



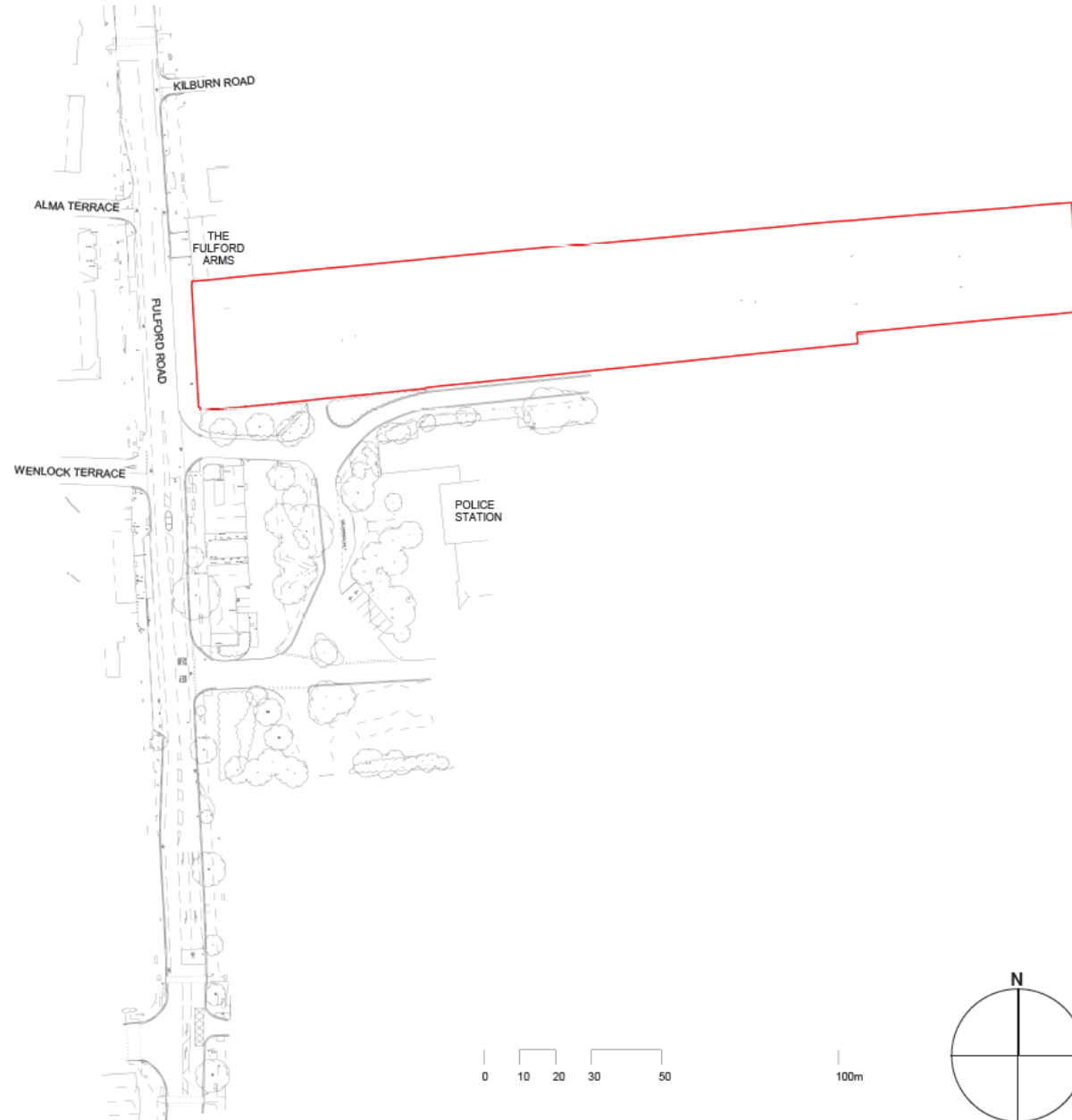
Planning Committee

To be on Thursday 5th August 2021 at 4:30pm

21/00116/FUL - Frederick House, Fulford Road, York

Variation of condition 2 of permitted application 19/00603/FULM seeking amendments to external appearance, landscaping, internal arrangements, substation, refuse and cycle stores.

Site Location Plan



City of York Council Planning Committee Meeting - 5th August 2021



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Rev	Description	Date
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Client
Watkin Jones

Project
Frederick House

Title
Site Location Plan

Status
Planning

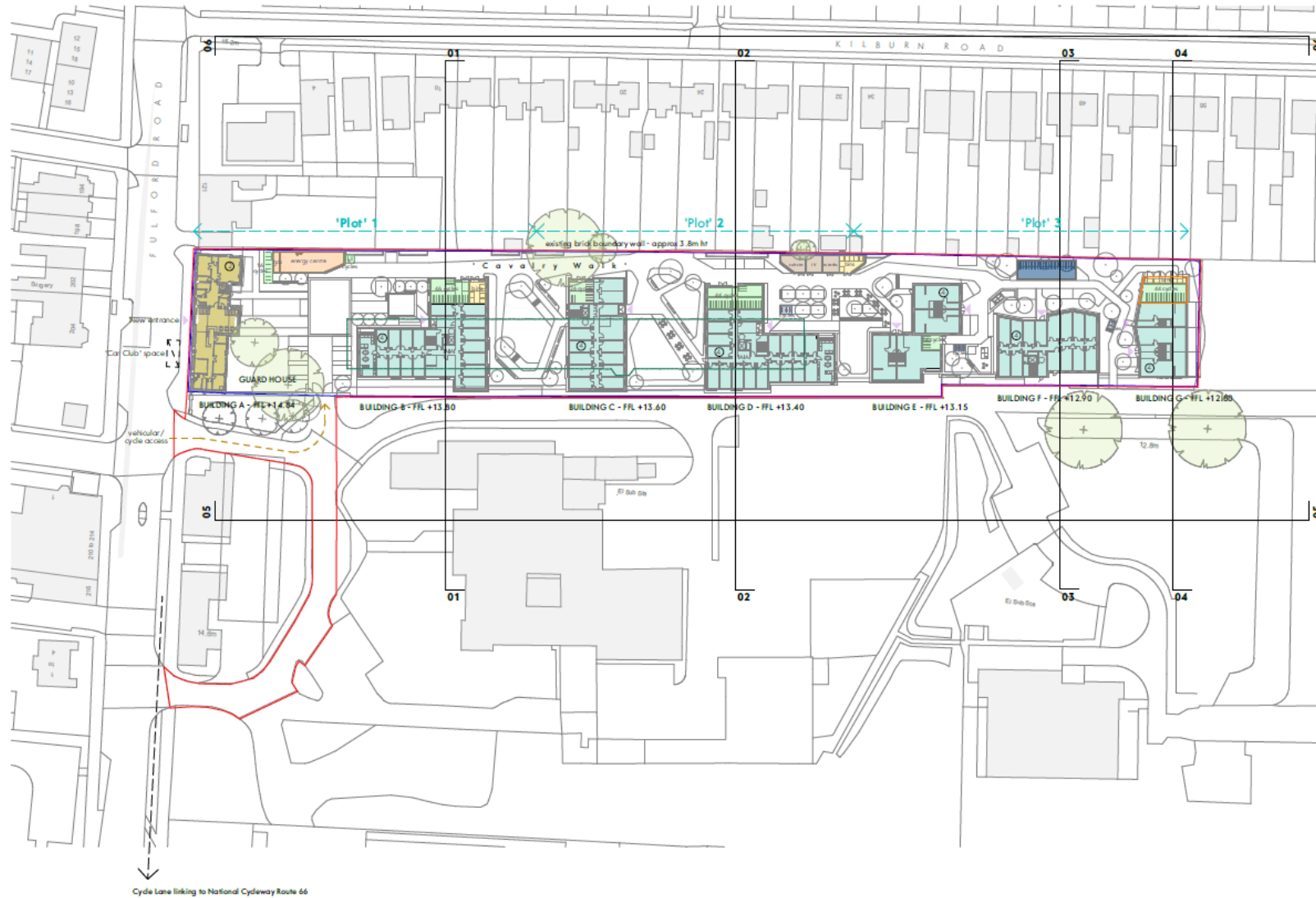
Project number	Date
1077	Jan 2021

Drawn by	Checked by
CF	CF

Scale	Revision
1 : 1250@A3	

3
Drawing No.
1077-TGA-XX-XX-DR-A-0229

Previously Approved Site Layout Plan



- KEY**
- Site ownership boundary.
 - Site development boundary.
 - ▲ Building Entrances.
 - > Cycle/pedestrian/vehicle/service route.
 - Outline of existing Frederick House.
 - ⊙ Building Storey Heights
 - Single storey building only
 - Existing Guard House
 - Proposed New Buildings
 - Cycle Parking Provision*
 - Bin Store - provision on this plan 12 bins.
 - Sub Station/tanks - in accordance with M&E requirements
 - Energy Centre - in accordance with M&E requirements
 - Potential future cycle storage (to reach 67% cycle provision)
 - FFL Proposed Floor Levels
 - Existing trees retained - extracted from Arboricultural survey report

Site Area within red line boundary 10,000m² / 1ha

Guard House - Central 'Hub'

Ground & First Floors:
Area 2,95m² (per floor)
Hub Accommodation comprising:
Central Admin Services
Toilets
Laundry
Gym
Social / Function Room
Private Study / Group Study
Rooms
Cinema Room

Total parking 9 spaces (includes 7 EA spaces)

+ Visitor Cycle Parking Provision - 18

+ Cycle provision internal/secure **194** (@53%)

SCHEDULE OF ACCOMMODATION

Building	Type	Total bedrooms
A	'Hub'	-
B	Studios/Study beds	83
C	Studios	60
D	Studios/Study beds	87
E	Townhouse	51
F	Studios	51
G	Townhouse	36
		368 (includes 3EA)

Landscaping / external works shown indicatively - refer to Re-form Landscape Architects drawings

This drawing based on OS Data
Blue/Red line boundaries extracted from Met Geo Environmental/Topographical Survey - Drawing Ref P1700845_MET-EXT-TOP-M2-G_1

Proposed Site Plan
Scale - 1:1000@A3

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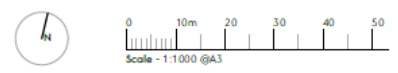
All drawings must be read in conjunction with the project health and safety plan, any possible conflicts should be presented to the relevant contractor.

All work to be carried out in accordance with current Building Regulations.

Contractors must verify all dimensions on the job before commencing any work or making shop drawings.

Written dimensions should be taken. Do not scale off drawings. Do not rely on digital dimensions from the drawing.

Any discrepancies to be reported to the Architect.



City of York Council Planning Committee Meeting on August 2021 Summex FHY Development Ltd

Rev	Date	Description	By	Check
12	10.01.20	Updated in line with GA Cycle provision plan	CT	BP
11	29.11.19	Landscape Updated	FG	BP
10	11.10.19	Garden Room Added	FG	RT
09	31.07.19	Revised following CYC Comms	JAM	RT
08	25.03.19	Submitted for Planning	FG	RT
07	13.03.19	Revised Particulate	JAM	BP

GWP Job Reference	(415)1808
Job Title	Frederick House Site, York
Client	Summex FHY Development Ltd

Proposed Site Plan	
Name	(415)1808-GWP-XX-00-DR-A-(PA)-0007
Scale	1:1000
Revision	P12
Drawn/Checked	JAM / RT
First Issue	25.10.18
Drawing Status	SO - WIP



Block B – North and East Elevations



1 Block B North Elevation
1:100



2 Block B-East Elevation
1:100

- Materials Key**
1. Red Brick Cladding
 2. Light Red Brick Cladding
 3. Buff Brick Cladding
 4. Weatherboard vertical finish cladding (profiled)
 5. Aluminium framed doors with PPC finish
 6. Aluminium double glazed corner windows with PPC finish
 7. Metal persand wall coping with PPC finish
 8. Metal persand wall coping with PPC finish
 9. a) Red brick vertical header projecting 10' detail
b) Buff brick vertical header projecting 10' detail
 10. Metal Juliet balcony with PPC finish (profiled)
 11. Metal panels and doors to lift/cycle stores (Special Panels)
 12. Weatherboard finish cladding with horizontal joints (profiled)
 13. Double glazed aluminium framed windows, obscured glass, with PPC finish
 14. Metal standing seam roof finish



City of York Council Planning Committee Meeting - 5th August 2021



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Rev.	Description	Date
A	Issued for planning amendment	10.01.21
B	Revised proposals following discussions with CVC	24.02.21

Client: Watkin Jones
 Project: Frederick House
 Title: Block B Elevations 01
 Status: Planning Amendment
 Project number: 1077
 Date: Jan 2021
 Drawn by: MC
 Checked by: CF
 Scale: 1:100@A1
 Revision: B
 Drawing No: 1077-TGA-XX-XX-DR-A-0520

Blocks C and D – North Elevations



5 Block C and D North Elevation
1:100

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Rev	Description	Date
A	Issued for planning amendments	15.01.21
B	Revised proposals following discussions with CHC	24.03.21

Block D – East and West Elevations



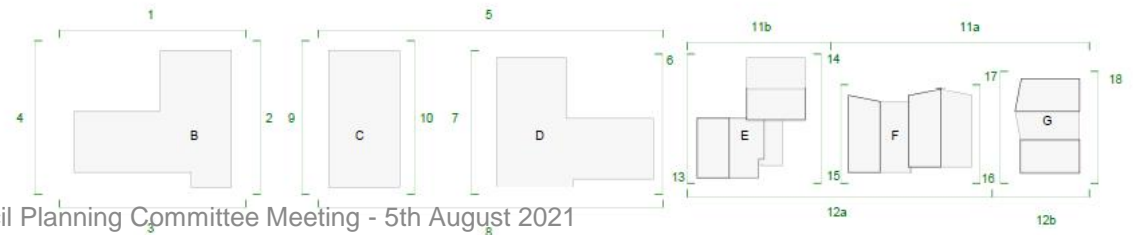
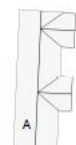
6 Block D East Elevation
1:100



7 Block D West Elevation
1:100

Materials Key

1. Red Brick Cladding
2. Light Red Brick Cladding
3. Buff Brick Cladding
4. Weatherboard vertical timber cladding (vertical)
5. Aluminium Framed doors with PFC finish
6. Aluminium double glazed corner windows with PFC finish
7. Aluminium double glazed corner windows with PFC finish
8. Metal parapet wall capping with PFC finish
9. a) Red brick vertical leader projecting 150 detail
b) Light red brick vertical leader projecting 150 detail
c) Buff brick vertical leader projecting 150 detail
10. Metal Jubal lantern with PFC finish (vertical)
11. Metal panels and doors to bin / cycle stores / Spandrel Panels
12. Weatherboard timber cladding with horizontal joints (vertical)
13. Double glazed aluminium framed window, obscured glass, with PFC finish
14. Metal standing seam roof finish



City of York Council Planning Committee Meeting - 5th August 2021



Client: Watkin Jones
Project: Frederick House
Title: Block C & D Elevations 01
Status: Planning Amendment
Project number: 1077
Date: Jan 2021
Drawn by: MC
Checked by: CF
Scale: 1:100@A1
Revision: B
Drawing No: 1077-TGA-XX-XX-DR-A-0522

Blocks C and D – South Elevations



8 Block C and D South Elevation
1: 100

Block C – West and East Elevations

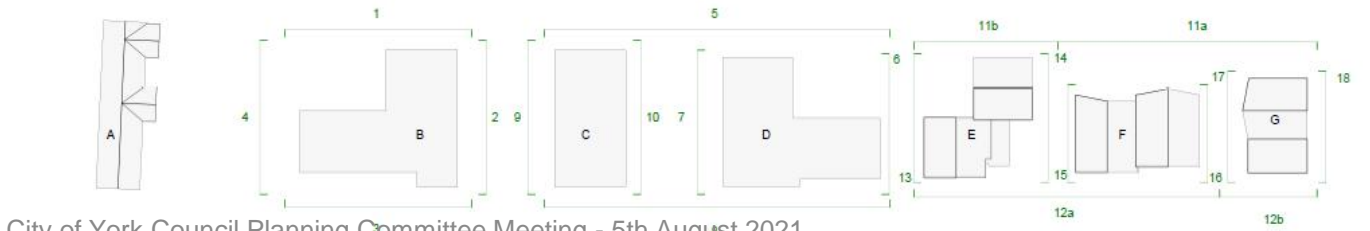


9 Block C West Elevation
1: 100



10 Block C East Elevation
1: 100

- Materials Key**
1. Red Brick Cladding
 2. Light Red Brick Cladding
 3. Buff Brick Cladding
 4. Weatherboard vertical timber cladding (mitred)
 5. Aluminium framed glazed corner windows with PPC finish
 6. Aluminium double glazed corner windows with PPC finish
 7. Aluminium double glazed window with PPC finish
 8. Metal parapet wall cladding with PPC finish
 9. a) Red brick vertical header projecting 150 detail
b) Light red brick vertical header projecting 150 detail
c) Buff brick vertical header projecting 150 detail
 10. Metal Juliet balcony with PPC finish (mitred)
 11. Metal panels and doors to lift cycle stores / Opened Panels
 12. Weatherboard timber cladding with horizontal joints (mitred)
 13. Double glazed aluminium framed windows, obscured glass, with PPC finish
 14. Metal cladding seen roof finish



City of York Council Planning Committee Meeting - 5th August 2021



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Rev	Description	Date
A	Issued for planning amendment	15.01.21
B	Revised proposals following discussions with CVC	24.03.21

Client: Watkin Jones
Project: Frederick House
The Block C & D Elevations 02
Status: Planning Amendment
Project number: 1077
Date: Jan 2021
Drawn by: MC
Checked by: CF
Scale: 1: 100@A1
Revision: B
Drawing No: 1077-TGA-XX-XX-DR-A-0623

Block E – West and East Elevations



13 Block E West Elevation
1: 100



14 Block E East Elevation
1: 100

Block F – West and East Elevations



15 Block F West Elevation
1: 100



16 Block F East Elevation
1: 100

- Materials Key**
- 1 Red Brick Cladding
 - 2 Light Red Brick Cladding
 - 3 Buff Brick Cladding
 - 4 Weatherboard vertical brick cladding (omitted)
 - 5 Aluminium Framed doors with PPC finish
 - 6 Aluminium double glazed corner window with PPC finish
 - 7 Aluminium double glazed window with PPC finish
 - 8 Metal parapet wall capping with PPC finish
 - 9 a) Red brick vertical header projecting 100 detail
b) Light red brick vertical header projecting 100 detail
c) Buff brick vertical header projecting 100 detail
 - 10 Metal Juliet balcony with PPC finish (omitted)
 - 11 Metal panels and doors to lift / cycle stores / overhead Panels
 - 12 Weatherboard in line cladding with horizontal joints (omitted)
 - 13 Double glazed aluminium framed windows, obscured glass, with PPC finish
 - 14 Metal cladding seen on roof finish



City of York Council Planning Committee Meeting - 5th August 2021



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Rev	Description	Date
A	Issued for planning amendment	15.01.21
B	Revised proposals following discussions with CIC	24.03.21

Client: Watkin Jones
Project: Frederick House
Title: Block E & F Elevations
Status: Planning Amendment
Project number: 1077
Date: Jan 2021
Drawn by: MC
Checked by: CF
Scale: 1: 100@A1
Revision: B
Drawing No: 1077-TGA-XX-XX-DR-A-0526

Blocks E, F and G – North Elevations



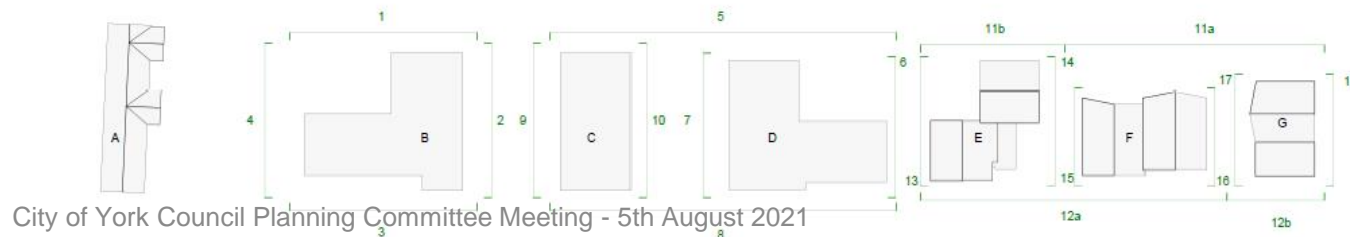
11a Block E F & G North Elevation
1:100



11b Block E F & G North Elevation (b)
1:100

Materials Key

1. Red Brick Cladding
2. Light Red Brick Cladding
3. Buff Brick Cladding
4. Weatherboard vertical timber cladding (mitred)
5. Aluminium framed doors with PFC finish
6. Aluminium double glazed corner windows with PFC finish
7. Aluminium double glazed corner windows with PFC finish
8. Metal parapet and coping with PFC finish
9. a) Red brick vertical header projecting 150 detail
b) Light red brick vertical header projecting 150 detail
c) Buff brick vertical header projecting 150 detail
10. Metal Jailed balcony with PFC finish (mitred)
11. Metal panels and doors to balcony doors/panels
12. Weatherboard timber cladding with horizontal joints (mitred)
13. Double glazed aluminium framed windows, obscured glass, with PFC finish
14. Metal cladding screen roof finish



City of York Council Planning Committee Meeting - 5th August 2021



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Rev	Description	Date
A	Issued for planning amendment	15.01.21
B	Revised proposals following discussions with C1/C	24.03.21

Client:
Watkin Jones

Project:
Frederick House

The:
Block E F & G Elevations
01

Status:
Planning Amendment

Project number:
1077

Date:
Jan 2021

Drawn by:
MC

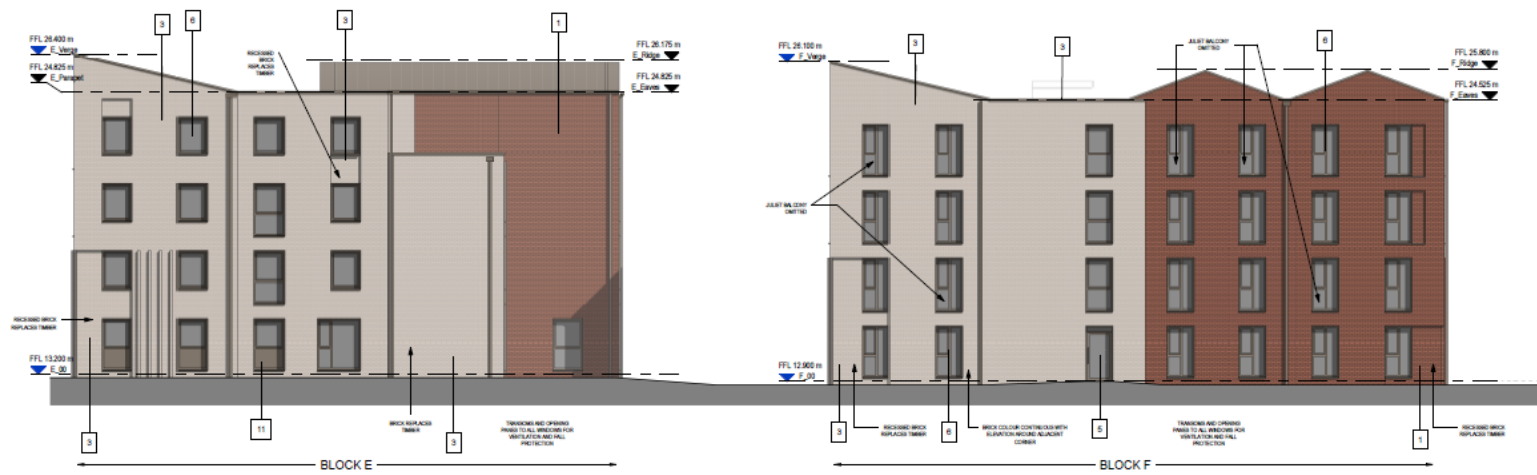
Checked by:
CF

Scale:
1:100@A1

Revision:
B

Drawing No:
1077-TGA-XX-XX-DR-A-0524

Blocks E, F and G – South Elevations



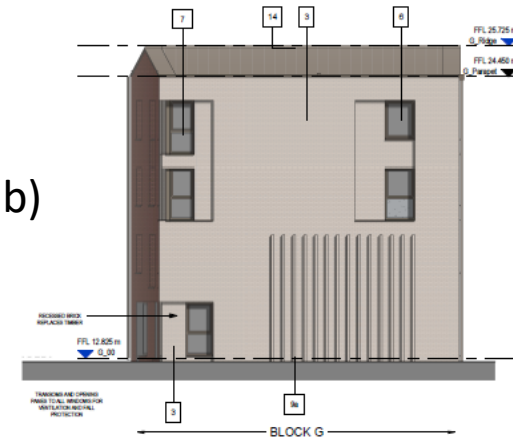
12a Block E F & G South Elevation
1 : 100

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Blocks E, F and G – South Elevation (b)

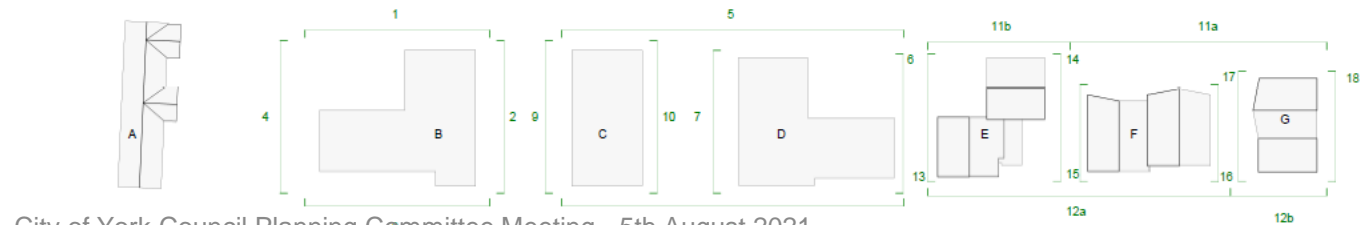


12b Block E F & G South Elevation
1 : 100

Rev	Description	Date
A	Issued for planning amendment	15.01.21
B	Revised proposals following discussion with CYC	24.03.21



- Materials Key**
1. Red Brick Cladding
 2. Light Red Brick Cladding
 3. Buff Brick Cladding
 4. Weatherboard vertical timber cladding (profiled)
 5. Aluminium framed doors with PFC finish
 6. Aluminium double glazed windows with PFC finish
 7. Metal parapet wall capping with PFC finish
 8. a) Red brick vertical header projecting 1/2 detail
b) Light red brick vertical header projecting 1/2 detail
c) Buff brick vertical header projecting 1/2 detail
 9. Metal Juliet balcony with PFC finish (profiled)
 10. Metal panels and doors to lift/cycle stores (specifier Panels)
 11. Weatherboard timber cladding with horizontal joints (profiled)
 12. Double glazed aluminium framed windows, obscured glass, with PFC finish
 13. Metal cladding seen roof finish
 - 14.



Block G – West and East Elevations



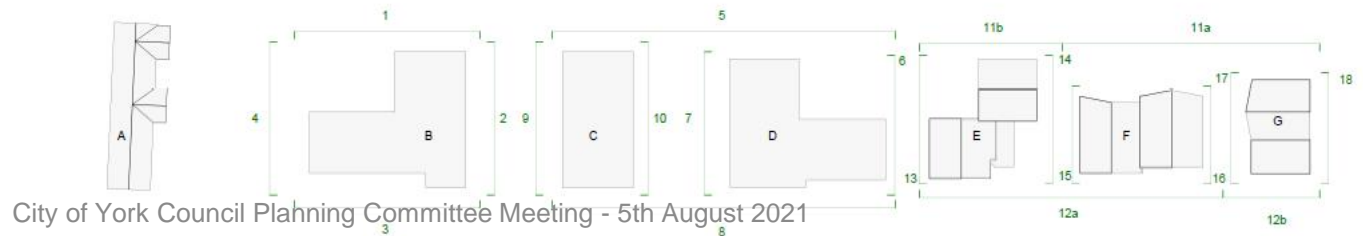
17 Block G West Elevation
1:100



18 Block G East Elevation
1:100

Materials Key

1. Red Brick Cladding
2. Light Red Brick Cladding
3. Buff Brick Cladding
4. Weatherboard vertical slat cladding (vertical)
5. Aluminium framed doors with PPC finish
6. Aluminium double glazed windows with PPC finish
7. Aluminium double glazed corner windows with PPC finish
8. Metal parapet wall, coping with PPC finish
 - a) Red brick vertical header projecting 150 detail
 - b) Light red brick vertical header projecting 150 detail
 - c) Buff brick vertical header projecting 150 detail
9. Metal Juliet balcony with PPC finish (vertical)
10. Metal parapet windows to take cyclo stairs / special panels
11. Weatherboard slat cladding with horizontal joints (vertical)
12. Double glazed aluminium framed windows, obscured glass, with PPC finish
14. Metal cladding eaves roof finish



City of York Council Planning Committee Meeting - 5th August 2021



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Rev	Description	Date
A	Issued for planning amendment	12.01.21
B	Revised proposals following discussions with CFC	24.03.21

Client
Watkin Jones

Project
Frederick House

The
Block G Elevations

Status
Planning Amendment

Project number
1077

Date
Jan 2021

Drawn by
MC

Checked by
CF

Scale
1:100@A1

Revision
B

Drawing No.
1077-TGA-XX-XX-DR-A-0527

Landscape Layout

- LEGEND**
- Large Trees**
Large heavy standard, to 20m girth, 4-4.5m height. Secured with timber stow and rubber tree tie. Irrigation ring, drainage system, bark mulch, decorative lighting, etc. (see notes).
 - Trees within Self-Binding Driveway**
Irrigation ring, bark heavy standard. Exotic species. (See notes).
 - Small Multi-Stemmed Trees**
2.5-3.5m height. Secured with flexible timber stakes and rubber tree ties. Irrigation ring. Landscape lighting, etc. (see notes).
 - Grass and Herbaceous Planting**
Planted as 16 plants, 3-6 per m². 30mm bark mulch.
 - Lawn**
Hard wearing turf/grass seed.
 - Wildflower Meadow**
Standard General Purpose Meadow Mix by Ecoterra or similar approved. Sown at 5 per m².
 - Timber Deck**
Decking by Baluy Timberstone or similar approved. Douglas fir.
 - Timber Stool**
Decking by Baluy Timberstone or similar approved. Douglas fir.
 - Table Tennis Table**
Combi-Deck Park Outdoor Table Tennis Table by Jorace or similar approved.
 - Light Bulb Fixtures**
Timber post by Tormac or contractor choice as approved.
 - Concrete Marking**
Tropico 150mm or Cedar by Tubermore or similar approved. Mixed plan ions.
 - Green Paving (Essexcrete style)**
Essexcrete 150 by Hardscape or similar approved. Mixed plan ions.
 - Linear Concrete Slab Paving**
Marathon 150 by Tubermore or similar approved. Essexcrete.
 - Self-Binding Driveway**
Gravel 40mm layer by Broom or similar approved. To provide permeable surface for trees. Tropico block paving laid in random course for edging.
 - Pine Gravel Border**
400mm wide pine gravel border around buildings for drainage and maintenance. 20mm depth. 50mm membrane under gravel and timber edging to separate from planting.
 - Treated Concrete Kerb with 50mm compact Conservation Earth in Cream by Marshall or similar approved.**
 - Block Paving Border**
Tropico 150mm in natural by Tubermore or similar approved. Two blocks deep laid in running bond.
 - Dwarf Retaining Wall**
Perisite 150.
 - 1.5m Railings**
1.5m tall powder coated steel railings and gate with 40mm radius trees.
 - 1.2m Brick Wall and Railings**
1200mm brick wall with 1200mm brick pier and 750mm railings. 84L 7000. Bricks to match building materials.
 - 1.2m Railings**
1.2m Powder Coated Railings. 84L 7000.
 - Edging Brick Wall and New Fence**
Edging 1.2m brick wall with new 1200mm timber fence back to top of wall.
 - Edging Brick Wall to be Retained**
 - Outline of below ground water storage tanks**
 - Permeable Tarmac**
Fibrel to pedestrian footpath over root zones. Specialist contractor choice as approved.
 - Sedum Roof**
Green Sedum roof.
 - Impact Wall**
Block wall. Filled with recycled materials from the site.
 - Bat Boxes**
See also ecologist report.
 - Swift Boxes**
See also ecologist report.
 - Electric Charging Point**

GENERAL NOTES

1. This drawing is the copyright of tpm landscape Ltd and cannot be reproduced in any form without the consent of the company.
2. This drawing is to be read in conjunction with detail landscape drawings, details and specification.
3. This drawing is to be read in conjunction with all relevant Architect, Engineer's, Specialist, Bills of Materials and Specifications.
4. The inclusion of any firm or proprietary brand on this drawing is an indication of the class or quality required and does not exclude the use of alternative materials that are equal in performance, quality and appearance, provided that they have been approved in writing by the Landscape Architect.
5. The Contractor is responsible for accurately ascertaining the position of underground services and responding to all relevant service assessment requirements.
6. All dimensions are in millimetres unless stated otherwise, for the purposes of this drawing, all dimensions are to be taken and given within 100mm and 100mm and shall be rounded up or down to the nearest millimetre as appropriate.
7. All work and materials are to be in accordance with the relevant British Standards and Code of Practice.
8. All Proprietary products are to be used strictly in accordance with the manufacturer's instructions and details.



REVISION NOTES		
No.	Description	Date
1	Updated in line with drainage layout	12.05.21
2	Updated in line with comments	07.05.21
3	Bat and swift boxes added	06.04.21
4	Medium roof for oak building	25.05.21
5	Green paving added	23.05.21
6	entrance resigned to existing kerb	16.05.21
7	Levels around Block D amended	22.01.21
8	Levels amended and drainage	13.01.21
9	Detail added	03.12.20

Client	Watkin Jones	N ↑					
Project	Frederick House, York						
Description	Landscape Layout						
Status	For Approval						
Scale @ A1	1:250	Drawn	EG	Checked	CT	Date	18.11.20
Job number	3473	Drawing number	101	Revision	L		



Photograph – Block B



Photograph – Block C



Photograph – Block D



Photograph – Block E



Photograph – Block F



Photograph – Block G



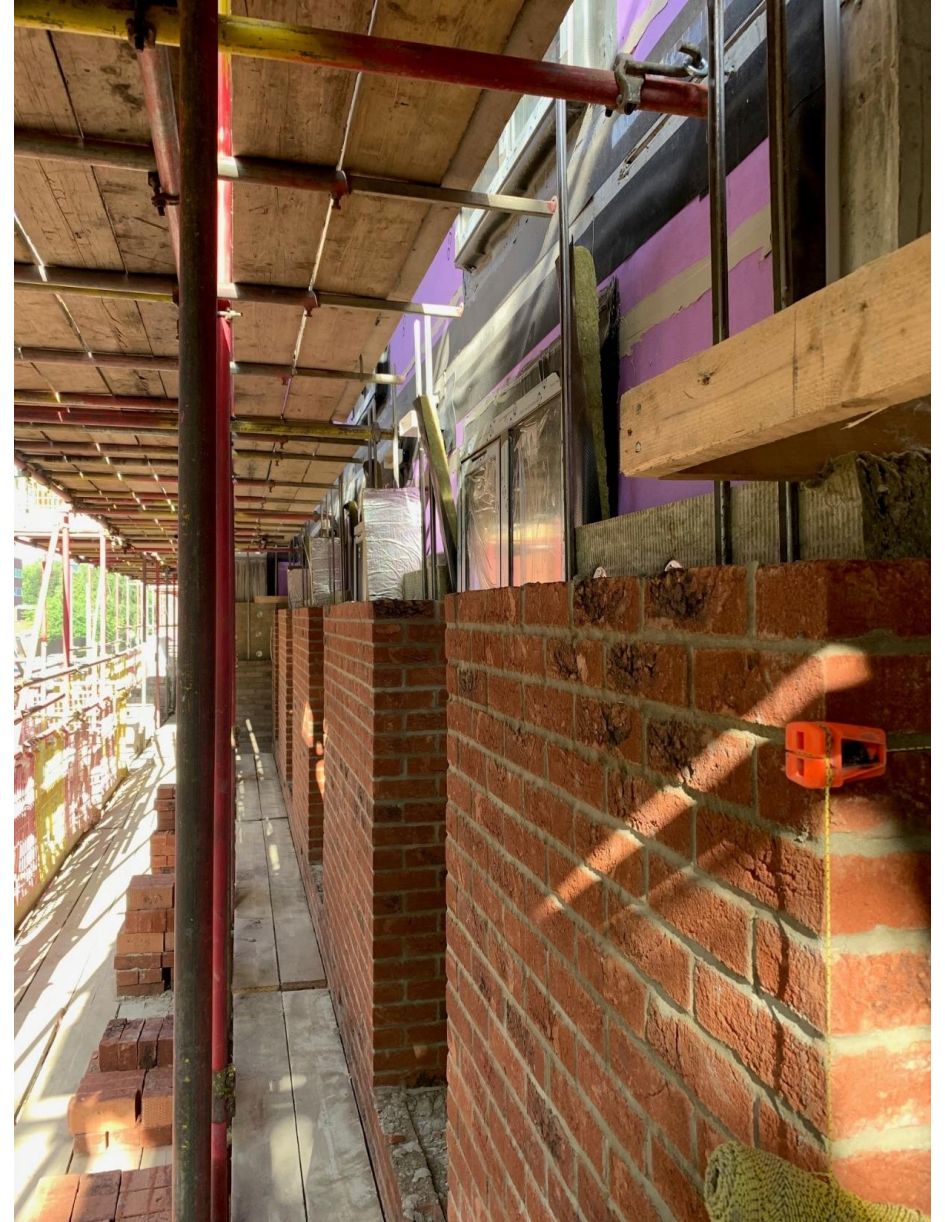
Photograph – View from Block F towards Guard House



Photograph – View from
Guard House towards Block G



Photograph –
Brickwork 1 and
Brickwork 2



Photograph – View from Entrance



Photograph – View from Entrance (2)



Photograph – View
from Fulford Road

