

**Application for a provisional statement to be granted
under the Licensing Act 2003**

PLEASE READ THE FOLLOWING INSTRUCTIONS FIRST

Before completing this form please read the guidance notes at the end of the form.
 If you are completing this form by hand please write legibly in block capitals. In all cases ensure that your answers are inside the boxes and written in black ink. Use additional sheets if necessary.
 You may wish to keep a copy of the completed form for your records.

I/We Hotel du Vin York

(Insert name(s) of applicant)

apply for a provisional statement under section 29 of the Licensing Act 2003 for the premises described in Part 1 below (the premises) and I/we are making this application to you as the relevant licensing authority in accordance with section 12 of the Licensing Act 2003

Part 1 – Premises Details

Postal address of premises or, if none, ordnance survey map reference or description 89 The Mount			
Post town	York	Post code	

Telephone number at premises (if any)	
Non-domestic rateable value of premises	£0 47,750.00

Part 2 - Applicant Details

Please state whether you are applying for a premises licence as
 Please tick yes

- a) an individual or individuals * please complete section (A)
- b) a person other than an individual *
 - i. as a limited company please complete section (B)
 - ii. as a partnership please complete section (B)
 - iii. as an unincorporated association or please complete section (B)
 - iv. other (for example a statutory corporation) please complete section (B)
- c) a recognised club please complete section (B)

- d) a charity please complete section (B)
- e) the proprietor of an educational establishment please complete section (B)
- f) a health service body please complete section (B)
- g) a person who is registered under Part 2 of the Care Standards Act 2000 (c14) in respect of an independent hospital please complete section (B)
- h) the chief officer of police of a police force in England and Wales please complete section (B)

* If you are applying as a person described in (a) or (b) please confirm:

Please tick yes

- I am carrying on or proposing to carry on a business which involves the use of the premises for licensable activities; or
- I am making the application pursuant to a
 - statutory function or
 - a function discharged by virtue of Her Majesty's prerogative

(A) INDIVIDUAL APPLICANTS (fill in as applicable)

Mr <input type="checkbox"/>	Mrs <input type="checkbox"/>	Miss <input type="checkbox"/>	Ms <input type="checkbox"/>	Other Title (for example, Rev)	
Surname			First names		
I am 18 years old or over					<input type="checkbox"/> Please tick yes
Current postal address if different from premises address					
Post Town				Postcode	
Daytime contact telephone number					
E-mail address (optional)					

SECOND INDIVIDUAL APPLICANT (if applicable)

Mr <input type="checkbox"/>	Mrs <input type="checkbox"/>	Miss <input type="checkbox"/>	Ms <input type="checkbox"/>	Other Title (for example, Rev)	
Surname			First names		
I am 18 years old or over					<input type="checkbox"/> Please tick yes

Current postal address if different from premises address			
Post Town		Postcode	
Daytime contact telephone number			
E-mail address (optional)			

(B) OTHER APPLICANTS

Please provide name and registered address of applicant in full. Where appropriate please give any registered number. In the case of a partnership or other joint venture (other than a body corporate), please give the name and address of each party concerned

Name Hotel du Vin Limited
Address 1 West Garden Place Kendal Street London W2 2AQ
Registered number (where applicable)
Description of applicant (for example, partnership, company, unincorporated association) Limited Company
Telephone number (if any)
E-mail address (optional)

What is the nature of your interest in the premises?

Hotel, Bar and Brasserie

Part 3 – Schedule of works

Is the premises

Please tick yes

- about to be constructed
- being extended or altered

Please give details of the work and please attach plans of the work being done or about to be done at the premises
Please see attached plans

Please give particulars of the premises to which the application relates (please read guidance note 1)

The premises are being altered and refurbished into a Hotel du Vin establishment

Which licensable activities will the premises be used for?

Provision of regulated entertainment

Please tick Yes

- a) plays (optional, fill in box A)
- b) films (optional, fill in box B)
- c) indoor sporting events (optional, fill in box C)
- d) boxing or wrestling entertainment (optional, fill in box D)
- e) live music (optional, fill in box E)
- f) recorded music (optional, fill in box F)
- g) performances of dance (optional, fill in box G)
- h) anything of a similar description to that falling within (e), (f) or (g) (optional, fill in box H)

Provision of entertainment facilities:

- i) making music (optional, fill in box I)
- j) dancing (optional, fill in box J)
- k) entertainment of a similar description to that falling within (i) or (j) (optional, fill in box K)

Provision of late night refreshment (optional, fill in box L)

Supply of alcohol (optional, fill in box M)

Complete boxes N, O and P (optional)

Part 4 – OPTIONAL – you may fill in this section if you choose to

General description of premises (please read guidance note1)

Hotel, Bar and Brasserie with alcohol sales for consumption on or off the premises

A

Plays Standard days and timings (please read guidance note 6)			Will the performance of a play take place indoors or outdoors or both – please tick (please read guidance note 2)	Indoors	<input type="checkbox"/>
				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Day	Start	Finish	Please give further details here (please read guidance note 3)		
Mon					
Tue					
Wed			State any seasonal variations for performing plays (please read guidance note 4)		
Thur					
Fri			Non standard timings. Where you intend to use the premises for the performance of plays at different times to those listed in the column on the left, please list (please read guidance note 5)		
Sat					
Sun					

B

Films Standard days and timings (please read guidance note 6)			<u>Will the exhibition of films take place indoors or outdoors or both – please tick</u> (please read guidance note 2)	Indoors	<input type="checkbox"/>			
				Outdoors	<input type="checkbox"/>			
				Both	<input type="checkbox"/>			
Day	Start	Finish	<u>Please give further details here</u> (please read guidance note 3)					
Mon								
Tue								
Wed						<u>State any seasonal variations for the exhibition of films</u> (please read guidance note 4)		
Thur								
Fri						<u>Non standard timings. Where you intend to use the premises for the exhibition of films at different times to those listed in the column on the left, please list</u> (please read guidance note 5)		
Sat								
Sun								

C

Indoor sporting events Standard days and timings (please read guidance note 6)			<u>Please give further details</u> (please read guidance note 3)
Day	Start	Finish	
Mon			
Tue			<u>State any seasonal variations for indoor sporting events</u> (please read guidance note 4)
Wed			
Thur			<u>Non standard timings. Where you intend to use the premises for indoor sporting events at different times to those listed in the column on the left, please list</u> (please read guidance note 5)
Fri			
Sat			
Sun			

D

Boxing or wrestling entertainments Standard days and timings (please read guidance note 6)			<u>Will the boxing or wrestling entertainment take place indoors or outdoors or both – please tick</u> (please read guidance note 2)	Indoors	<input type="checkbox"/>
				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Day	Start	Finish			
Mon			<u>Please give further details here</u> (please read guidance note 3)		
Tue					
Wed			<u>State any seasonal variations for boxing or wrestling entertainment</u> (please read guidance note 4)		
Thur					
Fri			<u>Non standard timings. Where you intend to use the premises for boxing or wrestling entertainment at different times to those listed in the column on the left, please list</u> (please read guidance note 5)		
Sat					
Sun					

E

Live music Standard days and timings (please read guidance note 6)			Will the performance of live music take place indoors or outdoors or both – please tick (please read guidance note 2)	Indoors	<input checked="" type="checkbox"/>
				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Day	Start	Finish	Please give further details here (please read guidance note 3) Live music may be amplified or non-amplified		
Mon	09:00	00:00			
Tue	09:00	00:00	State any seasonal variations for the performance of live music (please read guidance note 4) There shall be no interruption to the operation of the premises between the usual opening hour on 31 st December until the usual close of business on the evening of the 1 st of January		
Wed	09:00	00:00			
Thur	09:00	00:00	Non standard timings. Where you intend to use the premises for the performance of live music at different times to those listed in the column on the left, please list (please read guidance note 5) Private functions may carry on up to 01:00		
Fri	09:00	00:00			
Sat	09:00	00:00			
Sun	09:00	00:00			

F

Recorded music Standard days and timings (please read guidance note 6)			<u>Will the playing of recorded music take place indoors or outdoors or both – please tick</u> (please read guidance note 2)	Indoors	<input checked="" type="checkbox"/>			
				Outdoors	<input type="checkbox"/>			
				Both	<input type="checkbox"/>			
Day	Start	Finish	<u>Please give further details here</u> (please read guidance note 3) Recorded music will be amplified and non amplified					
Mon	09:00	00:00						
Tue	09:00	00:00						
Wed	09:00	00:00				<u>State any seasonal variations for the playing of recorded music</u> (please read guidance note 4) There shall be no interruption to the operation of the premises between the usual opening hour on 31st December until the usual close of business on the evening of the 1st of January		
Thur	09:00	00:00						
Fri	09:00	00:00				<u>Non standard timings. Where you intend to use the premises for the playing of recorded music at different times to those listed in the column on the left, please list</u> (please read guidance note 5) Private functions may carry on up to 01:00		
Sat	09:00	00:00						
Sun	09:00	00:00						

G

Performances of dance Standard days and timings (please read guidance note 6)			<u>Will the performance of dance take place indoors or outdoors or both – please tick</u> (please read guidance note 2)	Indoors	<input checked="" type="checkbox"/>
				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Day	Start	Finish	<u>Please give further details here</u> (please read guidance note 3) On occasion there may be a performance of dance		
Mon	09:00	00:00			
Tue	09:00	00:00	<u>State any seasonal variations for the performance of dance</u> (please read guidance note 4) There shall be no interruption to the operation of the premises between the usual opening hour on 31st December until the usual close of business on the evening of the 1st of January		
Wed	09:00	00:00			
Thur	09:00	00:00	<u>Non standard timings. Where you intend to use the premises for the performance of dance at different times to those listed in the column on the left, please list</u> (please read guidance note 5) Private functions may carry on up to 01:00		
Fri	09:00	00:00			
Sat	09:00	00:00			
Sun	09:00	00:00			

H

Anything of a similar description to that falling within (e), (f) or (g) Standard days and timings (please read guidance note 6)			<u>Please give a description of the type of entertainment you will be providing</u>		
Day	Start	Finish	<u>Will this entertainment take place indoors or outdoors or both – please tick</u> (please read guidance note 2)	Indoors	<input checked="" type="checkbox"/>
Mon	09:00	00:00		Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Tue	09:00	00:00	<u>Please give further details here</u> (please read guidance note 3)		
Wed	09:00	00:00			
Thur	09:00	00:00			
Fri	09:00	00:00	<u>State any seasonal variations for entertainment of a similar description to that falling within (e), (f) or (g)</u> (please read guidance note 4) There shall be no interruption to the operation of the premises between the usual opening hour on 31st December until the usual close of business on the evening of the 1st of January		
Sat	09:00	00:00	<u>Non standard timings. Where you intend to use the premises for the entertainment of a similar description to that falling within (e), (f) or (g) at different times to those listed in the column on the left, please list</u> (please read guidance note 5) Private functions may carry on up to 01:00		
Sun	09:00	00:00			

I

Provision of facilities for making music Standard days and timings (please read guidance note 6)			<u>Please give a description of the facilities for making music you will be providing</u> The provision of equipment for the amplification of sound both recorded and live	
			<u>Will the facilities for making music be indoors or outdoors or both – please tick</u> (please read guidance note 2)	
			Outdoors <input type="checkbox"/>	
Day	Start	Finish	Both <input type="checkbox"/>	
Mon	09:00		<u>Please give further details here</u> (please read guidance note 3)	
		00:00		
Tue	09:00			
		00:00		
Wed	09:00		<u>State any seasonal variations for the provision of facilities for making music</u> (please read guidance note 4) There shall be no interruption to the operation of the premises between the usual opening hour on 31st December until the usual close of business on the evening of the 1st of January	
		00:00		
Thur	09:00			
		00:00		
Fri	09:00		<u>Non standard timings. Where you intend to use the premises for provision of facilities for making music at different times to those listed in the column on the left, please list</u> (please read guidance note 5) Private functions may carry on up to 01:00	
		00:00		
Sat	09:00			
		00:00		
Sun	09:00			
		00:00		

J

Provision of facilities for dancing Standard days and timings (please read guidance note 6)			<u>Will the facilities for dancing be indoors or outdoors or both – please tick</u> (see guidance note 2)	Indoors <input checked="" type="checkbox"/>	
				Outdoors <input type="checkbox"/>	
				Both <input type="checkbox"/>	
			<u>Please give a description of the facilities for dancing you will be providing</u>		
Day	Start	Finish	<u>Please give further details here</u> (please read guidance note 3)		
Mon	09:00	00:00			
Tue	09:00	00:00	<u>State any seasonal variations for providing dancing facilities</u> (please read guidance note 4) There shall be no interruption to the operation of the premises between the usual opening hour on 31st December until the usual close of business on the evening of the 1st of January		
Wed	09:00	00:00			
Thur	09:00	00:00	<u>Non standard timings. Where you intend to use the premises for the provision of facilities for dancing at different times to those listed in the column on the left, please list</u> (please read guidance note 5) Private functions may carry on up to 01:00		
Fri	09:00	00:00			
Sat	09:00	00:00			
Sun	09:00	00:00			

K

Provision of facilities for entertainment of a similar description to that falling within i or j Standard days and timings (please read guidance note 6)			<u>Please give a description of the type of entertainment facility you will be providing</u>		
Day	Start	Finish	<u>Will the entertainment facility be indoors or outdoors or both – please tick</u> (please read guidance note 2)	Indoors	<input checked="" type="checkbox"/>
Mon	09:00	00:00		Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Tue	09:00	00:00	<u>Please give further details here</u> (please read guidance note 3)		
Wed	09:00	00:00			
Thur	09:00	00:00	<u>State any seasonal variations for the provision of facilities for entertainment of a similar description to that falling within i or j</u> (please read guidance note 4) There shall be no interruption to the operation of the premises between the usual opening hour on 31st December until the usual close of business on the evening of the 1st of January		
Fri	09:00	00:00			
Sat	09:00	00:00	<u>Non standard timings. Where you intend to use the premises for the provision of facilities for entertainment of a similar description to that falling within i or j at different times to those listed in the column on the left, please list</u> (please read guidance note 5) Private functions may carry on up to 01:00		
Sun	09:00	00:00			

L

Late night refreshment Standard days and timings (please read guidance note 6)			<u>Will the provision of late night refreshment take place indoors or outdoors or both – please tick</u> (please read guidance note 2)	Indoors	<input checked="" type="checkbox"/>
				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Day	Start	Finish	<u>Please give further details here</u> (please read guidance note 3)		
Mon	23:00	00:00			
Tue	23:00	00:00	<u>State any seasonal variations for the provision of late night refreshment</u> (please read guidance note 4) There shall be no interruption to the operation of the premises between the usual opening hour on 31st December until the usual close of business on the evening of the 1st of January		
Wed	23:00	00:00			
Thur	23:00	00:00	<u>Non standard timings. Where you intend to use the premises for the provision of late night refreshment at different times, to those listed in the column on the left, please list</u> (please read guidance note 5) Private functions may carry on up to 01:00		
Fri	23:00	00:00			
Sat	23:00	00:00	The premises is a Hotel and the supply of late night refreshment will be available to residents 24 hours a day		
Sun	23:00	00:00			

M

Supply of alcohol Standard days and timings (please read guidance note 6)			Will the supply of alcohol be for consumption (Please tick box) (please read guidance note 7)	On the premises	<input type="checkbox"/>
				Off the premises	<input type="checkbox"/>
				Both	<input checked="" type="checkbox"/>
Day	Start	Finish	State any seasonal variations for the supply of alcohol (please read guidance note 4) There shall be no interruption to the operation of the premises between the usual opening hour on 31st December until the usual close of business on the evening of the 1st of January		
Mon	09:00	00:00			
Tue	09:00	00:00			
Wed	09:00	00:00			
Thur	09:00	00:00			
Fri	09:00	00:00			
Sat	09:00	00:00			
Sun	09:00	00:00	Non standard timings. Where you intend to use the premises for the supply of alcohol at different times to those listed in the column on the left, please list (please read guidance note 5) Private functions may carry on up to 01:00 The premises is a Hotel and the supply of alcohol will be available to residents 24 hours a day		

N

Please highlight any adult entertainment or services, activities, other entertainment or matters ancillary to the use of the premises that may give rise to concern in respect of children (please read guidance note 8)

None

O

Hours premises are open to the public Standard timings (please read guidance note 6)			State any seasonal variations (please read guidance note 4) There shall be no interruption to the operation of the premises between the usual opening hour on 31st December until the usual close of business on the evening of the 1st of January
Day	Start	Finish	
Mon	09:00		<p><u>Non standard timings. Where you intend the premises to be open to the public at different times from those listed in the column on the left, please list</u> (please read guidance note 5)</p> <p>The premises are a Hotel and as such are open to the public 24 hours a day, 7 days a week. There is a security night porter on duty each night from midnight when the premises will be locked. Residents are able to access the premises with a key or may enter the building with the assistance of the security night porter. Members of the public may book into the Hotel after midnight via the security night porter.</p>
Tue	09:00		
Wed	09:00		
Thur	09:00		
Fri	09:00		
Sat	09:00		
Sun	09:00		

P Describe the steps you intend to take to promote the four licensing objectives:

a) General – all four licensing objectives (b,c,d,e) (please read guidance note 9)

The Hotel which will occupy the premises is part of a National chain of high quality Hotels and will be built to the highest specification and will include facilities for CCTV coverage, appropriate sound proofing and door staff.

b) The prevention of crime and disorder

c) Public safety

d) The prevention of public nuisance

e) The protection of children from harm

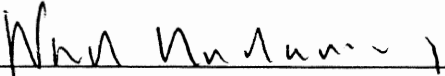
Please tick yes

- I have made or enclosed payment of the fee
- I have enclosed the plans of the works to be done at the premises
- I have sent copies of this application and the plan to responsible authorities and others where applicable
- I understand that I must now advertise my application
- I understand that if I do not comply with the above requirements my application will be rejected

IT IS AN OFFENCE, LIABLE ON CONVICTION TO A FINE UP TO LEVEL 5 ON THE STANDARD SCALE, UNDER SECTION 158 OF THE LICENSING ACT 2003 TO MAKE A FALSE STATEMENT IN OR IN CONNECTION WITH THIS APPLICATION

Part 5 – Signatures (please read guidance note 10)

Signature of applicant or applicant's solicitor or other duly authorised agent (See guidance note 11). **If signing on behalf of the applicant please state in what capacity.**

Signature	
Date	11 May 2006
Capacity	Solicitors for the Applicant

For joint applications signature of 2nd applicant or 2nd applicant's solicitor or other authorised agent. (please read guidance note 12). **If signing on behalf of the applicant please state in what capacity.**

Signature	
Date	
Capacity	

Contact name (where not previously given) and postal address for correspondence associated with this application (please read guidance note 13)

Post town		Post code	
Telephone number (if any)			
If you would prefer us to correspond with you by e-mail your e-mail address (optional)			

**Hotel du Vin (York)
89 The Mount
York**

Pre-Application Sketch Design for conversion of 89 The Mount, York.

Prepared by:

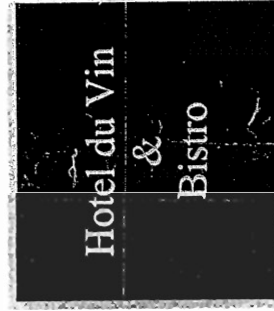
Michael Phillips Architects Ltd

Great Ballard Lodge
Fernhill Lane
New Milton
Hampshire BH25 5ST

For:

The Hotel du Vin Ltd

1 West Garden Place
Kendal Street
London W2 2AQ



27th January 2006

27th January 2006

Pre-Application Sketch-design Statement for:-
Conversion and Extension at 89 The Mount, York to create:-

The Hotel du Vin (York)

Stephen Rodwell of The Marleybone Warwick Balfour Group and the writer visited York on 25th October to meet an assembled local planning team which included a senior planner, highways officer, landscape officer, conservation officer and archeologist. After general introductions and a brief description of the Hotel du Vin group as well as some background about we, their architects, an outline sketch scheme for 89 The Mount was tabled and described.

The reactions to our outline proposal were generally very positive and, a proposed change of use for the property to **Hotel and Leisure**, from **Commercial Offices and/or Residential** was viewed favorably by all parties around the table. This prompted continued interest by our clients in acquiring the property and culminated on 29th December 2005 with completion of an un-conditional freehold purchase. The purchase was buoyed by a confidence that York is a prime venue for a classic Hotel du Vin development.

York has been a focus of acquisition and expansion for the Hotel du Vin group for several years. In fact, it was a heavily sought after venue prior to the Harrogate and Henley developments. York's magnificent historic city centre (now a complete conservation area), coupled with an increase in professional business activity in the locale and, the city traditionally being recognised as the cultural 'Capitol of the North' has rendered the venue an obvious location for a Hotel du Vin.

The property at 89 The Mount is a heavily wooded, yet still urban site, just out of the city centre. The Mount is one of the primary arteries into and out of York's city centre and, the proximity of the city centre, which is easily within walking distance, makes the property an obvious opportunity for a Hotel du Vin. The property also has a charming, leafy and tranquil setting which merely adds to the potential relaxed ambience of a proposed Hotel du Vin there.

Copies of a planning permission and, accompanying plans for 89 The Mount were delivered to me by Shepherd Homes in late September 2005. Review of the documents suggested that the planning permission for conversion of the vacant building to residential accommodation; the extension blocks of housing and the accompanying access provisions, had been hard won and, significant pressure had been brought to bear, to ensure retention of the existing Grade 2 listed building on the property, as well as the selection of mature trees that are there.

We decided not to re-invent the wheel in this regard and, approached the design of the scheme for a Hotel du Vin which would respect the noted sensitivities of the site. Using the approximate footprints of the residential blocks and, reducing the overall heights of the proposed residential extensions, we have developed a sketch scheme that contains 42 appropriately sized guestrooms and each has an en-suite bathroom of generous proportions. The smallest room is 5m x 3.4m excluding its en-suite bathroom and, the rooms all have individual strengths and benefits, continuing the brand's-trend for another Hotel du Vin with a broad range of large, individual and 'quirky' bedrooms set in a very amenable location.

Continued.....

There are three large feature suites in the attic spaces, each with private staircase access. They are approximately 8m x 4.6m with two at 7m x 7m. each The suites have several exciting features; sloping ceilings, exposed roof structures, dormer windows, indirect lighting and open plan sitting/relaxing areas. Each has the opportunity for two separate bathroom areas of, one bathroom and a dressing room.

The public guest facilities are all disposed around the ground floor of the listed building which aids compliance with the DDA and avoids resorting to expensive and contrived circulation gymnastics. The entry sequence is clear and elegant, utilising the existing main entry sequence of the listed building which is centrally placed off of the drive-in, drive-out vehicular access way.

Reception leads through to the bar and, a new single storey, feature roof-lit extension will provide the trade mark Bistro restaurant. This facility is also carefully placed so that it fronts onto The Mount to advertise itself as the lively and vibrant lunch-time and dinner restaurant-venue that it will undoubtedly become. The kitchen is located in the ground floor of the existing coach-house (garaging block) which is to be retained and extended.

The Meeting Suite comprises two full service meeting / function rooms off of the central circulation (which means it can be used for break-outs) and each meeting room overlooks and is accessible to the property's rear Garden. Across the central hallway we will have a Billiards Room. All public guest-facilities make use of the large and elegant listed building plan-form of spaces without too much alteration. We have endeavoured to restore the original plan-form of the listed house rather than reconfigure it. We trust that such respect for the listed structure may streamline the progress of the scheme through applications for change of use and listed building(s) consents.

We have also arranged the new extensions to the property to create an exterior courtyard with roofed-in veranda around all four sides. This will offer a quiet, contemplative exterior 'room' and, as it is arranged immediately adjacent to the Bistro, it can also function as an elegant al-fresco dining venue during balmy summer weather. The proposed new extensions are placed so that they do not dominate the existing listed building; in fact, the extensions serve to visually 'frame' the existing building as the central feature element of the development.

Archeological issues at the site are also sensitive and an archeological dig has been undertaken recently. A stone sarcophagus has been discovered and we understand that additional recording and, 'sealing in-place' works have since been undertaken for this item.

It should also be noted that we have included four executive-style, four bedroom, city-centre houses in the sketch design. These will form a separate 'Mews' development to the rear of the site with separate, dedicated access drive and car-parking provisions. They capitalise somewhat on the residential planning approval currently in-place for the property and, could offer upper and mid-management accommodations for key members of the Hotel's staff.

Continued.....

In conclusion; the hotel so sketch-designed represents we feel, a worthy addition to the portfolio of properties that the brand has developed thus far. It will be another elegant yet quirky and contemporary development with a significant (and 'much loved' by locals) listed building as its centre-piece. Located just out of the city centre yet still easily within walking distance, the hotel will very quickly establish a presence for the HdV brand in the culturally sophisticated and historic northern city of York.

The Hotel du Vin group source most of their key personnel and support staff from the local areas surrounding their hotels. York will be no exception to this rule and some 40 to 50 staff will be required to provide the daily operational and guest service levels that the Hotel group has become famous for. Thus, local employment statistics will be enhanced by this development but perhaps the most positive benefit (if somewhat intangible at this stage) will be the 'attraction' qualities of having a Hotel du Vin in the city of York.

This proposition has been more than proved in the previous 8 venues where Hotel(s) du Vin are present. It is fair to say that the group is always a welcome and contributory member of the commercial fabric in any city location that they are established in.

The York development also represents a rare opportunity for the HdV brand and, it is worthy of a second, concluding mention that attempts to establish a presence in York have been on-going for several years. Previous investigations have invariably been thwarted by the lack of appropriate properties in the right micro-location or, by the cost of acquisition and finally by planning and listed-building difficulties of otherwise appropriate development sites. 89 The Mount can be viewed therefore as; 'the development opportunity' that we have been seeking in the locale.

End of Sketch Design Statement.



Michael Phillips BA Dip Arch RIBA



Project

Hotel Du Vin
89 The Mount
York

Drawing

Proposed Basement and
Ground Floor Plan

DO NOT SCALE FROM THIS DRAWING

Scale

1:100

Date

January 06

Drawn by:

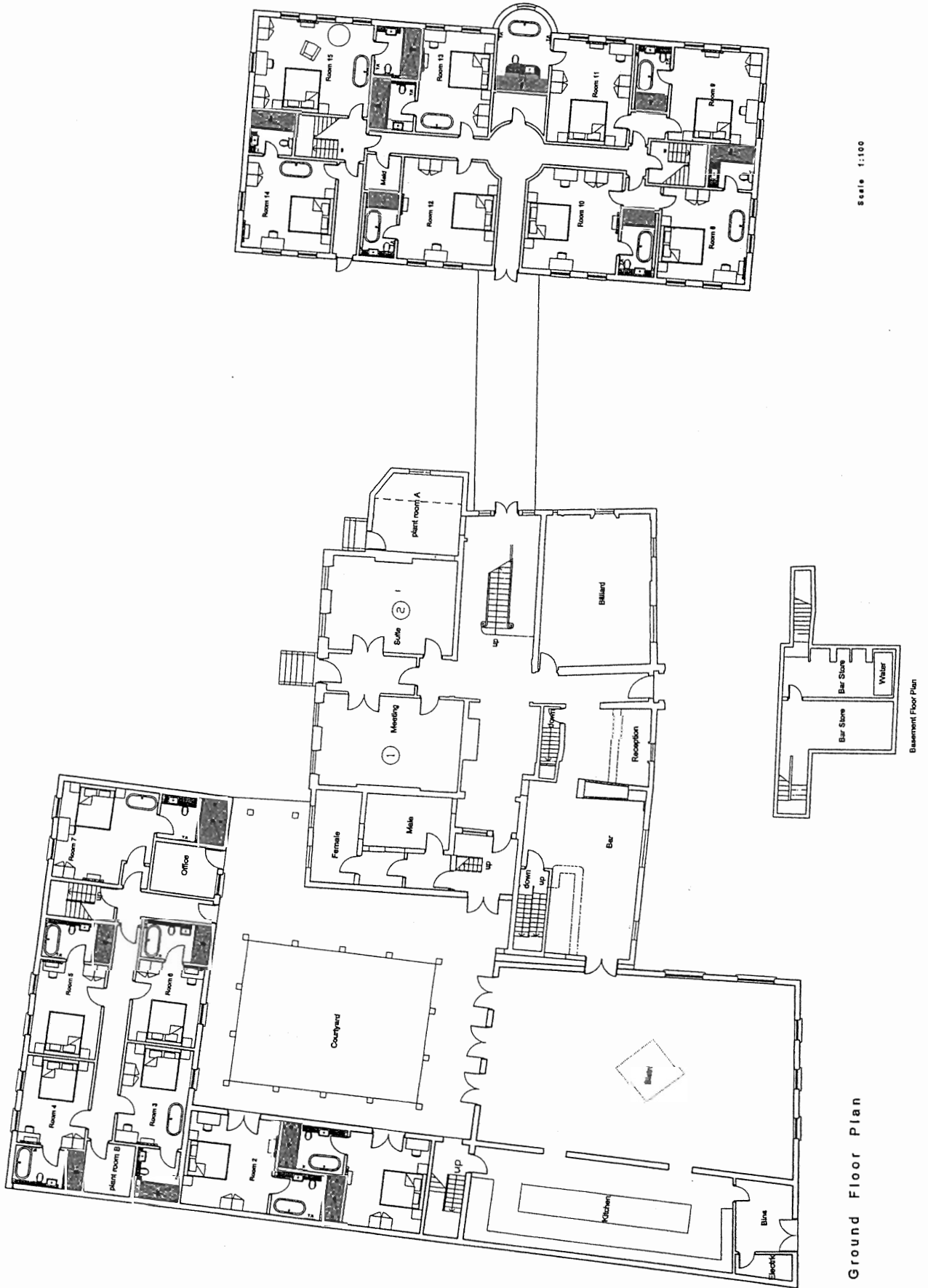
WK/MP

Number

PL 08

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Revisions



Scale 1:100

Ground Floor Plan

Basement Floor Plan



Project

Hotel Du Vin
89 The Mount
York

Drawing

Proposed First Floor Plan

Scale

1:100

Date

January 06

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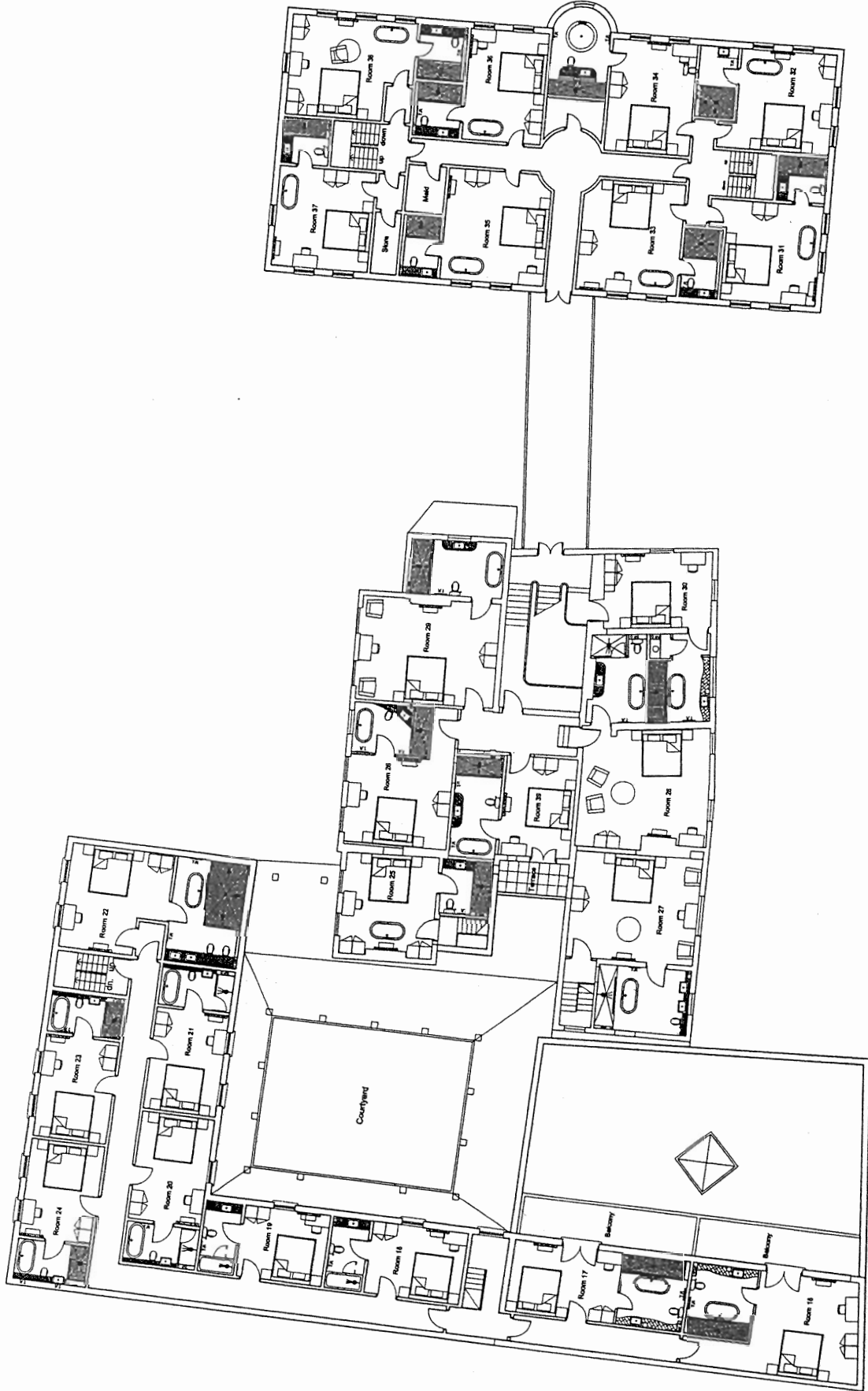
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Revisions



Scale 1:100

Ground Floor Plan

Project

Hotel Du Vin
89 The Mount
York

Drawing

Proposed Second Floor Plan

CONVERT SCALE FROM THIS DRAWING

Scale

1:100

Date

January 05

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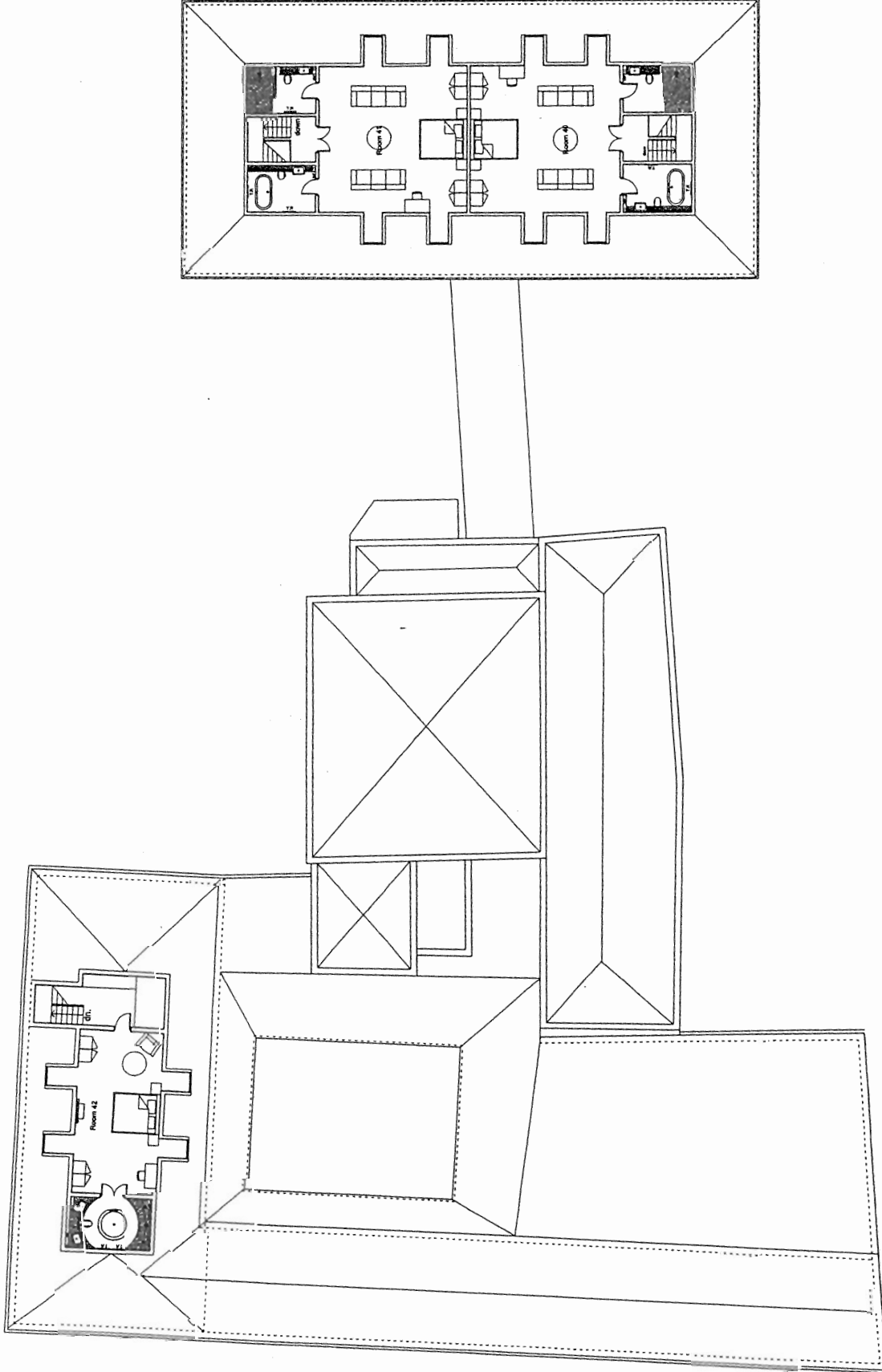
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Number

PL 10

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Revisions



Scale 1:100

Project

Hotel Du Vin
89 The Mount
York

Drawing

Proposed Roof Plan

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Scale

1:100

Date

January 06

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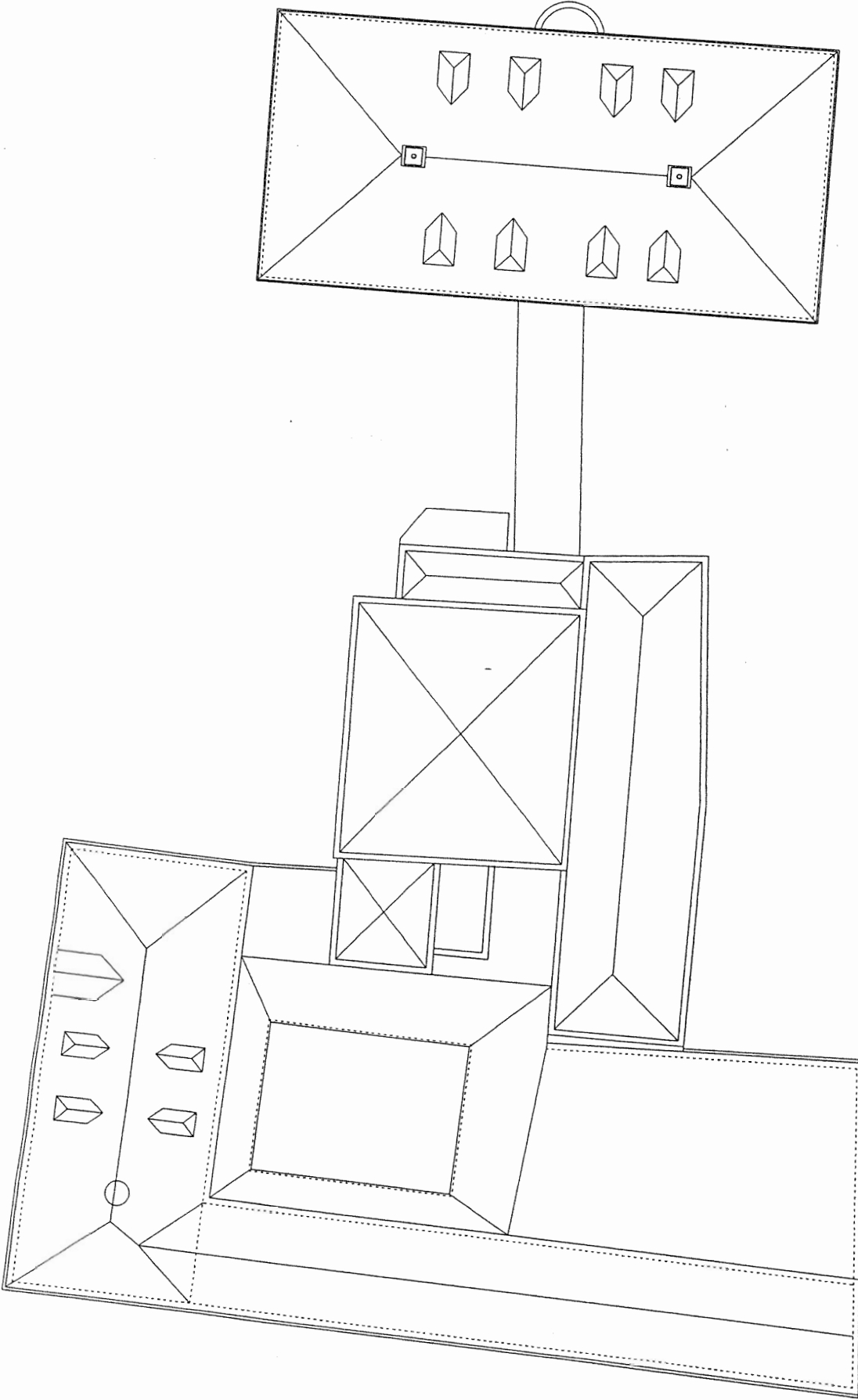
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PL 11

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Revisions



Scale 1:100

Roof Plan

MICHAEL PHILLIPS | architects
 Michael Phillips Architects Limited
 10000 Yonge Street, Suite 1000, Richmond Hill, Ontario L4B 1N2
 Tel: (905) 882-1111 Fax: (905) 882-1112
 www.michaelphillips.com

Project
 Hotel Du Vin
 89 The Mount
 York

Drawing
 Proposed Elevations

Scale
 1:100

Number
 PL 12

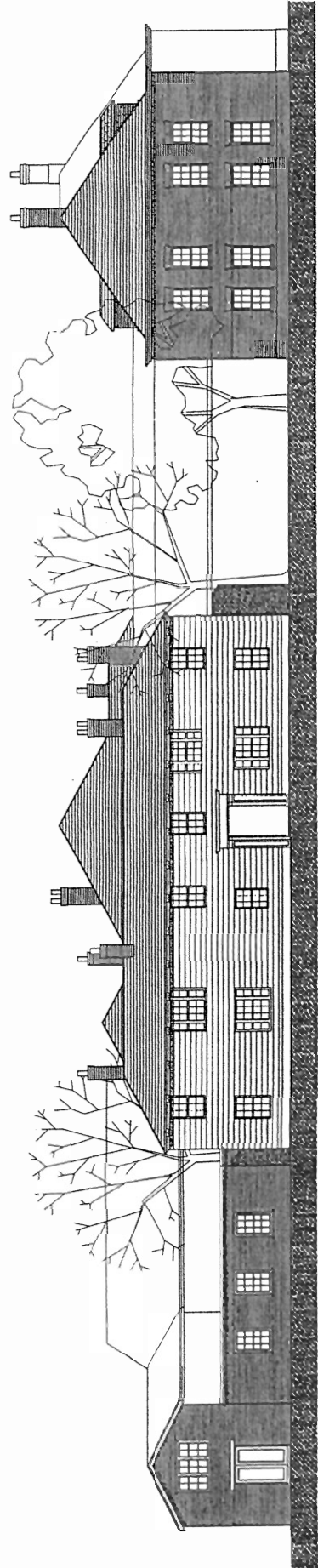
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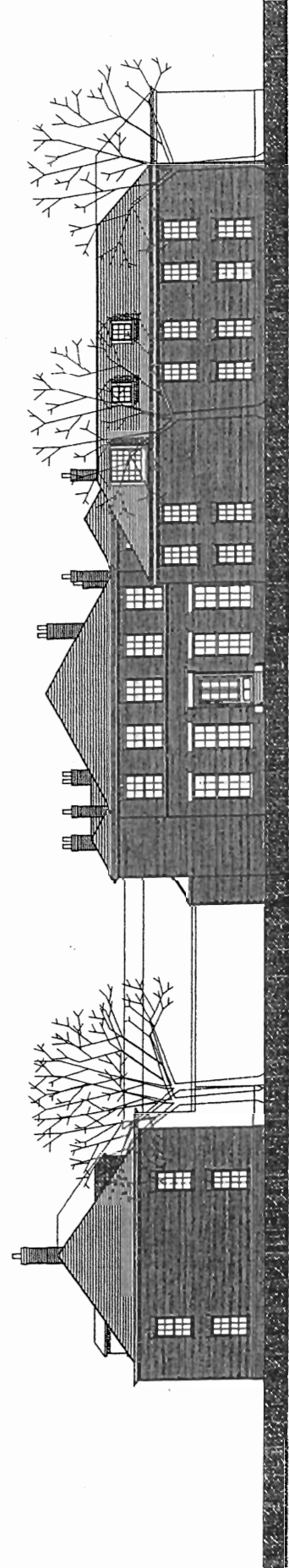
Revisions

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Scale 1:100



West Elevation (Front)



East Elevation (Rear)

Scale 1:100

Project

Hotel Du Vin
 89 The Mount
 York

Drawing

Proposed South Elevation

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Scale

1:100

Number

PL 14

Date

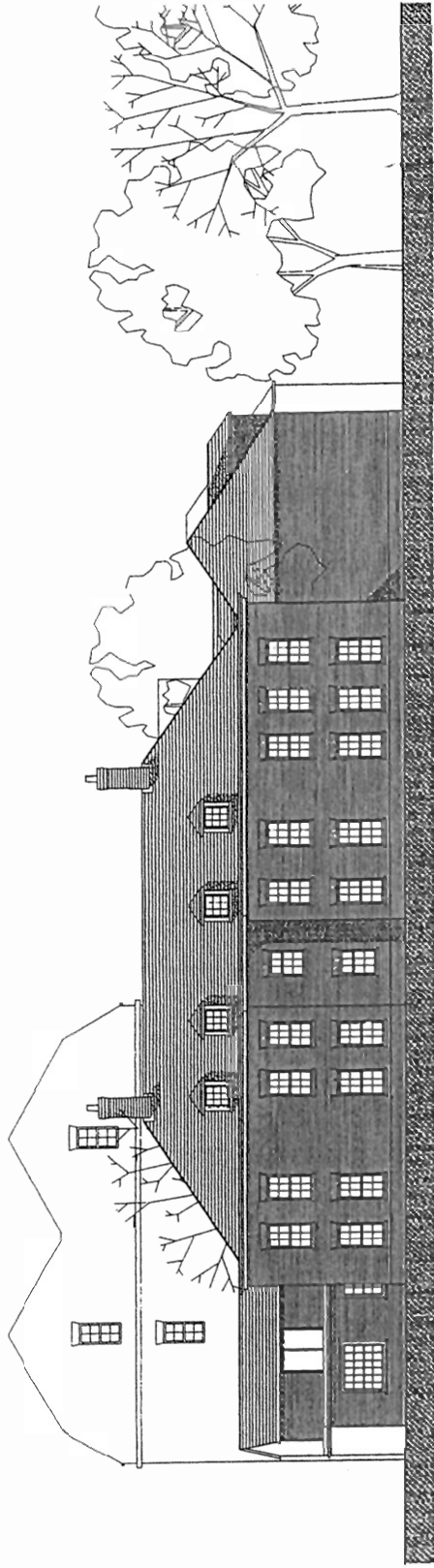
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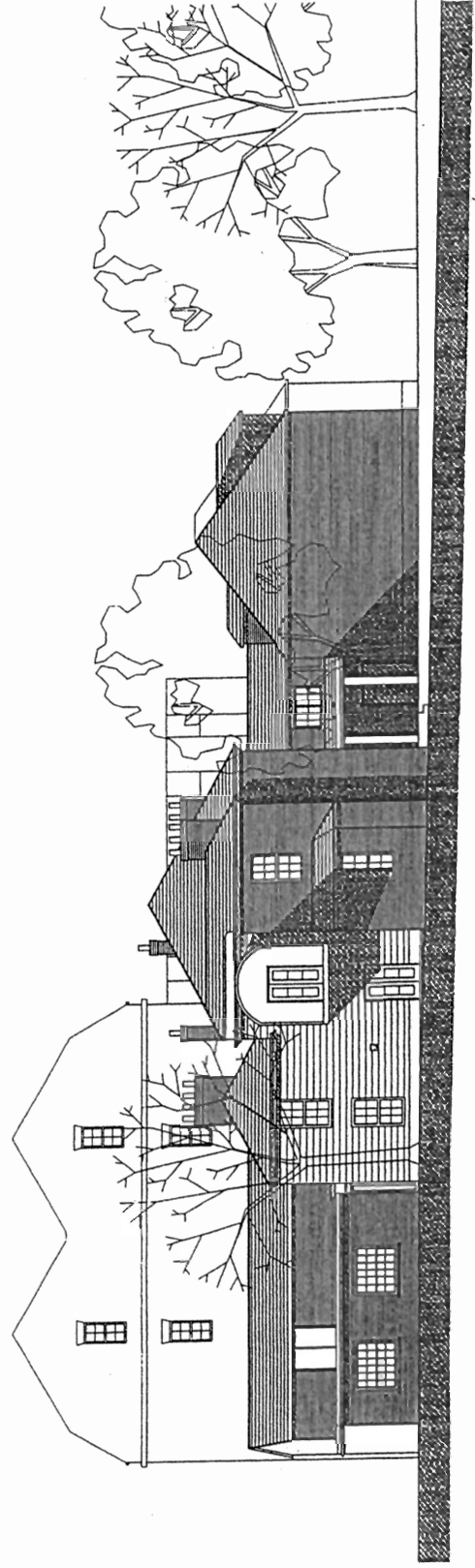
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Revisions



South Elevation (from Scarcroft Road)



South Elevation (from bridge between existing and new building)

Drawing: Proposed Site Plan
At Ground Floor Level

Scale: 1:200

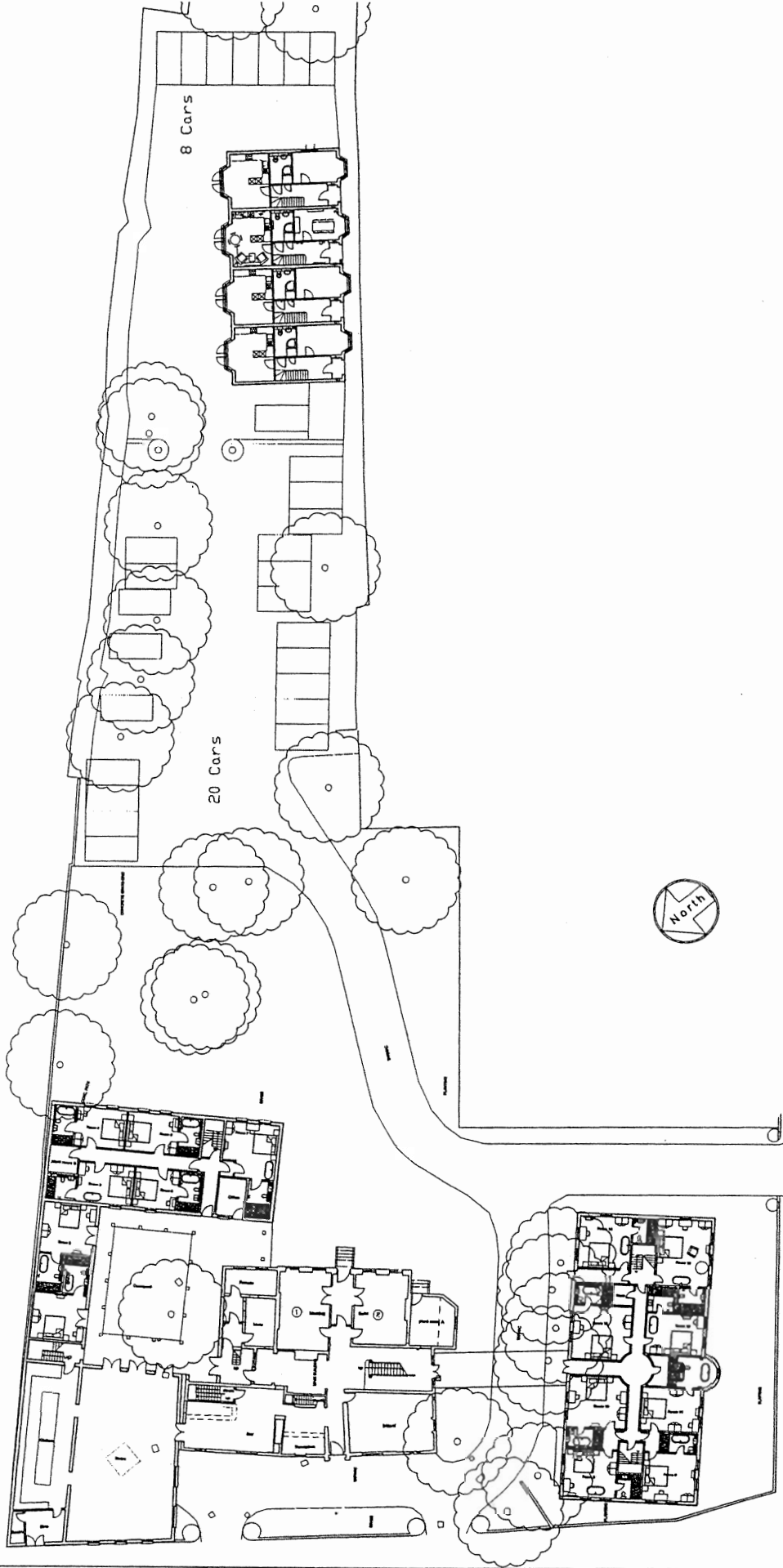
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Revisions



Site Plan at Ground Level

Scale 1:250

Survey Drawings of the property at 89 The Mount, York.



Project
Hotel Du Vin
89 The Mount
York

Drawing
Site Plan Survey

Scale
1:200

Number
SU 01

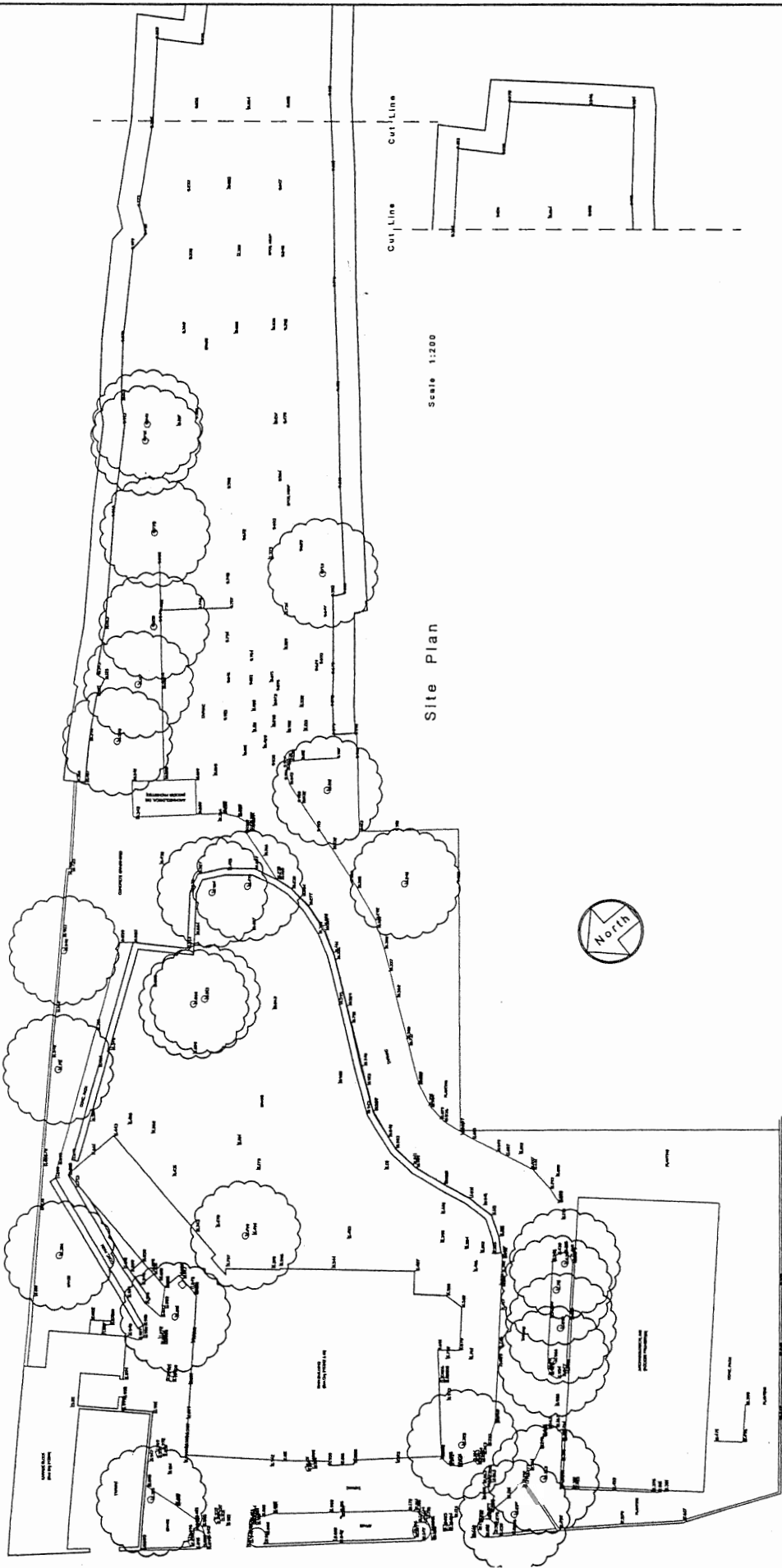
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Revisions

Rev	Description





Project

Drawing
Main Building Survey
Sections AA BB

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Scale
1:100

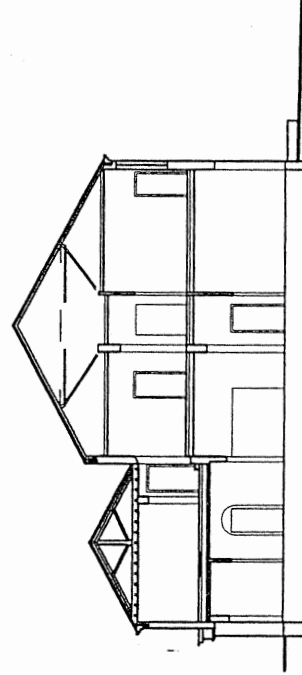
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January 06

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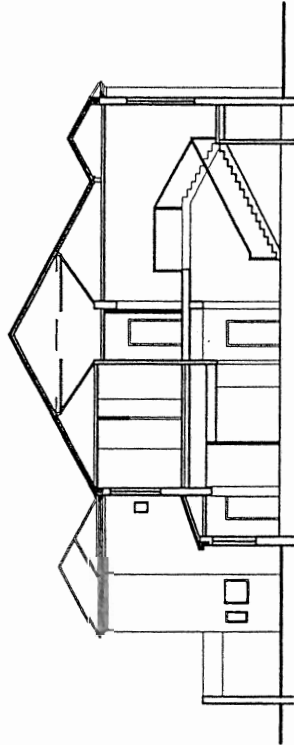
Number
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Revisions



Section BB



Section AA

Project
 Hotel Du Vin
 89 The Mount
 York

Drawing
 Basement, Ground and
 First Floor Survey Plans

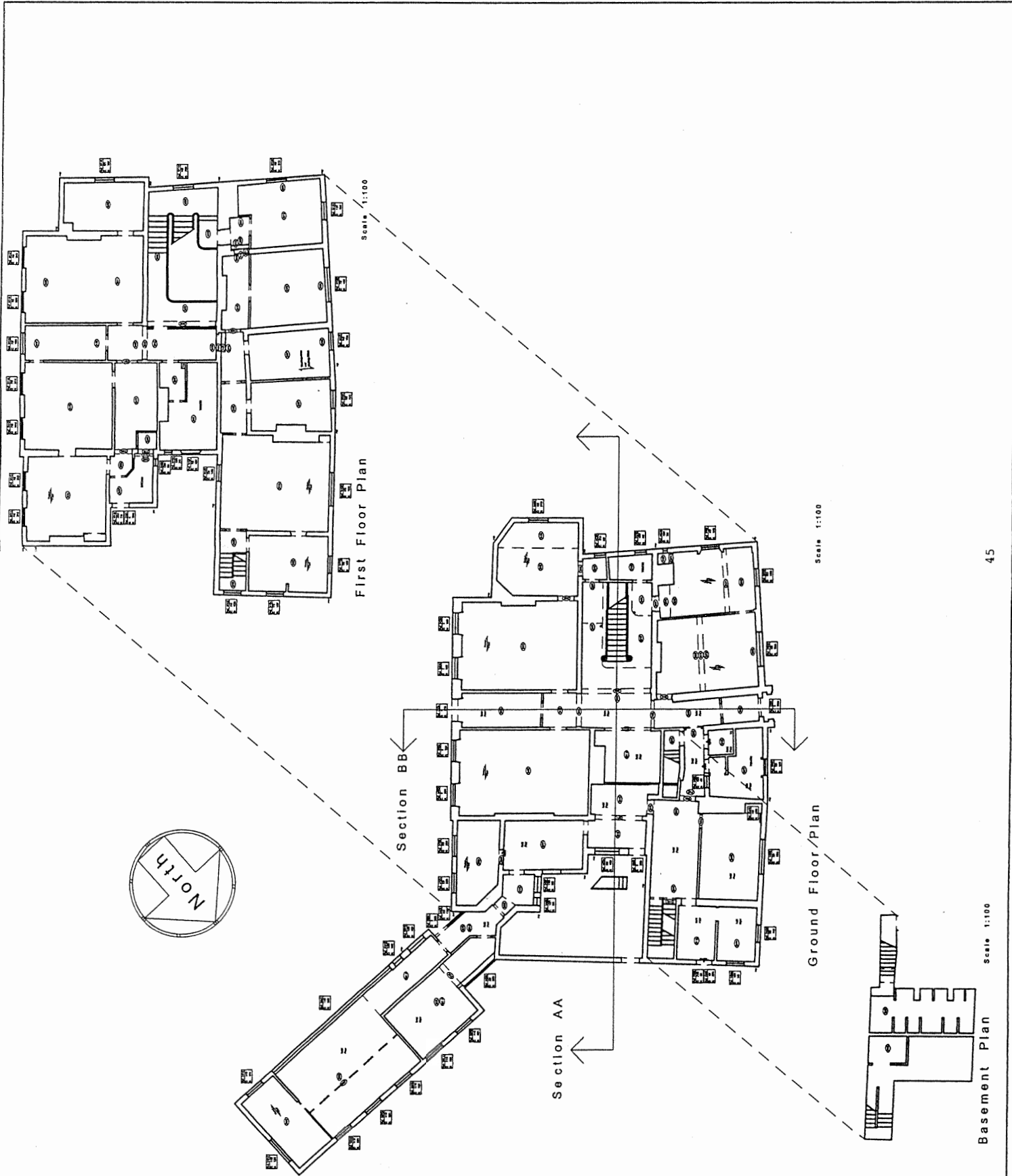
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Date	January 06
Number	SU 02

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Revisions



Project
 Hotel Du Vin
 89 The Mount
 York

Drawing
 Survey Plans, Section and
 Elevations of Coach House

Scale
 1:100

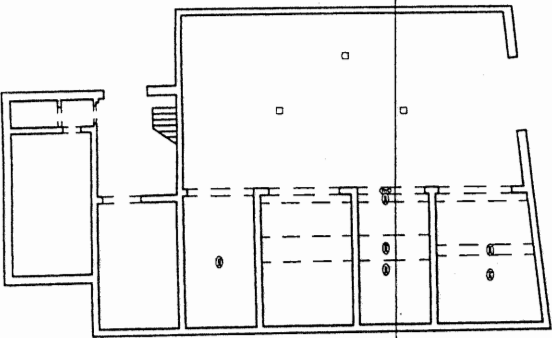
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Number
 SU03

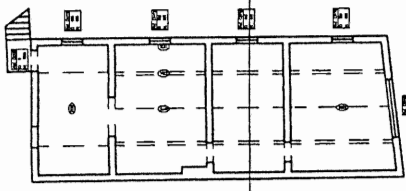
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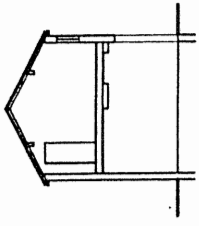
Revisions



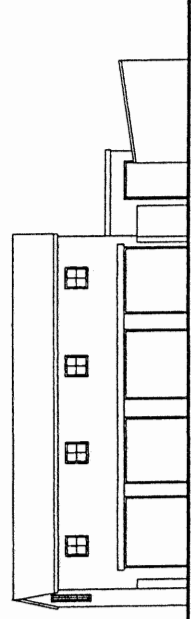
Ground Floor Plan



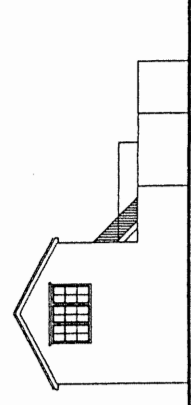
First Floor Plan



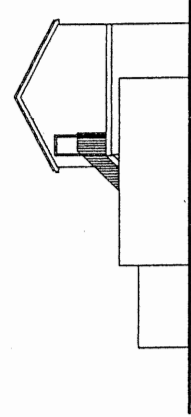
Section CC



Front (South) Elevation



Side (West) Elevation



Side (East) Elevation



Project
Hotel Du Vin
89 The Mount
York

Drawing
Survey
East and West Elevations

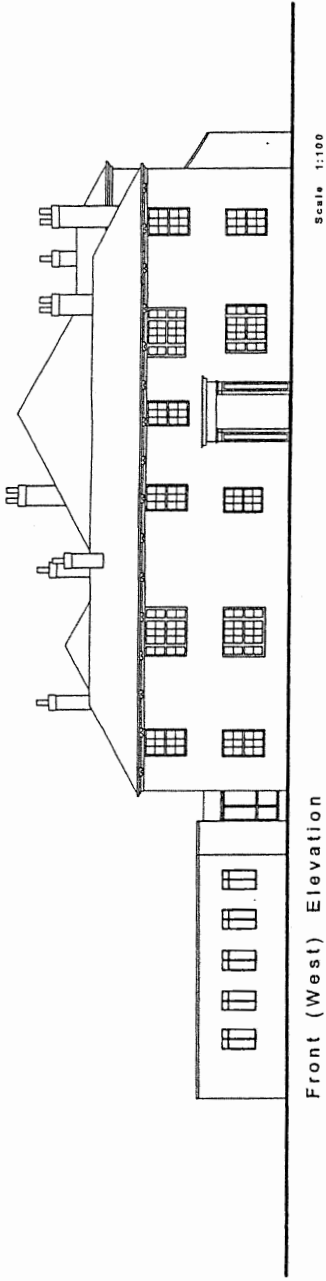
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Scale 1:100	Number SU 04
Date January 05	

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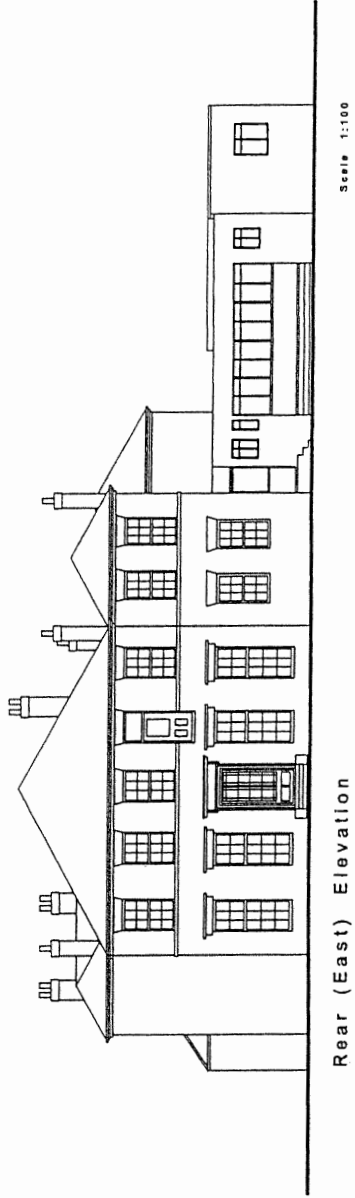
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Revisions



Front (West) Elevation

Scale 1:100




Rear (East) Elevation

Scale 1:100

MICHAEL PHILLIPS | architects

Michael Phillips Architects Limited
 One The Mount, 89 The Mount
 8903 187 England

T 01462 61771 F 01462 61823
 E michael.phillips@michaelphillips.com



Project
 Hotel Du Vin
 89 The Mount
 York

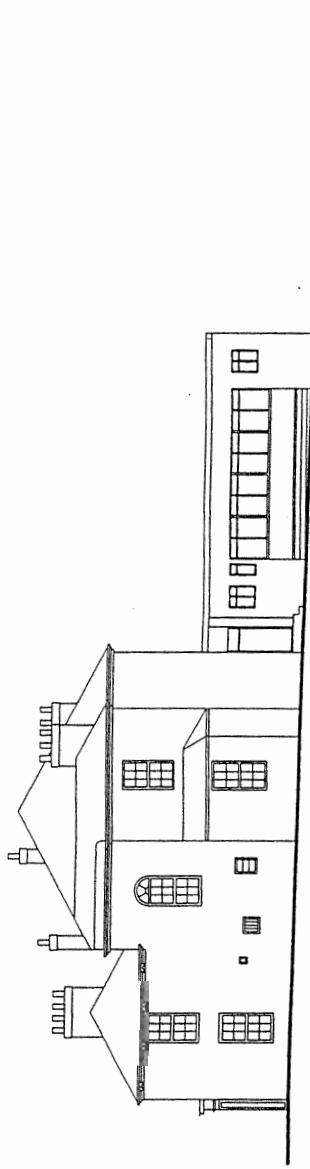
Drawing
 Survey
 North and East Elevations

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Date	January 06
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Number	SU 05

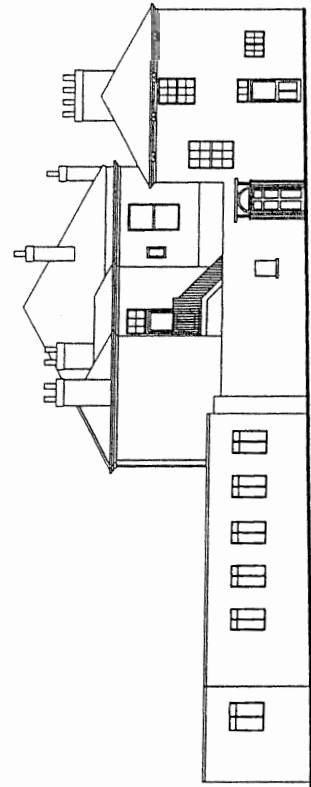
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Scale 1:100

Side (south) Elevation



Scale 1:100

Side (North) Elevation