



# Planning Committee A

To be held on Thursday 9<sup>th</sup> June 2022 at 4:30pm

# 21/02573/FULM – Development Site Hospital Fields Road and Ordnance Lane, York

Demolition of existing buildings, alterations to 'The Married Quarters Building', and erection of new buildings to provide no.85 residential dwellings (Use Class C3), 457sqm of commercial / business floorspace (Use Class E) and 152sqm of community floorspace (Use Class F1/F2) with associated ancillary development

# Fulford Road boundary wall & frontage building (1)



## Fulford Road boundary wall & frontage building (2)



## Ordnance Lane buildings proposed for demolition



Married Quarters (2-storey extension to be demolished)



# Views into the site and of Ambrose Street from the South



Warehouse on south side of the site



Offices/Nursery/Gym within buildings to south of the site





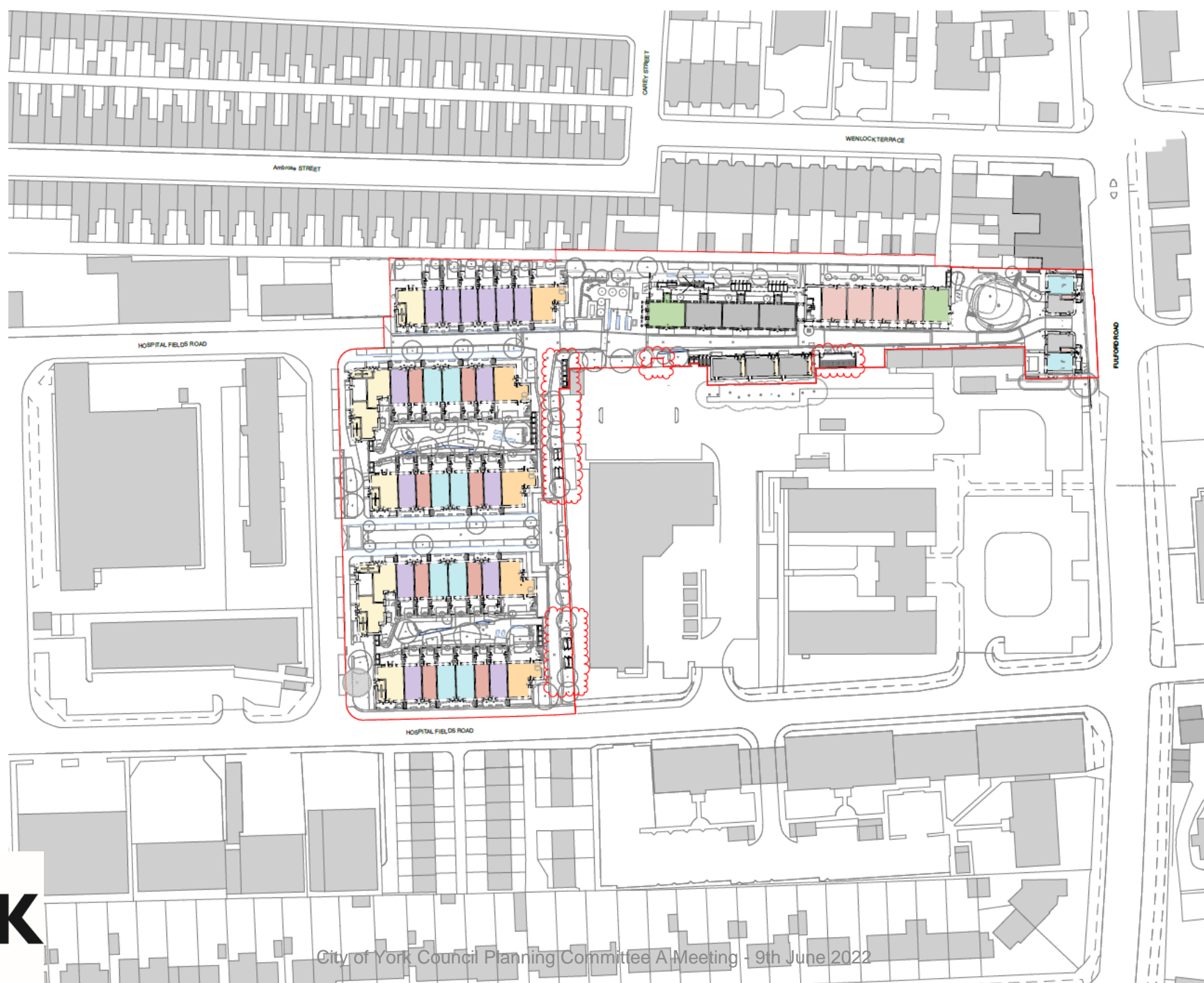
# Wenlock Terrace



## Alleyway to West of site



# Proposed Site Plan



Revision	Change ID	Change Name
01	01	Issue for comment
02	02	Issue for comment

**KEY**

<span style="display:inline-block; width:15px; height:15px; background-color:grey; border:1px solid black;"></span> Commercial Unit	<span style="display:inline-block; width:15px; height:15px; border:1px solid red;"></span> Site Boundary
<span style="display:inline-block; width:15px; height:15px; background-color:yellow; border:1px solid black;"></span> Community Unit	<span style="display:inline-block; width:15px; height:15px; border:1px dashed black;"></span> Roof Protection Area
<span style="display:inline-block; width:15px; height:15px; background-color:orange; border:1px solid black;"></span> 10Up (1 storey)	<span style="display:inline-block; width:15px; height:15px; border:1px dashed black; border-radius:50%;"></span> Tree Crown
<span style="display:inline-block; width:15px; height:15px; background-color:lightcoral; border:1px solid black;"></span> 20Up (1 storey)	
<span style="display:inline-block; width:15px; height:15px; background-color:lightblue; border:1px solid black;"></span> 20Up (2 storey)	
<span style="display:inline-block; width:15px; height:15px; background-color:lightpurple; border:1px solid black;"></span> 40Up (3 storey)	
<span style="display:inline-block; width:15px; height:15px; background-color:lightyellow; border:1px solid black;"></span> 50Up (3 storey)	



Revision	Author	Issue Date
01	01/04/2022	01/04/2022
02	02/04/2022	02/04/2022

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**HEALTH, SAFETY AND ENVIRONMENTAL INFORMATION BOX**  
 Note: This drawing is to be read in conjunction with the Risk Register produced for inclusion in the health and safety plan. The hazard notes are in addition to control measures and risk level to be agreed by contractor when dealing with the type of work detailed on the drawing.

**NOT FOR CONSTRUCTION  
 DO NOT SCALE FROM THIS DRAWING**

All measurements given are indicative, on site dimensions must be determined prior to the start of construction of any components. All site preparation work must be done on site and risks transferred to site to be brought to architect's attention.

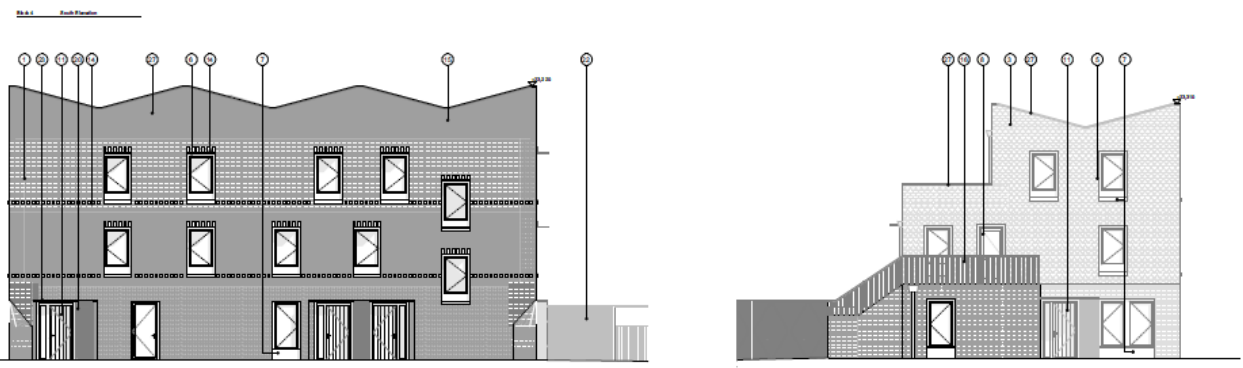
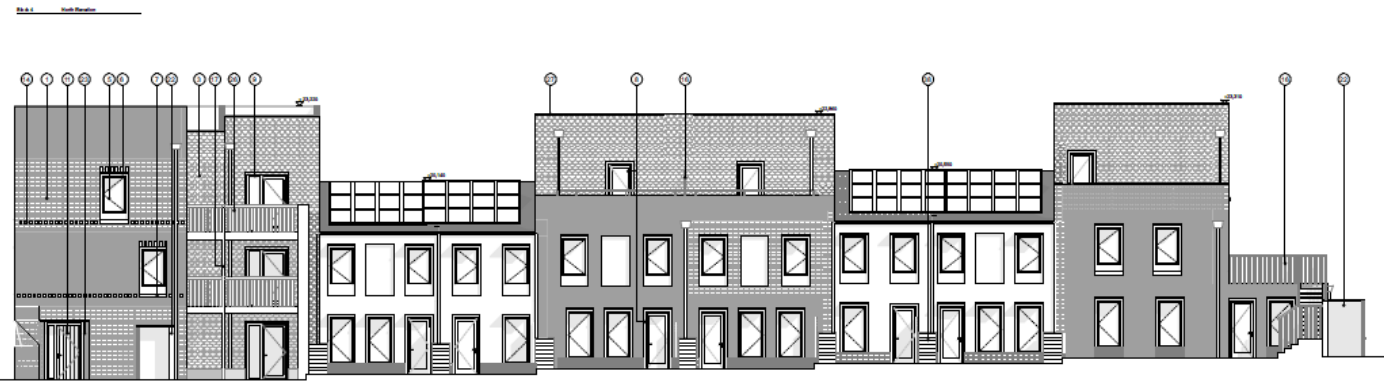
DRAWING TITLE: 288C | Obdurance Lane

**Site Plan**

PROJECT Obdurance Lane	DATE 07/04/2022
CLIENT HEIP - City of York Council	SCALE 1:500 @ A1
DRAWING STATUS: PLANNING	NO. 001
Issue: 288C C	WIP



# Blocks 1-4 Typical Elevations



- MATERIAL KEY**
- Red Mill Brick with Flush and Brushed Pointing
  - Flintwork
  - Lightweight Hung Clay Tile
  - Red Mill Brick Finish
  - Aluminium window
  - Slater Shingles
  - Pre-cast concrete Lintel/Window Cill
  - Glazed Composite Door
  - Glazed Composite Door with sidelight
  - Solid Composite Door
  - Solid Composite Door with Sidelight
  - Galvalume Steel Gutters/Coverings
  - Black Pan Tiles
  - Decorative Brickwork
  - Integrated Fiberglass Reinforced Plastic
  - Timber Balustrade
  - Steel Frame Balcony
  - Powder Coated Mesh Garden Fencing
  - Timber Garden Gate
  - Powder Coated Sheet Electrical & Postal Box
  - Powder Coated Expanded Aluminium Mesh and Brick Slim Store
  - Powder Coated Expanded Aluminium Mesh and Brick Slim Store
  - Powder Coated Expanded Aluminium Mesh and Brick Front Porch
  - Casting Balustrade
  - Brick Plinth
  - Metalwork
  - Zinc Cladding
  - Timber Sash
  - Timber Door
  - Timber Cladding
  - Crest & Glazed Timber Sash Window
  - Recessed Metal Door
  - Recessed Brickwork Panel
  - Slate Roof Cladding
  - Powder Coated Metal Sheet
  - Pre-finished Metal Door
  - Galvalume Steel Door with Sidelight
  - Timber Water But

Scale 1:100

Revised	Issued	Issue Title
01	01/11/2021	Planning

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**HEALTH, SAFETY AND ENVIRONMENTAL INFORMATION BOX**  

 Note: This drawing is to be read in conjunction with the MS & register specified for installation in the health and safety plan. The hazard notes are in addition to normal hazards and shall be read by a competent contractor when dealing with the type of works detailed on the drawing.

**NOT FOR CONSTRUCTION  
DO NOT SCALE FROM THIS DRAWING**

All measurements given are indicative, on site dimensions must be determined prior to the purchase and installation of any components. All dimensions shall be indicated in millimetres (mm) and shall be rounded up to the nearest millimetre.

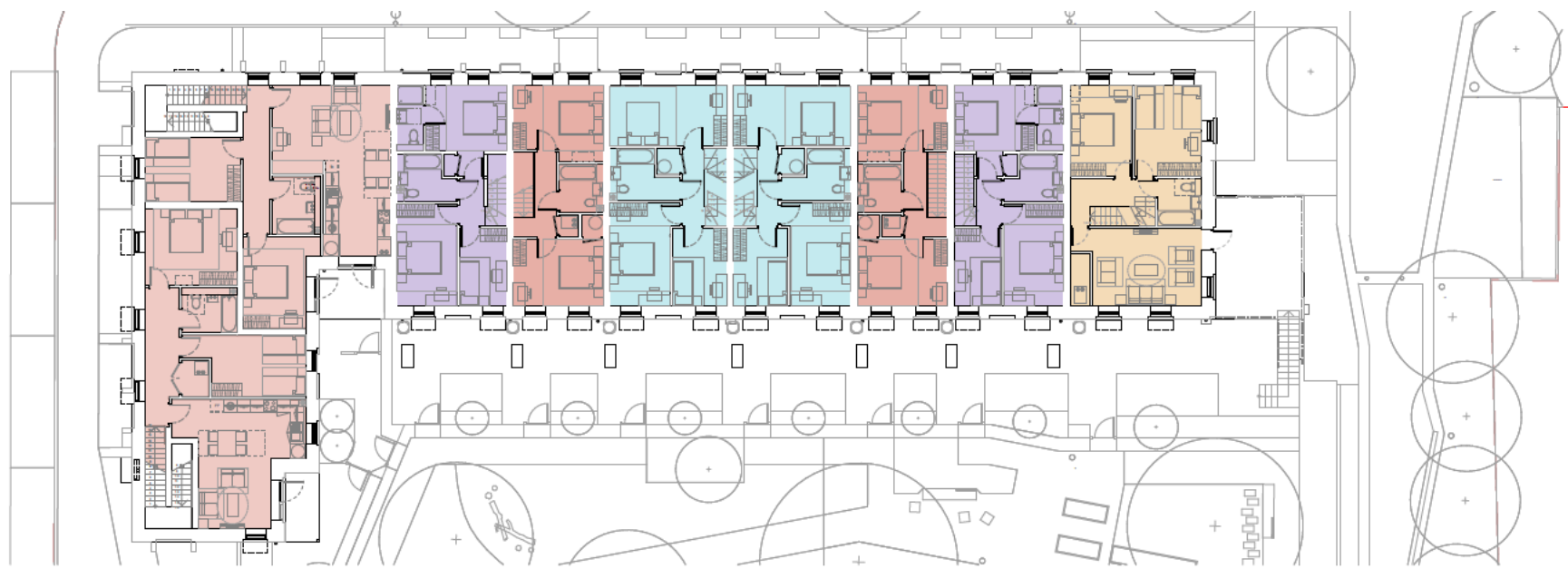
DRAWING TITLE: 288C | Ordinance Lane

## Block 4 Elevations

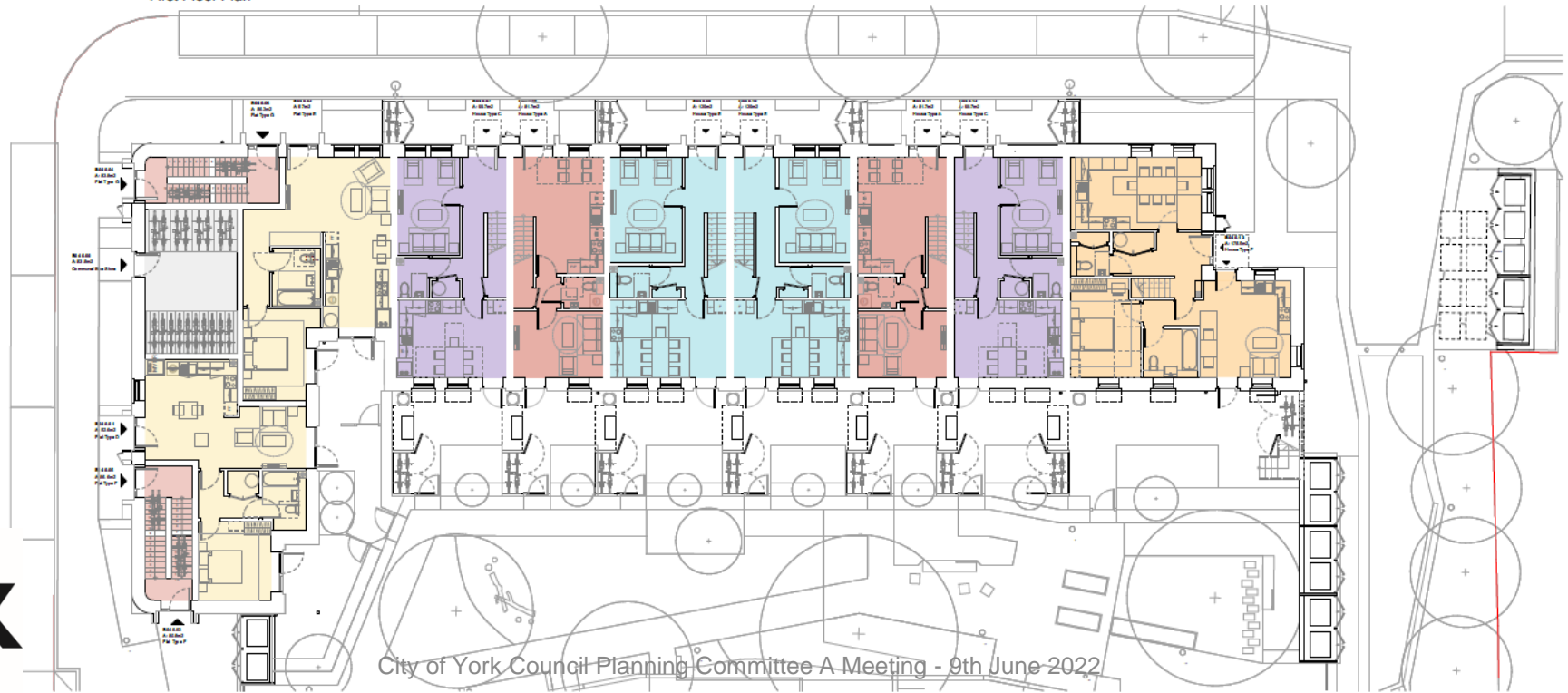
PROJECT	Ordinance Lane	DATE	
CLIENT	HEP - City of York Council	01/11/2021	
DRAWING STATUS	1:100 @ A1	SCALE	
Project No.	12	Revision	
288C C	(00) 204	P1	



# Blocks 1-4 Typical Floor Plan Ground and First Floor



First Floor Plan



### KEY

- Commercial Unit
- Common
- 1st fl (1 storey)
- 2nd fl (1 or 2 storey)
- 3rd fl (2 storey)
- 4th fl (2 storey)
- 5th fl (2 storey)
- Site Boundary
- Roof Protection Area
- Tree Crown



Scale: 1:100  
 Revision: Issued: 09/1/2022  
 Drawn: Planning

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**HEALTH, SAFETY AND ENVIRONMENTAL INFORMATION BOX**  
 Note: This drawing is to be used in conjunction with the risk register produced for inclusion in the health and safety plan. The hazard notes are in addition to normal health and safety for a contracted contractor when dealing with the type of works detailed on the drawing.

**NOT FOR CONSTRUCTION  
 DO NOT SCALE FROM THIS DRAWING**

All dimensions given are indicative, on site dimensions should be obtained prior to the start of construction of any elements. All dimensions are to be taken to the face of the work unless otherwise stated.

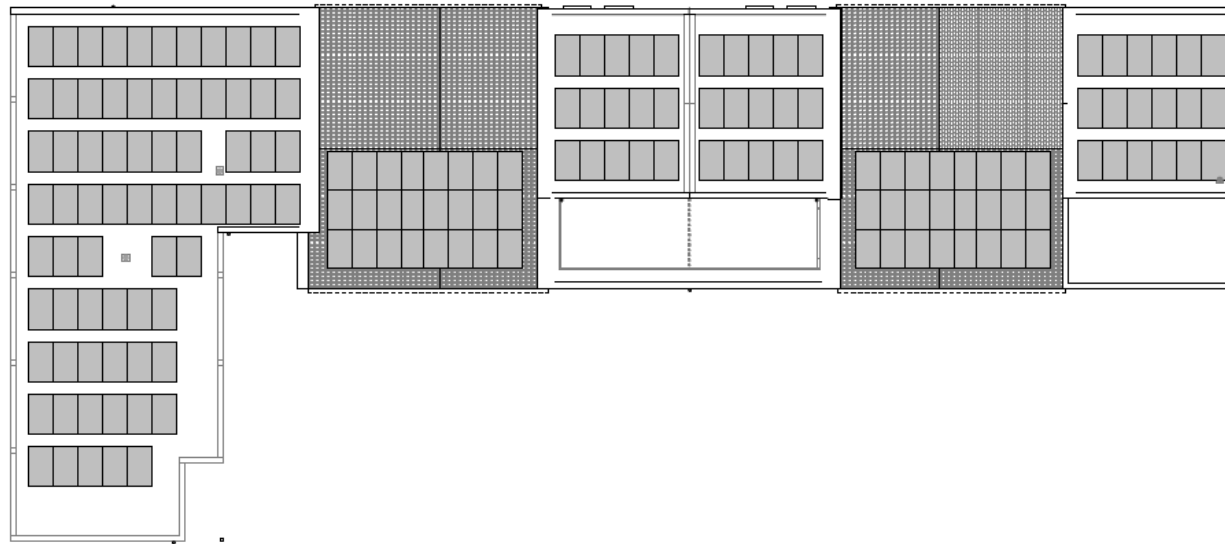
DRAWING TITLE: 288C | Entrance Lane

**Block 4 GA Plans GF & 1F**

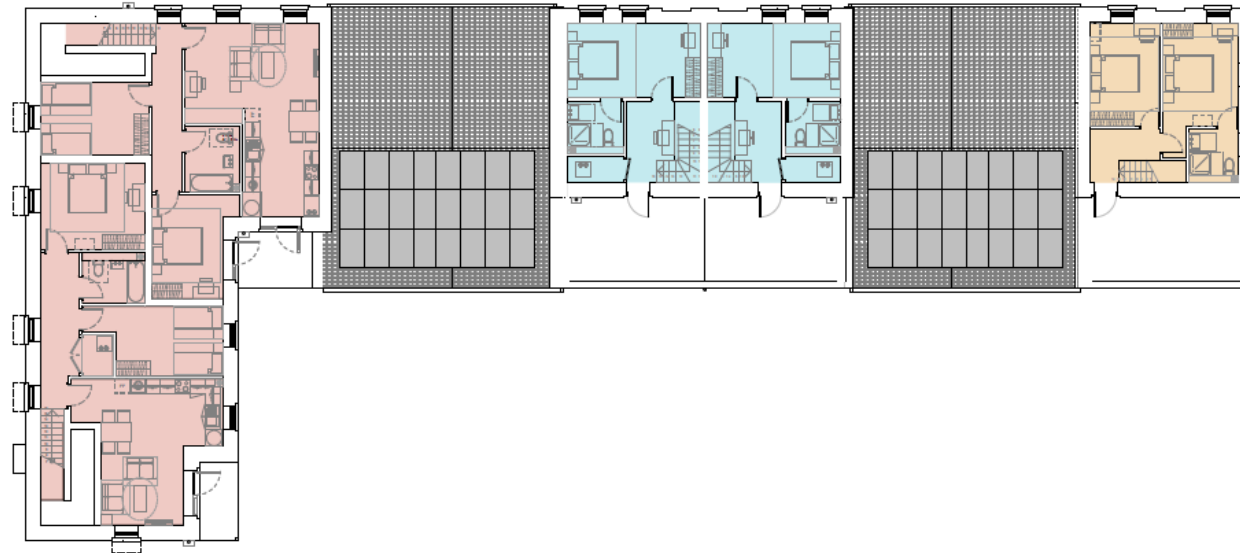
PROJECT:	Entrance Lane	DATE:	04/1/2021
CLIENT:	NEP - City of York Council	SCALE:	1:100 @ A1
DRAWING STATUS:	PLANNING	Revision:	13
Drawn:	288C C	Drawing:	(00) 107
Checked:		Revision:	P1



# Blocks 1-4 Typical Floor Plan Second Floor and Roof Plan



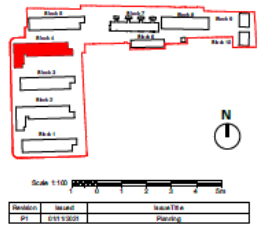
Roof Plan



Second Floor Plan

### KEY

- Connected Unit
- Common
- 1st/2p (1 storey)
- 2nd/3p (1 storey)
- 2nd/3p (1 or 2 storey)
- 2nd/3p (2 storey)
- 4th/7p (3 storey)
- 5th/7p (3 storey)
- Site Boundary
- Roof Protection Area
- Tree Crown



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**HEALTH, SAFETY AND ENVIRONMENTAL INFORMATION BOX**  
 Notes: This drawing is to be used in conjunction with the risk register provided for inclusion in the health and safety plan. The hazard analysis in addition to formal methods and risk levels by a competent contractor when dealing with the type of work detailed on the drawing.

**NOT FOR CONSTRUCTION  
 DO NOT SCALE FROM THIS DRAWING**

All measurements given are indicative, all dimensions must be determined prior to the project, including the effect of any constraints. All dimensions are given in the order given and those indicated on site to be brought to each level attention.

DRAWING TITLE: 288C | Ordnance Lane

### Block 4 GA Plans 2F & Roof Plan

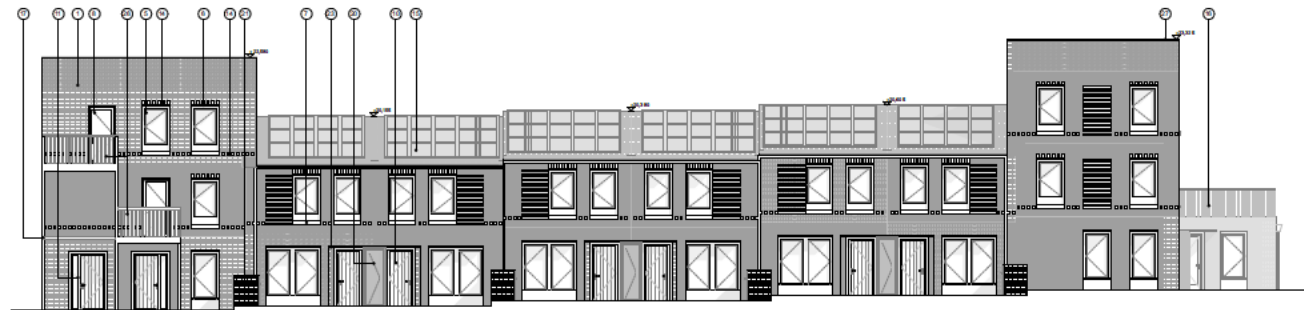
PROJECT: Ordnance Lane  
 CLIENT: HCF - City of York Council  
 DRAWING STATUS: PLANNING  
 DATE: 06/11/2021  
 SCALE: 1:100 @A1  
 Revision: 1  
 288C C (00) 108 P1



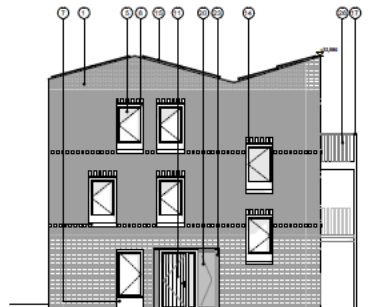
# Block 5 Proposed Elevations



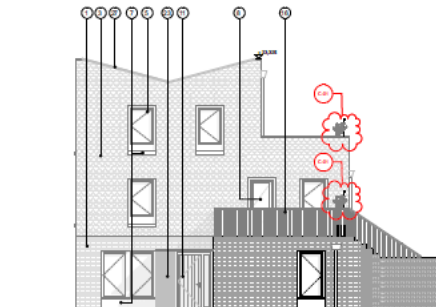
28.6.1 East Elevation



28.6.2 South Elevation



28.6.3 West Elevation



28.6.4 East Elevation



Revision	Change ID	Change Name
01		
02	0.01	West Window Screen Added

### MATERIAL KEY

- Red Matt Brick with Flush and Brushed Pointing
- Render
- Lightweight Hung Clay Tiles
- Red Matt Brick Pitch
- Aluminium window
- Solar Shielding
- Pre-cast concrete Linear Window Cill
- Grated Composite Door
- Grated Composite Door with side light
- Solid Composite Door
- Solid Composite Door with side light
- Galvanneal Steel Composite Door/Window
- Black Paintwork
- Decorative Blinds
- Integrated Photovoltaic Panels
- Timber Balustrade
- Steel Frame Balustrade
- Powder Coated Metal Mesh Garden Fencing
- Timber Garden Gate
- Reinforced Metal Sheet Cladded R Panel Box
- Powder Coated Expanded Aluminium Mesh and Block Stone
- Powder Coated Expanded Aluminium Mesh and Block Stone
- Render Coated Expanded Aluminium Mesh and Block Stone
- Cutting Blinds
- Blind Pitch
- Mesh Balustrade
- Zinc Cladding
- Timber Gate
- Timber Door
- Timber Cladding
- Double Glazed Timber Sash Window
- Secure Metal Mesh Door
- Recessed Glass in Panel
- Slate Roof Cladding
- Render Coated Metal Mesh
- Reinforced Metal Door
- Grated Aluminium Door with Alu Vent
- Timber Mesh Sun
- Render Coated Expanded Aluminium Mesh Screen

Scale 1:100

Revision	Issue	Submitted
01	ISSUED	Planning
02	REVISED	Planning - Rev'd in

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**HEALTH, SAFETY AND ENVIRONMENTAL INFORMATION BOX**  
 Note: This drawing is to be used in conjunction with the full range of documents produced for the health and safety plan. The hazard notes are in addition to those already included in the full range of documents produced for the health and safety plan. The hazard notes are in addition to those already included in the full range of documents produced for the health and safety plan.

**NOT FOR CONSTRUCTION**  
 DO NOT SCALE FROM THIS DRAWING  
 All measurements given are indicative only. All dimensions include unless stated otherwise. All dimensions are in millimeters unless otherwise stated. All dimensions are in millimeters unless otherwise stated.

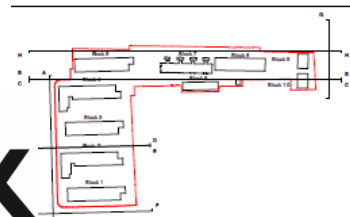
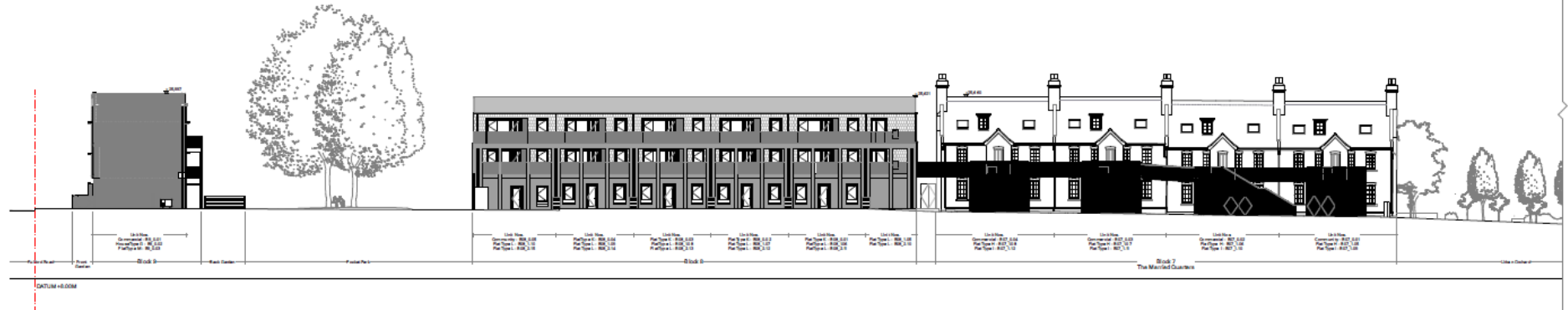
DRAWING TITLE: 288C | Ordinance Lane

Block 5 Elevations

PROJECT	DATE
Ordinance Lane	09/06/2022
CLIENT	DATE
HEP - City of York Council	09/06/2022
DRAWING STATUS	SCALE
PLANNING	1:100 @ A1
FIGURE	REVISION
288C C	(00) 205 P2



# Blocks 7 (Married Quarters) and 8 North Facing Elevations



Revision	Number	Issue Date
01	01/23/2022	Planning
02	06/02/2022	Planning - Revision

Revision	Change ID	Change Name
01	C-01	Acad Service Screen Added

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**HEALTH SAFETY AND ENVIRONMENTAL INFORMATION BOX**  
Warning: This drawing is to be read in conjunction with the risk register produced for inclusion in the health and safety plan. The hazard register will be updated to normal hazards and risks faced by a competent contractor when working with the type of works detailed on the drawing.

**NOT FOR CONSTRUCTION**  
DO NOT SCALE FROM THIS DRAWING

All measurements given are inclusive, in the dimensions shall be determined prior to procurement/manufacture of any components. A discrepancy between tolerance dimensions given and those manufactured shall be brought to the contractor's attention.

DRAWING TITLE: 288C | Ordinance Laws

Site Elevations H

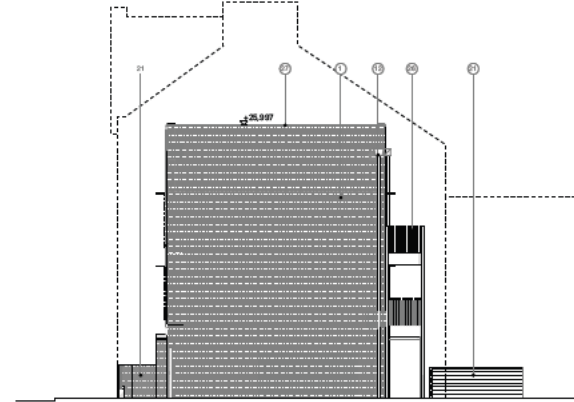
PROJECT: Ordinance Laws  
CLIENT: HOP - City of York Council  
DATE: 09/03/2022  
DRAWING STATUS: PLANNING  
SCALE: 1:200 @ A1  
FIGURE: 288C C  
DRAWING NO: (00) 224  
REVISION: P2



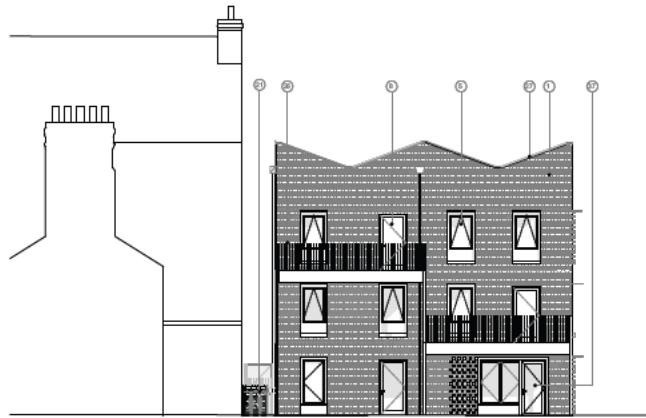
# Block 9 Elevations



Block 9 - East Elevation



Block 9 - West Elevation



Block 9 - East Elevation



Block 9 - West Elevation

- MATERIAL KEY**
- Reddish Brick with Flush and Brashed Pointing
  - Render
  - Lightweight Insulating Clay Tile
  - Reddish Brick Plinth
  - Aluminium window
  - Aluminium door
  - Painted Concrete Lintel/Window Cill
  - Glazed Composite Door
  - Glazed Composite Door
  - Side Composite Door with side glazing
  - Side Composite Door
  - Side Composite Door with side glazing
  - Decorative Steel Cast Iron Downspout
  - Black Flat Tile
  - Decorative Brickwork
  - Integrated Photovoltaic Panels
  - Titanium Rainwater
  - Steel Frame Balcony
  - Powder Coated Metal Mesh Garden Fencing
  - Titanium Garden Gate
  - Powder Coated Metal Cladded A Frame Box
  - Powder Coated Expanded Aluminium Mesh and Brick Slab Stone
  - Powder Coated Expanded Aluminium Mesh and Brick Slab Stone
  - Powder Coated Expanded Aluminium Mesh and Brick Front Path
  - Galvanneal Brickwork
  - Black Plinth
  - Mesh Balustrade
  - Zinc Cladding
  - Titanium
  - Titanium Door
  - Titanium Cladding
  - Decorative Timber Sash Window
  - Secure Vertical Mesh Door
  - Reinforced Brickwork Panel
  - Stone Roof Cladding
  - Powder Coated Metal Sheet
  - Powder Coated Metal Sheet
  - Decorative Metal Door
  - Titanium Water But



Revision	Issue	Issue Date
01	04/11/2021	Planning

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**HEALTH, SAFETY AND ENVIRONMENTAL INFORMATION BOX**  
 Note: This drawing is to be used in conjunction with the risk register, construction induction, the health and safety plan. The hazard notes are in addition to normal health and safety and should be completed by contractor when dealing with the type of work detailed on the drawing.

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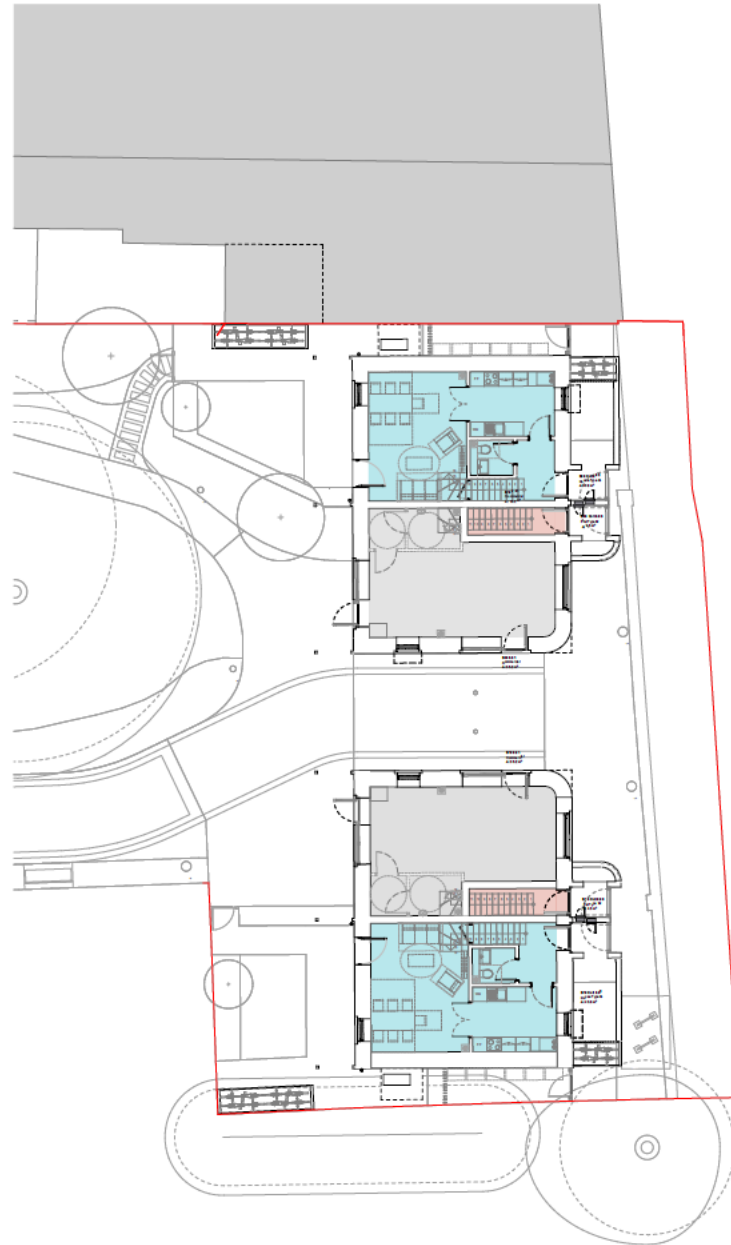
DRAWING TITLE: 288C | Ordnance Lane

**Block 9 Elevations**

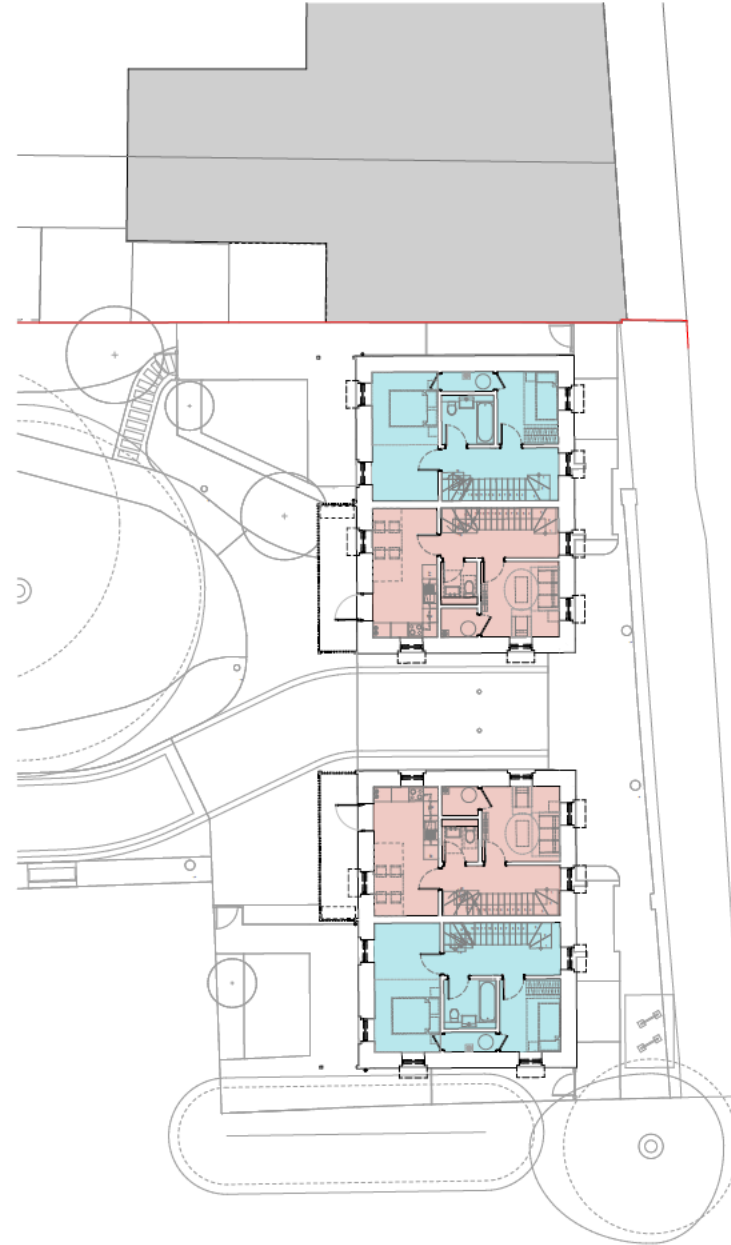
PROJECT:	
Ordnance Lane	
CLIENT:	DATE:
HEP - City of York Council	04/11/2021
DRAWING STATUS:	SCALE:
PLANNING	1:100 (A1)
FIGURE:	NO. OF SHEETS:
288C c 17	(00) 209
	P1



# Blocks 9 and 10 Layout and Floor Plans



Ground Floor Plan



First Floor Plan

City of York Council Planning Committee A Meeting - 9th June 2022



**KEY**

Commercial Line	Site Boundary
Common	Road Protection Area
1st/2p (1 storey)	Tree Crown
2nd/2p (1 or 2 storey)	
2nd/2p (1 or 2 storey)	
2nd/2p (2 storey)	
4th/2p (2 storey)	
4th/2p (2 storey)	



Scale 1:100

DATE	ISSUED	ISSUED BY	ISSUED FOR
01/12/22	01/12/22	Planning	Planning

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**HEALTH, SAFETY AND ENVIRONMENTAL INFORMATION BOX**  
**NOTES:** This drawing is to be used in conjunction with the risk and/or application for inclusion in the health and safety plan. The hazard notes are in addition to normal health and safety notes by a competent contractor when dealing with the type of works detailed on the drawing.

**NOT FOR CONSTRUCTION**  
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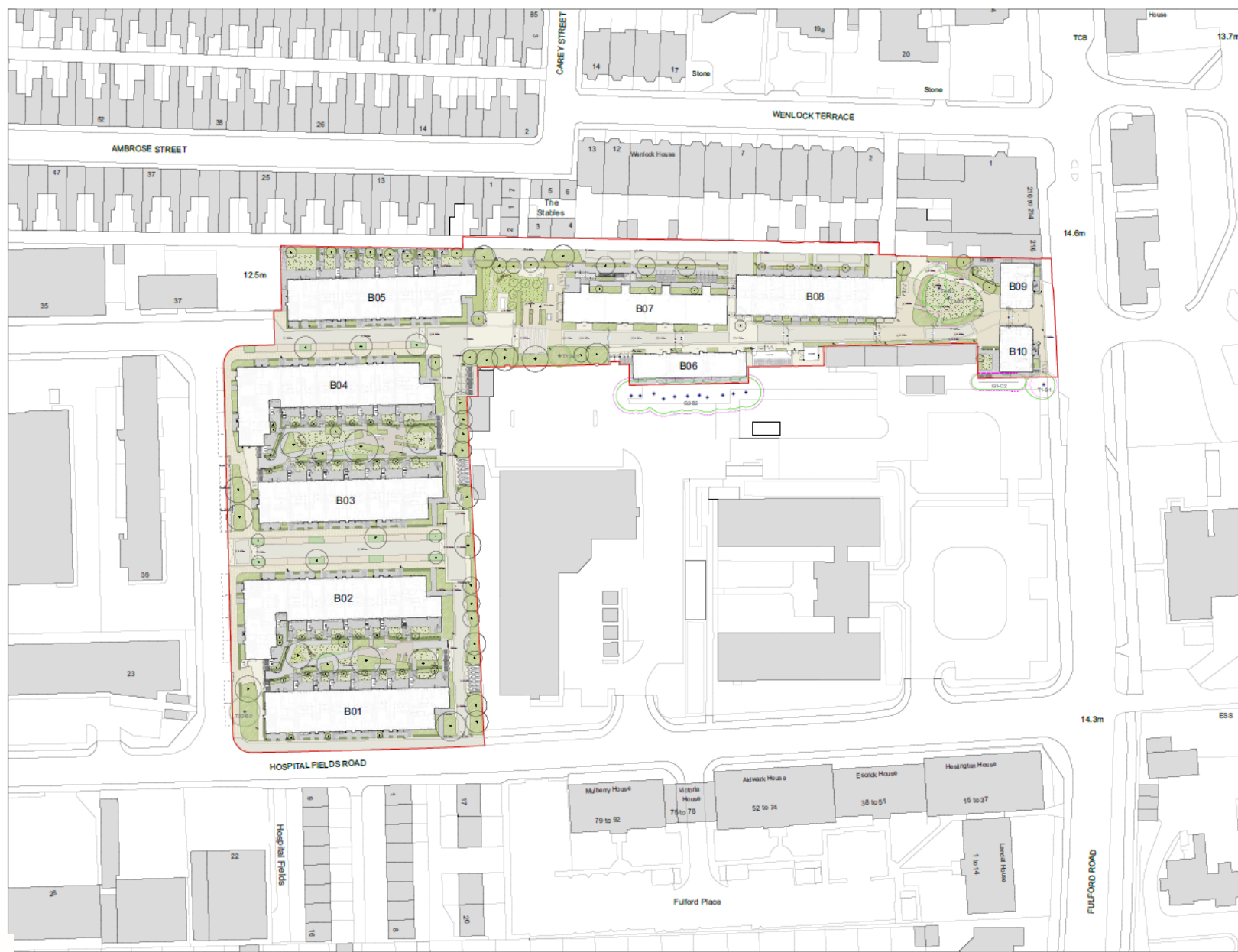
All measurements given are indicative, on site dimensions should always be used prior to the purchase of materials and construction. All discrepancies should be reported to the client immediately. The client is responsible for ensuring that the drawings are used in accordance with the terms and conditions of the contract.

DRAWING TITLE: 288C | Orchard Lane

**Block 9 & 10 GA Plans**  
**GF & 1F**

PROJECT	Orchard Lane	DATE	06/11/2021
CLIENT	HSP - City of York Council	SCALE	1:100 @A1
DRAWING STATUS	PLANNING	Revision	
FIG: No.	18	Sheet No.	116
DRAWING NO.	288C	Revision	P1

# Landscaping Scheme



Key	
[Red outline]	Development Boundary
[Green outline]	Hard Landscaping (To be used in conjunction with Hard Surfacing Plans)
[Green hatched]	T1 - Proposed Trees in public pedestrian and cycle access areas
[Green hatched]	T2 - Proposed Concrete Block Paving (permeable pavements) in public pedestrian areas
[Green hatched]	T3 - Proposed Concrete Flag Paving (permeable pavements) in public pedestrian areas
[Green hatched]	T4 - Proposed Concrete Block Paving (permeable pavements) in public pedestrian areas
[Green hatched]	T5 - Proposed Concrete Block Paving (permeable pavements) in public pedestrian areas
[Green hatched]	T6 - Proposed Asphalt Yorkshire Natural Paving (permeable sub-base) in public squares
[Green hatched]	T7 - Proposed Concrete Block Paving (permeable pavements) in commercial areas
[Green hatched]	T8 - Proposed Concrete Flag Paving (permeable pavements) in near private garden areas
[Green hatched]	T9 - Proposed Concrete Block Paving (permeable pavements) in near private garden areas
[Green hatched]	T10 - Proposed Concrete Block Paving (permeable pavements) in near private garden areas
Soil Landscaping	
Detailed Trees:	
[Green circle]	Category A
[Green circle]	Category B
[Green circle]	Category C
[Green circle]	BS 5837:2012 Root Protection Area
[Green circle]	Proposed Trees
[Green circle]	Proposed Hedge Planting
[Green circle]	Proposed Structural Shrub (Parental Planting)
[Green circle]	Proposed Mixed Shrub (Parental Planting)
[Green circle]	Proposed SuDS Planting
[Green circle]	Proposed Meadow Planting
[Green circle]	Proposed An eddy Grass
Fences and Features	
[Green square]	Proposed Timber Fencing (1.8-2m height)
[Green square]	Proposed Timber Fencing with Brick Base (2m height)
[Green square]	Proposed Timber Fencing in near gardens with 18 and 16m Fence Panels, c.1.6-1.2m height
[Green square]	Proposed Low Wire Mesh Fencing in near gardens (c.1.2m height)
[Green square]	Proposed Tall Wire Fencing (c.1.6m height)
[Green square]	Proposed Single Leaf Gate
[Green square]	Proposed Bollard
[Green square]	Proposed Fixed Timber Wall Top Sealing on Concrete/Brick Base
[Green square]	Proposed Timber Cube Seats
[Green square]	Proposed Raised Planting Beds
[Green square]	Proposed Water Run in Communal Gardens
[Green square]	Proposed Feature Storage/Charcoal Covers
[Green square]	Proposed Paving Slab Slipping Stones
[Green square]	Proposed Large Log
[Green square]	Proposed Communal Bin Storage
[Green square]	Proposed Communal Bike Storage
[Green square]	Proposed Cycle Stand (P414)
[Green square]	Proposed Cycle Storage (P414)
[Green square]	Proposed Air Source Heat Pump (ASHP)
[Green square]	Proposed Waterbutt
[Green square]	Proposed Landfill Supplied Water Tap (for communal use only)
Lighting Features (To be used in conjunction with detailed specifications and programming)	
[Green square]	Proposed Robust Bollard Lighting
[Green square]	Proposed Pole Top Light on 5m Column
[Green square]	Proposed Street Light on 6m Column



City of York Council Planning Committee A Meeting - 9th June 2022

Page No.	Total Pages	Date	Version
31		04-12-2020	CD



1126-URBED-Z0-DR-L-Landscap\_Plan

Project Title: Ordinance Lane

Client: HDP - City of York Council

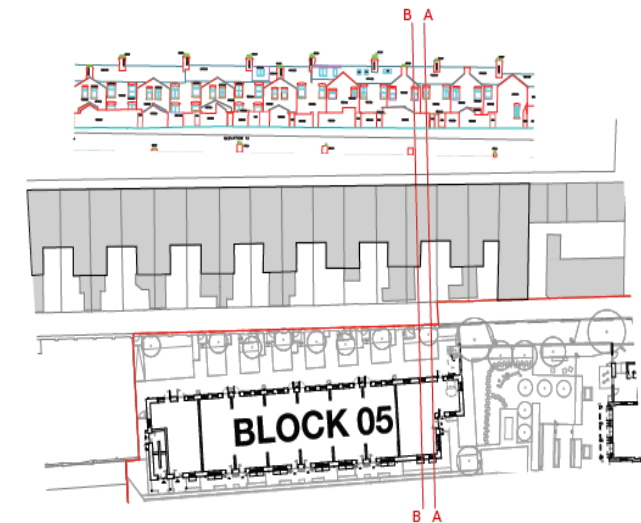
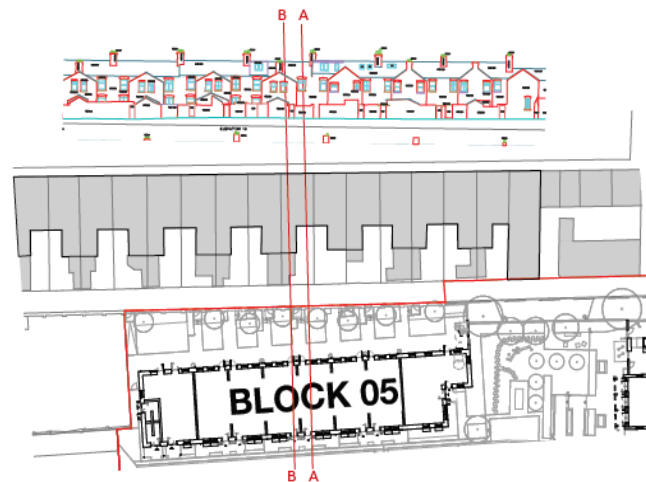
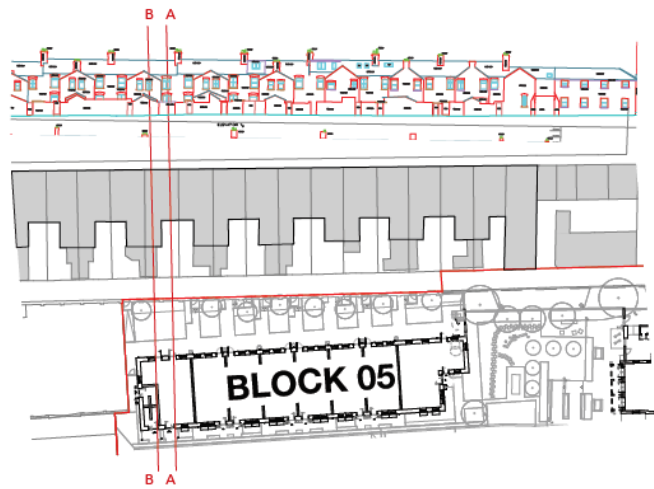
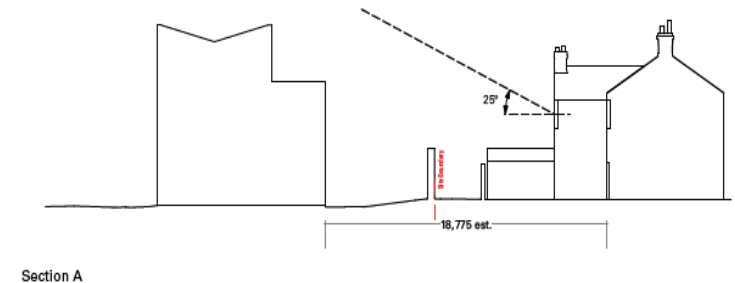
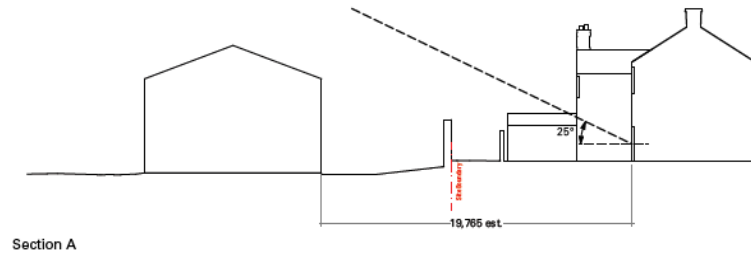
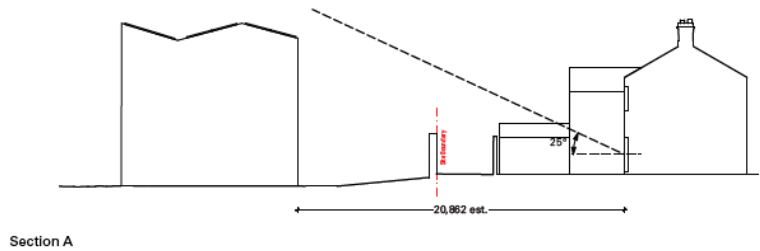
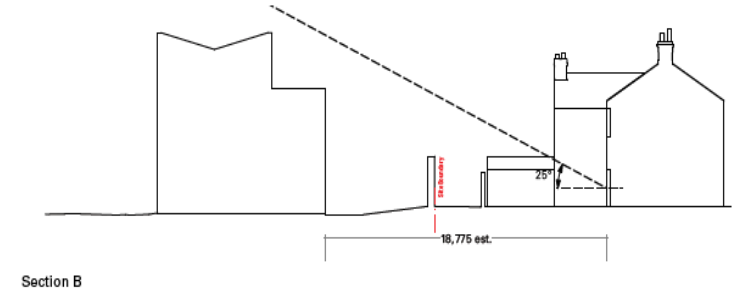
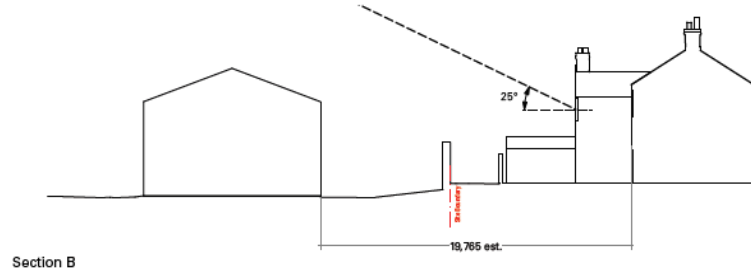
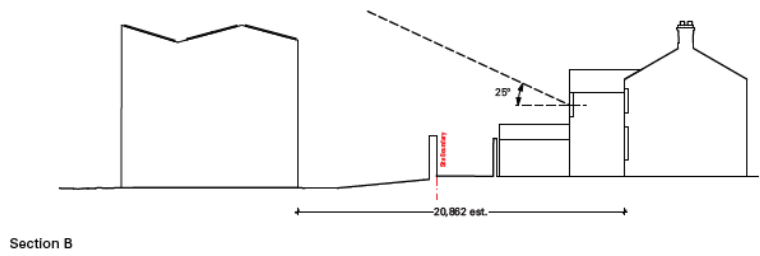
Project Number: 1126 Planning

Document: 1126-URBED-Z0-DR-L-Landscap\_Plan

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Author: P13





Section Key

## Sections to Ambrose Street – Impact Study

