



21/01570/FULM

Former Plumbase Waterloo House Fawcett Street

Site Location Plan

FAWCETT STREET, YORK



FAWCETT STREET SITE LOCATION PLAN - Scale 1:1250



Planning Committee Meeting - 2 September 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 CHD DATE



254 PARK SQUARE WEST, LEEDS, LS1 2PW 3RD FLOOR, 84, 85 FAUL STREET, LEEDS, LS1 2PW
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W: www.loroc.co.uk I: 0035 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

- PLANNING
- BUILDING REGS
- TENDER
- COMMENT
- INFORMATION
- 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)



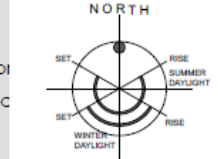
Barbican Court (2)



Proposed Site Plan



Planning Committee Meeting - 2 September 2021



- 1. Existing buildings to be demolished
- 2. Proposed new buildings
- 3. Proposed student accommodation scheme
- 4. Proposed public open space
- 5. Proposed landscaping
- 6. Proposed cycle parking
- 7. Proposed shared access
- 8. Proposed entrance
- 9. Proposed boundary
- 10. Proposed boundary
- 11. Proposed boundary
- 12. Proposed boundary
- 13. Proposed boundary
- 14. Proposed boundary
- 15. Proposed boundary
- 16. Proposed boundary
- 17. Proposed boundary
- 18. Proposed boundary
- 19. Proposed boundary
- 20. Proposed boundary
- 21. Proposed boundary
- 22. Proposed boundary
- 23. Proposed boundary



25A FAWCETT STREET, YORK YO1 1PE
 01904 375750
 www.loroc.co.uk

CLIENT: KARE GROUP LIMITED

PROJECT: FAWCETT STREET YORK

TITLE: PLANNING INFORMATION General Arrangement PROPOSED SITE PLAN

DRAWING NO.	163-102	REVISION	1
SCALE	1:200 (1:100 @ A1)	DATE	AUG 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

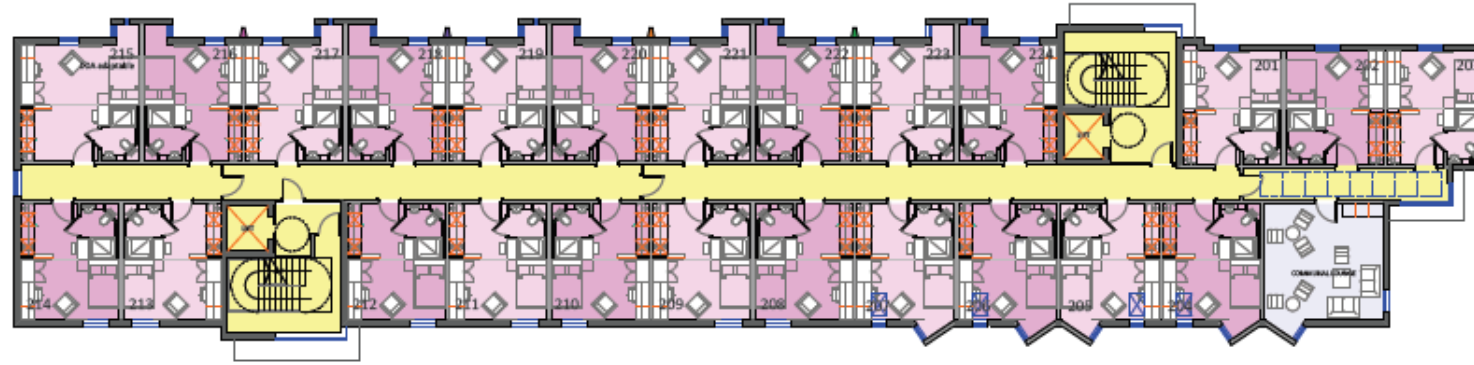


A: SCHEME UPDATED TO SAFE DISCUSSIONS WITH MURC IR 21.01.21	
REV	DESCRIPTION
BY	CHKD DATE
LOFOO ARCHITECTS	
040 PARK SQUARE WEST YO1 1JH 01904 322870 www.lofoo.co.uk	980 FAWCETT ST. 40-44 FAWCETT ESCICK YO1 1AA T: 01904 551001
CLIENT	KMRE GROUP LIMITED
PROJECT	FAWCETT STREET YORK
TITLE	PLANNING INFORMATION GENERAL ARRANGEMENT TYPICAL PROPOSED ELEVATIONS - COLOUR
DRAWING NO.	11/21/01
SCALE	1:100 (R/A)
DATE	JUNE 2021
DRAWN BY	W
CHECKED BY	
PURPOSE OF ISSUE	
<input checked="" type="radio"/> PLANNING	<input type="radio"/> BUILDING REGS
<input type="radio"/> INFORMATION	<input type="radio"/> TENDER
<input type="radio"/> CONSTRUCTION	
<p>THIS DRAWING IS THE PROPERTY OF LOFOO ARCHITECTS. THE DRAWING MAY NOT BE REPRODUCED OR USED IN ANY MANNER WITHOUT THE WRITTEN AUTHORITY OF LOFOO ARCHITECTS. ALL DIMENSIONS TO BE CHECKED ON THE DRAWING. COMMENCEMENT OF WORK AND ANY DISCREPANCY REPORTED TO THE ARCHITECT IMMEDIATELY ON COMMENCEMENT.</p>	

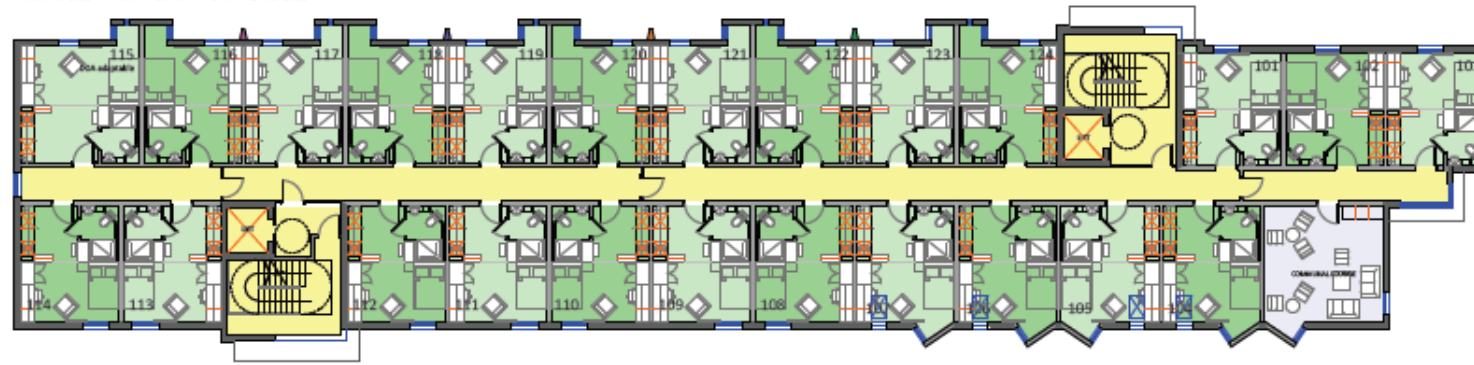
FAWCETT STREET, YORK

Ground, first and second floorplans

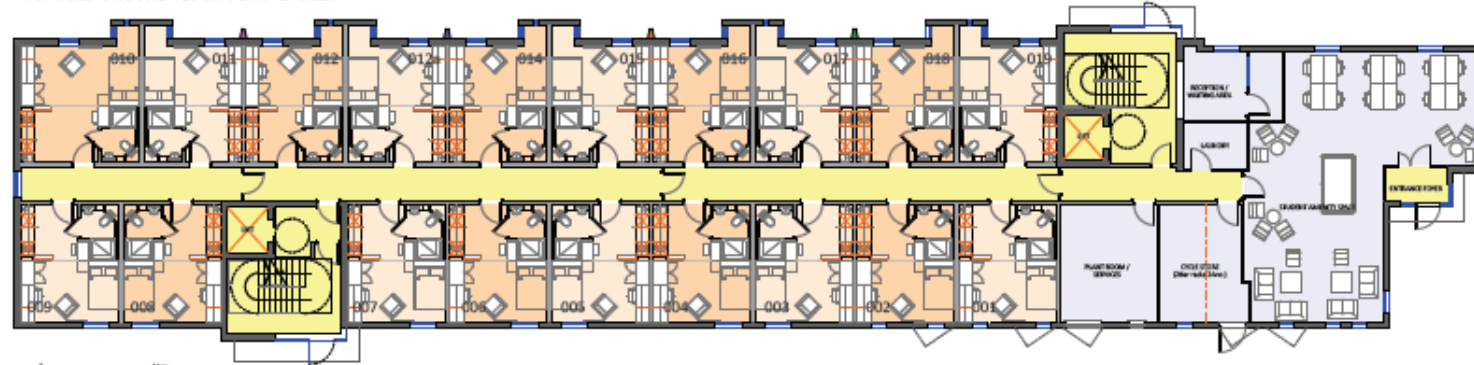
PROPOSED SECOND FLOOR PLAN - 24no. beds



PROPOSED FIRST FLOOR PLAN - 24no. beds



PROPOSED GROUND FLOOR PLAN - 19no. beds



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

● Circulation Area
□ Assembly / Shared Areas

- 1. Approved Construction Specifications 10/16/16
- 2. Approved Foundation Design 10/16/16
- 3. Approved Structural Steelwork Design 10/16/16
- 4. Approved Structural Concrete Design 10/16/16
- 5. Approved Structural Masonry Design 10/16/16
- 6. Approved Structural Timber Design 10/16/16
- 7. Approved Structural Glass Design 10/16/16
- 8. Approved Structural Metals & Alloys Design 10/16/16
- 9. Approved Structural Services & Controls Design 10/16/16
- 10. Approved Structural Foundations & Foundations 10/16/16



NAME GROUP LIMITED

PROJECT FAWCETT STREET YORK

DATE PLANNING INFORMATION Shared Information 10/16/16

PROPOSED FLOOR PLAN (REVISED 10/16/16)

DATE NO. 10/16/16

SCALE 1:100 1:100 1:100

REVISIONS

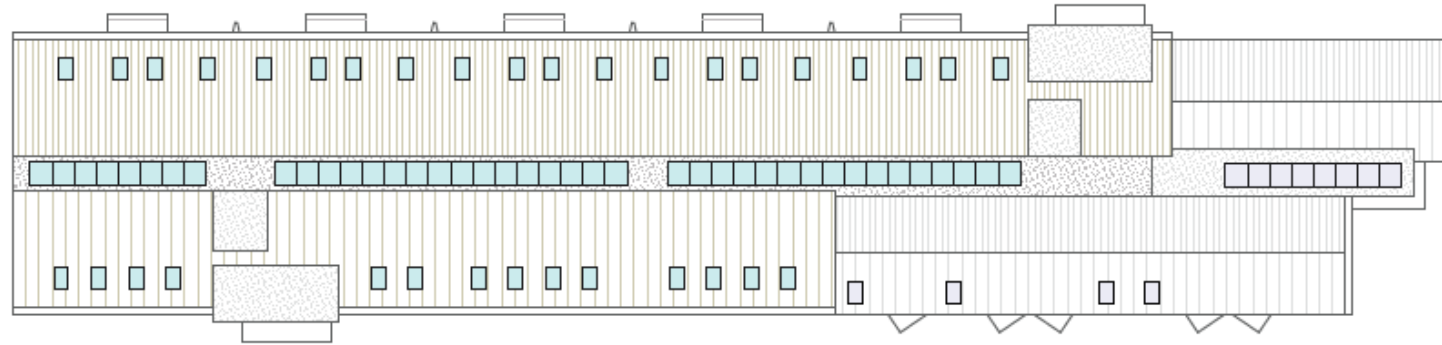
DATE OF ISSUE

PLANNING INFORMATION

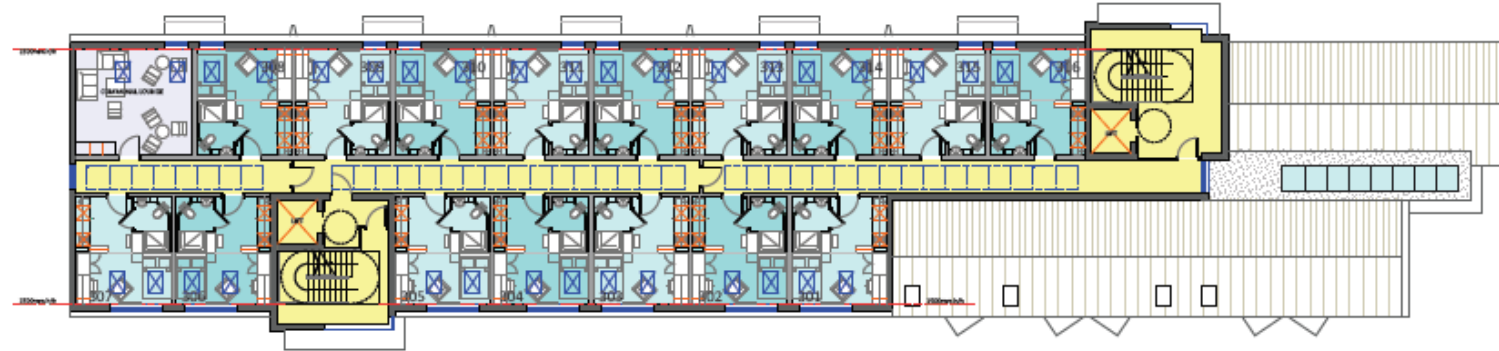
Circulation Area

Third floor and roof plans

PROPOSED ROOF PLAN



PROPOSED THIRD FLOOR PLAN - 16 no. beds



1. Room 101 (101) 101.00
 2. Room 102 (102) 102.00
 3. Room 103 (103) 103.00
 4. Room 104 (104) 104.00
 5. Room 105 (105) 105.00
 6. Room 106 (106) 106.00
 7. Room 107 (107) 107.00
 8. Room 108 (108) 108.00
 9. Room 109 (109) 109.00
 10. Room 110 (110) 110.00
 11. Room 111 (111) 111.00
 12. Room 112 (112) 112.00
 13. Room 113 (113) 113.00
 14. Room 114 (114) 114.00
 15. Room 115 (115) 115.00
 16. Room 116 (116) 116.00



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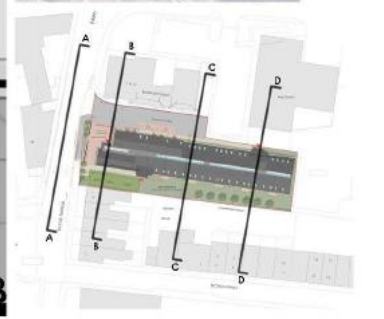
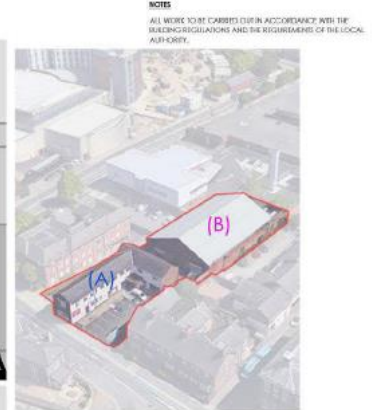
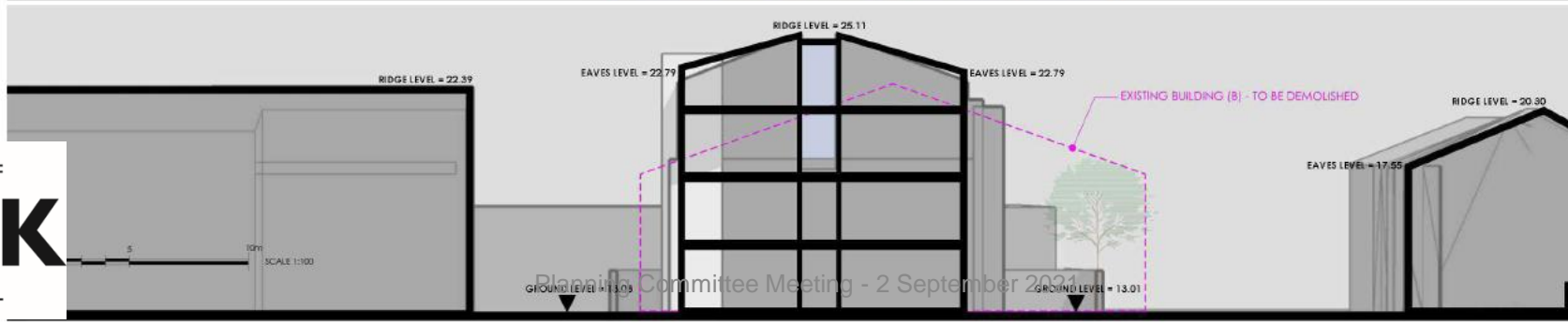
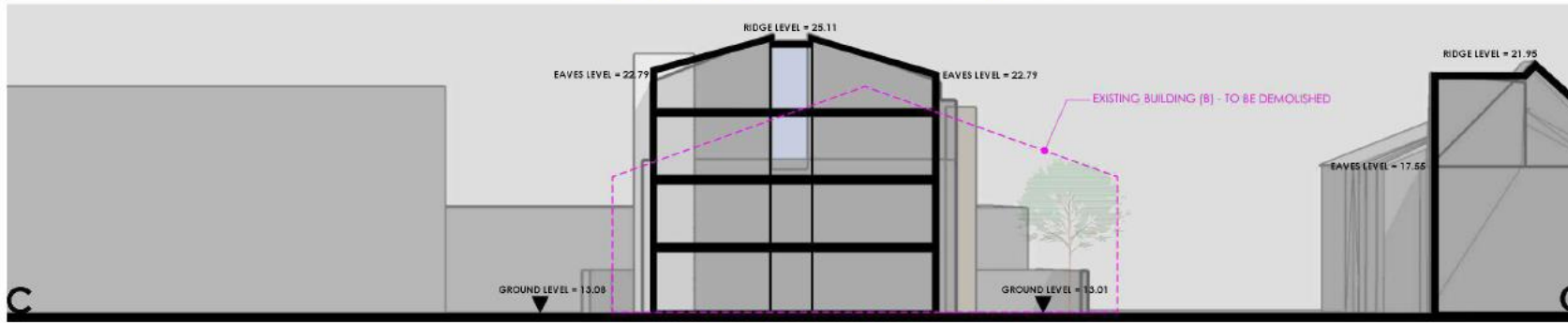
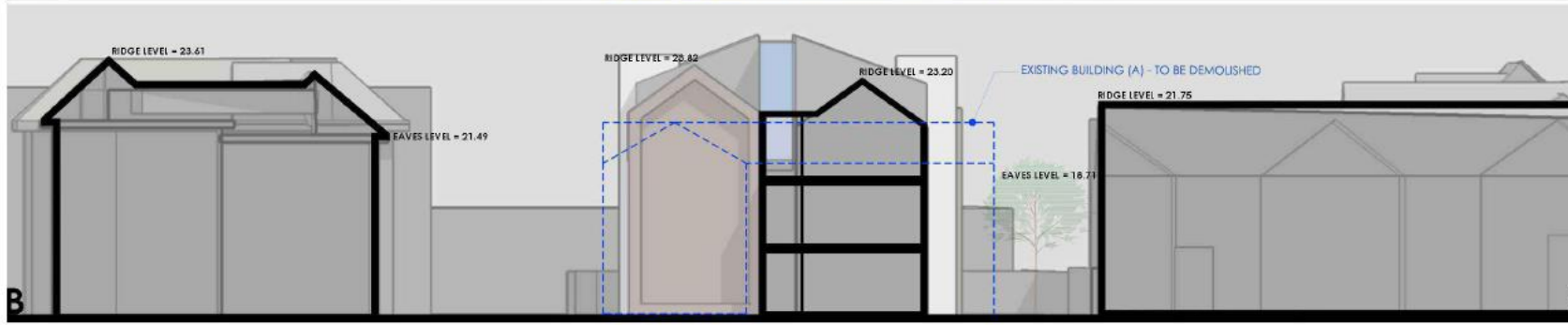
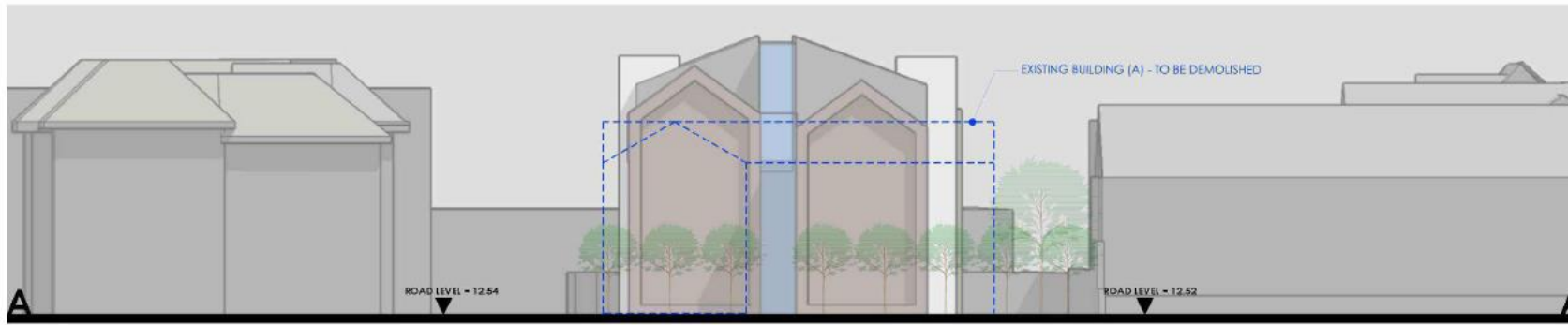
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Proposed Sections



SCALE 1:100

Planning Committee Meeting - 2 September 2021

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

CLIENT	KARIS GROUP LIMITED		
PROJECT	FAWCETT STREET YORK		
TITLE	PLANNING INFORMATION GENERAL ARRANGEMENT ELEVATION SECTION		
DRAWING NO.	147518	REVISION	C
SCALE	1/8" = 1' AT	DATE	NOV 2020
DRAWN BY	HC	CHECKED BY	

PURPOSE OF ISSUE

PLANNING BUILDING REGS TENDER
 INFORMATION CONSTRUCTION

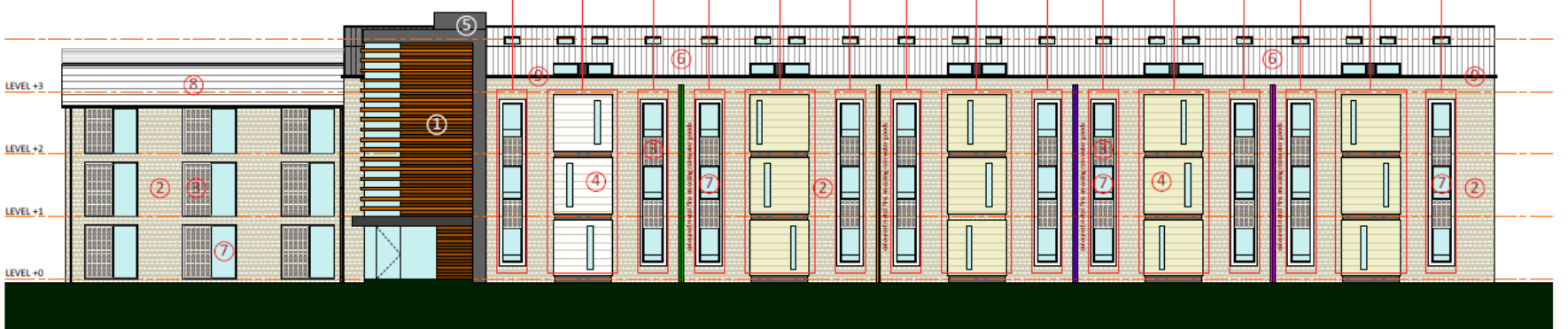
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Proposed Materials Schedule

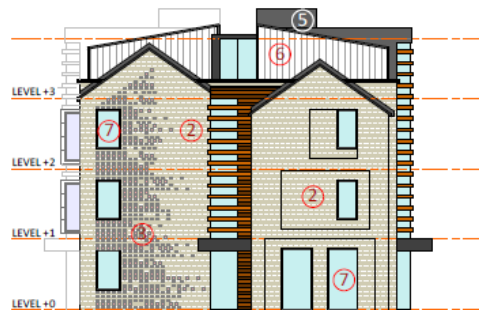
FRONT (NORTH) ELEVATION - facing the access road



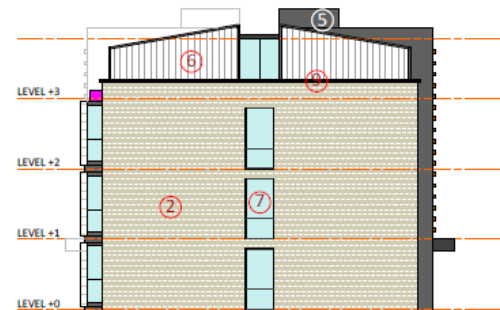
REAR (SOUTH) ELEVATION - facing Escrick Street



SIDE (WEST) ELEVATION - fronting Fawcett Street

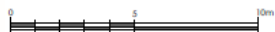


SIDE (EAST) ELEVATION - towards Fire Station



- 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



A: All elevations and sections are to be drawn to scale unless otherwise stated. All drawings are to be drawn to scale unless otherwise stated.
 DATE: 08/09/21
 BY: CHD
 CHECKED: CHD

LOROC ARCHITECTS
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CLIENT: FAWCETT GROUP LIMITED
 PROJECT: FAWCETT STREET, YORK
 TITLE: PLANNING INFORMATION
 DRAWING NO: 1019-01-01
 SCALE: 1:100
 DATE: 08/09/21
 DRAWN BY: CHD
 CHECKED BY: CHD

PURPOSE OF SEAL:
 PLANNING
 CHANGE
 INFORMATION
 CONSTRUCTION
 BUILDING REGS
 SPECIFICATION
 OTHER

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Proposed cycle and bin store

FAWCETT STREET, YORK

SIDE (WEST) ELEVATION - fronting Fawcett Street



Hit and miss brick detailing to create openings

FRONT (NORTH) ELEVATION - facing new development



Vertical clear openings

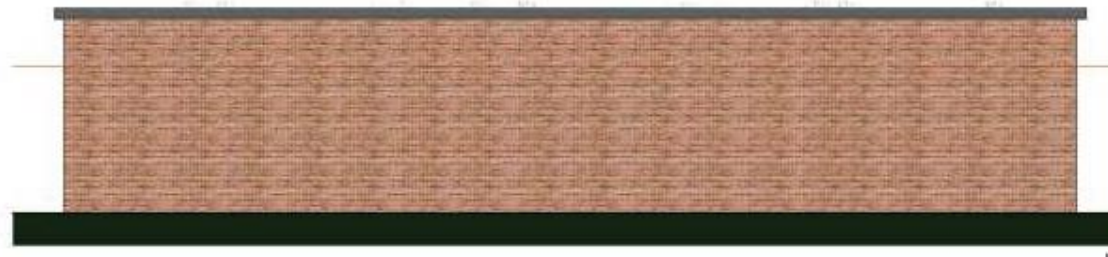
Metal doors with solid framing and patch metal (with) to allow for ventilation

Hit and miss brick detailing to create openings

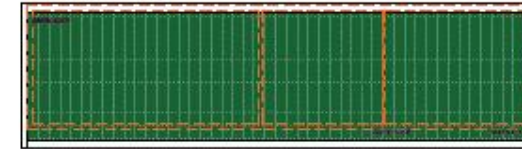
SIDE (EAST) ELEVATION - fronting Fire Station



REAR (SOUTH) ELEVATION - facing gable no.3

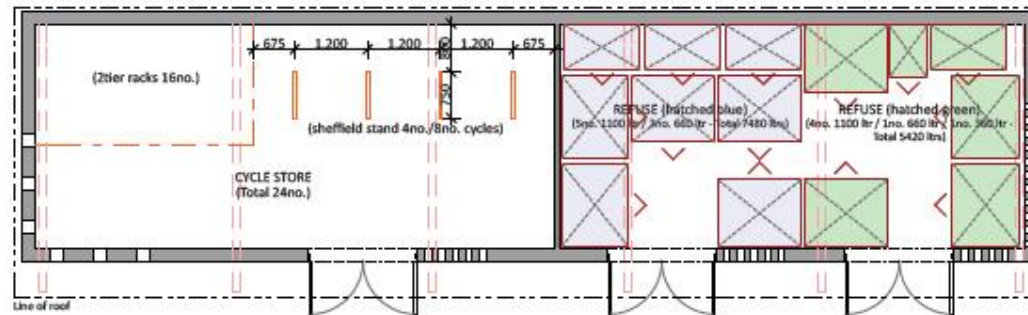


PROPOSED ROOF PLAN



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

PROPOSED PLAN



1. Refer drawings and sections to the scale to be indicated. 2. Refer to the site plan for the location of the building on the site.
BY: [Signature] DATE: [Date]

LOROC
ARCHITECTS

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CLIENT: EMBE GROUP LIMITED

PROJECT: FAWCETT STREET, YORK

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

DRAWING NO.: 1000-001 REVISION: 0
SCALE: 1/16 @ A3 DATE: 04/2021
DRAWN BY: [Signature] CHECKED BY: [Signature]

PURPOSE OF ISSUE:
 PLANNING BUILDING REGS TENDER
 COMMENT INFORMATION CORRECTION

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