</p> <p>Project: 3-7 CONEY STREET, YORK</p> <p>Drawing Title: SECTIONS A-A &amp; B-B AS EXISTING</p> <p>Drawing Status: PLANNING</p>	<p>21067-CW-21-00-DR-A-0220</p> <p>04</p> <p>03.02.23</p>	

# Existing sections

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 NOTES:  
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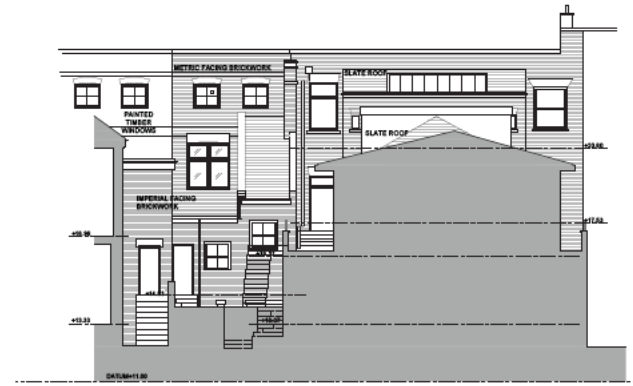
<p>The copyright of this drawing is vested with Corstorphine &amp; Wright Ltd and must not be copied or reproduced without the consent of the company.</p>	<p>04 Issued for Planning 08.01.23 KW AK</p> <p>05 Issued as work in progress 21.10.22 KW AK</p> <p>02 Marked to incorporate updated survey information 07.10.22 KW AK</p> <p>01 Marked to incorporate updated survey information 21.11.22 KW AK</p> <p>03 Final Issue 19.07.22 AK AK</p> <p>Drawn: [Signature]</p>	<p>Client HEMSLEY GROUP</p> <p>Project 3-7 CONEY STREET, YORK</p> <p>Drawing Title SECTIONS C-C &amp; D-D AS EXISTING</p> <p>Drawing Status PLANNING</p>	<p>Lead Architect The Works, Conde House, 1 What Approach, Leeds, LS1 4BN 0113 275 9555</p> <p>Corstorphine &amp; Wright Drawing No. 21067-CW-Z1-00-DR-A-0220</p> <p>Drawing Status PLANNING</p>	<p>Revision D4</p> <p>Date 03.02.23</p>

# Existing elevations

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 NOTES:  
 This drawing was prepared from survey information issued by Lever Turner Crowell 22.11.22.



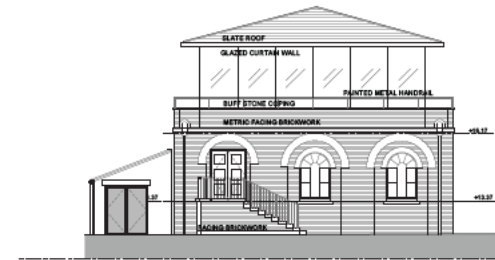
1 NORTHEAST (CONEY STREET) ELEVATION  
1:100



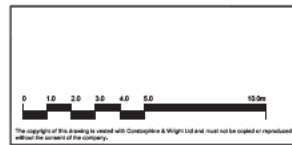
2 SOUTHWEST (REAR) ELEVATION  
1:100



3 SOUTHWEST ELEVATION (3 CONEY STREET)  
1:100



4 SOUTHWEST ELEVATION (7 CONEY STREET)  
1:100



No.	Description	Date	By	Chk
04	Issued for Planning	03.02.23	KW	AR
05	Issued as work in progress	21.12.22	KW	AR
02	Revised to incorporate updated survey information	07.12.22	KW	AR
01	Revised to incorporate updated survey information	21.11.22	KW	AR
03	Final Issue	19.02.23	AR	AR

Client <b>HEMSLEY GROUP</b>		<b>Corstorphine &amp; Wright</b>	
Project 3-7 CONEY STREET, YORK		Leeds Office The Studio, Cavendish House, 1 Wharf Approach, Leeds, LS1 4JH 0113 213 9636 corstorphine@wright.com	
Drawing Title <b>ELEVATIONS AS EXISTING</b>		Drawing No. 21067-CW-Z1-00-DR-A-0230	
Drawing Sheet <b>PLANNING</b>		Revision 04	
Drawn KW	Checked AR	Paper Size A1	Scale 1:100
Date 03.02.23			

# Existing elevations

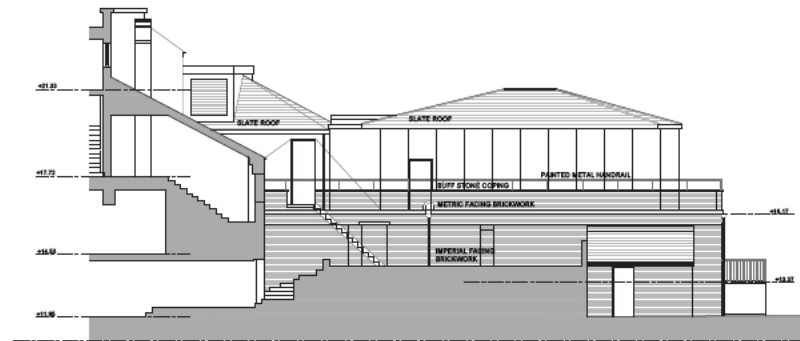
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 NOTES:  
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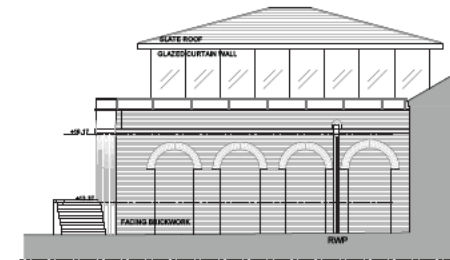
1 NORTHWEST ELEVATION (3 CONEY STREET)  
1:100



2 SOUTHEAST ELEVATION (3 CONEY STREET)  
1:100



3 NORTHWEST ELEVATION (7 CONEY STREET)  
1:100



4 SOUTHEAST ELEVATION (7 CONEY STREET)  
1:100

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	<p>21067-CW-Z1-00-DR-A-0231</p> <p>Scale 1:100</p> <p>Date 03.02.23</p>	<p>Revision 04</p> <p>Date 03.02.23</p>	



# Proposed site plan



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**KEY**  
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1 PROPOSED SITE PLAN  
1:500



# Proposed first and second floor plans



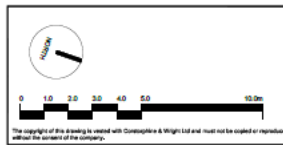
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**NOTES:**  
This drawing was prepared from survey information based by Lerner Turner Cowell 22.11.22.

**1 PROPOSED FIRST FLOOR PLAN**  
1/100

**2 PROPOSED SECOND FLOOR PLAN**  
1/100



10	Issued for construction client's comments	25.07.23	KW	AR	
11	Issued for planning	08.08.23	KW	AR	
12	Issued as work-in-progress	01.02.23	KW	AR	
13	Issued as work-in-progress	20.04.23	KW	AR	
14	Issued as work-in-progress	18.07.23	KW	AR	
15	Issued as work-in-progress	11.01.23	KW	AR	
16	Issued as work-in-progress	21.11.22	KW	AR	
17	Issued as work-in-progress	11.11.22	KW	AR	
18	Issued as work-in-progress	04.11.22	KW	AR	
19	Issued as work-in-progress	26.04.22	KW	AR	
20	Cable 36, Lift Core, Double Glass Revision	13.08.22	KW	AR	
21	Issued to Client's Comments	28.07.22	KW	AR	
22	Final Issue	22.02.24	AR	AR	
23	Final Issue	22.02.24	AR	AR	
24	Final Issue	08.10.23	AR	AR	

25	Revised to accommodate client's comments	22.10.24	AR	AR	
26	Revised to accommodate client's comments	18.10.24	AR	AR	
27	Revised to accommodate client's comments	21.09.24	AR	AR	
28	Revised to accommodate client's comments	08.10.24	AR	AR	
29	Revised to accommodate client's comments	21.09.24	AR	AR	
30	Revised to accommodate client's comments	08.10.23	AR	AR	

**Client**  
HEMSLEY GROUP

**Project**  
3-7 CONEY STREET, YORK

**Client Address**  
156-158, Coney Street, York, YO1 1JF

**Corstorphine & Wright**  
156-158, Coney Street, York, YO1 1JF  
01904 212390  
corstorphine@wright.com

**Drawing Title**  
PROPOSED FIRST & SECOND FLOOR PLANS

**Drawing Date**  
PLANNING

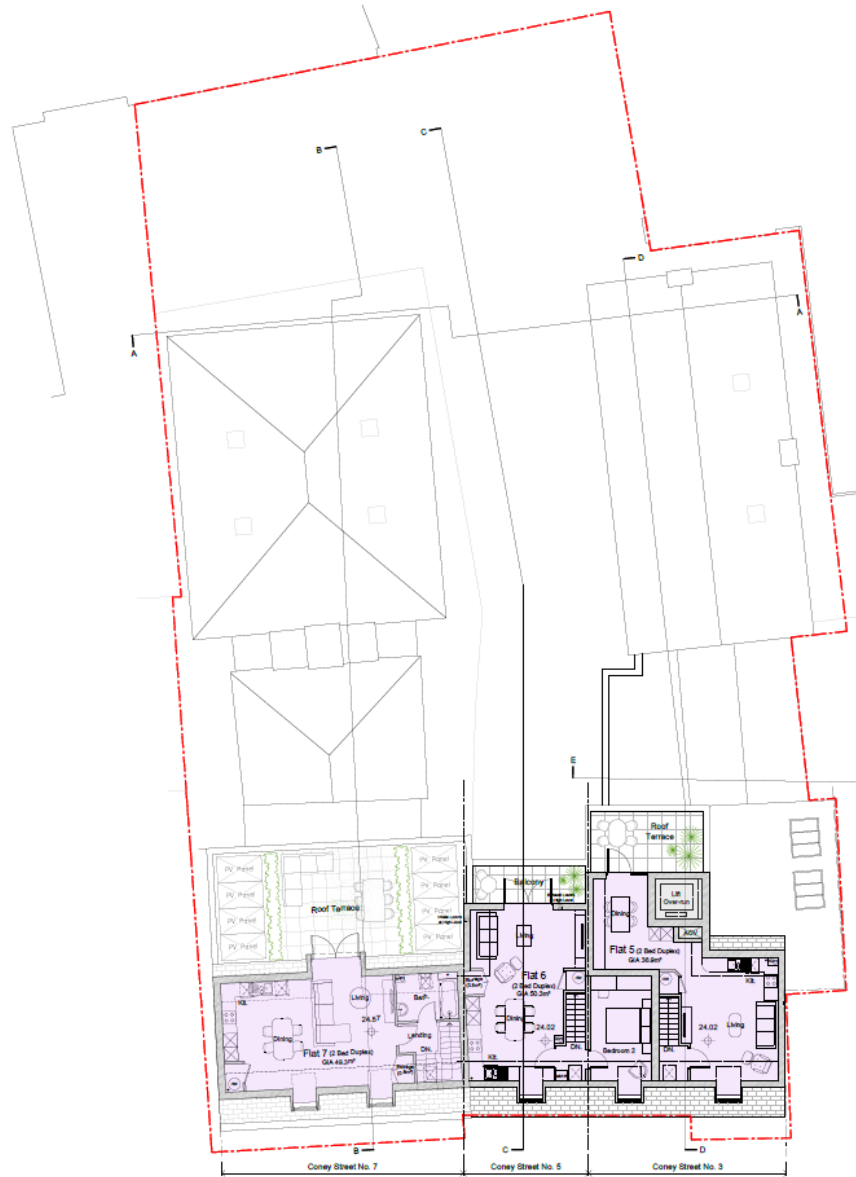
**Client Reference**  
21067-CW-Z1-00-DR-A-0311

**Sheet No.**  
18

**Scale**  
1:100

**Date**  
25.07.23

# Proposed third floor And roof plan



1 PROPOSED THIRD FLOOR PLAN  
1:100

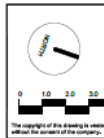


2 PROPOSED ROOF PLAN  
1:100

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NOTES:  
This drawing was prepared from survey information issued by Lewis Turner Cowdall 22.11.22.

**KEY**

- Existing Construction
- Proposed Construction
- Retail (A1)
- Cafe (A3)
- Flat 1-Bed
- Flat 2-Bed
- Flat 2-Bed Duplex



01	Updated to construction officer's comments	26.07.23	KW	AR
02	Issued for Planning	03.03.23	KW	AR
03	Issued as work in progress	01.03.23	KW	AR
04	Issued as work in progress	20.01.23	KW	AR
05	Issued as work in progress	16.01.23	KW	AR
06	Issued as work in progress	11.01.23	KW	AR
07	Issued as work in progress	21.12.22	KW	AR
08	Issued as work in progress	26.11.22	KW	AR
09	Issued as work in progress	11.11.22	KW	AR
10	Client's Site Feedback	04.11.22	KW	AR
11	Issued as work in progress	26.08.22	KW	AR
12	Client's Site Feedback	13.08.22	KW	AR
13	Updated to Client's Comments	26.07.22	KW	AR
14	02/23/23	22.07.23	KW	AR
15	Additional annotation regarding retention of historic building fabric.	21.03.24	AR	AR
16	Changes updated to include additional information as requested by client.	04.12.23	AR	AR
17	Final	26.07.23	KW	AR

21.03.24	AR	AR
04.12.23	AR	AR
26.07.23	KW	AR

Client  
**HEMSLEY GROUP**

Project  
**3-7 CONEY STREET, YORK**

Drawing Title  
**PROPOSED THIRD FLOOR & ROOF PLANS**

Drawing Status  
**PLANNING**

Client  
**Corstorphine & Wright**

Leeds Studio  
The Works, Capital House, 1 Water Approach, Leeds, LS1 4JH  
0113 273 9900

Leeds  
Corstorphine & Wright  
21057-CW-Z1-00-DR-A-0312

Drawn	Checked	Drawn By	Scale	Date
KW	AR	A1	1:100	28.07.23

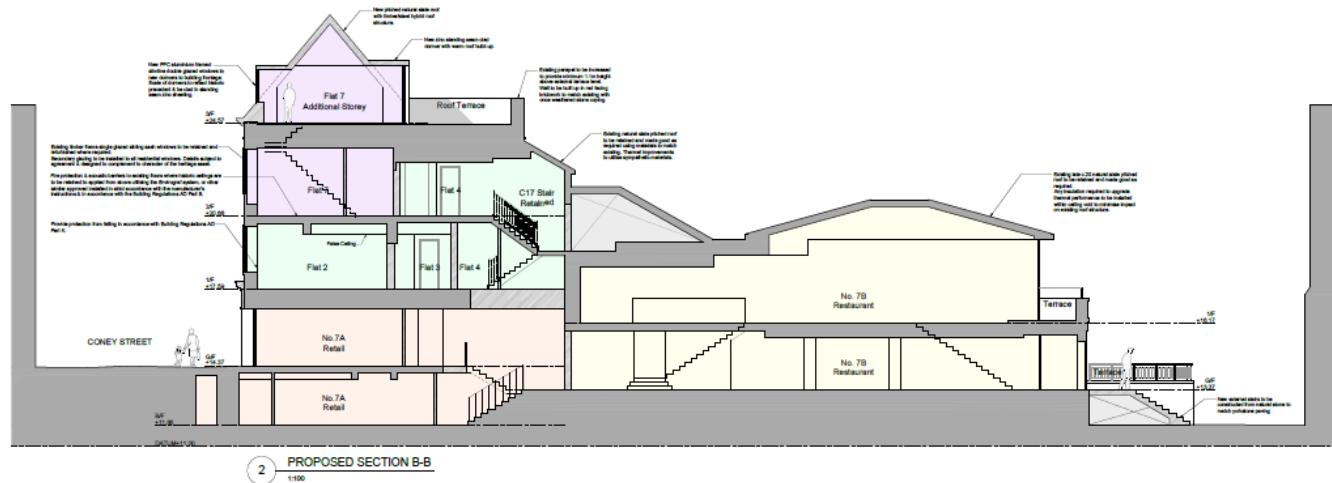
Revision  
16





# Proposed Section A-A and B-B

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NOTES:  
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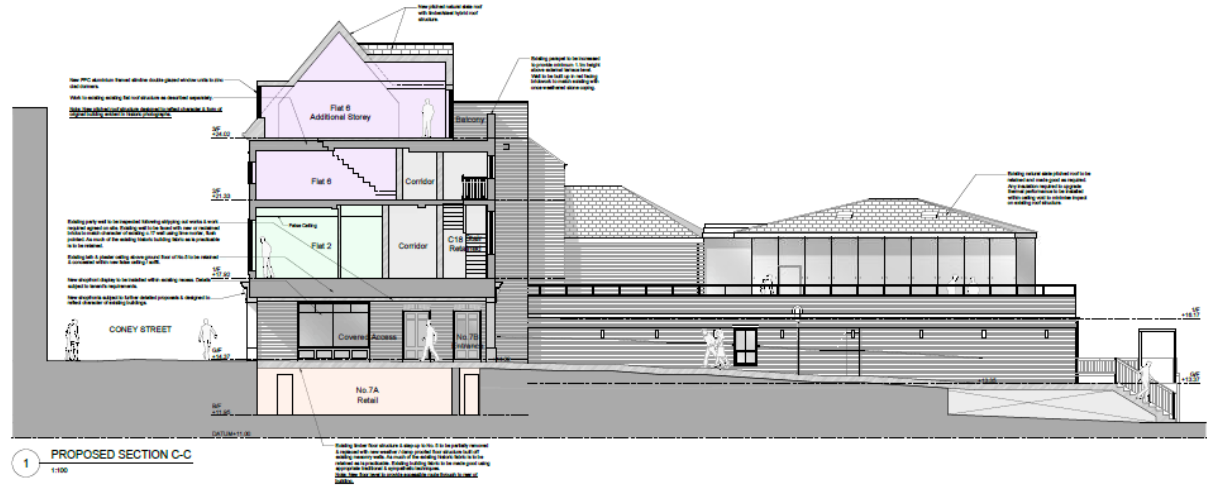


- KEY**
- Existing Construction
  - Proposed Construction
  - Retail (A1)
  - Cafe (A3)
  - Flat 1-Bed
  - Flat 2-Bed
  - Flat 3-Bed Duplex

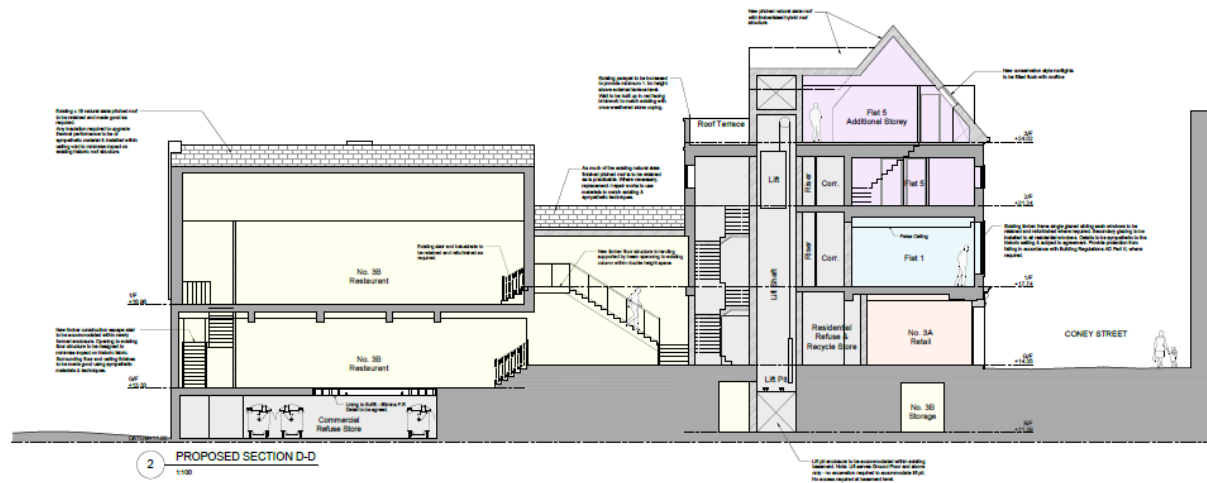
<p>The copyright of this drawing is vested with Corstorphine &amp; Wright Ltd and must not be copied or reproduced without the consent of the company.</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 10%;">10</td> <td style="width: 60%;">Additional annotation regarding intention of historic building fabric.</td> <td style="width: 10%;">21.03.24</td> <td style="width: 10%;">AW</td> <td style="width: 10%;">JB</td> </tr> <tr> <td>11</td> <td>Alterations to flats contained as agreed with C17C, 16.01.24</td> <td>16.01.24</td> <td>KW</td> <td>AR</td> </tr> <tr> <td>12</td> <td>Drawings updated to include additional information as recommended by UKA</td> <td>06.12.23</td> <td>KW</td> <td>AR</td> </tr> <tr> <td>13</td> <td>Updated to incorporation of client's comments</td> <td>25.07.23</td> <td>KW</td> <td>AR</td> </tr> <tr> <td>14</td> <td>Issued for planning</td> <td>09.02.23</td> <td>KW</td> <td>AR</td> </tr> <tr> <td>15</td> <td>Issued as work-in-progress</td> <td>01.02.23</td> <td>KW</td> <td>AR</td> </tr> <tr> <td>16</td> <td>Issued as work-in-progress</td> <td>26.01.23</td> <td>KW</td> <td>AR</td> </tr> <tr> <td>17</td> <td>Issued as work-in-progress</td> <td>16.01.23</td> <td>KW</td> <td>AR</td> </tr> <tr> <td>18</td> <td>Issued as work-in-progress</td> <td>15.01.23</td> <td>KW</td> <td>AR</td> </tr> <tr> <td>19</td> <td>Issued as work-in-progress</td> <td>21.12.22</td> <td>KW</td> <td>AR</td> </tr> <tr> <td>20</td> <td>Issued as work-in-progress</td> <td>28.11.22</td> <td>KW</td> <td>AR</td> </tr> <tr> <td>21</td> <td>Issued as work-in-progress</td> <td>11.11.22</td> <td>KW</td> <td>AR</td> </tr> <tr> <td>22</td> <td>Issued as work-in-progress</td> <td>28.08.22</td> <td>KW</td> <td>AR</td> </tr> <tr> <td>23</td> <td>Issued as work-in-progress</td> <td>19.07.22</td> <td>AW</td> <td>AR</td> </tr> <tr> <td>24</td> <td>Final Issue</td> <td>19.07.22</td> <td>AW</td> <td>AR</td> </tr> </table>	10	Additional annotation regarding intention of historic building fabric.	21.03.24	AW	JB	11	Alterations to flats contained as agreed with C17C, 16.01.24	16.01.24	KW	AR	12	Drawings updated to include additional information as recommended by UKA	06.12.23	KW	AR	13	Updated to incorporation of client's comments	25.07.23	KW	AR	14	Issued for planning	09.02.23	KW	AR	15	Issued as work-in-progress	01.02.23	KW	AR	16	Issued as work-in-progress	26.01.23	KW	AR	17	Issued as work-in-progress	16.01.23	KW	AR	18	Issued as work-in-progress	15.01.23	KW	AR	19	Issued as work-in-progress	21.12.22	KW	AR	20	Issued as work-in-progress	28.11.22	KW	AR	21	Issued as work-in-progress	11.11.22	KW	AR	22	Issued as work-in-progress	28.08.22	KW	AR	23	Issued as work-in-progress	19.07.22	AW	AR	24	Final Issue	19.07.22	AW	AR	<p>Client <b>HEMSLEY GROUP</b></p> <p>Project <b>3-7 CONEY STREET, YORK</b></p> <p>Drawing Title <b>PROPOSED SECTIONS A-A &amp; B-B</b></p> <p>Drawing Date <b>PLANNING</b></p>	<p><b>Corstorphine &amp; Wright</b></p> <p>Leeds Studio The Studio Centre House, 1 Market Approach, Leeds, LS1 4AH 0113 2133666</p> <p>Drawing No. <b>21067-CW-Z1-00-DR-A-0320</b></p> <p>Revision <b>15</b></p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td>Drawn</td> <td>Checked</td> <td>Issue Date</td> <td>Date</td> </tr> <tr> <td>KW</td> <td>AR</td> <td>A1</td> <td>1:100</td> </tr> <tr> <td colspan="3"></td> <td>25.07.23</td> </tr> </table>	Drawn	Checked	Issue Date	Date	KW	AR	A1	1:100				25.07.23
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# Proposed section C-C and D-D

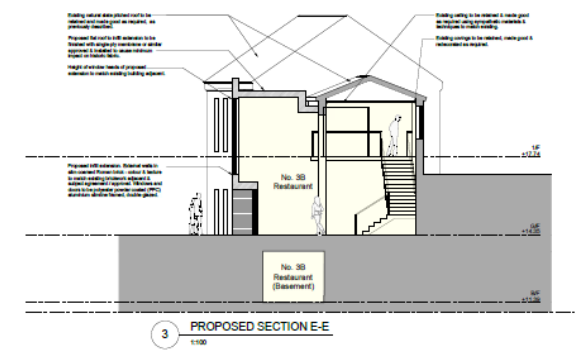
The copyright of this drawing is vested with Corstorphine & Wright and must not be copied or reproduced without the consent of the company.  
 Figured dimensions only to be taken from this drawing. DO NOT SCALE.  
 Work and materials must comply with the current building regulations and any relevant codes of practice, and must be read in conjunction with the building specification and any other consultants or sub-contractor information.  
 NOTES:  
 This drawing was prepared from survey information issued by Lewis Turner Covered 22.11.23.



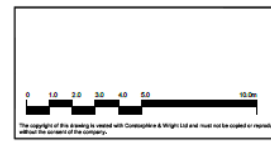
1 PROPOSED SECTION C-C  
1:100



2 PROPOSED SECTION D-D  
1:100



3 PROPOSED SECTION E-E  
1:100



13	Section line added	06.12.23	JR	AR
12	Drawings updated to include additional information as required by DR	04.12.23	AR	AR
11	Design review amendments to external LIFT, gutters	13.11.23	CR	AR
10	Updated to incorporate officer's comments	25.07.23	KW	AR
09	Issued for planning	03.02.23	KW	AR
08	Issued as work in progress	01.02.23	KW	AR
07	Issued as work in progress	20.01.23	KW	AR
06	Issued as work in progress	14.01.23	KW	AR
05	Issued as work in progress	11.01.23	KW	AR
04	Issued as work in progress	21.12.22	KW	AR
03	Issued as work in progress	20.12.22	KW	AR
02	Issued as work in progress	11.11.22	KW	AR
01	Issued as work in progress	26.08.22	KW	AR
00	Issued as work in progress	13.07.22	AR	AR
00	Issue	08	DR	CR

17	Railings & Juliet balconies to storage omitted	22.10.24	AR	AR
16	Revised to incorporate CDPC HCC recommendations on courtyard access	14.10.24	KW	AR
15	Additional annotations regarding retention of existing building fabric	21.08.24	AR	AR
14	Attention to NGLS omitted as agreed with CDPC	10.01.24	KW	AR

Client <b>HEMSLEY GROUP</b>		<b>Corstorphine &amp; Wright</b>	
Project <b>3-7 CONEY STREET, YORK</b>		Lewis Halls The Studio, Coney House, 1 Market Approach, Leeds, LS1 4JH 0113 213 9999 corstorphine@lhw.com	
Drawing Title <b>PROPOSED SECTIONS C-C &amp; D-D</b>		Drawing No. <b>21067-CW-Z1-00-DR-A-0321</b>	
Drawing Status <b>PLANNING</b>		Revision <b>17</b>	
Drawn KW	Checked AR	Scale A1 1:100	Date 25.07.23