



**Notice of a public meeting of  
Area Planning Sub-Committee**

**To:** Councillors Hollyer (Chair), Crawshaw (Vice-Chair),  
Cullwick, Fisher, Galvin, Craghill, Melly, Orrell, Waudby,  
Webb and Perrett

**Date:** Wednesday, 11 November 2020

**Time:** 4.30 pm

**Venue:** Remote Meeting

**AGENDA**

**1. Declarations of Interest**

At this point in the meeting, Members are asked to declare:

- any personal interests not included on the Register of Interests
- any prejudicial interests or
- any disclosable pecuniary interests

which they may have in respect of business on this agenda.

**2. Minutes** (Pages 1 - 12)

To approve and sign the minutes of the last meeting of the Area Planning Sub-Committee held on 15 October 2020.

**3. Public Participation**

At this point in the meeting members of the public who have registered to speak can do so. Members of the public may speak on agenda items or on matters within the remit of the committee.

**Please note that our registration deadlines have changed to 2 working days before the meeting, in order to facilitate the management of public participation at remote meetings. The deadline for registering at this meeting is 5:00pm on Monday, 9 November 2020.**

To register to speak please visit [www.york.gov.uk/AttendCouncilMeetings](http://www.york.gov.uk/AttendCouncilMeetings) to fill out an online registration form. If you have any questions about the registration form or the meeting, please contact the relevant Democracy Officer, on the details at the foot of the agenda.

## **Webcasting of Remote Public Meetings**

Please note that, subject to available resources, this remote public meeting will be webcast including any registered public speakers who have given their permission. The remote public meeting can be viewed live and on demand at [www.york.gov.uk/webcasts](http://www.york.gov.uk/webcasts).

During coronavirus, we've made some changes to how we're running council meetings. See our coronavirus updates ([www.york.gov.uk/COVIDDemocracy](http://www.york.gov.uk/COVIDDemocracy)) for more information on meetings and decisions.

### **4. Plans List**

To determine the following planning applications:

*Note: Annexed to each report is a series of presentation slides showing photographs of the site and its environs and plans of the proposed works.*

### **5. Barnitts 28A Colliergate York (Pages 13 - 72) [19/02753/FULM] and [19/02754/LBC]**

This application seeks permission for the conversion of Drill Hall and upper floors of 28a Colliergate from retail to residential (use class C3) creating 10no. townhouses and 2no. apartments, and associated alterations [Guildhall]

In addition, application [19/02754/LBC] seeks Listed Building Consent for internal and external alterations in connection with the conversion of Drill Hall and upper floors of 28a Colliergate to residential use.

Democracy Officer:

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For more information about any of the following please contact the Democratic Services Officer responsible for servicing this meeting:

- Registering to speak
- Business of the meeting
- Any special arrangements
- Copies of reports and
- For receiving reports in other formats

Contact details are set out above.

**This information can be provided in your own language.**

我們也用您們的語言提供這個信息 (Cantonese)

এই তথ্য আপনার নিজের ভাষায় দেয়া যেতে পারে। (Bengali)

Ta informacja może być dostarczona w twoim (Polish)  
własnym języku.

Bu bilgiyi kendi dilinizde almanız mümkündür. (Turkish)

یہ معلومات آپ کی اپنی زبان (بولی) میں بھی میا کی جا سکتی ہیں۔ (Urdu)

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City of York Council

Committee Minutes

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Meeting	Area Planning Sub-Committee
Date	15 October 2020
Present	Councillors Hollyer (Chair), Crawshaw (Vice-Chair), Cullwick, Fisher, Galvin, Craghill, Melly, Orrell, Waudby, Webb and Perrett

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## **21. Declarations of Interest**

Members were invited to declare, at this point in the meeting, any personal interests not included on the Register of Interests, any prejudicial interests or any disclosable pecuniary interests that they might have in the business on the agenda. None were declared.

## **22. Minutes**

It was noted that Cllr Fisher had left the meeting at 8:25 pm, before the named vote recorded at minute 20c). Subject to this amendment, it was:

Resolved: That the minutes of the Area Planning Sub-Committee meeting held on 17 September 2020 be approved  
and then signed by the Chair at a later date.

## **23. Public Participation**

It was reported that there had been no registrations to speak under the Council's Public Participation Scheme on general issues within the remit of the Sub-Committee.

## **24. Plans List**

Members considered a schedule of reports of the Assistant Director, Planning and Public Protection, relating to the following planning applications, outlining the proposals and relevant policy considerations and setting out the views of consultees and officers.

**24a) WLD Textiles, Granville Works, Lansdowne Terrace,  
[20/00821/FUL]**

Members considered a full application from Mr Joe Jackson for the erection of 8no. 2, 3 and 4 bedroom dwellinghouses, together with associated parking and landscaping following the demolition of the existing business premises. The application was a resubmission of a previous scheme which was refused by the sub-committee in January 2020.

Officers gave a presentation based upon the slides at pages 45 - 60 of the Agenda and reported:

- (i) An additional representation had been received from a neighbouring resident at 21C Granville Terrace who reiterated their objection to the proposed development citing the elevated height and additional storey (3 storeys) would negatively impact on natural light and privacy and would be out of character with the existing properties and that the application also posed a security risk from the elevated gardens and the reduction to the height of the back wall. No new substantive issues are raised.

Additionally the objector highlighted that the applicant had submitted a number of inaccuracies in relation to their property. The planning report also makes inaccuracies including the property being positioned 3m from the boundary wall rather than 3.8m as detailed in the report and that the three rear first floor bedrooms are unobscured and serve lounge/kitchen areas.

Officers were satisfied that the change in the dimension, its internal layout and lack of obscurely glazed windows in the rear elevation of this property had not materially changed the relationship of this property with the application site and it is maintained that there would be a neutral impact to this dwelling as outlined in paragraph 5.40 of the officer report. Officers considered that this information had not impacted upon the overall planning balance and the recommendation for approval was unchanged from the published report.

- (ii) The addition of an informative to condition 1 and the addition of a new informative no.5, if Members were minded to grant planning permission.

Cllr Fitzpatrick, Ward Member for Guildhall, spoke in objection, on behalf of local residents, on the grounds of the inappropriateness of the scheme in that it was overbearing and out of keeping with the surrounding streets, especially at the end of Lansdowne Terrace. She considered that the committee's concerns regarding the loss of the employment use had not been addressed.

Mr Alex Molyneux, neighbouring resident, spoke in objection, on the grounds that there appeared to be a lack of concern from traffic management about the effects on parking and accessibility by inserting many houses with cars into the WLD space with one exit down Lansdown Terrace, which would prevent parking outside the properties at the end of Lansdown Terrace. He suggested that another exit from the development would have been much better.

Mr Matthew Dick, owner of 25 Granville Terrace and representing the concerns of his neighbours on Granville Terrace at no. 21 A, B and C , no 22 and no 24 spoke in objection stating that very little had been done to address the original concerns of residents and the committee, which led to the previous plans being rejected. The extreme height and massing of the development remains unacceptable to residents and at odds with the surrounding area.

Mr Rob McNaught, neighbouring resident, spoke in objection, on the grounds that the quality of amenity for prospective residents remained poor and that concerns around light and the outlook for ground floor bedrooms had not been addressed.

Mr C Ball, neighbouring resident, spoke in objection, on the grounds that the excessive height and inappropriate design would affect all sides. Sun diagrams show many houses to the north and north-west on Emily Mews would be overshadowed and lose light. These diagrams were not provided on the previous application. The proposed height would result in a development that is overbearing and negatively impacts on neighbouring properties, contrary to NPPF para 127 and local plan policy D1.

Mr Tim Hatton, of Carve Architecture, the architects for this application, outlined a number of significant amendments that had been made to address the concerns raised in relation to the previous scheme. He considered that the proposal would

support housing needs in York, and that development would be crucial in boosting the economy and supporting the construction industries.

After debate, Cllr Crawshaw moved, and Cllr Craghill seconded, that the application be refused, overturning the officer recommendation on the grounds that the concerns given as reasons for refusal at the previous discussion of this item at this sub-committee in January 2020 had not been addressed. Cllrs: Craghill, Crawshaw, Cullwick, Fisher, Melly, Orrell, Perrett, Waudby and Webb all voted in favour of this motion. Cllrs: Galvin and Hollyer voted against this motion and the motion was declared carried, 9:2. It was therefore:

Resolved: That the application be REFUSED.

- (i) The site is constrained by its proximity to neighbouring properties. The position and orientation of plot 1, its proposed increase in height over and above the existing buildings on the site, would have an overbearing and domineering impact to the rear of properties at Granville Terrace (notably No's 21-25) harming the residential amenity of the occupiers of those properties contrary to paragraph 127 (f) of the National Planning Policy Framework (NPPF) and policy D1 of the City of York Council Publication Draft Local Plan (2018).
- (ii) The amount of development is considered to be too great for this constrained site and has resulted in a form of development that does not respect local form and character. The proposed dwellings 1 and 2, positioned along the southern boundary of the site adjacent to Lansdowne Terrace are designed with a link over the vehicular access. By virtue of its scale and height, the large expanse of brick and termination at the end of the street, the design of the proposed buildings when viewed from Lansdowne Terrace are considered to be unsympathetic to the character and appearance of the area contrary to draft policy



- D1 (Placemaking) of the City of York Council Publication Draft Local Plan (2018) and paragraph 127 of the National Planning Policy Framework (NPPF).
- (iii) The application does not provide an objective assessment demonstrating that the loss of land/buildings that are currently in employment use are no longer viable in terms of market attractiveness and appropriate for employment uses contrary to the City of York Council Publication Draft Local Plan (2018) policy EC2 Loss of Employment Land and paragraph 80 of the National Planning Policy Framework (NPPF) which supports economic growth and productivity.
  - (iv) The amount of development is considered to be too great for this constrained site and has resulted in a form of development that is compromised in terms of residential amenity and would not provide a high standard of amenity for future users. The proposed dwellings have been designed with bedrooms at ground floor level, adjacent to the car parking areas, and with a cantilevered canopy projecting over the car parking. This arrangement is considered to have a detrimental impact upon the residential amenity of future occupiers using the ground floor bedrooms, by virtue of outlook, daylight and sunlight and air circulation contrary to draft policies D1 (Placemaking) and ENV2 (Managing Environmental Quality) of the City of York Council Publication Draft Local Plan (2018) and paragraph 127 (f) of the National Planning Policy Framework (NPPF).

*[There was a short break from 6.36pm until 6.45pm, in order to register the public speakers].*

**24b) 5 Cherry Grove, Upper Poppleton, [20/00516/FUL]**

Members considered a full application from Mr & Mrs Alex Dorman for a single storey side and rear extensions, application of render finish, erection of detached garage to side with relocation of driveway to Cherry Grove. The site had previously been granted planning approval for the erection of a bungalow to the side of 5 Cherry Grove which had not been implemented to date.

Officers gave a presentation based upon the slides at pages 79 -88 of the Agenda and reported that:

- an additional representation had been received from a neighbouring resident at 4 Cherry Grove, Upper Poppleton who had raised objections in relation to the intention to use the drainage strategy by Topping Engineers (Report 17473 Revision D dated March 2018) from the previous planning approval ref. 17/01968/FUL for the erection of a bungalow to the rear of 5 Cherry Grove and suggested that there be conditions in relation to the submission of a drainage scheme.
- Consultee comments had been received from CYC Flood Risk Management Team that the foul and surface water drainage from this site was considered/investigated in depth and agreed in consultation with Yorkshire Water under the 17/01986/FUL application and therefore the drainage from this revised scheme should be constructed in accordance with the same principles (surface water discharge no greater than 1.2 (one point two) litres per second) with appropriate attenuation up to the 1 in 100 year + 30% climate change event. As agreed with Yorkshire Water, this will connect to the existing manhole within the site which then connects to the public sewer and content the detailed design can be sought by way of our suggested conditions.

With regards to the 130mm cover over the attenuation tank provided within the drainage design to support the 17/01986/FUL application, this was considered sufficient when being constructed within a landscaped area.

The additional comments had been taken into account and the planning balance and the recommendation had remained unchanged from the published report.

Mr Neil Iacopi, local resident, spoke in objection on the grounds of drainage and flood risk concerns. This proposal is being assessed with the inadequate drainage plan approved on the previous proposal over two years ago. Revision D to the drainage plan remained a concern because the installation of the storage tank ignores the presence of ground water and would not comply with the manufacturer's specifications and would therefore be in breach of Building Regulations.

Ms Lorna Welsh, neighbouring resident, speaking in objection to the proposal, considered that this would exacerbate the frequent flood issues that she and her neighbours experienced, living in this area.

Mr Alex Dorman, the applicant, was available to answer any questions that Members had.

After debate, Cllr Webb moved, and Cllr Crawshaw seconded, that the application be approved, in accordance with the officer recommendation. Members voted unanimously in favour of this motion and it was therefore:

Resolved: That the application be APPROVED, subject to the conditions listed in the report.

Reason for Approval:

For the reasons stated, the revised proposals are considered acceptable and would comply with the NPPF, the Upper Poppleton and Nether Poppleton Neighbourhood Plan 2017, Policy D11 (Extensions and Alterations to Existing Buildings) of the Publication Draft City of York Local Plan 2018, Policies GP1 (Design) and H7 (Residential Extensions) of the Development Control Local Plan and City of York Council's Supplementary Planning Document (House Extensions and Alterations).

*[Cllr Galvin left the meeting at 7.20 pm]*

*[There was a short break from 7.20pm until 7.30pm, in order to register the public speaker].*

**24c) Industrial Property Investment Fund, Unit C, Auster Road, [20/00056/FULM]**

Members considered a full application from Mr Andy Wood for the erection of a four storey building to form a self-storage facility with associated access and landscaping (use class B8).

Officers gave a presentation based upon the slides at pages 103 – 107 of the Agenda and reported that:

- Comments from the Design, Conservation and Sustainable Development (Landscape) consultee had been received. They considered that the quantity of tree cover across the Clifton Moor estate to be in gradual decline due to incremental increases in the overall developed footprint. The proposed development sits further forward than the demolished building and the existing buildings on either side. The reduction in the width of the green verge adjacent to Clifton Moorgate reduces the capacity for larger trees to replace those that were lost. The proposed landscape was considered, to be a simple scheme that contained a detailed variety of species, and is of a suitable native flavour. It places a native hedge along the full south-east boundary, and includes 2 species of trees - Rowan and Birch - along the front. This would all be under-planted with wildflowers in grass. The officer would prefer to see the inclusion of some larger and longer-lived tree species within the mix and recommended that if planning permission is granted that a condition be added requiring a detailed landscape scheme to be submitted for approval and a condition requiring the proposed boundary hedge to be maintained at a height of not less than 1.5m.
- In response to the comments above, condition 17 was amended and condition 18 added.
- A further submission had been received from another consultee, the Flood Risk Management Team. Following the site specific infiltration testing carried out on the 17<sup>th</sup> September 2020 they confirmed soakaways would not work in this location. As the applicant had not been able to prove existing connected impermeable areas nor proved its outfall they were unable to support the submitted drainage design. They had however seen enough information for them to seek proper drainage details by way of conditions should planning permission

be granted which should be in accordance with our Sustainable Drainage Systems Guidance for Developers. In response to those suggestions officers confirmed that the conditions recommended by FRMT were already among those listed in the committee report (conditions 14-16).

The additional comments had been taken into account and the planning balance and the recommendation remained unchanged from the published report except where outlined above.

Ms Joanna Gabrilatsou of JLL and planning consultant for the applicant explained that the applicant was the co-founder of Sure Store and had entered into a partnership with the land owner, the Industrial Property Investment Fund. She outlined the concept for the proposed storage unit and explained that the building itself would meet 'Very Good' BREEAM standards, and how this was essentially capped due to the fact that no details were recorded as part of the demolition phase. This had accounted for 13 per cent of the credits required to ensure the 'excellent' BREEAM standard.

After debate, Cllr Crawshaw moved and Cllr Melly seconded, that the application be approved, in accordance with the officer recommendation, with two amended and one new condition. Cllrs: Crawshaw, Cullwick, Fisher, Melly, Orrell, Perrett, Waudby Webb and Hollyer all voted in favour of this motion. Cllr Craghill voted against this motion and the motion was declared carried, 9:1. It was therefore:

Resolved: That the application be APPROVED, subject to the conditions listed in the report and the following amended and additional conditions:

Amended Condition 4

To Delegate Authority to the Assistant Director for Planning and Public Protection, in consultation with the Chair and Vice-Chair, to amend the wording to condition 4 on (BREEAM), to reflect the concern from Members that the applicant must make every possible effort to evidence that they are aiming to achieve the highest possible BREEAM

score and standard and that this authority takes this concern very seriously.

Amended Condition 17

Within three months of commencement of development a detailed landscape scheme shall be submitted to and approved in writing by the Local Planning Authority. This shall include the species, stock size, density (spacing), and position of trees, shrubs and other plants; and seed mixes, sowing rates and mowing regimes where applicable. It will also include details of ground preparation; tree planting details. The proposed tree planting shall be compatible with existing and proposed utilities. This scheme shall be implemented within a period of six months of the practical completion of the development. Any trees or plants ~~which within a period of five years from the substantial completion of the planting and development, that die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of a similar size and species~~ **and the retention of the landscaping scheme would remain in perpetuity.** ~~unless the Local Planning Authority agrees alternatives in writing.~~

Reason: So that the Local Planning Authority may be satisfied with the variety, suitability and disposition of species and other landscape details across the site, since the landscape scheme is integral to the amenity of the development and the immediate area.

New Condition 18

The native hedge to be established along the development boundary shall be maintained at a height of no less than 1.5m.

Reason: So that the hedge remains a significant landscape feature within views along Clifton Moorgate.

Reason for Approval:

The redevelopment would support the local economy by increasing employment floor space in a sustainable location and in keeping with the character of the area. The application complies with national planning policy as set out in the NPPF, and relevant policies of the emerging local plan apart from policy CC2 (BREEAM) of the emerging plan. Policy CC2 can be given moderate weight in the council's consideration of the application. In the planning balance, non-compliance with this one policy would not justify refusal of planning permission.

Cllr Hollyer, Chair

[The meeting started at 4.30 pm and finished at 8.33 pm].

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**COMMITTEE REPORT**

**Date:** 11 November 2020      **Ward:** Guildhall  
**Team:** East Area                      **Parish:** Guildhall Planning Panel

**Reference:** 19/02753/FULM  
**Application at:** Barnitts 28A Colliergate York  
**For:** Conversion of Drill Hall and upper floors of 28a Colliergate from retail to residential (Use class C3) creating 10no. townhouses and 2no. apartments, and associated alterations  
**By:** Oakgate Group Ltd And Barnitts Ltd.  
**Application Type:** Major Full Application  
**Target Date:** 21 September 2020  
**Recommendation:** Refuse

**1.0 PROPOSAL****APPLICATION SITE**

1.1 The application relates to part of the Barnitts retail premises on Colliergate and St Andrewgate; no. 28a (which accommodates the clock and sits independently from the rest of the Barnitts facade), the Drill Hall, which is on St Andrewgate and attached buildings behind. These parts of the premises are now surplus to requirements. Barnitts have excess floor-space at the city centre premises, as bulkier goods are now stored at their James Street premises.

1.2 The Drill Hall and 28a are Grade II listed. 28a was originally a house dating from the early C19. The drill hall was introduced in 1872 and 28a became part of this facility. Barnitts acquired the drill hall buildings in the 1990's. The main drill hall building was added to the Grade II listing for 28a in 1997. The site is in the Central Historic Core Conservation Area and City Centre Area of Archaeological Importance.

**PROPOSALS**

1.3 Full Planning Permission and Listed Building Consent applications have been submitted to detach the buildings from the remainder of the Barnitts store and for conversion into 12 dwellings, and a ground floor retail unit within 28a.

1.4 In 28a the frontage building would accommodate a 2-bed dwelling on the upper floors, and a second dwelling created on the upper floors to the rear. The dwellings would be accessed via St Andrewgate and the drill hall.

1.5 Behind the drill hall and behind nos.27 and 28 Colliergate the existing building would be converted into a 2-storey 3-bed dwelling. Single storey structures to each side of this building, which date from the late C20, would be demolished.

1.6 There would be eight 3-bed dwellings installed within the drill hall. Access into townhouse 1 would be via the existing side access to the drill hall. The central access would lead to an open courtyard and the remaining dwellings. The townhouses would be over 3-storey. The existing roof covering will be replaced. The new structure has roof-lights, set behind the parapet, and perforated sections towards the ridge to allow natural light and ventilation into the proposed courtyard and subsequently the proposed houses.

1.7 The rear wing of the drill hall (which sits against the side boundary shared with St Andrew Place) would be converted into a 2-bed dwelling.

1.8 All windows would be removed, repaired and adapted to accommodate double glazing. A new window pattern is proposed for the drill hall, copying a window at the rear of the building, which is assumed to be the original design.

## **2.0 POLICY CONTEXT**

2.1 The National Planning Policy Framework (NPPF) sets out the Government's planning policies and how these should be applied.

2.1 Key policies / sections of the NPPF are as follows -

2. Achieving sustainable development
4. Decision-making
5. Delivering a sufficient supply of homes
6. Building a strong, competitive economy
7. Ensuring the vitality of town centres
11. Making effective use of land
12. Achieving well-designed places
14. Meeting the challenge of climate change, flooding and coastal change
16. Conserving and enhancing the historic environment

The Publication Draft City of York Local Plan 2018 ('2018 DLP')

2.3 In accordance with paragraph 48 of the NPPF the Draft Plan policies can be afforded weight according to:

- The stage of preparation of the emerging plan (the more advanced the preparation, the greater the weight that may be given);

- The extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and
- The degree of consistency of the relevant policies in the emerging plan to the policies in the previous NPPF published in March 2012.

2.4 Key relevant DLP 2018 policies are as follows –

DP2 Sustainable Development  
DP3 Sustainable Communities  
DP4 Approach to Development Management  
SS1 Delivering Sustainable Growth for York  
SS3 York City Centre  
R1 Retail Hierarchy and Sequential Approach  
R3 York City Centre Retail  
H10 Affordable Housing  
D1 Placemaking  
D4 Conservation Areas  
D5 Listed Buildings  
D6 Archaeology  
GI6 New Open Space Provision  
CC1 Renewable and Low Carbon Energy Generation and Storage  
CC2 Sustainable Design and Construction of New Development  
ENV5 Sustainable Drainage  
DM1 Infrastructure and Developer Contributions

### **3.0 CONSULTATIONS**

INTERNAL

DESIGN, CONSERVATION AND SUSTAINABLE DEVELOPMENT

CONSERVATION ARCHITECT

3.1 The Conservation Architect objects to the application and advises that the harm to the significance of the listed buildings is less than substantial; it has been reduced by the latest revisions, but is still categorised as high.

3.2 The proposals will still cause harm to the drill hall in the following ways:

- Loss of the spatial qualities / volume / character of the drill hall. Though the winter gardens will allow some visual permeability into a larger central area within the building, the subdivision of the hall into 8 private dwellings will result in the

hall like qualities of the listed building being permanently lost. Note that the harm could be reduced through a less intense scheme.

- External alterations to the Drill Hall roof, with the inclusion of 12 large roof-lights which are openable (top window opens out to form a “roof”, and the lower window opens out to form a balustrade). Though these windows won’t be open all the time (so less harmful than the previous scheme with dormers and roof terraces), when open, they will be visible from Colliergate, St Andrewsgate, and in views from the Minster. They will appear incongruous in York’s roofscape, and will harm the character of the Conservation Area. Details of the “fins” over the void in the centre of the drill hall need to be finalised, but could potentially be covered by condition to ensure they give the appearance of a solid roof, especially in longer range views.

3.3 There would also be harm in 28a due to the loss of the staircase and loss of the historic connection between upper floors and street at 28a Colliergate

3.4 There some benefits to the proposals which will help to better reveal the significance of the heritage assets. These are:

- Reinstatement of gable chimney to drill hall
- Spandrel panels across drill hall windows no longer required
- Removal of modern infill structures at the rear of the site
- Removal of external fire escapes
- Return of upper floors of 28a Colliergate to residential use

3.5 The following works also cause harm, although to a lower degree than the aforementioned –

- Multiple cases of replacing traditional glazed historic windows with modern double glazed windows, including on 28a facing King’s Square
- Townhouse 9 (ancillary wing of drill hall) – harm caused by loss of historic stair.
- Townhouse 10 (building behind drill hall) – suggested (contemporary) ground floor fenestration is not characteristic of this group of listed buildings and therefore harmful

## ARCHAEOLOGY

3.6 St. Andrewgate and Colliergate are at least medieval in date. Medieval deposits may survive at much shallower depths within 1m of the current ground surface and in some cases just below the modern surface. 28A Colliergate contains a basement which may have destroyed some of the medieval street frontage archaeology.

3.7 The proposals are likely to require ground disturbing works for potential new/strengthening foundations and services. Given the possibility of encountering medieval archaeology at shallow levels an archaeological watching brief will be required with excavation where necessary. An archaeological watching brief can be

maintained until archaeological layers are revealed. After reaching archaeological depths hand excavation will be required.

3.8 A photographic recording will also be required for the Drill Hall and 28A Colliergate.

## EDUCATION

3.9 Officers ask for financial contributions, as schools within the catchment do not have capacity.

## HIGHWAY NETWORK MANAGEMENT

3.10 Car-free development can be accommodated in this city centre location, however good cycle facilities are necessary as an alternative. Officers asked for two spaces per townhouse, using Sheffield type stands and in a secure enclosure.

3.11 Confirmation was requested that none of Barnitts existing staff provision was being lost to accommodate this scheme (planning officer note - no formal staff parking is lost).

3.12 The site plan suggests the bollards on St Andrewgate could be relocated. These bollards are in place to allow servicing for the commercial premises opposite (and Barnitts) to take place from via King's Square avoiding residential streets and this change would not be permitted.

## PUBLIC PROTECTION

3.13 Request longer monitoring, to that carried out in the noise assessment, to determine noise levels on St Andrewgate.

3.14 Re noise from the adjacent public house, monitoring did not represent worse-case scenario, and should be extended to weekends.

3.15 Advise that the glazing specifications recommended in the noise assessment are increased slightly to ensure that the levels in BS8233:14 are definitely met. If these levels are only achievable with the windows closed then recommend windows in the flats overlooking Kings Square have mechanical ventilation.

## SPORT AND ACTIVE LEISURE

3.16 The citywide open space audit identifies a shortfall of outdoor sports provision in the Guildhall Ward and within the closely neighbouring wards of Micklegate, Heworth and Fishergate, meaning a contribution is sought. The Outdoor Sport Provision contribution would be used towards the provision of or improvement to

sport or active leisure facilities within 2km from the Development. The following facilities would be potential beneficiaries of the S106 funds -

- York RI, Queen Street for development of Queen Street;
- York Hospital Bootham Park pitches;
- York City Rowing Club for development of existing boat house;
- Glen Gardens;
- Heworth Tennis Club.

## EXTERNAL

### CONSERVATION AREAS ADVISORY PANEL

3.17 The Panel welcome the basic proposals and in particular the need to retain the St Andrewgate elevation. The viability of such residential accommodation in this area of the city was however questioned. The Panel considered it was important to carry out a full detailed recording of the existing buildings, features and structures.

### HISTORIC ENGLAND

3.18 Historic England object to the application. If the authority is minded to grant consent in its current form, it must first notify the Secretary of State.

3.19 The amended scheme consists of minor changes to the plans, and minor improvements have been made in terms of reducing some of the harm to the listed building. Nevertheless, the fundamental issue of the amount of subdivision and therefore loss of spatial character of the Drill Hall remains at the heart of this scheme. HE have repeatedly drawn attention to how the subdivision (both horizontal and vertical) of the drill hall and the resulting loss of its spatial qualities would be harmful. Harm to the Conservation Area would be caused by the incongruous appearance of the alterations to the roofscape.

3.20 The instances of harm would amount to less than substantial harm being caused to the significance of the Grade II listed building, but at the upper end of this level. This calls for a very strong clear and convincing justification to be provided. It should be demonstrated that there is not a less harmful way of achieving residential conversion. In this respect reiterate previous advice that the viability information submitted should be tested independently.

3.21 The historic Drill Hall makes a unique contribution to York's history. There is no objection in principle to the conversion to residential use. This use has the potential to secure the long term future of the listed building. However, a reduced amount of accommodation has the potential to preserve the listed building in a manner appropriate to its significance which would not be achieved by the current proposal.

3.22 With 28a Colliergate related to the proposed new access arrangement is the loss of the historic staircase that currently provides access from ground to first floor. Historic England has concerns over the loss of the stair, and have recommended it be retained if possible.

#### GUILDHALL PLANNING PANEL

3.23 Support in principle the conversion to residential use, but have concerns which mean they cannot support the current application:

- The density of development is too high, cramming too many small units together with limited amenity space
- The present design lends itself to holiday let use rather than family residences, with shared facilities and community space
- The units have been designed to a very low specification, not as quality homes. We would not want to live there. Lack of storage, arrangement of kitchens on upper floors and bedrooms on lower floors, limited natural light, overlooking.
- The sustainability and accessibility of the units is unclear

#### 4.0 REPRESENTATIONS

4.1 Eight objection letters have been received. The following issues raised -

Impact on neighbours amenity

- Overlooking from dormers and external amenity space proposed at roof level on the drill hall.
- Noise – activity associated with residential use.
- Disruption during construction.

Relocation of bollards on St Andrewgate raises concerns that it would result in increased construction and commercial traffic in a residential area.

Proposals unlikely to contribute to meeting housing need. There's no car parking or amenity space and it's therefore likely these premises will be holiday lets. Such uses and the transient occupants lead to noise disturbance.

- It has been challenged that the drill hall could be re-used as a retail unit, being close to the busy King's Square area.

4.2 Three letters in support have been received. Comment as follows -

- The York Retail Forum and York BID have made representation in support of the scheme. They support the application because it allows Barnitts to re-purpose its space and adapt to changing customer needs. The future of the city depends on the remaining retail outlets being able to adapt to the change in our shopping habits. This application will allow a much loved store in fact probably the most famous store in York to remain for generations to come.
- Drill hall facade is retained.

## 5.0 APPRAISAL

### KEY ISSUES

- Principle of the proposed uses
- Impact on Heritage Assets
- Affordable housing
- Other planning obligations
- Amenity
- Highway network management
- Sustainable design and construction
- Flood risk and drainage
- Archaeology

### PRINCIPLE OF PROPOSED USES

5.1 In the DLP 2018 Colliergate is a secondary shopping street and the host premises are annotated as forming part of the primary shopping area.

5.2 The works within 28a Colliergate; the creation of a retail unit facing King's Square and incorporating residential on the under-used upper floors is consistent with overarching local and national city centre policy regarding economic growth and provision of housing in sustainable locations. These policies are set out in the economic and social objectives of the NPPF and section 2 of the DLP 2018 which sets out the vision and development principles within the plan.

5.3 The drill hall is surplus to Barnitts requirements and provides a challenge to find a suitable and viable re-use of the space. It undesirable to alternative retailers because when sub-divided its entrance is in a discreet location, off King's Square on a residential street where footfall diminishes. Furthermore the building's lack of presence (as a retail unit) is exacerbated by the facade which is not commercial in character. Due to the scale of the drill hall it also provides a significant amount of floor space on the upper floors, which is less attractive to operators.



5.4 Although the drill hall forms part of the primary shopping area in the 2018 DLP this allocation is a consequence of association with the Barnitts premises. In isolation an alternative use for the building could be accommodated without detriment to the overall function of the primary shopping area.

5.5 The drill hall is on St Andrewgate which is a residential street. Residential use of the drill hall would be sympathetic; there is a demonstrable need for housing and this is a sustainable location, where residents can contribute to overall vitality and viability of the area. The residential use proposed does not conflict with the housing and retail policies in the NPPF.

## IMPACT ON HERITAGE ASSETS

5.6 28a Colliergate and the drill hall are listed buildings at Grade II. Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that in considering whether to grant planning permission for development, which affects a listed building or its setting, the local planning authority shall pay special regard to the desirability of preserving the building or its setting or exercise of any features of special architectural or historic interest which it possesses.

5.7 The site is within the Central Historic Core Conservation Area. The Council has a statutory duty under section 72 of the Act to consider the desirability of preserving or enhancing the character and appearance of designated conservation areas.

5.8 The Courts have held that when a local planning authority finds that a proposed development would harm a heritage asset, it must give considerable importance and weight to the desirability of avoiding such harm to give effect to its statutory duties under the 1990 Act. The finding of harm to a heritage asset gives rise to a strong presumption against planning permission being granted.

5.9 The approach to determining planning applications, in terms of assessment on Heritage Assets, is set out in section 16 of the NPPF - paragraphs 190, 192, 193, 194 and 196. The starting point is to understand the significance of the Heritage Assets affected. In considering impact, where a development proposal will lead to "less than substantial harm" to the significance of a designated heritage asset, this harm must be weighed against the public benefits of the proposal. Public benefits can derive from either of the social, environmental or economic objectives of the NPPF.

5.10 Publication Draft Local Plan policy D5 states "proposals affecting a Listed Building or its setting will be supported where they:

- i. preserve, enhance or better reveal those elements which contribute to the significance of the building or its setting. The more important the building, the greater the weight that will be given to its conservation; and
- ii. help secure a sustainable future for a building at risk;
- iii. are accompanied by an appropriate, evidence based heritage statement, assessing the significance of the building.

Changes of use will be supported where it has been demonstrated that the original use of the building is no longer viable and where the proposed new use would not harm its significance.

Harm to an element which contributes to the significance of a Listed Building or its setting will be permitted only where this is outweighed by the public benefits of the proposal". The policy conforms with the NPPF.

## Significance

5.11 The 1872 Drill Hall dates from the earliest phase of drill hall development (1859-80). The Drill Hall was added to the listing of 28a in 1997 to reflect the increased appreciation and understanding of the significance of this building type, recognising its special architectural and historic interest at a national level. The listing of the Drill Hall even in the light of the remodelling of the interior (as retail) could be taken as an indication of the importance of the retained legibility of the internal space.

5.12 Historic England's 'Introduction to Heritage Assets - Drill Halls (June 2015)' sets out the historic development of Drill Halls in the 19th century and into the 20th century. Drill Halls originated as a building type following the formation of the Rifle Volunteer Corps in 1859.

5.13 The 1872 date for this site places it in the earliest phase of Drill Hall development (1859 - 1880). The Gothic Revival Style characterised this early period including decorative touches such as polychromatic brickwork and lancet windows. This clearly moved the special character of this building type away from a domestic appearance.

5.13 28a was originally a house, later an inn and stable yard. It became the Territorial Army office with drill hall in 1872. The original plan form of the house has been lost due to later uses. The staircase within 28a (proposed for demolition) is within the rear section of the building; this is a later addition, contemporary with the drill hall.

5.14 The buildings at rear of 28a, 28 and 27 are later C20 infills. They are a mix of single and two storey and of low significance. The single storey additions, where demolition is proposed, detract from the main buildings.

## Impact on significance

### DRILL HALL

5.15 The scheme involves the insertion of 8 townhouses within the building envelope. The decorative main entrance on St Andrewgate is retained and would form the communal entrance into the residential development. The side entrance and staircase beyond was the principle entrance to the upper floor of the drill hall and are retained. The other townhouses would be arranged around an internal open courtyard. The outer walls to the building are restored and the roof covering replaced.

### Plan form

5.16 The building's spatial qualities are an integral component of its significance and its understanding as a former drill hall. To accommodate residential use sub-division of the building is necessary, which causes harm to the plan form, and consequently the historic importance of the building.

5.17 Historic plans for the drill hall show ancillary storage, meeting rooms and offices at ground floor level. The main hall was on the upper floor, with an elevated viewing balcony positioned against the side gable wall. The buildings original layout and volume to a degree has been harmed as a consequence of later uses, however its spatial qualities remain evident, in particular in the upper section. The layout would be fundamentally altered by introducing townhouses arranged around a central courtyard.

5.18 Significant changes to the interior, and fundamental alteration to the historic plan form, are essential in order to facilitate a viable residential use. A scheme with less intervention (retaining the existing floorplates but still requiring sub-division for example) would not be viable due to the costs associated with restoration and the amount, quality and type of dwellings that would be provided.

### Windows

5.19 The applicants contend that the drill hall windows are not original; they are thought to be contemporary with the insertion of mezzanine floors. Whilst there is not definitive evidence on the date of the current windows they do appear characteristic of the building age and type. Replacement windows are proposed that would provide improved energy efficiency, outlook and noise attenuation. The replacements would reference the buildings assumed original window form, with a circular window at the top of the arch. One example of the window type remains at the rear of the building.

5.20 The proposed windows would read as a contemporary intervention associated with the new use of the building; the design has character and visual interest. They bring the aforementioned benefits to the functionality of the building.

### Roof

5.21 The roof covering is proposed to be replaced. The existing roof is post 1940's and the building previously had a central brick front gable and two groups of skylights to each side. The existing roof is of C20 origin and of low historic value; its replacement is accepted in principle.

5.22 Due to the depth of the building an internal courtyard is key to the scheme for natural light gain. The roof has historically utilized sky-lights for natural light gain. The revised scheme maintains the traditional pitched roof form. Perforated sections and roof-lights, the latter discreet due to being close to the eaves and parapet, will enable natural light and ventilation. It also omits the outside terraces from the external roof slope. The roof-lights would fold outward to form balconies; as such these have been objected to by the conservation architect.

### The ancillary wing

5.23 The ancillary wing, which leads off the rear of the drill hall, would be converted into a single dwelling. This was a storage space and target range and is narrow in depth. The proposals include removal of the original staircase, so circulation is moved into the centre of the plan, allowing rooms to each side. All windows and doors would be replaced.

5.24 This building, in form, will still appear as an ancillary element of the main drill hall. Whilst the staircase loss is harmful, this is a low level of harm, which is essential to enabling efficient re-use of the building as a dwelling. Without the alteration an excessive amount of the space would be required for circulation.

### COURTYARD BUILDING

5.25 The existing building is two-storey with dual-pitched roof attached to the back of the drill hall. It dates from the early C20. It has single storey buildings dating from later in the C20 which would be removed; these are not of significance.

5.26 The building would be formed into two storey dwelling. There would be contemporary detail at ground level with full height windows, timber cladding and doors with transom lights above following demolition of the single storey buildings. A passage to the side of the building would enable access via the drill hall to the upper floors of 28a. Top floor windows would be new also but of traditional design; timber sash with 6 panes over 6. This building is very evidently C20 and a later

addition to the listed drill hall and 28a. Its modernization and re-use does not have an adverse effect on the significance of the main listed buildings.

## 28A COLLIERGATE

5.27 28a was originally a house, subsequently extended at the rear and linked into the drill hall building. The original means of circulation and floor plan has been lost, to accommodate the drill hall and later commercial use. The scheme would create a retail unit at ground level. Apartments on the upper floor would have access from the rear (via the drill hall). In principle these proposed uses are sympathetic to the building. The residential use helps restore original plan form in the frontage building.

5.28 For the scheme to work and to allow the ground floor retail a C19 staircase up to first floor (presumed contemporary with the introduction of the drill hall) would be lost. The upper floor front single glazed windows would be replaced (to achieve current standards in terms of adequate noise levels and energy efficiency). The windows have historic character, but have been subject to detrimental repair and alteration. Due to their condition in this case the proposed upgrade and installation of double glazing is acceptable rather than retention and installation of secondary glazing.

5.29 Removal of the existing stair represents a loss of historic fabric (though not original), which forms part of the building's history and therefore causes harm. The proposals also remove any direct link from the upper floors of this building to Colliergate, which harms the significance of this property through the loss of the historic connection between the house and the street.

### Public benefits

5.30 In considering the impacts of the scheme the NPPF requires "great weight" to be given to conservation. "Any harm to, or loss of, the significance of a designated heritage asset should require clear and convincing justification". The identified harm is regarded to be "less than substantial" in NPPF terms, although this has been placed at the upper end of such harm by Historic England and the council's conservation architect. NPPF paragraph 196 states "this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use". Advice from Historic England is that the scheme would only be justified if it is demonstrable a residential scheme with less harm would be unviable.

5.31 The affected buildings have accommodated very different uses over time and the public benefits in finding a new use for the drill hall and re-introducing residential on the upper floors of 28a, whilst improving the environmental performance of these buildings, are deemed to outweigh the identified harm. A residential scheme, which

better maintained the original volumes and openness of the interior of the Drill Hall, and was compatible with the building's windows, would have a significant effect on the number and the quality of dwellings that could be accommodated and would not likely be viable. The assessment of such is covered in full detail in the companion Listed Building Consent application – 19/02754/LBC.

## AFFORDABLE HOUSING

5.32 Local affordable housing targets are set out in policy H10 of the DLP 2018. The policy, in so far as it relates to major developments, (as is the case here) carries moderate weight, being evidence based and in conformity with the NPPF. As fewer than 15 dwellings are proposed, the policy requirement is for a contribution towards off-site affordable housing.

5.33 The background text to policy H10 states “if agreement cannot be reached on the appropriate level of affordable housing between the Council and the developer it will be referred to the Valuation Office Agency (VOA) at the expense of the developer, to determine the viable level of affordable housing”.

5.34 The proposal is contrary to housing policy in section 5 of the NPPF, which requires housing to be provided in accordance with evidenced need, and local policy, as no affordable housing contribution is being offered. The applicants are not willing to provide any affordable housing contribution on viability grounds. The applicant's position is that a proportion of the profit from the scheme (they anticipate) is necessary to allow Barnitts to retain their retail premises in the city centre, and that this gain for the economy should, in the overall assessment, outweigh the need to contribute towards affordable housing. Referral to the VOA for independent viability review has been rejected.

5.35 The applicants have also provided a viability assessment to illustrate that the scheme is not viable if contributions are required towards affordable housing. Viability issues are primarily around the costs associated with re-development of the drill hall.

5.36 National planning guidance establishes the methodology for assessment of viability. The standard inputs, as defined in the guidance, are gross development value (GDV), costs, land value, landowner premium, and developer return.

5.37 Officers have challenged each of these inputs and consider they need further expert scrutiny (by the VOA) hence the disagreement on affordable housing provision. Key queries on the applicant's assessment were as follows -

- The drill hall, for the purpose of a viability assessment, must be valued based on its existing use value. Given that the developer's case is that “securing an alternative retailer for the whole or part of the building would be highly unlikely, no

matter what commercial terms are on offer” officers consider that the building has been over-valued.

- There is disagreement on the construction costs and value of the proposed housing, considering evidence from other appraisals. However each site has different characteristics in this respect and these figures require specialist review.
- A 20% profit has been allowed for. National guidance quotes 15% to 20% as reasonable based on risk. There is considered not to be a high level of risk associated with a residential scheme in the city centre and therefore the 20% allowance is unjustified.

5.38 So, in conclusion, officers are not convinced the scheme, when assessed in accordance with national guidance, would not generate a profit that would be expected, based on policy, to contribute towards affordable housing. In planning terms, the authority is already taking a pro-active approach in potentially accepting harm to designated Heritage Assets, in order to allow re-use of the buildings surplus to requirements. If there were excess profit in the scheme overall, there is not an evidenced case that this is demonstrably necessary to be used alternatively to enable the continued operation of a specific retailer in the city centre. In any event it is highly unlikely such justification, related to a specific retailer’s needs, would outweigh affordable housing need.

## OTHER PLANNING OBLIGATIONS

5.39 Whilst no affordable housing provision is proposed, the developers have agreed to provide contributions towards off site open space and education in accordance with local supplementary planning guidance.

5.40 The open space contribution would be used towards the provision of or improvement to sport or active leisure facilities within 2km from the Development, as set out in section 3. The contribution would be £6,603.

5.41 An education contribution would be provide for 2 early year places (£36,474) and 2 primary spaces (£36,474) within the catchment area.

## AMENITY

5.42 The NPPF states that developments should create places with a high standard of amenity for all existing and future users. It goes on to state that decisions should avoid noise from giving rise to significant adverse impacts on health and quality of life as a result of new development.

5.43 The drill hall and its attached ancillary building will create no extra volume of building and in this respect there will be no adverse effect on neighbouring amenity considering the dominance of the buildings and light gain.

5.44 St Andrewgate is a fairly narrow street, some 5 m wide typically, and buildings are directly against the pavement. The intimate relationship between buildings and enclosure of the street is part of the areas historic character. The houses opposite the drill hall are around 12 m and 13 m away. The level of overlooking between buildings would be what could reasonably expected in this part of the city centre.

5.45 The adjacent houses on St Andrew Place have back gardens which are only some 5 m deep and each space is overlooked by its neighbours. The proposed roof-lights can be opened to form balconies. The roof-light proposed on the St Andrew Place side of the drill hall would be 4 m from the common boundary. Any possible overlooking of surrounding houses, due to the angles involved and the intervening building at the boundary, would be indirectly towards upper floor windows only and not grounds refusal.

5.46 Construction works affecting boundary walls are dealt with by separate legislation; The Party Wall Act.

5.47 A noise impact assessment has been provided to assess the effect of existing uses and activity on the proposed houses. This has covered activity in King's Square, noise from the adjacent beer garden and plant and machinery in the locality. Typically double glazing is required to achieve satisfactory noise levels. The report could be used to inform conditions requiring alternative ventilation to living and bedroom windows at 28a and the building behind, this would enable compliant noise levels.

## HIGHWAYS

5.48 The NPPF states that in assessing applications for development, it should be ensured that:

- appropriate opportunities to promote sustainable transport modes can be - or have been - taken up, given the type of development and its location;
- safe and suitable access to the site can be achieved for all users; and
- any significant impacts from the development on the transport network (in terms of capacity and congestion), or on highway safety, can be cost effectively mitigated to an acceptable degree.

5.49 The NPPF goes on to state that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

5.50 The scheme is acceptable on highways grounds, being consistent with national advice to locate development in sustainable and well-connected locations. No car parking is proposed which can be supported due to the central location and as 24



covered and secure cycle spaces would be provided within the drill hall (accessible to all residents).

5.51 The developer has been informed that the bollards in front of the drill hall will remain in-situ. These have been specifically located to enable servicing to commercial units opposite from King's Square.

## SUSTAINABLE DESIGN AND CONSTRUCTION

5.52 The applicants planning statement advises that the development is targeting a BREEAM domestic refurbishment 'very good' rating in accordance with draft Policy CC2 of the emerging Local Plan. The BREEAM requirement and 28% carbon emissions reduction requirement, required under local policy CC1, could be secured through condition.

## FLOOD RISK AND DRAINAGE

5.53 Local drainage requirements are for a 30% reduction in existing surface water run off rates, unless it is agreed this is not practical as detailed in policy ENV5. The site is not in Flood Zones 2 or 3.

5.54 The proposals do not include any reduction in surface water run-off, due to archaeology. This is not an agreed approach given that demolition is proposed and attenuation could be provided in the courtyard area. Further information and investigation would be required before agreement that zero attenuation / flood water storage can be accommodated on site.

## ARCHAEOLOGY

5.55 The site is within the City Centre Area of Archaeological Importance. The NPPF states that Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.

5.56 Policy D7 of the Emerging Local Plan requires an understanding of archaeology affected, to avoid substantial harm (preserve 95% of deposits) or where there would be harm, undertake adequate mitigation.

5.57 The scheme is for conversion and affects previously developed areas. As such a watching brief would suffice for groundworks. Given the historic interest of the drill hall a historic building recording would be required prior to demolition works.

## **6.0 CONCLUSION**

6.1 Refusal is recommended due to the lack of any affordable housing, which is required by draft Local Plan policy as over 10 dwellings are proposed.

6.2 Due to no affordable housing provision the scheme is not compliant with section 5 of the NPPF – Delivering a sufficient supply of homes, in particular paragraph 62, which relates to affordable housing policies.

6.3 The scheme will cause harm to heritage assets. However, on balance, this harm could be justified to facilitate residential re-use and regeneration. Advice from Historic England is that the scheme would only be justified if it is demonstrable a residential scheme with less harm would be unviable. Residential use is accepted as the likely only viable option to secure re-use and continued occupation of the building(s). There is demonstrable local housing need. To facilitate such a re-use for the listed building and the associated social and economic benefits of the scheme would equate a public benefit that justified the harm to the significance of the building. Any residential re-use of the drill hall would lead to a degree of harm to the original layout. A scheme less harmful to that proposed would not likely be viable, given the amount of restoration work involved, and the amount and quality of accommodation that would be provided. The loss of the staircase in 28a is necessary to enable the desired mix of uses in a functional and efficient way.

6.4 The impacts of other material issues – amenity, sustainable design and transport are considered acceptable and technical matters could be addressed by way of planning condition. Also the applicants have confirmed that they would agree to planning obligations related to education and open space.

## **7.0 RECOMMENDATION: Refuse**

1 Due to the lack of any affordable housing provision, the proposals will not sufficiently contribute to housing need. The proposals are contrary to section 5 of the Publication City of York Draft Local Plan 2018, which sets out policies to meet the housing development needs of the city, specifically policy H10: Affordable housing and its targets for major developments on brownfield sites. The proposals are subsequently non-compliant with NPPF section 5. Delivering a sufficient supply of homes, specifically paragraphs 61, 62 and 63.

## **8.0 INFORMATIVES:**

### **Notes to Applicant**

## 1. STATEMENT OF THE COUNCIL'S POSITIVE AND PROACTIVE APPROACH

In considering the application, the Local Planning Authority has implemented the requirements set out within the National Planning Policy Framework (paragraph 38) in seeking solutions to problems identified during the processing of the application. The Local Planning Authority took the following steps in an attempt to achieve a positive outcome: proposed alternative schemes with less harm to heritage assets and recommended independent analysis of viability.

Notwithstanding the above, it was not possible to achieve a positive outcome, resulting in planning permission being refused for the reasons stated.

**Contact details:**

**Case Officer:** Jonathan Kenyon

**Tel No:** 01904 551323

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## COMMITTEE REPORT

**Date:** 11 November 2020      **Ward:** Guildhall  
**Team:** East Area                      **Parish:** Guildhall Planning Panel

**Reference:** 19/02754/LBC  
**Application at:** Barnitts 28A Colliergate York  
**For:** Internal and external alterations in connection with conversion of Drill Hall and upper floors of 28a Colliergate to residential use.  
**By:** Oakgate Group Ltd And Barnitts Ltd  
**Application Type:** Listed Building Consent  
**Target Date:** 22 May 2020  
**Recommendation:** Approve

### 1.0 PROPOSAL

#### APPLICATION SITE

1.1 The application relates to part of the Barnitts retail premises on Colliergate and St Andrewgate; no. 28a (which accommodates the clock and sits independently from the rest of the Barnitts facade), the Drill Hall, which faces St Andrewgate and attached buildings behind. These parts of the store are now surplus to requirements. Barnitts now have excess floor-space at the city centre store, as bulkier goods are now stored at their James Street premises.

1.2 The Drill Hall and 28a are Grade II listed. 28a was originally a house dating from the early C19. The drill hall was introduced in 1872 and 28a became part of this facility. Barnitts acquired the drill hall buildings in the 1990's. The main drill hall building was added to the Grade II listing for 28a in 1997.

#### PROPOSALS

1.3 This application is for listed building consent for the works associated with conversion of the drill hall and 28a into 12 dwellings and a separate retail unit, and separating these premises from the remainder of the Barnitts retail space on Colliergate.

1.4 Key changes to the listed buildings are as follows –

#### Drill Hall

1.5 There are 8 dwellings proposed within the main hall, these are townhouses with ground floor access. Townhouse 1 would have access from the side door on St

Andrewgate. The staircase behind would be retained. The other dwellings would be entered via the central arched entrance to the drill hall. The houses are arranged around a central courtyard. The existing roof covering will be replaced. The new structure has roof-lights, set behind the parapet, and perforated sections towards the ridge to allow natural light and ventilation into the proposed courtyard and subsequently the proposed houses.

1.6 To the rear of the main hall, the wing of the drill hall (which sits against the side boundary shared with St Andrew Place) would be converted into a 2-bed dwelling. This building was originally a store room and range. The conversion relocates the staircase within this building and all doors and windows are replaced.

1.7 House no.10 would be behind the main hall in a converted 2-storey building. This building dates from the C20 and has single storey buildings dating from later in the C20 to each side which would be removed; these structures are not of historic significance.

#### 28a Colliergate

1.8 Within Colliergate this retail unit currently sits independently from the remainder of the Barnitts premises and the proposals are to make this a separate retail unit with two dwellings on the upper floors. The dwellings would be accessed via the aforementioned drill hall off St Andrewgate. The conversion works include the removal of a C19 staircase, assumed contemporary with the drill hall.

1.9 There would be new windows to all of the dwellings, to meet environmental standards regarding energy efficiency and noise.

## **2.0 POLICY CONTEXT**

2.1 NPPF Section 16: Conserving and enhancing the historic environment explains the procedure to follow in assessment of applications affecting heritage assets.

2.2 Publication Draft Local Plan 2018 policy D5 relates to proposals affecting Listed Buildings.

## **3.0 CONSULTATIONS**

### **CONSERVATION ARCHITECT**

3.1 The Conservation Architect objects to the application and advises that the harm to the significance of the listed buildings is less than substantial; it has been reduced by the latest revisions, but is still categorised as high.

3.2 The proposals will still cause harm to the drill hall in the following ways:

- Loss of the spatial qualities / volume / character of the drill hall. Though the winter gardens will allow some visual permeability into a larger central area within the building, the subdivision of the hall into 8 private dwellings will result in the hall like qualities of the listed building being permanently lost. Note that the harm could be reduced through a less intense scheme.
- External alterations to the Drill Hall roof, with the inclusion of 12 large roof-lights which are openable (top window opens out to form a “roof”, and the lower window opens out to form a balustrade). Though these windows won't be open all the time (so less harmful than the previous scheme with dormers and roof terraces), when open, they will be visible from Colliergate, St Andrewsgate, and in views from the Minster. They will appear incongruous in York's roofscape, and will harm the character of the Conservation Area. Details of the “fins” over the void in the centre of the drill hall need to be finalised, but could potentially be covered by condition to ensure they give the appearance of a solid roof, especially in longer range views.

3.3 There would also be harm in 28a due to the loss of the staircase and loss of the historic connection between upper floors and street at 28a Colliergate

3.4 There are some benefits to the proposals which will help to better reveal the significance of the heritage assets. These are:

- Reinstatement of gable chimney to drill hall
- Spandrel panels across drill hall windows no longer required
- Removal of modern infill structures at the rear of the site
- Removal of external fire escapes
- Return of upper floors of 28a Colliergate to residential use

3.5 The following works also cause harm, although to a lower degree than the aforementioned –

- Multiple cases of replacing traditional glazed historic windows with modern double glazed windows, including on 28a facing King's Square
- Townhouse 9 (ancillary wing of drill hall) – harm caused by loss of historic stair.
- Townhouse 10 (building behind drill hall) – suggested (contemporary) ground floor fenestration is not characteristic of this group of listed buildings and therefore harmful

## HISTORIC ENGLAND

3.6 Historic England object to the application. If the authority is minded to grant consent in its current form, it must first notify the Secretary of State.

3.7 The amended scheme consists of minor changes to the plans, and minor improvements have been made in terms of reducing some of the harm to the listed building. Nevertheless, the fundamental issue of the amount of subdivision and therefore loss of spatial character of the Drill Hall remains at the heart of this scheme. HE have repeatedly drawn attention to how the subdivision (both horizontal and vertical) of the drill hall and the resulting loss of its spatial qualities would be harmful. Harm to the Conservation Area would be caused by the incongruous appearance of the alterations to the roofscape.

3.8 The instances of harm would amount to less than substantial harm being caused to the significance of the Grade II listed building, but at the upper end of this level. This calls for a very strong clear and convincing justification to be provided. It should be demonstrated that there is not a less harmful way of achieving residential conversion. In this respect reiterate previous advice that the viability information submitted should be tested independently.

3.9 The historic Drill Hall makes a unique contribution to York's history. There is no objection in principle to the conversion to residential use. This use has the potential to secure the long term future of the listed building. However, a reduced amount of accommodation has the potential to preserve the listed building in a manner appropriate to its significance which would not be achieved by the current proposal.

3.10 To introduce balconies above the eaves level which are a domestic feature at odds with the civic character and status of the building, detracting from the integrity of the listed building and failing to preserve or enhance the roofscape of the conservation area. We question whether the balconies necessary for all units and suggest that some could be removed.

3.11 With 28a Colliergate related to the proposed new access arrangement is the loss of the historic staircase that currently provides access from ground to first floor. Historic England has concerns over the loss of the stair, and have recommended it be retained if possible.

#### GEORGIAN GROUP

3.12 Object due to the loss of staircase and windows in 28a.

3.13 This is a multi-phased complex which includes an early nineteenth century grade II listed dwelling which was converted to an inn in the mid nineteenth century and which has latterly been in retail use. The Group wishes to defer to the Victorian Society and Historic England over the proposed works to the attached Drill Hall range of 1872 which falls outside of their date remit.

3.14 The proposed conversion works include the largescale replacement of historic windows and the loss of the reportedly nineteenth century staircase within 28A Colliergate. Collectively these works have the potential to cause a considerable



degree of harm to the historic fabric and significance of this grade II listed building. The justification provided for the loss of the staircase and windows is presently far from adequate.

## **4.0 REPRESENTATIONS**

York Civic Trust

4.1 Support the scheme in principle and make the following comments -

- The development promotes the long-term vitality of the city centre by helping to sustain Barnitt's physical retail operations.
- The design maintains the historic elevations as described in the listing description. Proposed alterations to the street elevations are conducive to the street exteriors of each building's aesthetics and history.
- Maintaining a future commercial shell space on Colliergate is appreciated in that it maintains the retail aspect.
- The updated Drill Hall roof with exterior terraces is welcome and appears to be designed so as not to be visually perceived from pedestrian level.
- The Trust recommends that historic photographs of the original Drill Hall windows on St. Andrewgate be located if possible. The photographs or documentation are likely to be available in archives relating to the 1st West Yorkshire (York) Rifle Volunteer Battalion. The Romanesque reimaging of the window is acceptable, but it would be best to confirm visually what the original style and design of the St. Andrewgate windows were.
- As the Drill Hall represents the military heritage of York, now coming to an end, suggest the addition of an interpretation panel or plaque on the St Andrewgate elevation.

## **5.0 APPRAISAL**

### **KEY ISSUE**

- Impact on the historic and architectural importance of the listed building

### **POLICY CONTEXT**

5.1 Section 16 of the of the Planning (Listed Buildings and Conservation Areas) Act 1990 advises that in considering whether to grant listed building consent for any works

the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

5.2 Relevant to determination of this application NPPF policy, as set out in paragraphs 190, 192, 193, 194 and 196, is as follows -

5.3 Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.

5.4 When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

5.5 Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.

5.6 Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

5.7 Publication Draft Local Plan policy D5 states "proposals affecting a Listed Building or its setting will be supported where they:

- i. preserve, enhance or better reveal those elements which contribute to the significance of the building or its setting. The more important the building, the greater the weight that will be given to its conservation; and
- ii. help secure a sustainable future for a building at risk;
- iii. are accompanied by an appropriate, evidence based heritage statement, assessing the significance of the building.

Changes of use will be supported where it has been demonstrated that the original use of the building is no longer viable and where the proposed new use would not harm its significance.

Harm to an element which contributes to the significance of a Listed Building or its

setting will be permitted only where this is outweighed by the public benefits of the proposal". The policy conforms with the NPPF.

## ASSESSMENT

### Significance of the listed building

5.8 Historic England's 'Introduction to Heritage Assets - Drill Halls (June 2015)' sets out the historic development of Drill Halls in the 19th century and into the 20th century. Drill Halls originated as a building type following the formation of the Rifle Volunteer Corps in 1859.

5.9 The Drill Hall dates from 1872, the earliest phase of drill hall development (1859-80). The building is of the Gothic Revival Style, which characterised this early period and includes decorative touches such as polychromatic brickwork and lancet windows. This clearly moves the special character of this building type away from a domestic appearance. The Drill Hall was added to the listing of 28a in 1997 to reflect the increased appreciation and understanding of the significance of this building type, recognising its special architectural and historic interest at a national level. The listing of the Drill Hall, even in the light of the remodelling of the interior (as retail), could be taken as an indication of the importance of the retained legibility of the internal space.

5.10 No.28a was originally a house, later an inn and stableyard. It became the Territorial Army office with drill hall in 1872. The original plan form of the house has been lost due to later uses. The staircase within 28a (proposed for demolition) is within the rear section of the building; this is a later addition, contemporary with the drill hall.

5.11 The buildings at rear of 28a, 28 and 27 are later C20 infills. They are a mix of single and two storey and of low significance. The single storey additions, where demolition is proposed, detract from the main buildings.

### Impact on significance

## DRILL HALL

5.12 The scheme involves the insertion of townhouses within the building envelope. The decorative central entrance on St Andrewgate is retained and would form the communal entrance. The side entrance and the staircase beyond, which was the principle entrance into the main hall, are retained also. The townhouses would be arranged around an internal open courtyard, required to provide natural light into the building.

### Plan form

5.13 The building's spatial qualities are an integral component of its significance and its understanding as a former drill hall. To accommodate residential use subdivision of the building is necessary, which causes harm to the plan form, and consequently the historic importance of the building.

5.14 Historic plans for the drill hall show ancillary storage, meeting rooms and offices at ground floor level. The main hall was on the upper floor, with an elevated viewing balcony positioned against the side gable wall. The buildings original layout and volume has been harmed to some extent as a consequence of later uses, however its spatial qualities remain evident, in particular in the upper section. The plan form would be comprehensively lost in the proposed scheme.

5.15 A fundamental alteration to the historic plan form is essential in order to facilitate a viable residential use. A central courtyard is proposed for natural light gain, especially at ground floor level and generally due to the size/depth of the building. Single storey dwellings (which would retain the historic first floor and require less loss of the historic plan form) have been discounted on viability grounds because they would have limited natural light and outlook, being required to share the existing windows.

5.16 The following elements of the scheme are intended to allow the overall volume of the building, its character and its hall like form to still be appreciated -

- The amenity spaces at second floor level reveal the gable ends of the building and the roof structure thus allowing the buildings overall volume to be understood. The townhouses subsequently read as an insertion into the space and within a former building which has been converted.
- The drill hall appears as a single storey building from the exterior. The floorplates would be spaced away from the main windows. This change better reveals the side-walls and windows and the sense of scale and character of the building, which will be experienced within the proposed houses. An arrangement that retained the ground and first floors from the Drill Hall layout, with apartments on each floor, is not feasible on amenity grounds as principle windows would be awkwardly positioned at either the upper or lower level of the ground and first floors respectably.

## Windows

5.17 The applicants contend that the drill hall windows are not original; they are thought to be contemporary with the insertion of mezzanine floors. Whilst there is not definitive evidence on the date of the current windows they do appear characteristic of the building age and type. Replacement windows are proposed that would provide improved energy efficiency, outlook and noise attenuation. The replacements would

reference the buildings assumed original window form, with a circular window at the top of the arch. One example of the window type remains at the rear of the building.

5.18 The proposed windows would read as a contemporary intervention associated with the new use of the building; the design has character and visual interest. They bring the aforementioned benefits to the functionality of the building.

### Roof

5.19 The roof covering is proposed to be replaced. The existing roof is post 1940's and the building previously had a central brick front gable and two groups of skylights to each side. The existing roof is of C20 origin and of low historic value; its replacement is acceptable in principle.

5.20 Due to the depth of the building an internal courtyard is key to the scheme for natural light gain. The roof has historically utilized sky-lights for natural light gain. The revised scheme maintains the traditional pitched roof form. Perforated sections and roof-lights, the latter discreet due to being close to the eaves and parapet, will enable natural light and ventilation. It also omits the outside terraces from the external roofslope. The roof-lights would fold outward to form balconies which are not characteristic of the building; as such these have been objected to by the conservation architect.

### The ancillary wing

5.21 The ancillary wing, which leads off the rear of the drill hall, would be converted into a single dwelling. This was a storage space and target range and is narrow in depth. The proposals include removal of the original staircase, so circulation is moved into the centre of the plan, allowing rooms to each side. All windows and doors would be replaced.

5.22 This building, in form, will still appear as an ancillary element of the main drill hall. Whilst the staircase loss is harmful, this is a low level of harm, which is essential to enabling efficient re-use of the building as a dwelling. Without the alteration an excessive amount of the space would be required for circulation.

### COURTYARD BUILDING

5.23 The existing building is two-storey with dual-pitched roof; attached to the back of the drill hall. It dates from the early C20. It has single storey buildings dating from later in the C20 which would be removed; these are not of significance.

5.24 The building would be formed into a two storey dwelling. There would be contemporary detail at ground level with full height windows, timber cladding and doors with transom lights above following demolition of the single storey buildings. A

passage to the side of the building would enable access via the drill hall to the upper floors of 28a. Top floor windows would be new also but of traditional design; timber sash with 6 panes over 6. This building is very evidently C20 and a later addition to the listed drill hall and 28a. Its modernization and re-use does not have an adverse effect on the significance of the main listed buildings.

## 28A COLLIERGATE

5.25 28a was originally a house, subsequently extended at the rear and linked into the drill hall building. The original means of circulation and floor plan has been lost, to accommodate the drill hall and later commercial use. The scheme would create a retail unit at ground level. Apartments on the upper floor would have access from the rear (via the drill hall). In principle these proposed uses are sympathetic to the building. The residential use helps restore original plan form in the frontage building on upper floors.

5.26 For the scheme to work spatially and to allow the ground floor retail floorplate, a C19 staircase up to first floor (presumed contemporary with the introduction of the drill hall) would be lost. The upper floor front single glazed windows would be replaced (to achieve current standards in terms of adequate noise levels and energy efficiency). The existing windows have historic character, but have been subject to detrimental repair and alteration. Due to their condition in this case the proposed upgrade and installation of double glazing is acceptable rather than retention and installation of secondary glazing.

5.27 Removal of the existing stair represents a loss of historic fabric (though not original), which forms part of the building's history. The proposals also remove any direct link from the upper floors of this building, to Colliergate, which harms the significance of this property through the loss of the historic connection between the house and the street.

### Whether public benefits clearly outweigh the identified harm

5.28 In considering the impacts of the scheme the NPPF requires "great weight" to be given to conservation. "Any harm to, or loss of, the significance of a designated heritage asset should require clear and convincing justification". Advice from Historic England is that the scheme would only be justified if it is demonstrable a residential scheme with less harm would be unviable.

5.29 The identified harm as a consequence of the scheme would be as follows –

- The change of use of the drill hall, which requires a change to the buildings original plan form / internal layout.
- New windows
- In 28a the loss of the staircase

5.30 The identified harm, within 28a and the drill hall, is regarded to be “less than substantial” in NPPF terms (although at the upper end of such). NPPF paragraph 196 states “this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use”.

5.31 In looking at public benefits, it is acknowledged that now the drill hall is surplus to requirements a new use for the building is needed. It is also accepted that residential is the viable option and that this will require a degree of sub-division; residential use would not allow the replication of a hall the full extent of the upper floor. In principle residential use on the upper floors of 28a is appropriate, being the buildings original and intended use. The loss of the staircase is the only practical means of accommodating the desired mix of commercial and residential.

5.32 The re-use of the drill hall, due to the size of the building, requires significant intervention to enable re-use. The building’s external appearance is retained; the main elevations restored and the roof, which is modern, is upgraded in a sympathetic way.

5.33 The internal area requires sub-division to accommodate multiple houses and the historic plan form would be lost. The proposals in mitigation allow the buildings original volume to be legible to a degree. The full extent of the building, with views through to each gable end and the roof volume, would be provided within the central courtyard and the scale of the main walls and windows will be legible within the houses.

5.34 An alternative residential scheme, with less harm/loss to the original plan form, volumes and openness of the interior of the Drill Hall, and which was compatible with the building’s windows, would not likely be viable; the dwellings would have limited, compromised outlook and there would be a significant effect on the number of dwellings that could be accommodated.

5.35 Replacement glazing to windows would be justified due to the condition of the existing and the environmental benefits replacements would bring as part of a residential scheme. The loss of the staircase in 28a is the only practical means of re-introducing residential on the upper floor without compromising the ground floor commercial layout.

5.36 Overall the changes within 28a and the drill hall are justified in bringing regeneration, therefore public benefits that outweigh the identified harm. The works facilitate the proposed re-use of the buildings, and ensure the residential areas are functional, sustainably constructed and provide good living conditions, whilst reasonably preserving the historic character of the buildings.

## **6.0 CONCLUSION**

6.1 The proposed changes to facilitate residential re-use on the upper floor of 28a and within the drill hall cause less than substantial harm to the historic importance of the buildings; although at the upper end of less than substantial. The identified harm is due principally to sub-division and loss of plan form within the drill hall, to facilitate a new viable use, and the loss of a staircase in 28a.

6.2 As required by the Planning (Listed Buildings and Conservation Areas) Act 1990) the authority must give considerable importance and weight to the desirability of avoiding harm.

6.3 The proposals for the drill hall have been amended significantly, so the buildings character is better revealed within the interior and the buildings' roof form now better reflects the building's traditional form.

6.4 Residential use is accepted as the likely only viable option to secure re-use and continued occupation of the building(s). There is demonstrable local housing need. To facilitate such a re-use for the listed building and the associated social and economic benefits of the scheme would equate a public benefit that justified the harm to the significance of the building. Any residential re-use of the drill hall would lead to a degree of harm to the original layout. A scheme less harmful to that proposed would not likely be viable, given the amount of restoration work involved, and the amount and quality of accommodation that would be provided. The loss of the staircase in 28a is the only practical means of re-introducing residential use on the upper floor without compromising the ground floor commercial layout.

6.5 The application is recommended for refusal though, because to realise the required public benefit there would need to be a planning permission for the proposed change of use and associated works. This is not the case because the companion planning application is recommended for refusal because of the lack of any on-site affordable housing.

## **7.0 RECOMMENDATION: Refuse**

The application is refused because the scheme would lead to less than substantial harm to the Drill Hall and 28a Colliergate, due to the loss of plan form within the drill hall, the demolition of a staircase in 28a, and the loss of historic windows.

There are not public benefits that outweigh the harm to the listed buildings at this time because the necessary proposed change of use of the buildings, which provides justification for the identified harm, does not have planning permission.



As such the proposals are in conflict with the policy in the NPPF for conserving and enhancing the historic environment, in particular paragraphs 193, 194 and 196.

**Contact details:**

**Case Officer:** Jonathan Kenyon

**Tel No:** 01904 551323

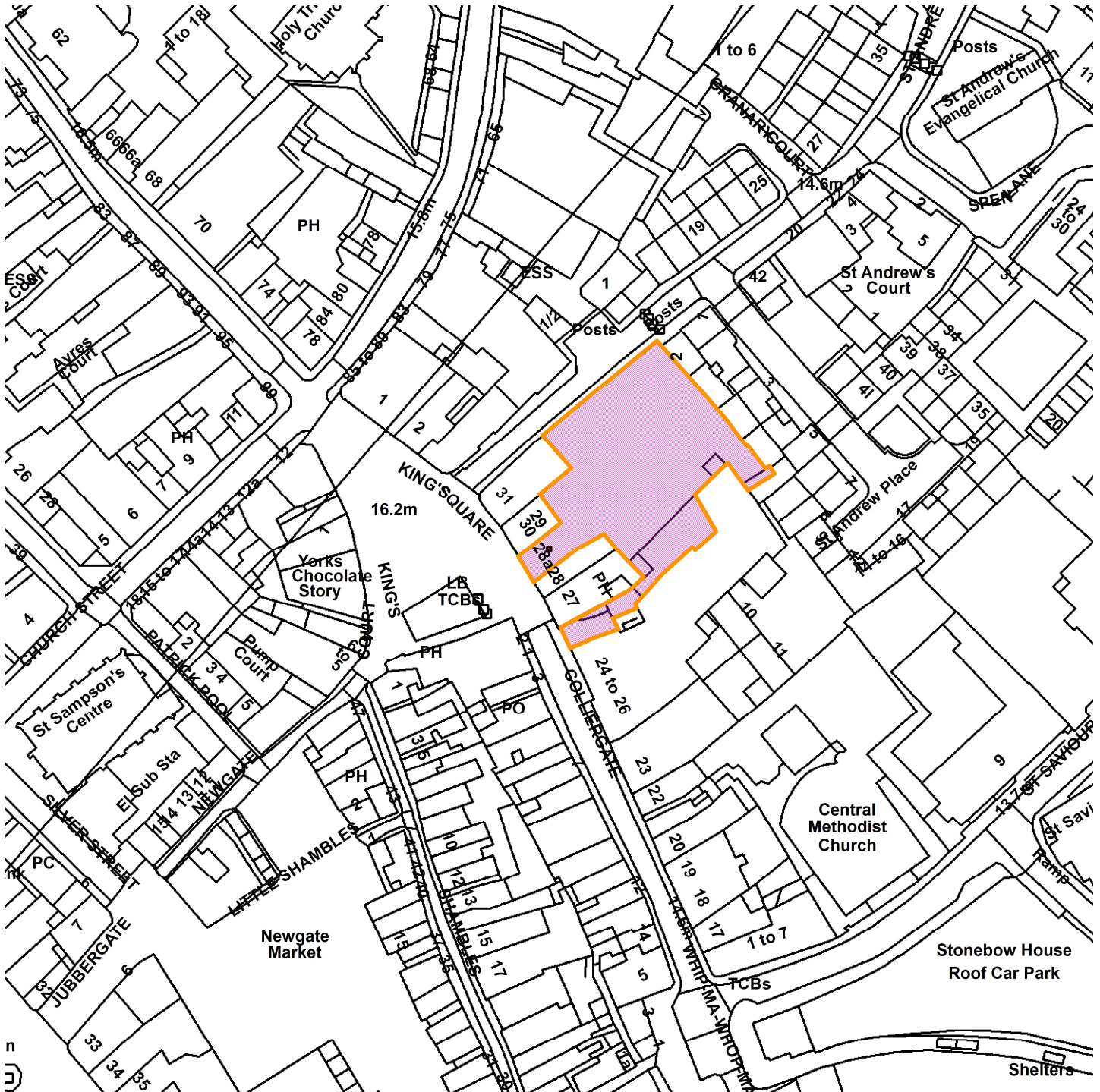
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# 28A Colliergate, York

19/02753/FULM



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Scale : 1:1159

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<b>Organisation</b>	City of York Council
<b>Department</b>	Economy & Place
<b>Comments</b>	Site Location Plan
<b>Date</b>	07 September 2020
<b>SLA Number</b>	

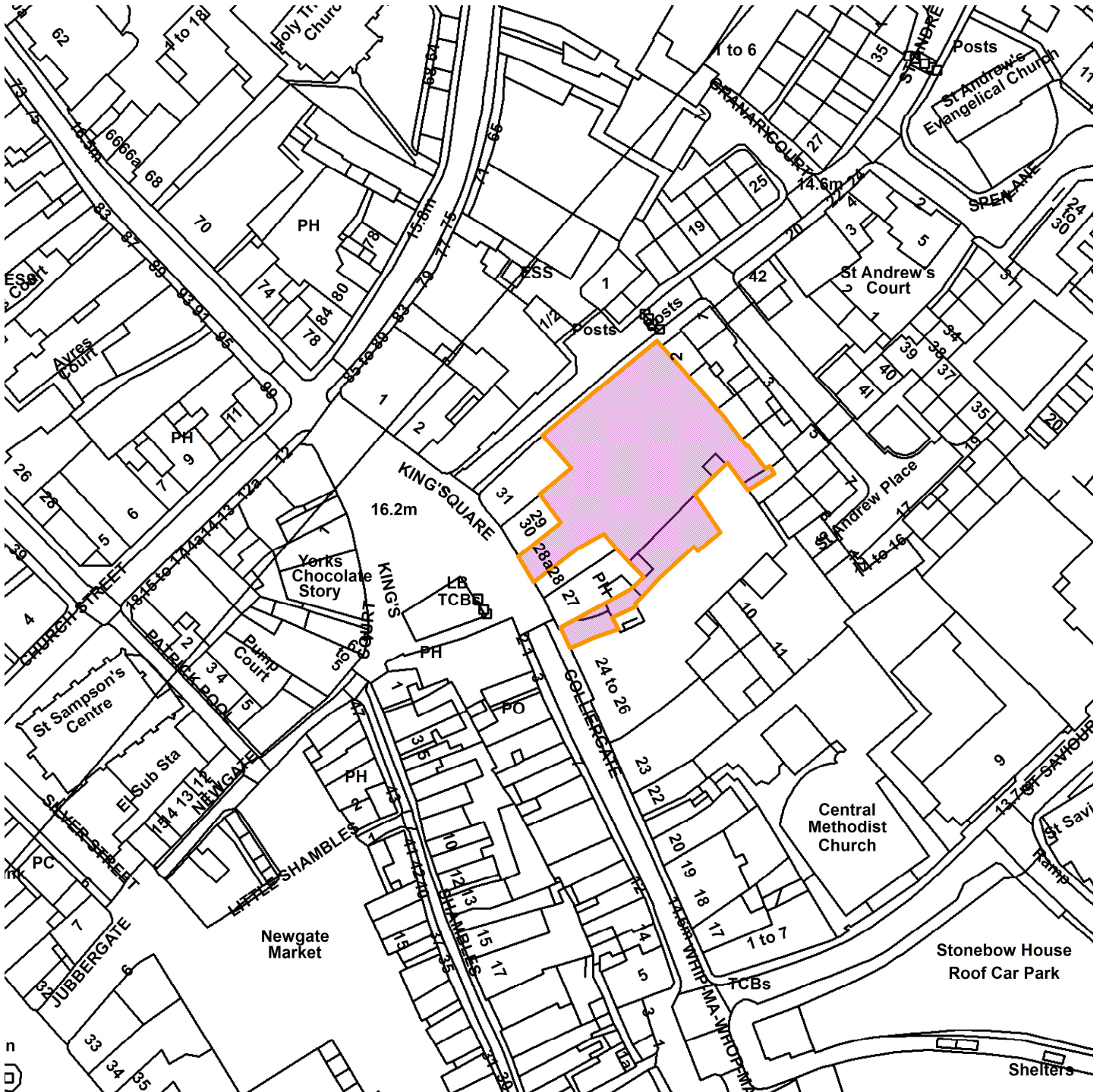
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# 28A Colliergate, York

19/02754/LBC



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Scale : 1:1159

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<b>Organisation</b>	City of York Council
<b>Department</b>	Economy & Place
<b>Comments</b>	Site Location Plan
<b>Date</b>	07 September 2020
<b>SLA Number</b>	

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## Area Planning Sub-Committee

19/02753/FULM and 19/02754/LBC

Barnitts, 28A Colliergate

**PROJECT** BARNITTS, COLLIERGATE YORK

**NO** 2016-221/0806

**TITLE** LOCATION PLAN (PLANNING REDLINE)

**DATE** 29/10/19

**SCALE** 1:500

**REVISION** B

**REVIEWED BY** OTHERS

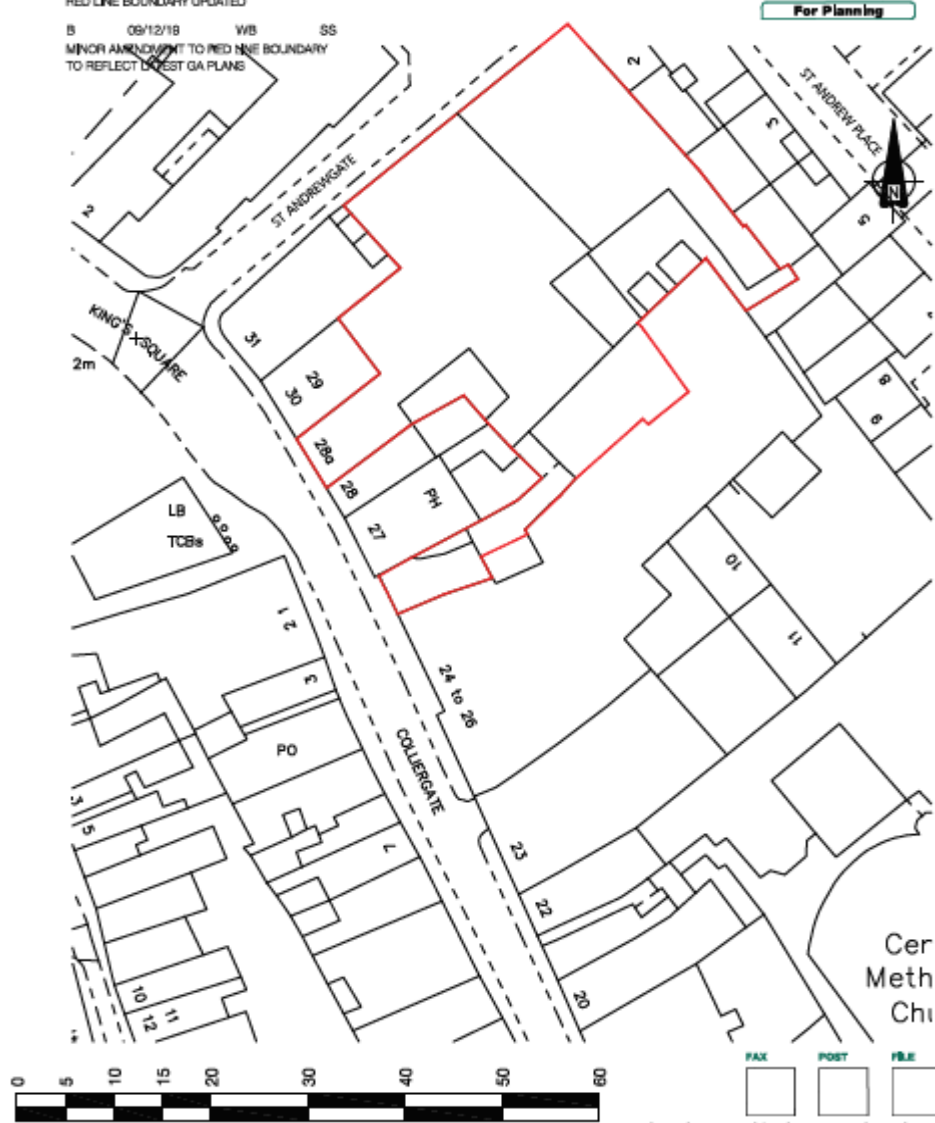
**BY** BY OTHERS

A 14/11/19 WB SS

RED LINE BOUNDARY UPDATED

B 09/12/19 WB SS

MINOR AMENDMENT TO RED LINE BOUNDARY  
TO REFLECT LATEST GA PLANS





# Existing Ground Floor Plan



NO.	DESCRIPTION	DATE
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**ARCHITECTURE**  
RICKER COLLEGIATE AND  
ATTACHED DRILL HALL, YORK  
EXISTING FLOOR PLAN  
GROUND

DATE	BY	APP'D
11/03	AD	OS/0/10
CF		SB

DATE PLOTTED: 2010-02-10 10:10 A

PROJECT: RICKER COLLEGIATE AND ATTACHED DRILL HALL, YORK

SCALE: 1/8" = 1'-0"

# Existing First Floor Plan



SYMBOLS & ABBREVIATIONS	
[Symbol]	WALL
[Symbol]	DOOR
[Symbol]	WINDOW
[Symbol]	STAIR
[Symbol]	ELEVATOR
[Symbol]	MECHANICAL
[Symbol]	ELECTRICAL
[Symbol]	PLUMBING
[Symbol]	STRUCTURAL
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[Symbol]	LANDSCAPE

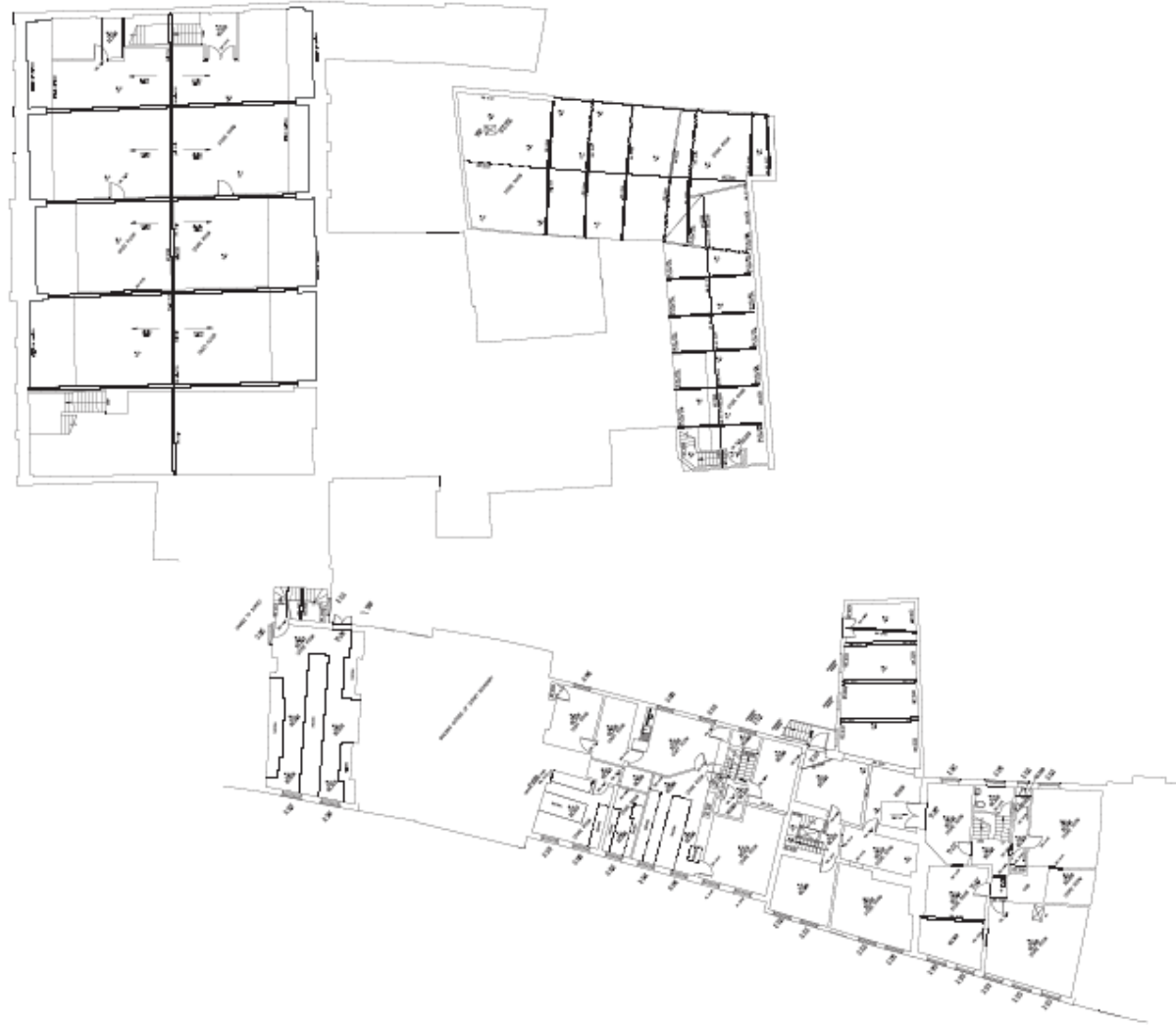
**ARCHITECTURE**  
1000 PARK AVENUE, SUITE 1000  
NEW YORK, NY 10022  
TEL: 212 696 1200  
WWW.DIADISIGN.COM

PROJECT:  
MOZA COLLABORATE AND  
ATTACHED DP&L HALL, YORK  
PHASE:  
EXISTING FLOOR PLAN  
FIRST

DATE	REV
11/23/15	AD
11/23/15	CS/DTG
11/23/15	SS
11/23/15	SS

SCALE: AS SHOWN  
2014-2015  
ARCHITECT: DIA DESIGN  
PROJECT: MOZA COLLABORATE AND ATTACHED DP&L HALL, YORK  
PHASE: EXISTING FLOOR PLAN, FIRST  
DATE: 11/23/15

# Existing Second Floor Plan



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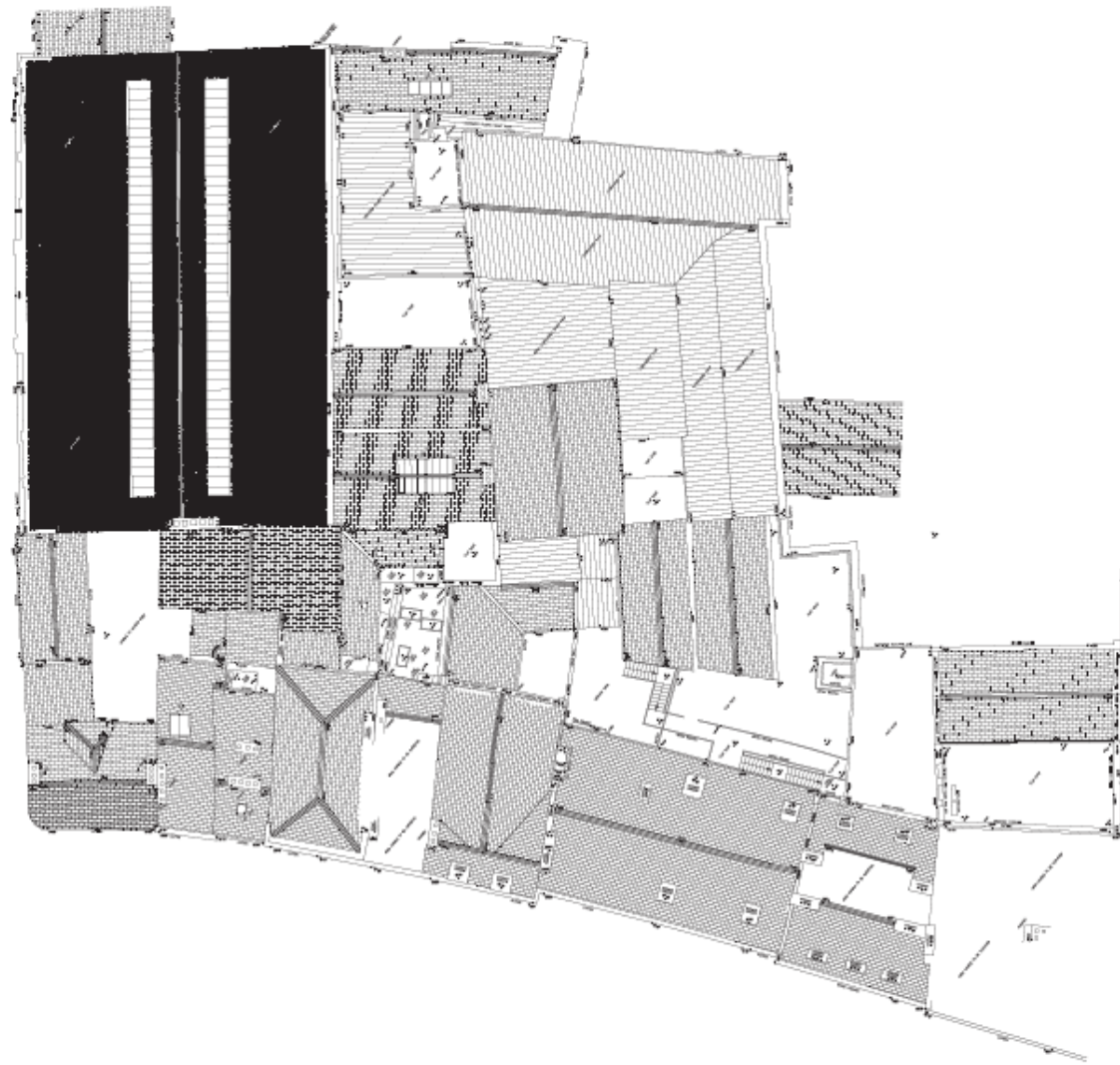
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EXISTING FLOOR PLAN  
 SECOND

DATE: 08/20/16  
 DRAWN BY: AD  
 CHECKED BY: SD  
 PROJECT NO: 2016-0110814  
 SHEET NO: A

For Information

# Existing Roof Plan



## ARCHITECTURE

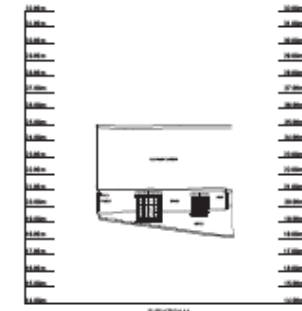
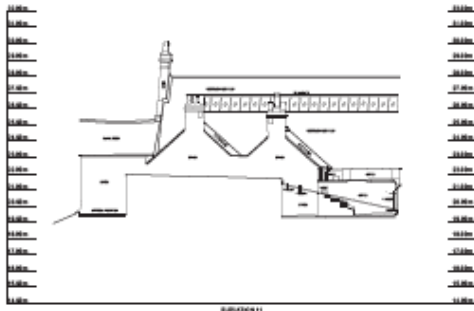
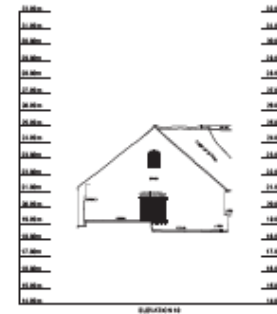
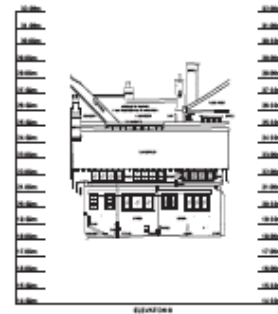
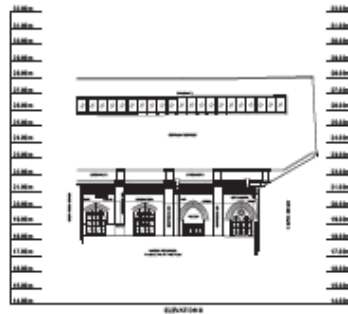
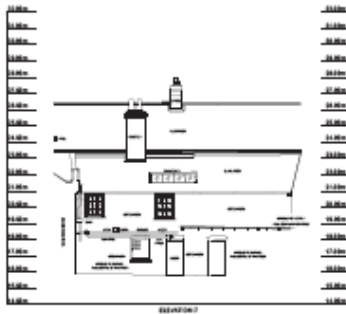
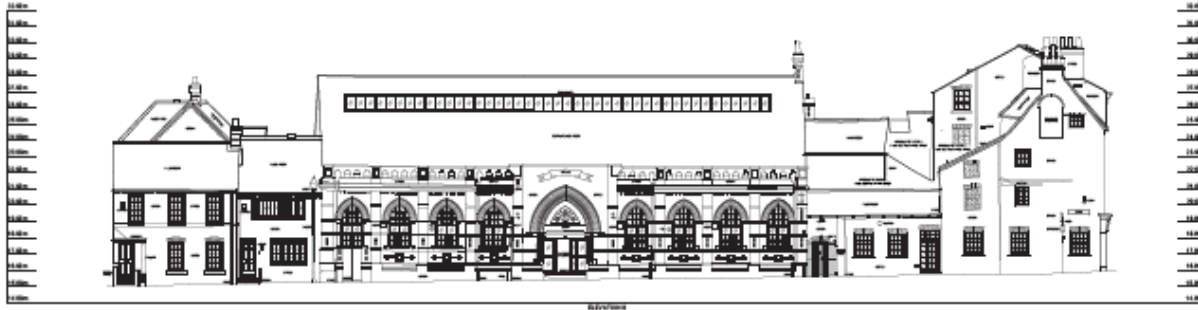
24-26 COLLIER PLAZA  
NYC  
EXISTING ROOF PLAN  
ROOF

DATE	08/20/19
BY	AD
CHKD	SD
DATE	08/20/19
BY	AD
CHKD	SD

SCALE: 1/8" = 1'-0"



Existing Part  
Elevation incl St  
Andrewgate



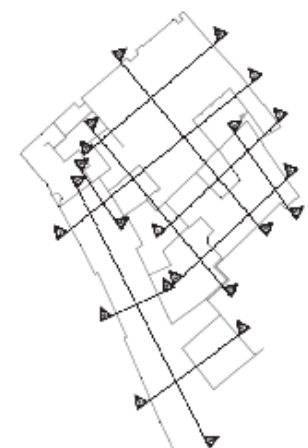
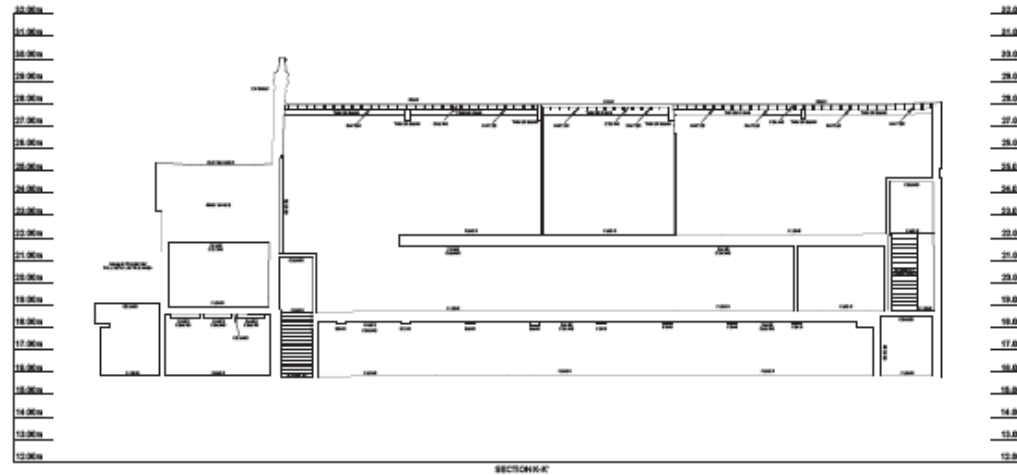
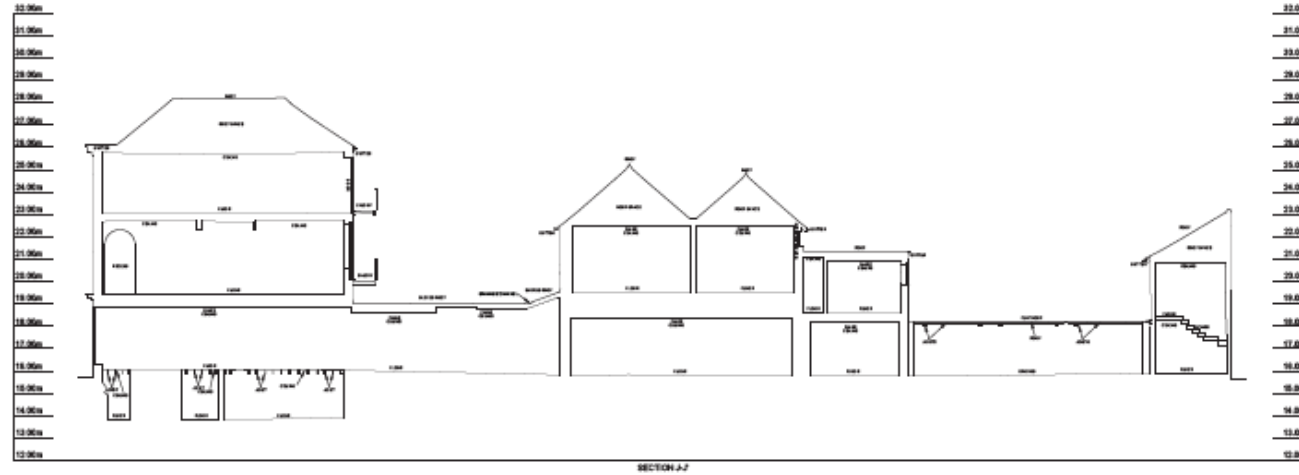
DLA DESIGN  
ARCHITECTURE  
11000 BROADWAY  
SUITE 200  
DALLAS, TEXAS 75240  
TEL: 214.635.1100  
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**ARCHITECTURE**  
MODA COLLEGIATE AND  
ATTACHED EXPL. HALL, YORK  
EXISTING ELEVATIONS  
(SHEET 2 OF 4)  
DATE: 11/2018  
SCALE: AS SHOWN  
BY: DLA DESIGN  
FOR: MODA COLLEGIATE AND ATTACHED EXPL. HALL





# Existing Long Section through Drill Hall



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**DRIVER**  
DRIVER, DMS  
Using the OS GPS network and mapping  
OS 2D, 3D and elevation data for building the  
wire for the structure.

**DATUM**  
OS LV93, OS 2D  
Using the OS GPS network and mapping  
OS 2D 3D elevation data to set the datum and  
vertical coordinate.

(W) www.mtsurveys.com  
(E) admin@mtsurveys.com  
(T) 01274 400562

MT Surveys Ltd  
Unit 8  
Parkview Court  
Osney  
OX18 3DZ

**ARCHITECTURE**  
Unit 10 Park Drive | Leeds | LS1 2TH  
0113 487 3130 www.dla-design.co.uk

**PROJECT**  
NO28A COLLIERGATE AND  
ATTACHED DRILL HALL, YORK

**TITLE**  
EXISTING SECTIONS  
(SHEET 5 OF 5)

**SCALE**  
1:100

**DATE**  
11/12/19

**DRAWN**  
BY OTHERS

**REVIEWED**  
BY OTHERS

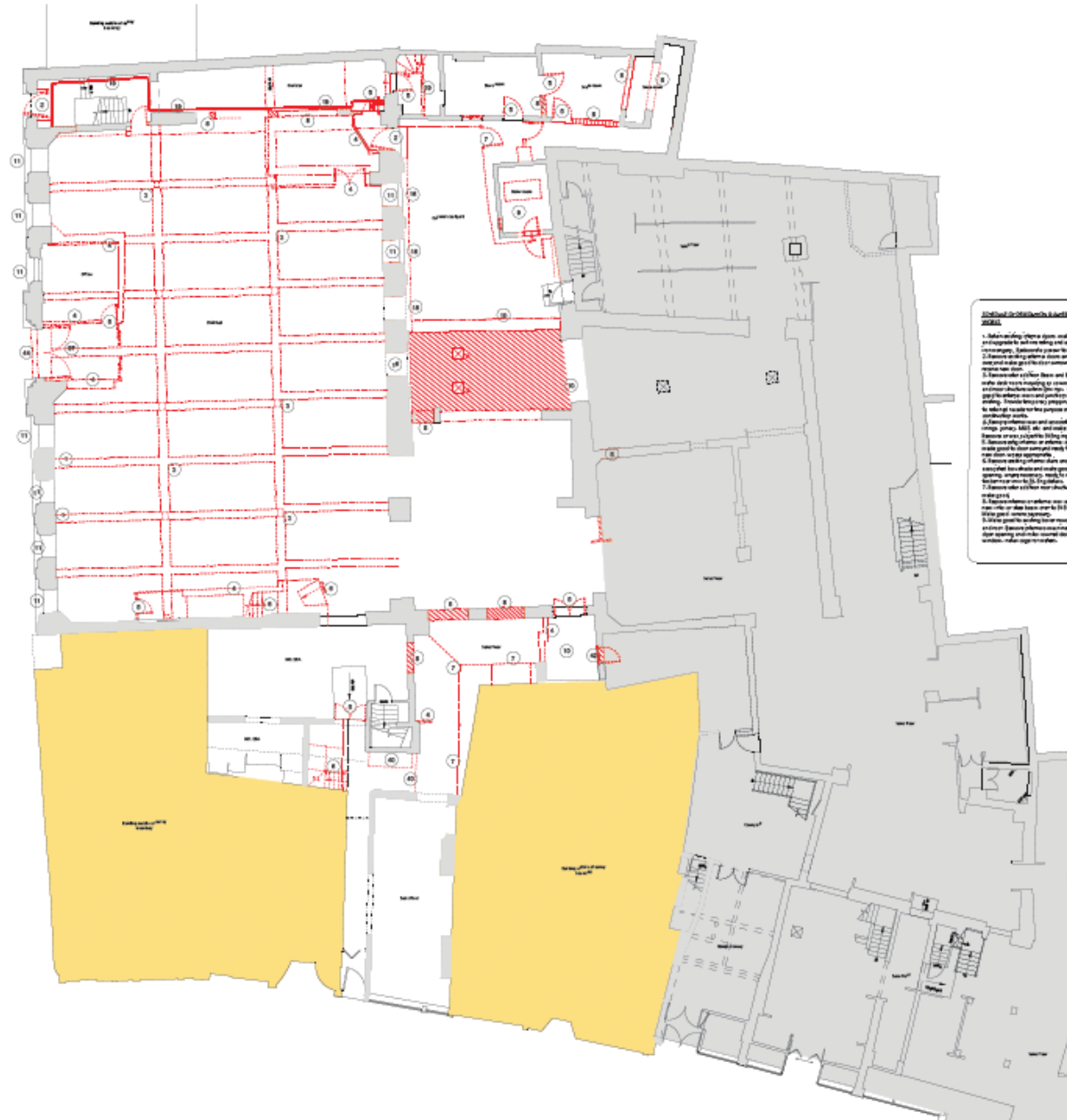
**DRAWING NO**  
2016-221/0628

**FILE PATH**  
T:\2016\19\221\0628\Drawings\0628

**STATUS**  
For Information



# Ground Floor Demolitions



- Legend:**
- 1. Safety-critical areas to be retained and repaired for future use and where appropriate, structural repairs.
  - 2. Demolition of external walls and roof structure and the ground floor structure to be retained.
  - 3. Demolition of external walls and roof structure and the ground floor structure to be retained.
  - 4. Demolition of external walls and roof structure and the ground floor structure to be retained.
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**DLA DESIGN**

NO. 1	DATE	BY
01	27/06/19	SS
02	27/06/19	SS
03	27/06/19	SS
04	27/06/19	SS
05	27/06/19	SS
06	27/06/19	SS
07	27/06/19	SS
08	27/06/19	SS
09	27/06/19	SS
10	27/06/19	SS

**ARCHITECTURE**

NO. 28A COLLIERGATE AND ATTACHED DRILL HALL, YORK

**PROJECT**  
NO. 28A COLLIERGATE AND ATTACHED DRILL HALL, YORK

**TITLE**  
GROUND FLOOR PLAN DEMOLITIONS AND ALTERATION

**SCALE**  
1:100

**DATE**  
27/06/19

**DESIGNER**  
DLA DESIGN

**PROJECT NO.**  
2016-221/0601

**PROJECT CODE**  
C

**STATUS**  
For Planning



# First Floor Demolitions



**DLA DESIGN**

REVISION	NO	DATE
A	19/01/19	19/01/19
B	20/01/19	19/01/19
C	27/06/19	19/01/19

- Contractor to be responsible for the following:**
1. Obtain the relevant planning permission for the demolition works.
  2. Obtain the relevant planning permission for the demolition works.
  3. Obtain the relevant planning permission for the demolition works.
  4. Obtain the relevant planning permission for the demolition works.
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  49. Obtain the relevant planning permission for the demolition works.
  50. Obtain the relevant planning permission for the demolition works.

- Legend**
- Red outline: Walls to be demolished
  - Yellow outline: Walls to be demolished and floors to be removed
  - Yellow with diagonal lines: Floors to be removed

**ARCHITECTURE**

NO. 10 PAUL STREET | LONDON | E1C 2TE  
01753 887330 | www.dla-design.co.uk

**PROJECT**  
NO. 28A COLLIERGATE AND ATTACHED DRILL HALL, YORK

**TITLE**  
FIRST FLOOR PLAN DEMOLITION AND ALTS

**SCALE** 1:100    **DATE** 27/06/19

**DRAWN** EE    **REVIEWED** SS

**DRAWING NO.** 2016-221/0602    **REVISION** C

**FILE PATH** T:\161621\2016-221\0602\2016-221-0602.dwg

**STATUS** For Planning





# Proposed First floor Plan



# Proposed Second Floor Plan



**REVISIONS**

A	06/01/19	160	SS
New structural steel columns and beams			
B	06/01/19	160	SS
New structural steel columns and beams			
C	06/01/19	160	SS
New structural steel columns and beams			
D	06/01/19	160	SS
New structural steel columns and beams			
E	06/01/19	160	SS
New structural steel columns and beams			
F	06/01/19	160	SS
New structural steel columns and beams			

- Site
- 1st or 2nd Floor
- 3rd or 4th Floor
- 5th or 6th Floor
- 7th or 8th Floor
- 9th or 10th Floor

**ARCHITECTURE**

PROJECT:  
NO 28A COLLIERGATE AND  
ATTACHED DRILL HALL, YORK

TITLE:  
PROPOSED SECOND FLOOR  
PLAN

SCALE	1:100 @ A1	DATE	07/11/19
DRAWN	EE	ISSUED	SS
DRAWING NO	2016-221/0203	PROJECT	F

FILE NAME:  
T:\2016\221\0203\2016-221-0203.dwg

STATUS: For Planning

# Proposed Roof plan



**DLA DESIGN**

REV	DATE	BY	CHK
1	06/11/19	SS	SS
www.dla-design.co.uk			
2	07/11/19	SS	SS
www.dla-design.co.uk			
3	08/05/19	SS	SS
www.dla-design.co.uk			
4	08/05/19	SS	SS
www.dla-design.co.uk			

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- Roof
- Roof to be replaced
  - Roof to be replaced (inclined)
  - Roof to be replaced (flat)
  - Roof to be replaced (inclined)

**ARCHITECTURE**

28A Colliergate, York | LS1 2BE  
01904 471100 | www.dla-design.co.uk

PROJECT  
NO. 28A COLLIERGATE AND ATTACHED DRILL HALL, YORK

TITLE  
PROPOSED ROOF PLAN

SCALE  
1:100

DATE  
07/11/19

DESIGNER  
EE

REVIEWER  
SS

DRAWING NO.  
2019-221/0005

REVISION  
E

FILE PATH  
T:\2019\221\0005\0005.dwg

STATUS  
For Planning





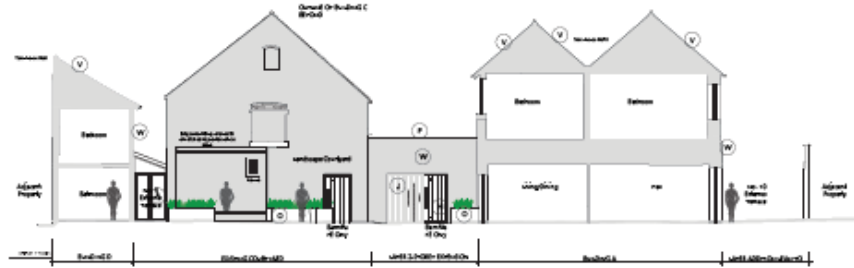




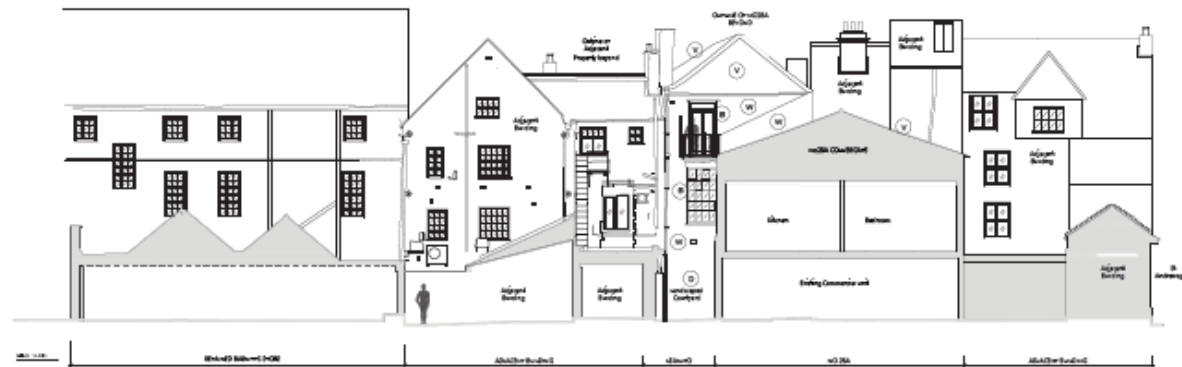
# Proposed Internal Elevation of Drill Hall and rear of Colliergate buildings



SECTIONAL ELEVATION H-H



SECTIONAL ELEVATION I-I

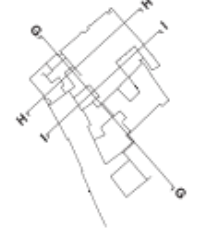


SECTIONAL ELEVATION J-J

DLA DESIGN

REVISIONS	
A	01/10/18 SS SS
New section to include 4th floor	
B	07/02/19 SS SS
New section to include 4th floor, 5th floor and external elevation	
C	08/08/19 SS SS
New section to include 4th floor, 5th floor and external elevation	

- Annotations Key**
- Notes: All floor materials are subject to approval from the Local Authority.
- A New section to include 4th floor (shown in grey) can include ground work unless otherwise noted. Openings refer to a structural opening.
  - B New floor to include 4th floor (shown in grey) can include ground work unless otherwise noted. Openings refer to a structural opening.
  - C New floor to include 4th floor (shown in grey) can include ground work unless otherwise noted. Openings refer to a structural opening.
  - D New floor to include 4th floor (shown in grey) can include ground work unless otherwise noted. Openings refer to a structural opening.
  - E New floor to include 4th floor (shown in grey) can include ground work unless otherwise noted. Openings refer to a structural opening.
  - F New floor to include 4th floor (shown in grey) can include ground work unless otherwise noted. Openings refer to a structural opening.
  - G New floor to include 4th floor (shown in grey) can include ground work unless otherwise noted. Openings refer to a structural opening.
  - H New floor to include 4th floor (shown in grey) can include ground work unless otherwise noted. Openings refer to a structural opening.
  - I New floor to include 4th floor (shown in grey) can include ground work unless otherwise noted. Openings refer to a structural opening.
  - J New floor to include 4th floor (shown in grey) can include ground work unless otherwise noted. Openings refer to a structural opening.



ARCHITECTURE

NO 28 A COLLIERGATE AND ATTACHED DRILL HALL, YORK

TITLE  
PROPOSED SECTIONAL ELEVATIONS (SHEET 40F4)

SCALE  
1:100

DATE  
29/10/19

DESIGNER  
WB

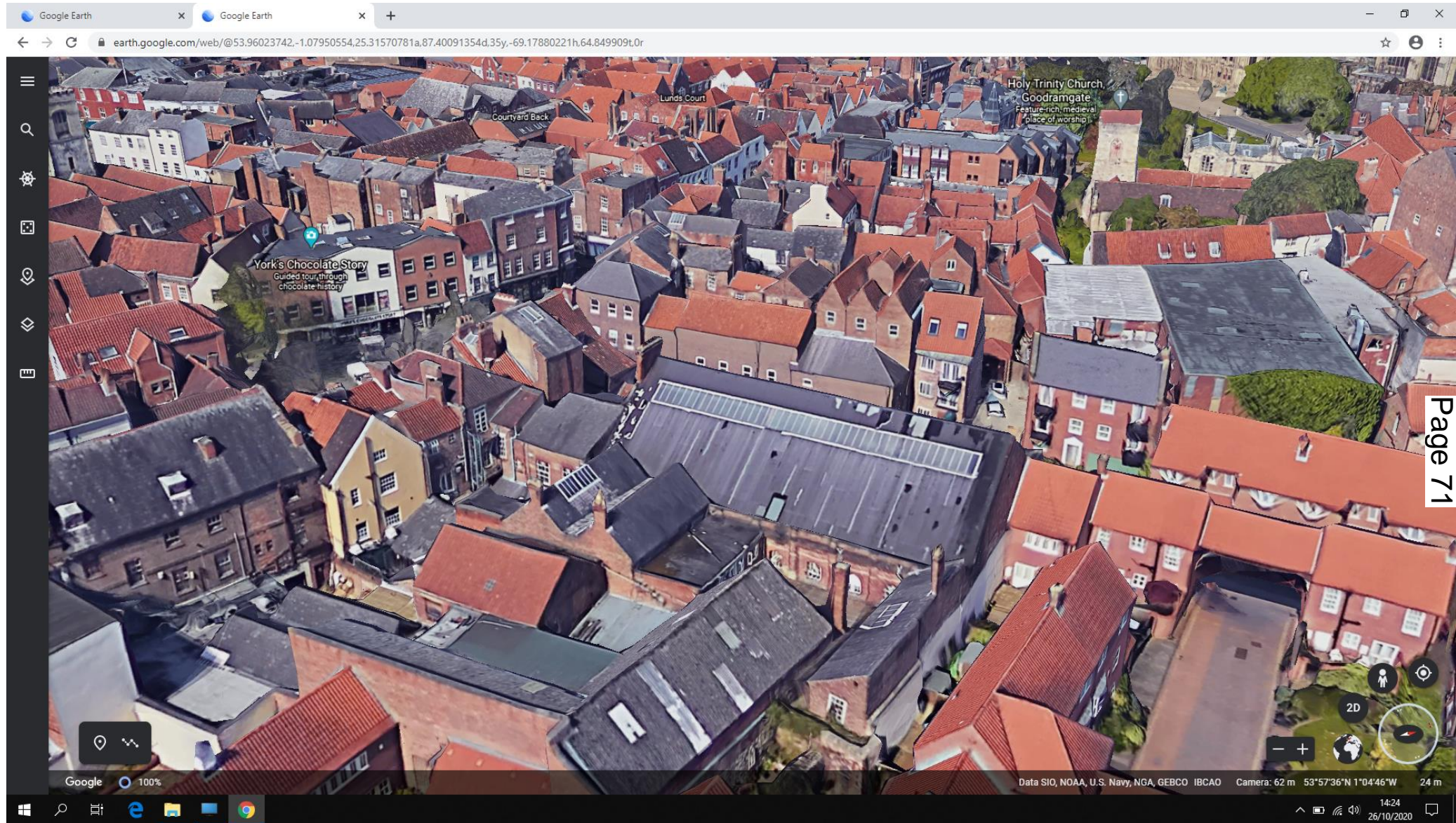
REVISION  
SS

DATE  
2019-22/10/19

REVISION  
C



Roofscape –  
Source Google  
Earth



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