



Planning Committee

To be held on Thursday 17th June 2021 at 4:30pm

20/01521/FULM – Plumbase, Waterloo House, Fawcett Street, York

Erection of a 3 and 3.5 storey student accommodation block (providing 85 student rooms) following demolition of existing buildings

Site Location Plan

FAWCETT STREET, YORK



FAWCETT STREET SITE LOCATION PLAN - Scale 1:1250



City of York Council Planning Committee Meeting - 17th June 2021

FAWCETT STREET SITE CONTEXT PLAN - Scale as bar



NOTES
ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH THE BUILDING REGULATIONS AND THE REQUIREMENTS OF THE LOCAL AUTHORITY.



REV	DESCRIPTION	BY	CHKD	DATE
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25A PARK SQUARE WEST, LEEDS, LS1 2PW T: 0113 233 7755 W: www.loroc.co.uk	3RD FLOOR, 84, 85 FALL STREET, LONDON, EC2A 4BE T: 0203 675 3333
---	--

CLIENT: KMRE GROUP LIMITED

PROJECT: FAWCETT STREET YORK

TITLE: PLANNING INFORMATION
General Arrangement
EXISTING SITE PLAN

DRAWING NO. 103-100 REVISION

SCALE 1:1250 @ A3 DATE AUG 2020

DRAWN BY: [initials] CHECKED BY:

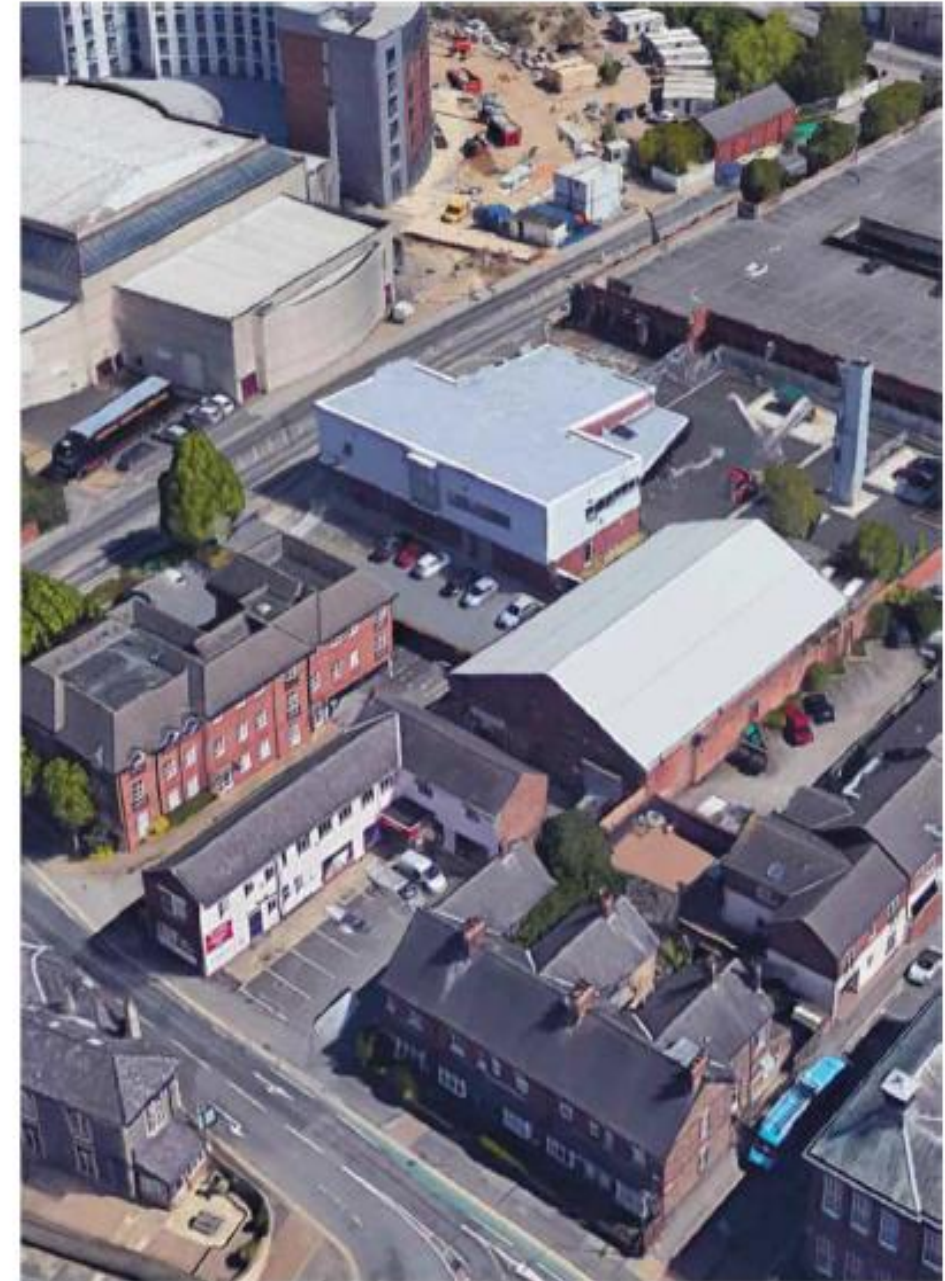
PURPOSE OF ISSUE

<input checked="" type="radio"/> PLANNING	<input type="radio"/> BUILDING REGS	<input type="radio"/> TENDER
<input type="radio"/> COMMENT	<input type="radio"/> INFORMATION	<input type="radio"/> CONSTRUCTION

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Existing Building and Aerial Context



Existing building



Streetview – Fawcett Street



Streetview – Existing Building



Streetview –
Existing building



View from Fishergate



View from City Walls/Paragon Street



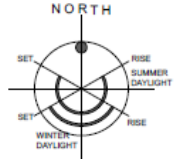
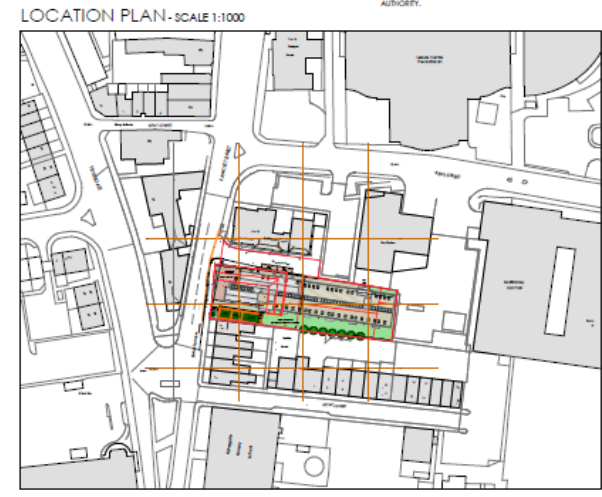
Barbican Court (1)



Barbican Court (2)



Proposed Site Plan



- 1. Existing building to be demolished
- 2. Existing building to be demolished (see also Proposed Street)
- 3. Proposed building footprint (see also Proposed Street)
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- 49. Proposed building footprint (see also Proposed Street)
- 50. Proposed building footprint (see also Proposed Street)



25A FAWCETT STREET, YORK YO1 1PE
01904 232270
www.loroc.co.uk

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CLIENT: KARE GROUP LIMITED

PROJECT: FAWCETT STREET, YORK

TITLE: PLANNING INFORMATION
General Arrangement
PROPOSED SITE PLAN

DRAWING NO: 1613-102 REVISION: 1
SCALE: 1:200 DATE: 14/06/2021
DRAWN BY: W CHECKED BY:

PURPOSE OF DRAWING:
 PLANNING BUILDING REGS OTHER
 COMMENT INFORMATION CONSTRUCTION

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Proposed Elevations

FRONT (NORTH) ELEVATION - facing the access road



REAR (SOUTH) ELEVATION - facing Escrick Street



SIDE (WEST) ELEVATION - fronting Fawcett Street



SIDE (EAST) ELEVATION - towards Fire Station



A: SCHEME UPDATED TO SAFE DISCUSSIONS WITH MURC. 18/06/21
 YORK PLANNERS

REV	DESCRIPTION	BY	CHKD	DATE
1				

LOFOO
ARCHITECTS

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 01904 322870
 WWW.LOFOO.CO.UK

980 PARK SQUARE, 10-11 FLOOR, YORK
 YO1 1PR
 01904 322870

CLIENT: KIMBLE GROUP LIMITED

PROJECT: FAWCETT STREET, YORK

TITLE: PLANNING INFORMATION GENERAL ARRANGEMENT TYPICAL PROPOSED ELEVATIONS - COLOUR

DRAWING NO.	ISSUED	REVISION	A

SCALE: 1:100 (R/A) DATE: JUNE 2021

DRAWN BY: W CHECKED BY:

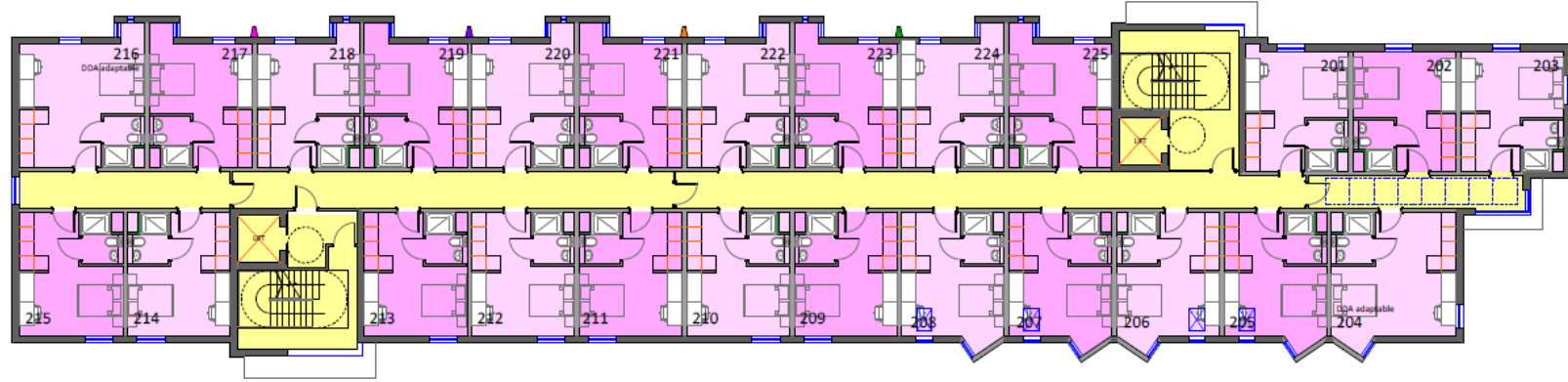
PURPOSE OF ISSUE:

<input checked="" type="checkbox"/> PLANNING	<input type="checkbox"/> BUILDING EDGE	<input type="checkbox"/> TENDER
<input type="checkbox"/> DRAWING	<input type="checkbox"/> INFORMATION	<input type="checkbox"/> CONSTRUCTION

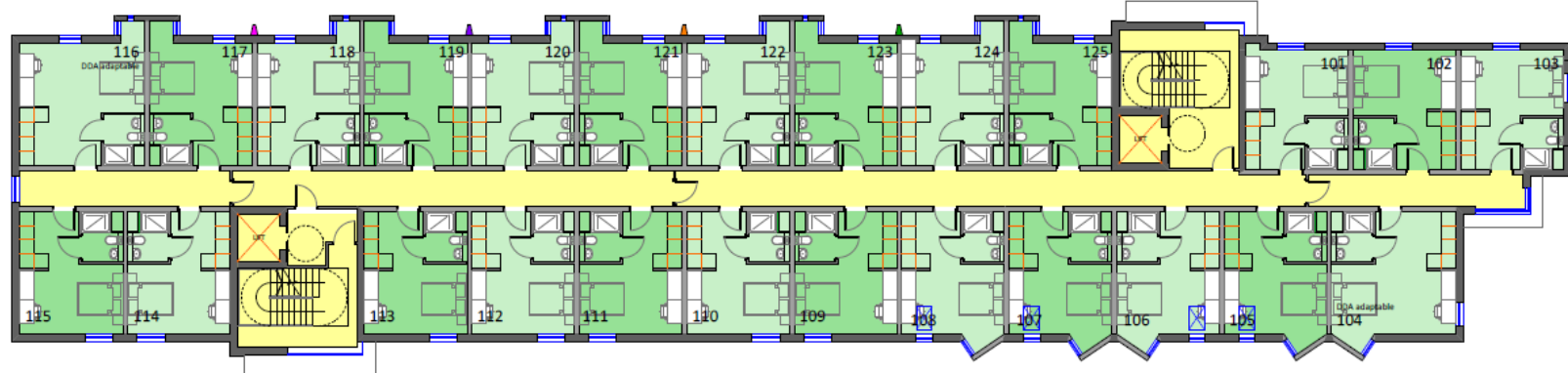
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Proposed Ground, First and Second Floor Plans

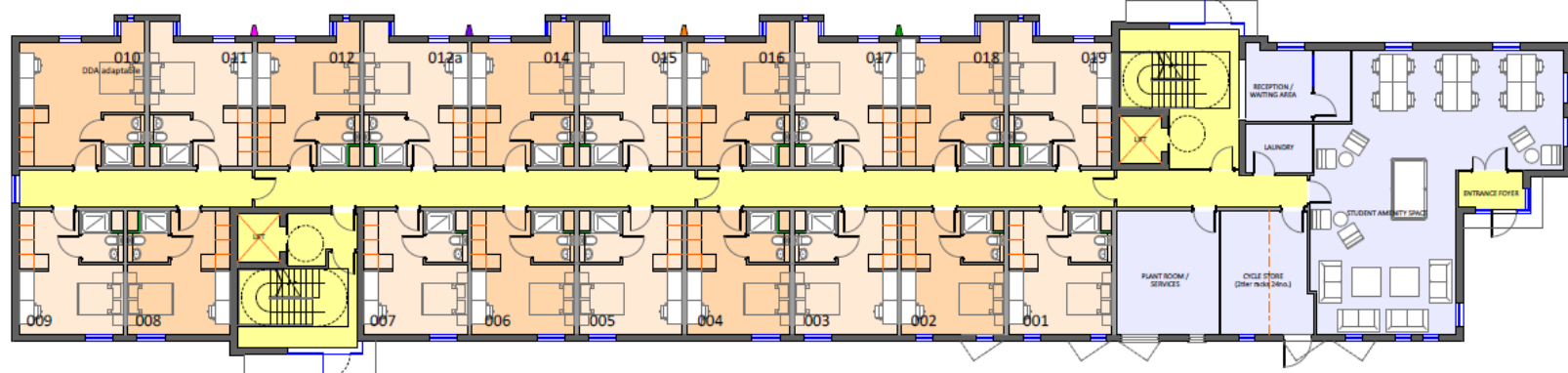
PROPOSED SECOND FLOOR PLAN - 25no. beds



PROPOSED FIRST FLOOR PLAN - 25no. beds



PROPOSED GROUND FLOOR PLAN - 19no. beds



ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH THE BUILDING REGULATIONS AND THE REQUIREMENTS OF THE LOCAL AUTHORITY.

Circulation Area
 Amenity / Shared Areas



City of York Council Planning Committee Meeting - 17th June 2021

- 1. Ground floor plan (above), include overall ground level
- 2. Ground floor plan (above) include overall ground level
- 3. Ground floor plan (above) include overall ground level
- 4. Ground floor plan (above) include overall ground level
- 5. Ground floor plan (above) include overall ground level
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- 23. Ground floor plan (above) include overall ground level
- 24. Ground floor plan (above) include overall ground level
- 25. Ground floor plan (above) include overall ground level

LOROC
ARCHITECTS

25A FAWCETT STREET, YORK YO1 1PE
01904 616161
www.loroc.co.uk

DATE: 17/06/2021
BY: DWG: 02/21

PROJECT: FAWCETT STREET
TITLE: PLANNING INFORMATION
PROPOSED FLOOR PLANS (LEVELS +0 TO +2)

DRAWING NO: 1013-001 REVISION: #

SCALE: 1:500 @ A1 DATE: 17/06/2021

PREPARED BY: # CHECKED BY: #

PLANNING SECOND WORK OTHER
 COMMENT INFORMATION CORRECTION

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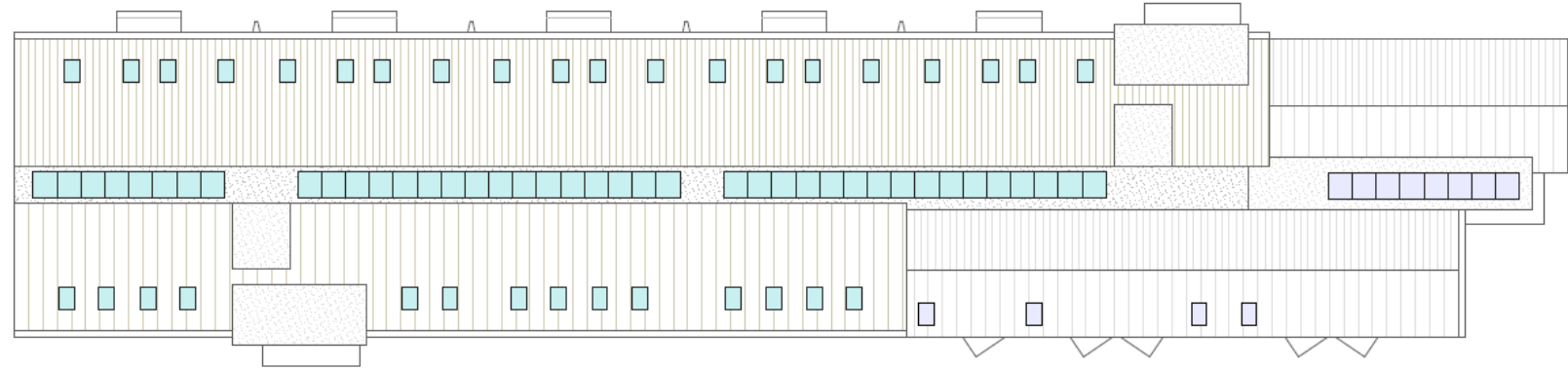
Proposed Third Floor and Proposed Roof Plan

FAWCETT STREET, YORK

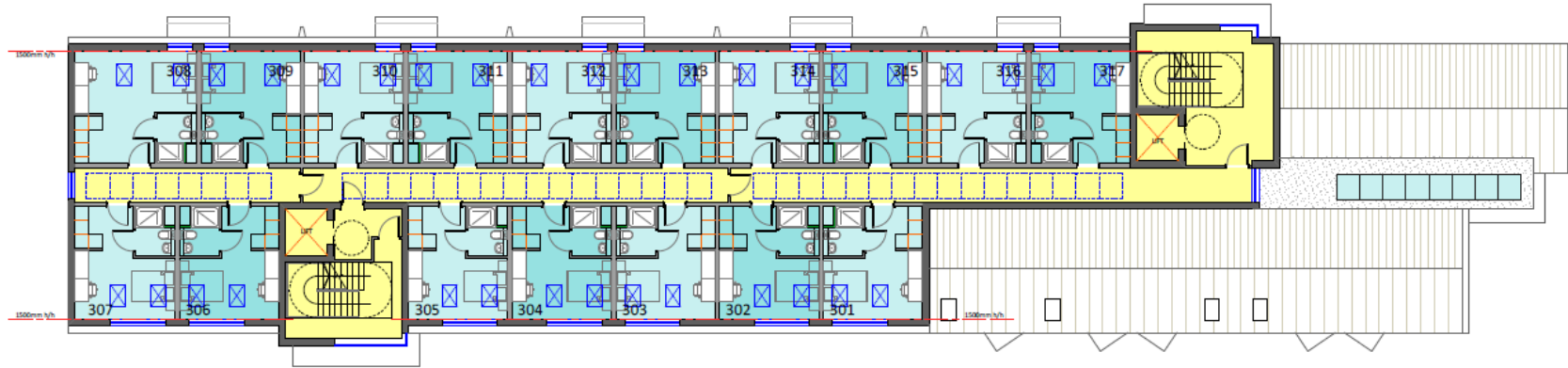
NOTE: ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH THE BUILDING REGULATIONS AND THE REQUIREMENTS OF THE LOCAL AUTHORITY.

Legend: Circulation Area

PROPOSED ROOF PLAN



PROPOSED THIRD FLOOR PLAN - 17no. beds



1. Plan area overlaid to self unless otherwise indicated
 2. Plan area overlaid to self unless otherwise indicated
 3. Plan area overlaid to self unless otherwise indicated

LOROC ARCHITECTS

25A FAWCETT STREET, YORK YO1 1PE
 01904 488888

CLIENT: KMBE GROUP LIMITED

PROJECT: FAWCETT STREET, YORK

TITLE: PLANNING INFORMATION
 General Arrangement
 PROPOSED FLOOR PLANS (LEVEL 3) ROOF PLAN

DRAWING NO.: 1415-104
 SCALE: 1:500
 DATE: 14/06/2021

PURPOSE OF ISSUE:
 PLANNING INFORMATION
 BUILDING REGS INFORMATION
 REVIEW CONSTRUCTION

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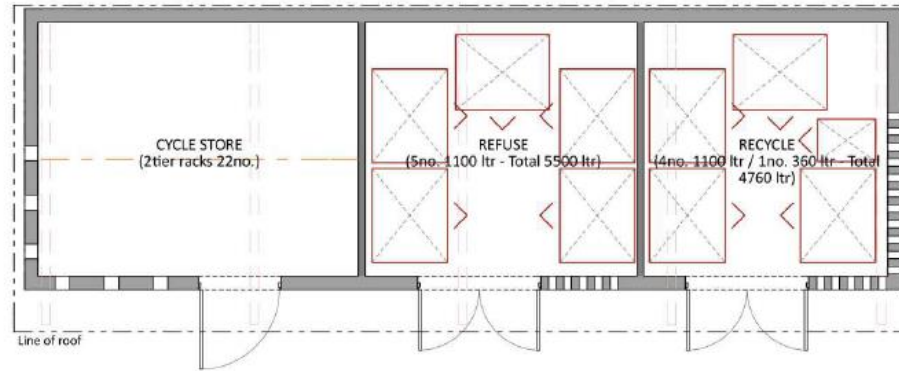


Proposed Bin and Cycle Storage

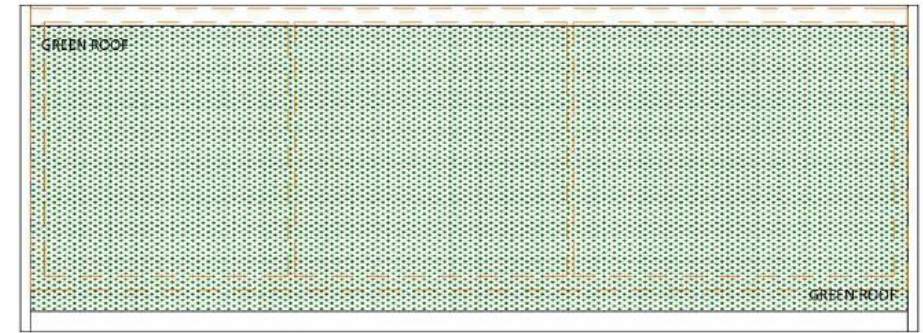
FAWCETT STREET, YORK

NOTES
ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH THE BUILDING REGULATIONS AND THE REQUIREMENTS OF THE LOCAL AUTHORITY.

PROPOSED PLAN



PROPOSED ROOF PLAN



SIDE (WEST) ELEVATION - fronting Fawcett Street



Hit and miss brick detailing to create openings

FRONT (NORTH) ELEVATION - facing new development



Vertical clear openings

Metal doors with solid framing and punch metal infill to allow for ventilation

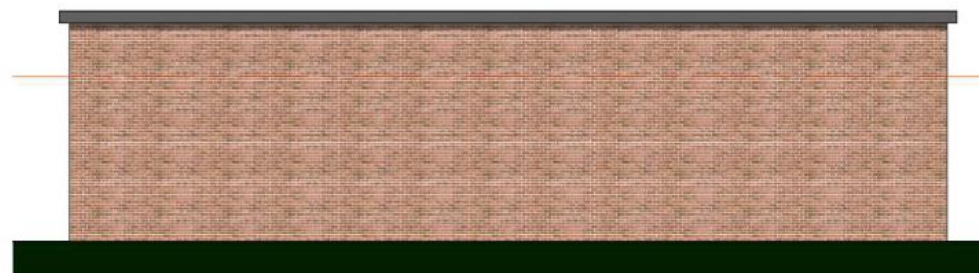
Hit and miss brick detailing to create openings

SIDE (EAST) ELEVATION - fronting Fire Station



Vertical clear openings

REAR (SOUTH) ELEVATION - facing gable no.5



REV DESCRIPTION BP CHRD DATE

LOFOC
ARCHITECTS

25A PARK SQUARE WEST, LEEDS LS1 9PW 3RD FLOOR, 66-70 PAUL STREET, LEEDS LS1 9PW (CHECK: EC34 4HE)
T: 0113 220 7233 W: www.lofoc.co.uk T: 0113 270 5333

CLIENT: EMME GROUP LIMITED

PROJECT: FAWCETT STREET YORK

TITLE: PLANNING INFORMATION
General Arrangement
PROPOSED REFUSE/CYCLE STORE (PLANS & ELEVATIONS)

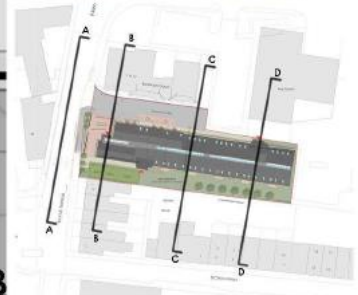
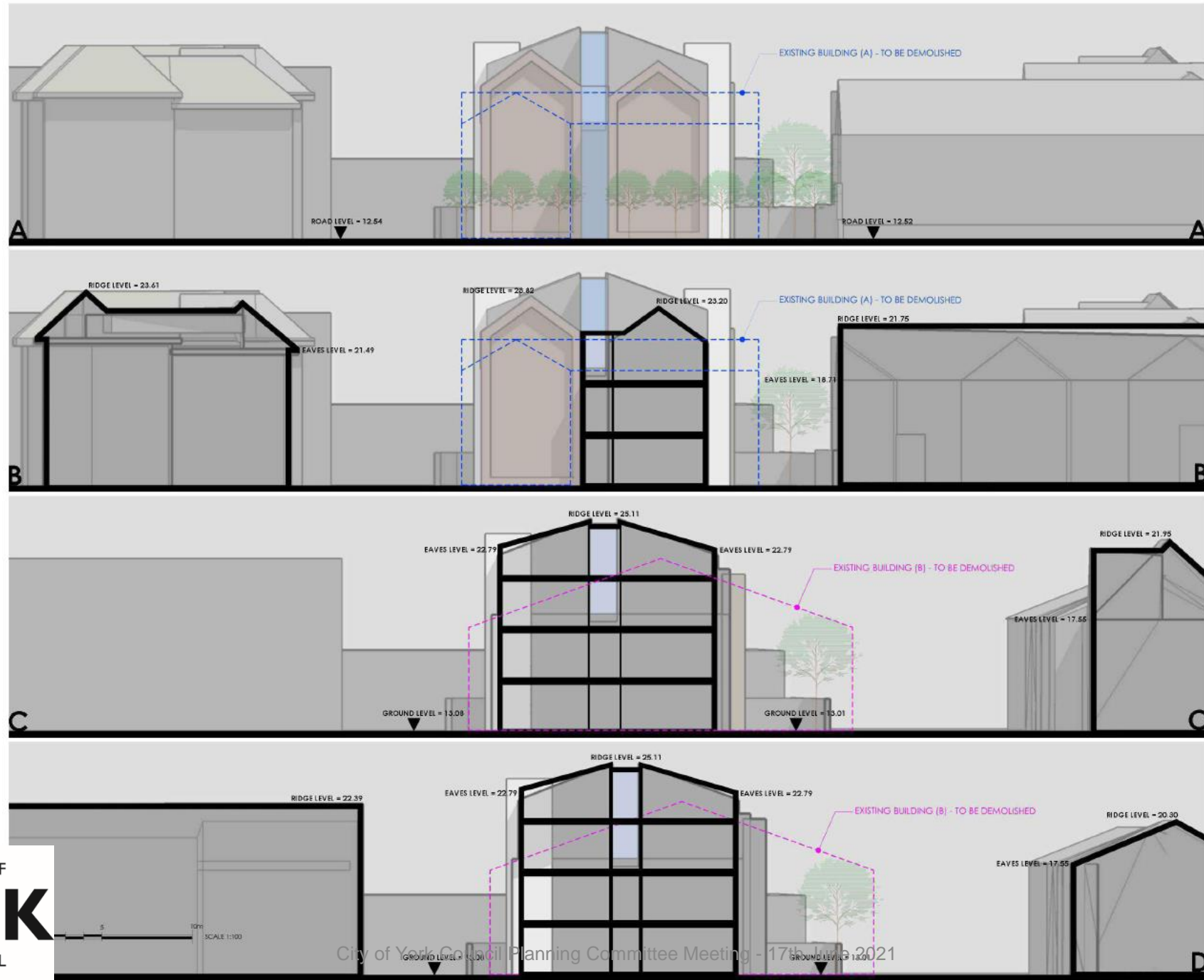
DRAWING NO. 1413-106 REVISION
SCALE 1/10 @ A3 DATE JUN 2021
DRAWN BY W CHECKED BY

PURPOSE OF ISSUE:
 PLANNING BUILDING REGS TENDER
 COMMENT INFORMATION CONSTRUCTION

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Proposed Sections



NOTES
ALL WORKS TO BE CARRIED OUT IN ACCORDANCE WITH THE BUILDING REGULATIONS AND THE REQUIREMENTS OF THE LOCAL AUTHORITY.

C	ADDED RIDGE, EAVES & GROUND LEVELS TO SECTIONS	EC	06/24/21
B	UPDATED SECTIONS	SC	17/12/20
A	UPDATED SECTIONS	SC	08/11/20
REV	DESCRIPTION	BY	DATE



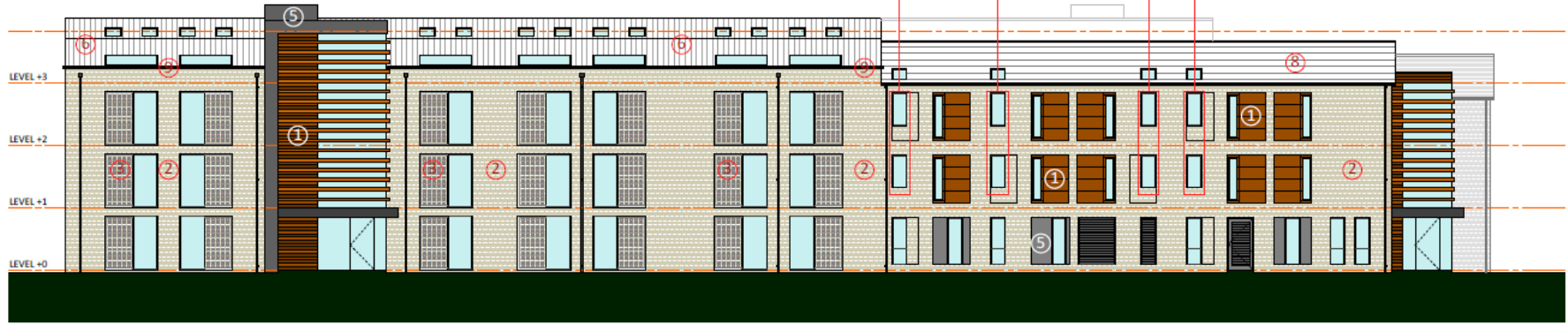
DRYDEN COLLEGE WAREHOUSE, 105-111 FAWCETT STREET, YORK, YO1 1JL
TEL: 01904 616666

CLIENT	KARIS GROUP LIMITED
PROJECT	FAWCETT STREET, YORK
TITLE	PLANNING INFORMATION: GENERAL ARRANGEMENTS (ELEVATION SECTIONS)
DRAWING NO.	14/218
SCALE	1/8" = 1' - 0"
DRAWN BY	HC
CHECKED BY	
PURPOSE OF ISSUE	<input type="radio"/> PLANNING <input type="radio"/> INFORMATION <input type="radio"/> CONSTRUCTION <input type="radio"/> TENDER

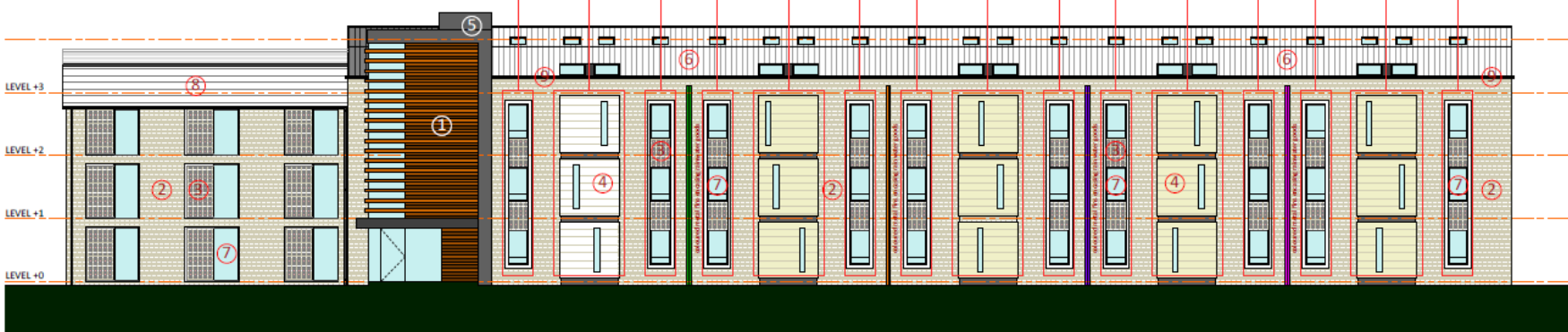


Proposed Materials Schedule

FRONT (NORTH) ELEVATION - facing the access road



REAR (SOUTH) ELEVATION - facing Escrick Street



SIDE (WEST) ELEVATION - fronting Fawcett Street



SIDE (EAST) ELEVATION - towards Fire Station



- ① Corten metal cladding
- ② Brickwork specification to be agreed (flemish bond)
- ③ Projecting brick detailing, with flush brick surrounds where applicable
- ④ Ashlar stone panels
- ⑤ Flat metal cladding, colours to be agreed
- ⑥ Vertical profiled metal cladding / rainscreen, dark grey (RAL 7016)
- ⑦ Aluminium windows, dark grey (RAL 7016)
- ⑧ Slate tiled roof
- ⑨ Stone coping

All windows to be aluminium frames, rainwater good aluminium with box section downpipes. Front section of rise and fall brackets



ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH THE BUILDING REGULATIONS AND THE REQUIREMENTS OF THE LOCAL AUTHORITY.

EXAMPLES OF BRICK DETAILS AS ITEM 3 ON MATERIAL SCHEDULE



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 DATE: 17/06/2021
 BY: CHIED DATA
LOGIC ARCHITECTS
 20A FAWCETT STREET, YORK, YO1 1EP
 01904 333378
 www.logic-architects.co.uk
 PROJECT: FAWCETT STREET, YORK
 TITLE: PLANNING INFORMATION
 DRAWING NO: 1100-01
 SCALE: 1:100
 DATE: AUG 2020
 DRAWN BY: [initials]
 CHECKED BY: [initials]
 PURPOSE OF SEAL:
 PLANNING BUILDING REGS OTHER
 CHANGEABLE INFORMATION CONSTRUCTION
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Typical Studio Layout - Visuals

FAWCETT STREET, YORK

NOTES
ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH THE BUILDING REGULATIONS AND THE REQUIREMENTS OF THE LOCAL AUTHORITY.

TYPICAL ROOM LAYOUT



REV DESCRIPTION	BY	CHKD	DATE
LOROD ARCHITECTS			
204 FAWCETT STREET WELLINGTON WY 8AA	180 FAWCETT STREET YORK YO1 1AA	01904 634 400	01904 634 400
CLIENT	KMSB GROUP LIMITED		
PROJECT	FAWCETT STREET YORK		
TITLE	PLANNING INFORMATION General Arrangement TYPICAL ROOM LAYOUT AND VISUALS		
DRAWING NO.	14/21-111	REVISION	
SCALE	1:40 @ A2	DATE	APR 2021
DRAWN BY	W	CHECKED BY	
PURPOSE OF ISSUE	<input checked="" type="radio"/> PLANNING <input type="radio"/> BUILDING REGS <input type="radio"/> OTHER <input type="radio"/> COMMENT <input type="radio"/> INFORMATION <input type="radio"/> CONSTRUCTION		
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