



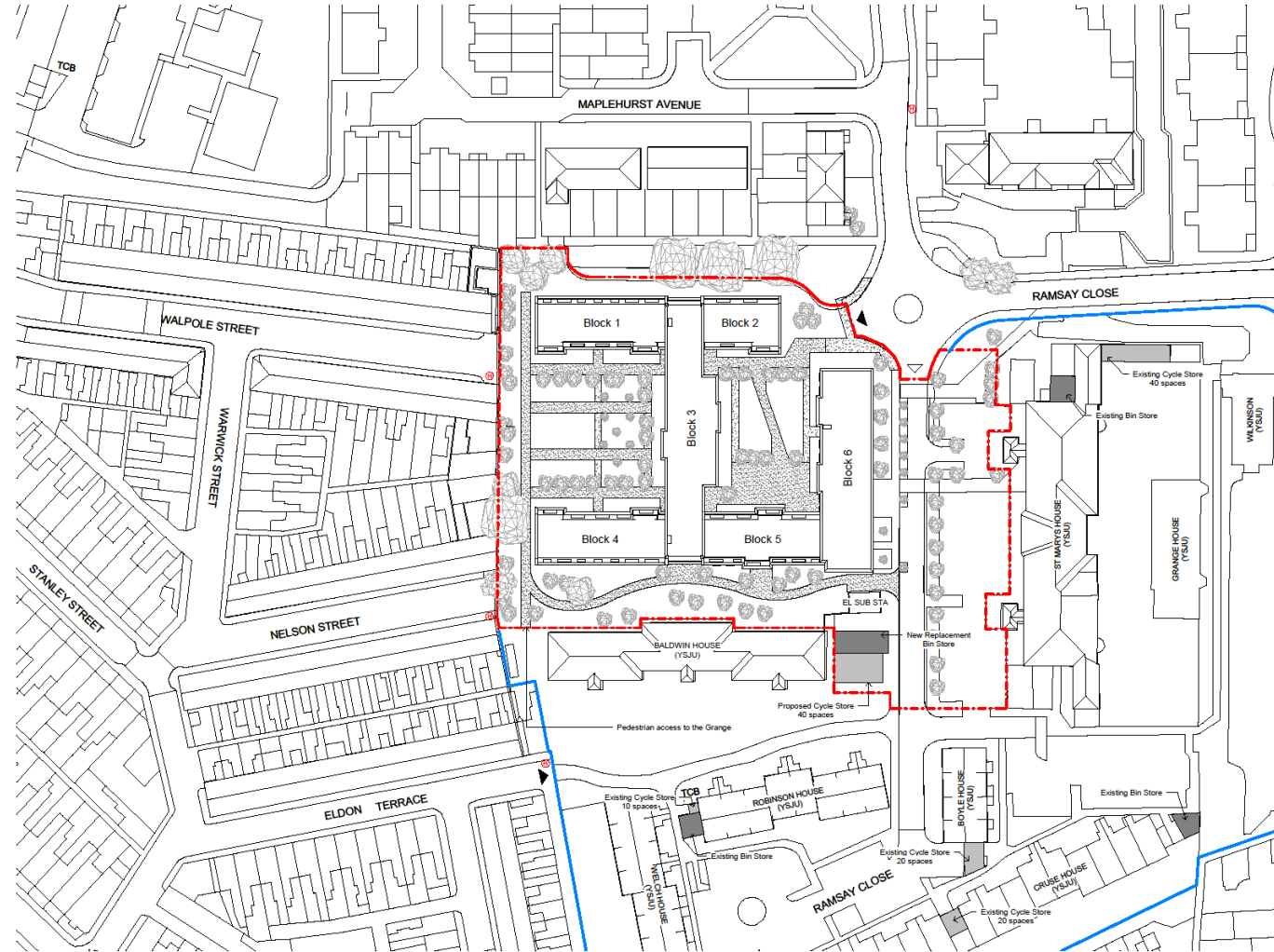
Planning Committee A

To be held on 2nd February 2023

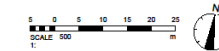
22/02024/FULM – Peppermill Court, Ramsey Close, York

Erection of 3-storey student accommodation with associated landscaping

Proposed Site Layout Plan



1 General Arrangement Site Plan View
1: 500



City of York Council Planning Committee Meeting - 2nd February 2023

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| Bedroom Type Schedule | | |
|-----------------------|---------|-------|
| Name | Level | Count |
| Acc. Room | Level 0 | 6 |
| Standard Room | Level 0 | 55 |
| Level 0: 61 | | |
| Acc. Room | Level 1 | 4 |
| Double Room | Level 1 | 3 |
| Standard Room | Level 1 | 70 |
| Level 1: 77 | | |
| Double Room | Level 2 | 5 |
| Standard Room | Level 2 | 67 |
| Level 2: 72 | | |
| Total: 210 | | |

- Site Boundary Line
- Ownership Boundary Line
- ▲ Pedestrian Access
- ▼ Vehicular Access

Approx Site Area: 8728.12 m²

| REV | DESCRIPTION | DATE | BY | CHKD |
|-----|--------------------|----------|----|------|
| 1 | Issue for Planning | 19/02/22 | NG | FA |
| 2 | Issue for Planning | 19/02/22 | NG | FA |
| 3 | Issue for Planning | 19/02/22 | NG | FA |
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| 49 | Issue for Planning | 19/02/22 | NG | FA |
| 50 | Issue for Planning | 19/02/22 | NG | FA |

ORIGINATOR: **RIDGE**



CLIENT: **1 YORK ST YORK UNIVERSITY**

IN ASSOCIATION WITH:

PROJECT: **Peppermill Court // New Student Accommodation**

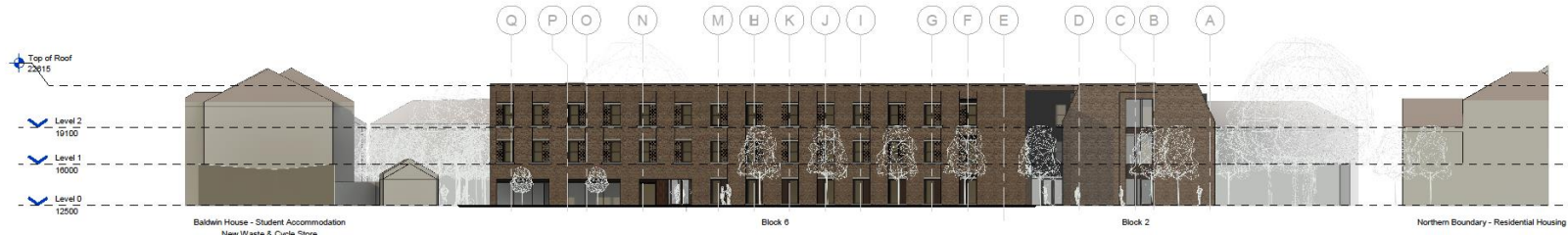
TITLE: **Proposed Site Plan**

DESIGNED BY: NG SCALE: 1: 500 @ A1
CHECKED BY: FA DATE: 19/04/22

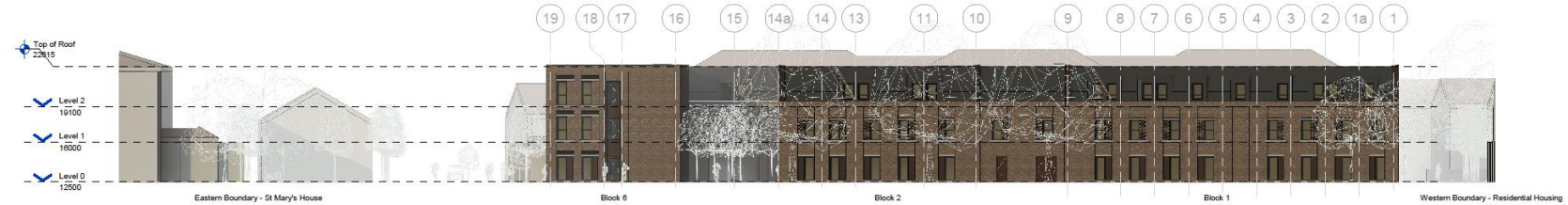
STATUS: **INFORMATION**

DRAWING No: 3
PROJECT: 5017026 ORG: RDG ZONE: XX LEVEL: ST TYPE: PL ROLE: A NUMBER: 0004 REV: H

Proposed Elevations



1 Site Elevation - East
1: 200



2 Site Elevation - North
1: 200



3 Site Elevation - West
1: 200



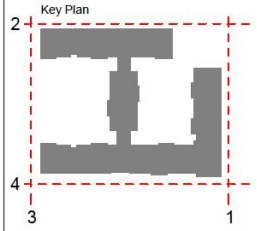
4 Site Elevation - South
1: 200

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DRAWING NOTES:

- COM REGULATIONS 2013
- SHOWING LAND OR NON-OBSVIOUS RISKS AND RISKS WHICH ARE DIFFICULT TO MANAGE ARE IDENTIFIED ON THIS DRAWING USING THE FOLLOWING SYMBOL IDENTIFIED TO THE RIGHT WITH BRIEF ACCOMPANYING TEXT. FOR FURTHER DETAILS OF THE RISKS IDENTIFIED BY DESIGNERS, REFERENCE SHOULD BE MADE TO THE HAZARD REGISTER.



| REV | DESCRIPTION | DATE | BY | CHKD |
|-----|--|------------|----|------|
| 1 | Updated landscape strategy following Planning Officer comments | 19/10/2022 | FR | FW |
| 2 | Stage 15 Package Issues | 19/09/2022 | MD | FW |
| 3 | Final Design | 19/09/2022 | MD | FW |
| 4 | Final Planning Issues | 19/09/2022 | MD | FW |
| 5 | Final Planning Issues | 19/09/2022 | MD | FW |
| 6 | Final Planning Issues | 19/09/2022 | MD | FW |
| 7 | Final Planning Issues | 19/09/2022 | MD | FW |
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| 19 | Final Planning Issues | 19/09/2022 | MD | FW |

ORIGINATOR:



IN ASSOCIATION WITH:

PROJECT: Peppercorn Court // New Student Accommodation

TITLE: Proposed Site Elevations

DRAWN BY: NS SCALE: As Indicated @ A1

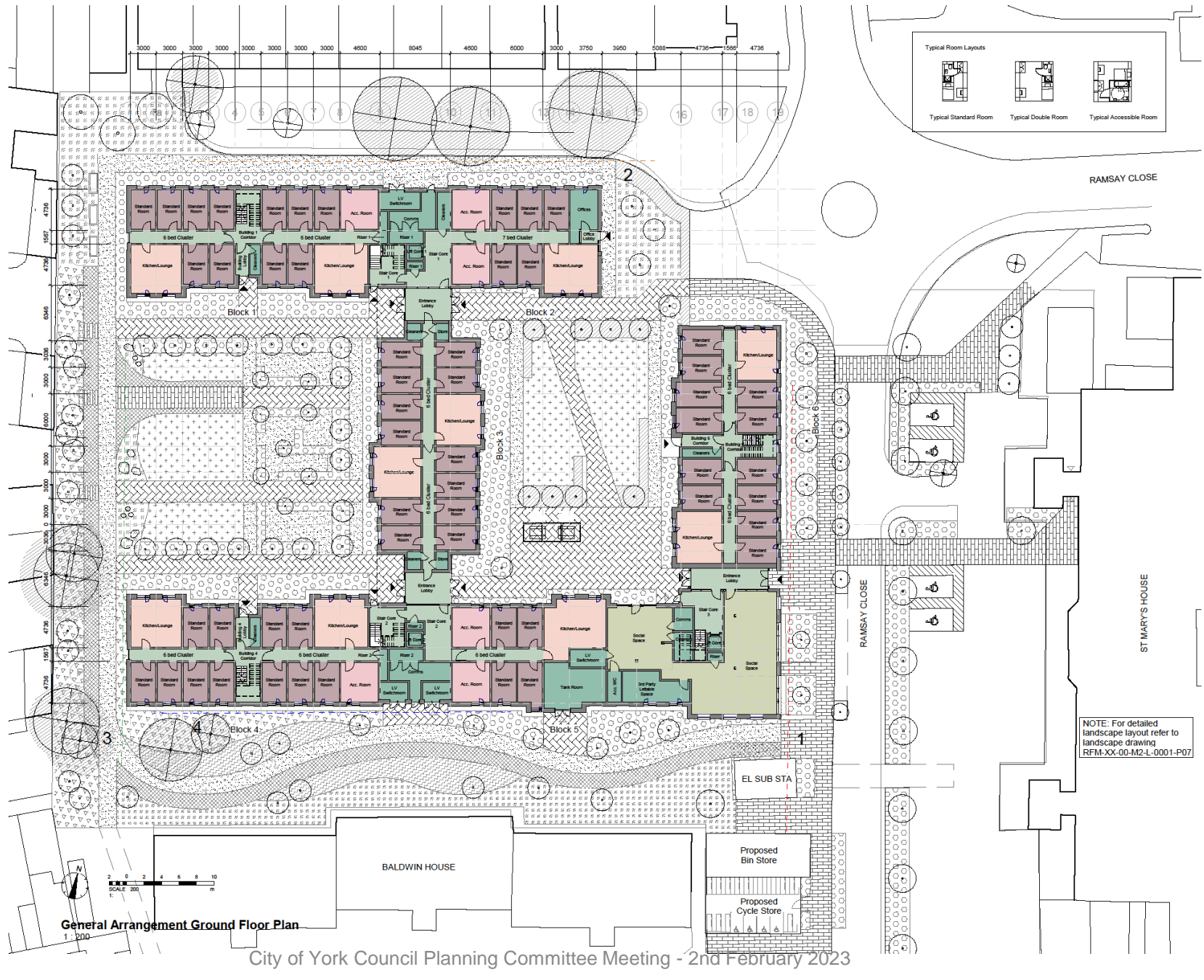
CHECKED BY: FA DATE: 11/05/22

STATUS: INFORMATION

| DRAWING NO. | PROJ. | ZONE | LEVEL | TYPE | ROLE | NUMBER | REV |
|-------------|-------|------|-------|------|------|--------|-----|
| 5017026 | RDG | XX | XX | EL | A | 0020 | F |



Proposed Ground Floor Plan



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Key

| | |
|--------------------|------------------|
| [Pink Box] | Bedrooms |
| [Light Blue Box] | Acc Room |
| [Light Green Box] | Bedroom Acc Room |
| [Light Yellow Box] | Kitchen |
| [Light Purple Box] | Social |
| [Light Orange Box] | Circulation |
| [Light Red Box] | Ancillary |
| [Pink Box with X] | Calculating |

- 1 A 33m separation distance with St. Mary's distance
- 2 A 21m separation distance between residential buildings to the North of the site
- 3 A 8m separation distance between flank walls of residential properties to the West
- 4 A 14m separation distance between existing student accommodation at Baldwin House to the South

| NO. | DATE | BY | CHKD |
|-----|------------|----|------|
| 1 | 17/03/2022 | NG | FA |
| 2 | 17/03/2022 | NG | FA |
| 3 | 17/03/2022 | NG | FA |
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| 48 | 17/03/2022 | NG | FA |
| 49 | 17/03/2022 | NG | FA |
| 50 | 17/03/2022 | NG | FA |

ORIGINATOR:

RIDGE

CLIENT:

1 YORK ST JOHN UNIVERSITY

IN ASSOCIATION WITH:

PROJECT:
 Peppermill Court // New Student Accommodation

TITLE:
 Proposed Ground Floor GA Plan

DRAWN BY: NG **SCALE:** As Indicated @ A1
CHECKED BY: FA **DATE:** 17/03/2022

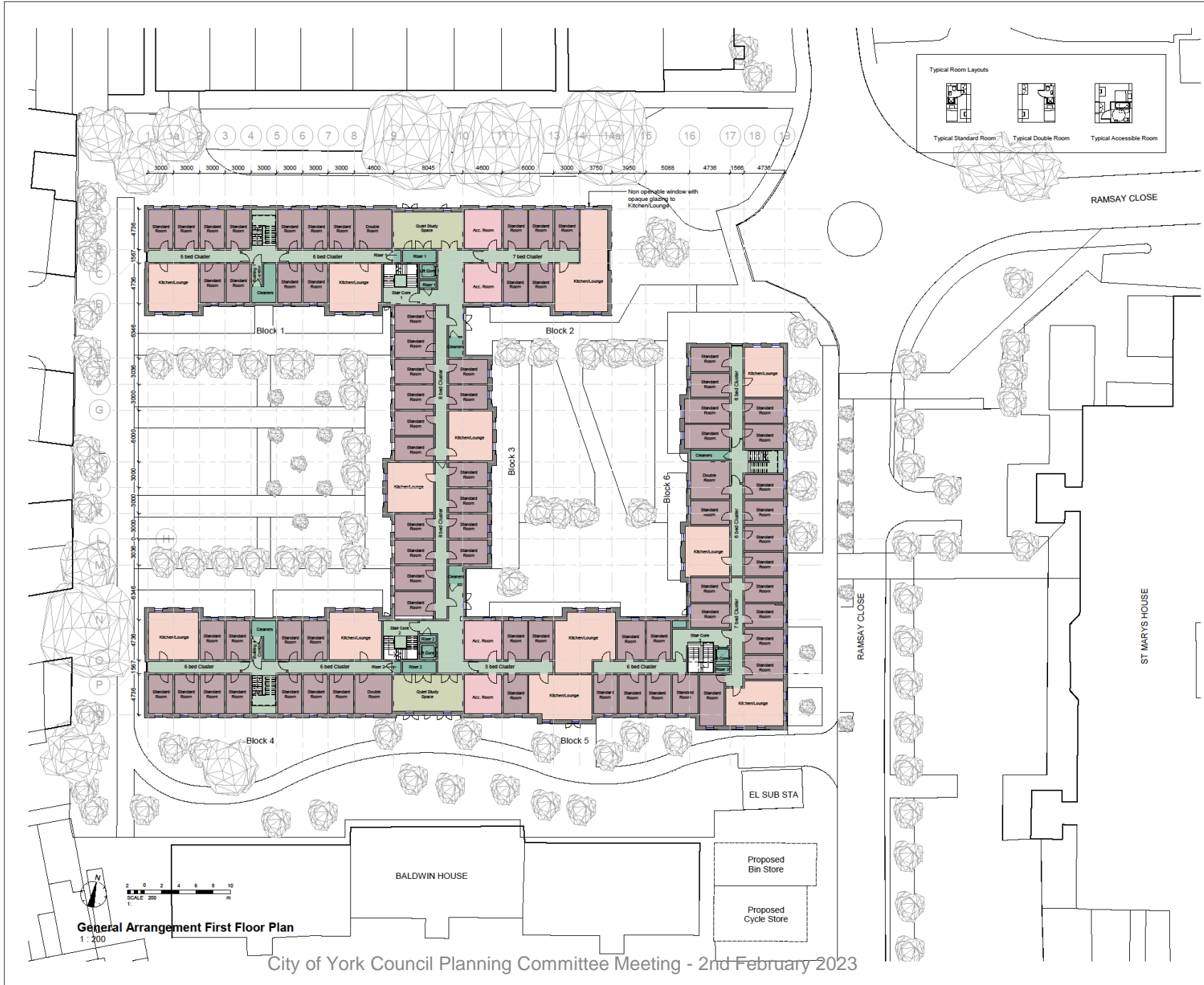
STATUS: INFORMATION

DRAWING No: 5017026 **ORIG:** RDG **ZONE:** XX **LEVEL:** 00 **TYPE:** PL **ROLE:** A **NUMBER:** 10100 **REV:** S



General Arrangement Ground Floor Plan

Proposed First Floor Plans



General Arrangement First Floor Plan
1:200

City of York Council Planning Committee Meeting - 2nd February 2023



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DRAWING NOTES:

1. ONE REVISIONATION DATE

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Key

| |
|------------------|
| Bedrooms |
| Acc Room |
| Bedroom Acc Room |
| Kitchen |
| Social |
| Circulation |
| Annex |

| NO. | DESCRIPTION | DATE | BY | CHKD |
|-----|--|------------|----|------|
| 1 | Issued available for planning | 19/01/2023 | FA | NG |
| 2 | Updated kitchen layout stage Planning Officer comments | 19/01/2023 | FA | NG |
| 3 | Stage 2 Planning Issues | 19/01/2023 | FA | NG |
| 4 | Approved for Planning | 19/01/2023 | FA | NG |
| 5 | As Issued to the Engineer | 19/01/2023 | FA | NG |
| 6 | Stage 3 Drawing | 19/01/2023 | FA | NG |
| 7 | Issued Planning Issues | 19/01/2023 | FA | NG |
| 8 | Planning Issues | 19/01/2023 | FA | NG |
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REVISIONS

| NO. | DESCRIPTION | DATE | BY | CHKD |
|-----|--|------------|----|------|
| 1 | Issued available for planning | 19/01/2023 | FA | NG |
| 2 | Updated kitchen layout stage Planning Officer comments | 19/01/2023 | FA | NG |
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| 25 | Final Planning Issues | 19/01/2023 | FA | NG |
| 26 | Final Planning Issues | 19/01/2023 | FA | NG |
| 27 | Final Planning Issues | 19/01/2023 | FA | NG |
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| 34 | Final Planning Issues | 19/01/2023 | FA | NG |
| 35 | Final Planning Issues | 19/01/2023 | FA | NG |
| 36 | Final Planning Issues | 19/01/2023 | FA | NG |
| 37 | Final Planning Issues | 19/01/2023 | FA | NG |
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| 40 | Final Planning Issues | 19/01/2023 | FA | NG |
| 41 | Final Planning Issues | 19/01/2023 | FA | NG |
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| 48 | Final Planning Issues | 19/01/2023 | FA | NG |
| 49 | Final Planning Issues | 19/01/2023 | FA | NG |
| 50 | Final Planning Issues | 19/01/2023 | FA | NG |



CLIENT:

YORK CITY COUNCIL

IN ASSOCIATION WITH:

PROJECT:

Peppermill Court // New Student Accommodation

TITLE:

Proposed First Floor GA Plan

DRAWN BY: NG SCALE: 1:200 @ A1

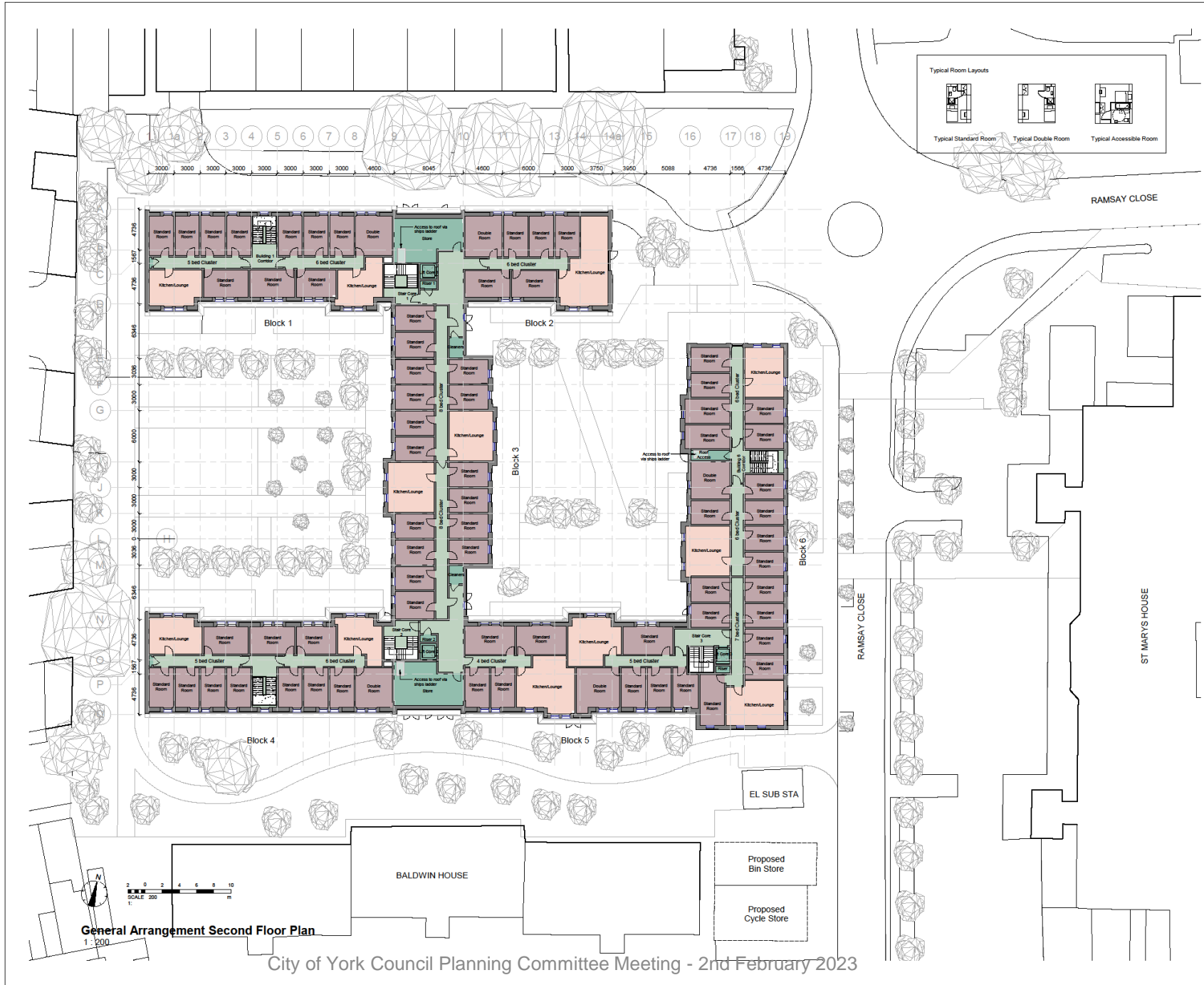
CHECKED BY: FA DATE: 17/03/2022

STATUS:

INFORMATION

| DRAWING NO. | PROJECT | ORG. | ZONE | LEVEL | TYPE | ROLE | NUMBER | REV. |
|-------------|---------|------|------|-------|------|------|--------|------|
| 5017026 | RDG | XX | 01 | PL | A | 0101 | QV | |

Proposed Second Floor Plan



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Key

- Bedrooms
- Acc Room
- Bedroom Acc Room
- Kitchen
- Social
- Circulation
- Annexillary
- Calculating...

| REV | DESCRIPTION | DATE | BY | CHKD |
|-----|------------------|------------|----|------|
| 01 | Issue for tender | 17/03/2022 | NG | FA |
| 02 | Issue for tender | 17/03/2022 | NG | FA |
| 03 | Issue for tender | 17/03/2022 | NG | FA |
| 04 | Issue for tender | 17/03/2022 | NG | FA |
| 05 | Issue for tender | 17/03/2022 | NG | FA |
| 06 | Issue for tender | 17/03/2022 | NG | FA |
| 07 | Issue for tender | 17/03/2022 | NG | FA |
| 08 | Issue for tender | 17/03/2022 | NG | FA |
| 09 | Issue for tender | 17/03/2022 | NG | FA |
| 10 | Issue for tender | 17/03/2022 | NG | FA |
| 11 | Issue for tender | 17/03/2022 | NG | FA |
| 12 | Issue for tender | 17/03/2022 | NG | FA |
| 13 | Issue for tender | 17/03/2022 | NG | FA |
| 14 | Issue for tender | 17/03/2022 | NG | FA |
| 15 | Issue for tender | 17/03/2022 | NG | FA |
| 16 | Issue for tender | 17/03/2022 | NG | FA |
| 17 | Issue for tender | 17/03/2022 | NG | FA |
| 18 | Issue for tender | 17/03/2022 | NG | FA |
| 19 | Issue for tender | 17/03/2022 | NG | FA |
| 20 | Issue for tender | 17/03/2022 | NG | FA |
| 21 | Issue for tender | 17/03/2022 | NG | FA |
| 22 | Issue for tender | 17/03/2022 | NG | FA |
| 23 | Issue for tender | 17/03/2022 | NG | FA |
| 24 | Issue for tender | 17/03/2022 | NG | FA |
| 25 | Issue for tender | 17/03/2022 | NG | FA |
| 26 | Issue for tender | 17/03/2022 | NG | FA |
| 27 | Issue for tender | 17/03/2022 | NG | FA |
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| 29 | Issue for tender | 17/03/2022 | NG | FA |
| 30 | Issue for tender | 17/03/2022 | NG | FA |
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| 33 | Issue for tender | 17/03/2022 | NG | FA |
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| 48 | Issue for tender | 17/03/2022 | NG | FA |
| 49 | Issue for tender | 17/03/2022 | NG | FA |
| 50 | Issue for tender | 17/03/2022 | NG | FA |



General Arrangement Second Floor Plan
1:200

ORIGINATOR: **RIDGE**

CLIENT: YORK ST JOHN UNIVERSITY

IN ASSOCIATION WITH:

PROJECT: Peppermill Court // New Student Accommodation

TITLE: Proposed Second Floor GA Plan

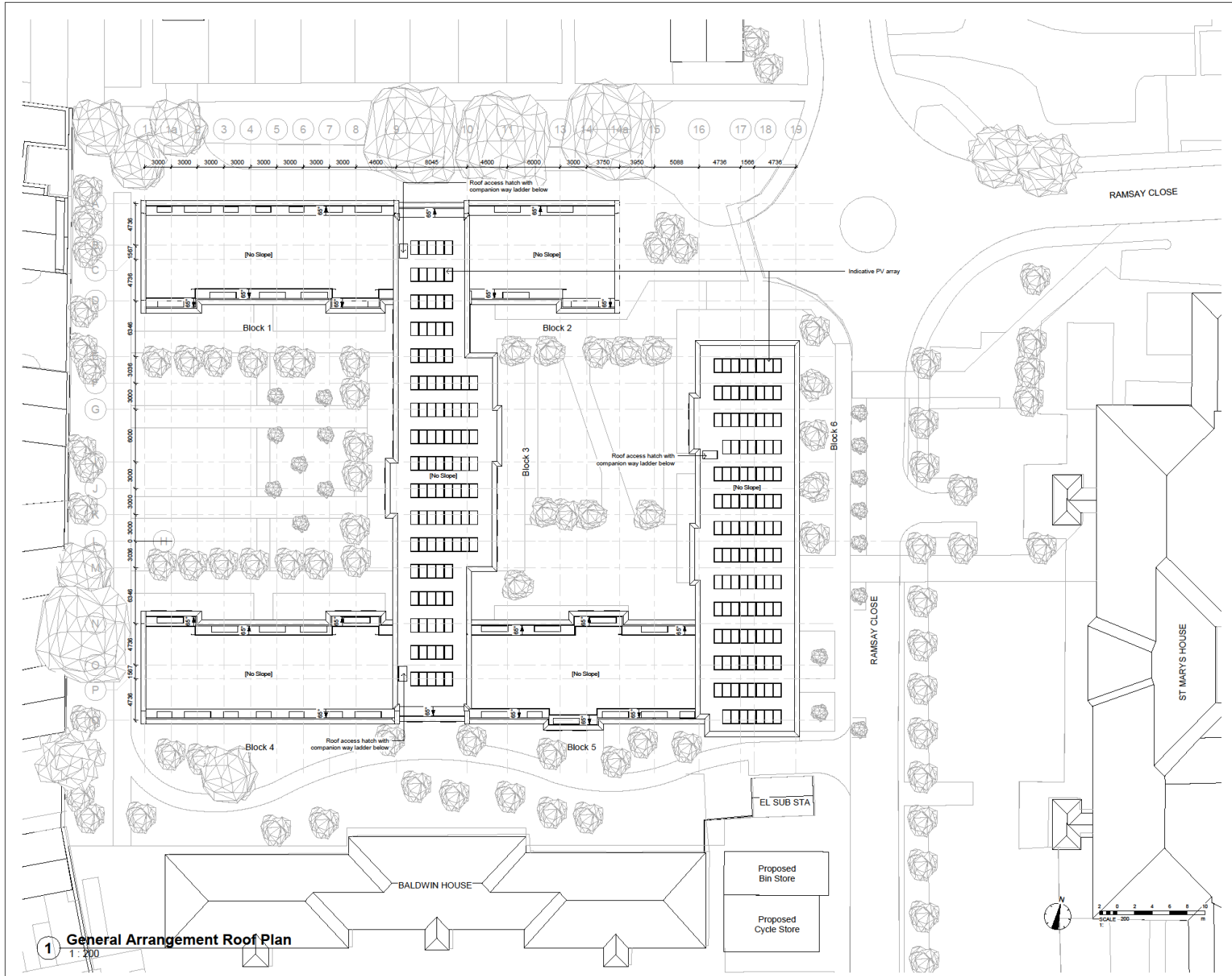
DRAWN BY: NG SCALE: 1:200 @ A1

CHECKED BY: FA DATE: 17/03/2022

STATUS: INFORMATION

| DRAWING No. | PROJECT | ORG | ZONE | LEVEL | TYPE | ROLE | NUMBER | REV |
|-------------|---------|-----|------|-------|------|------|--------|-----|
| 5017026 | RDG | XX | 02 | PL | A | 0102 | Q | |

Proposed Roof Plan



1 General Arrangement Roof Plan
1:200

City of York Council Planning Committee Meeting - 2nd February 2023



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| | | | |
|---|------------|----|----|
| Issue/Revised/Deleted/Amended/Revised/Planning/Other comments | 17/03/2022 | NG | RF |
| Stage 01 Package Issue | 16/03/2022 | NG | RF |
| Prepared for Planning | 15/03/2022 | FA | PL |
| City Issues to PPA Engineer | 08/03/2022 | NG | RF |
| Design Development | 03/03/2022 | NG | RF |
| Finalised Planning Issues | 14/02/2022 | NG | RF |
| Planning Issue | 14/02/2022 | NG | RF |
| Finalised Planning Issues | 11/02/2022 | NG | RF |
| Updated for Review | 11/02/2022 | NG | RF |
| Updated for PPA Review | 10/02/2022 | NG | RF |
| Issue for PPA Review | 09/02/2022 | NG | RF |
| Updated for PPA Review | 09/02/2022 | NG | RF |

REV: DESCRIPTION DATE BY CHKD

ORIGINATOR:

RIDGE

CLIENT:

YORK ST JOHN UNIVERSITY

IN ASSOCIATION WITH:

PROJECT: Peppermill Court // New Student Accommodation

TITLE: Proposed Roof Plan

INFORMATION

| | | | | | |
|-------------|---------|--------|------------|-------|----|
| DRAWN BY: | NG | SCALE: | 1:200 | SIZE: | A1 |
| CHECKED BY: | FA | DATE: | 17/03/2022 | | |
| STATUS: | | | | | |
| DRAWING No: | | | | | |
| PROJECT: | 5017026 | ORG: | RDG | ZONE: | XX |
| LEVEL: | RF | TYPE: | PL | ROLE: | A |
| NUMBER: | 0103 | REV: | L | | |