



Planning Committee

To be held remotely on 21st April 2021 at 4:30pm

20/01521/FULM – Plumbase, Waterloo House, Fawcett Street, York

Erection of a 3 and 3.5 storey student accommodation block (providing 85 student rooms) following demolition of existing buildings

Site Location Plan

FAWCETT STREET, YORK



FAWCETT STREET SITE LOCATION PLAN - Scale 1:1250



City of York Council Planning Committee Meeting - 21st April 2021



FAWCETT STREET SITE CONTEXT PLAN - Scale as bar



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

REV DESCRIPTION BY CHD DATE



254 PARK SQUARE WEST, LEEDS, LS1 2PW 3RD FLOOR, 84, 85 FAUL STREET, LEEDS, LS1 2PW
T: 0113 233 7755 F: 0113 233 7755
W: www.loroc.co.uk I: 0035 675 3333

CLIENT

KMRE GROUP LIMITED

PROJECT

FAWCETT STREET YORK

TITLE

PLANNING INFORMATION
General Arrangement
EXISTING SITE PLAN

DRAWING NO. 103-100 REVISION

SCALE 1:1250 @ A3 DATE AUG 2020

DRAWN BY [initials] CHECKED BY

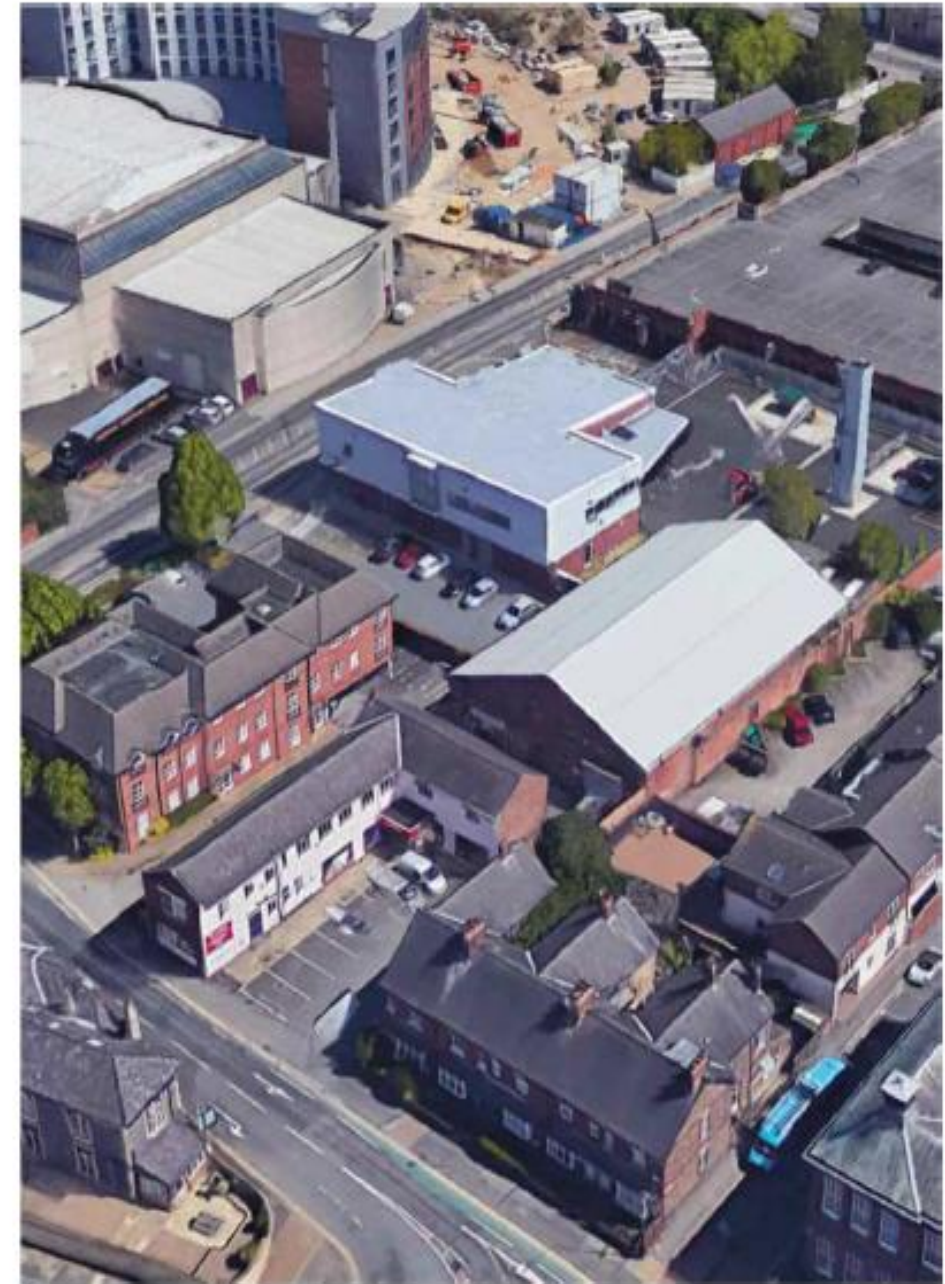
PURPOSE OF ISSUE

- PLANNING
- BUILDING REGS
- TENDER
- COMMENT
- INFORMATION
- CONSTRUCTION

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Existing Building and Aerial Context



Existing building



Streetview – Fawcett Street



Streetview – Existing Building



Streetview –
Existing building



View from Fishergate



View from City Walls/Paragon Street



Barbican Court (1)

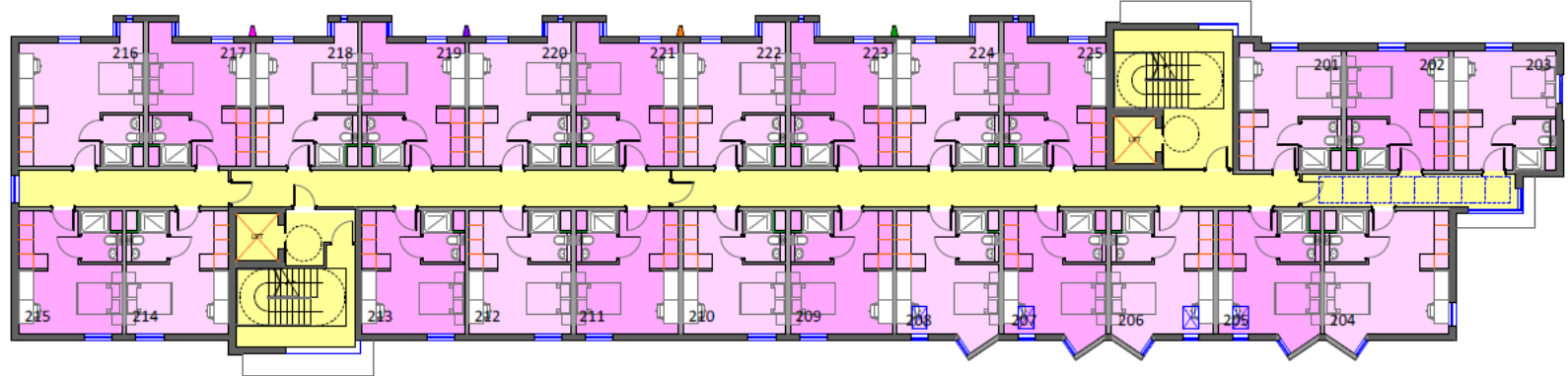


Barbican Court (2)

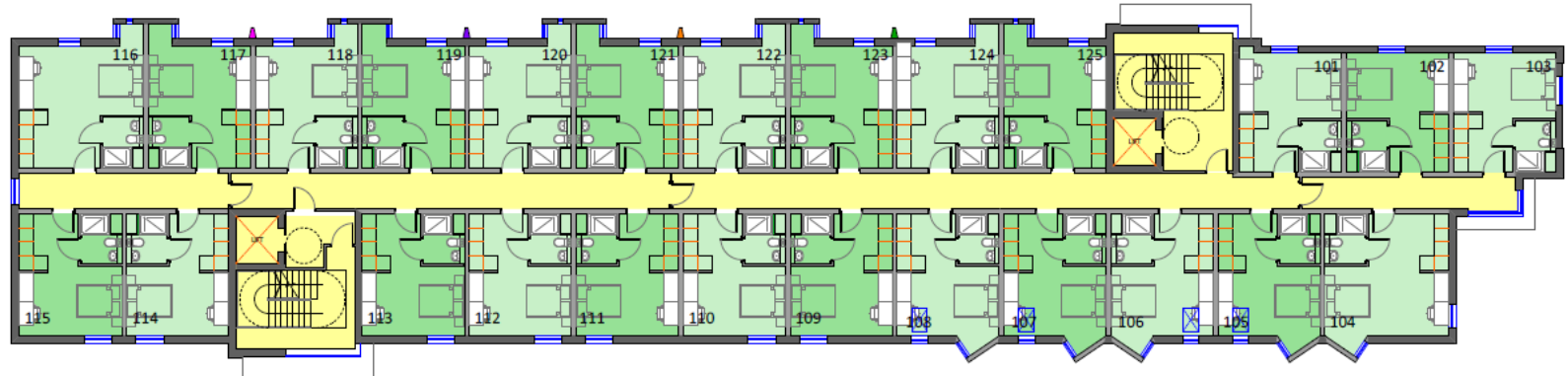


Proposed Ground, First and Second Floor Plans

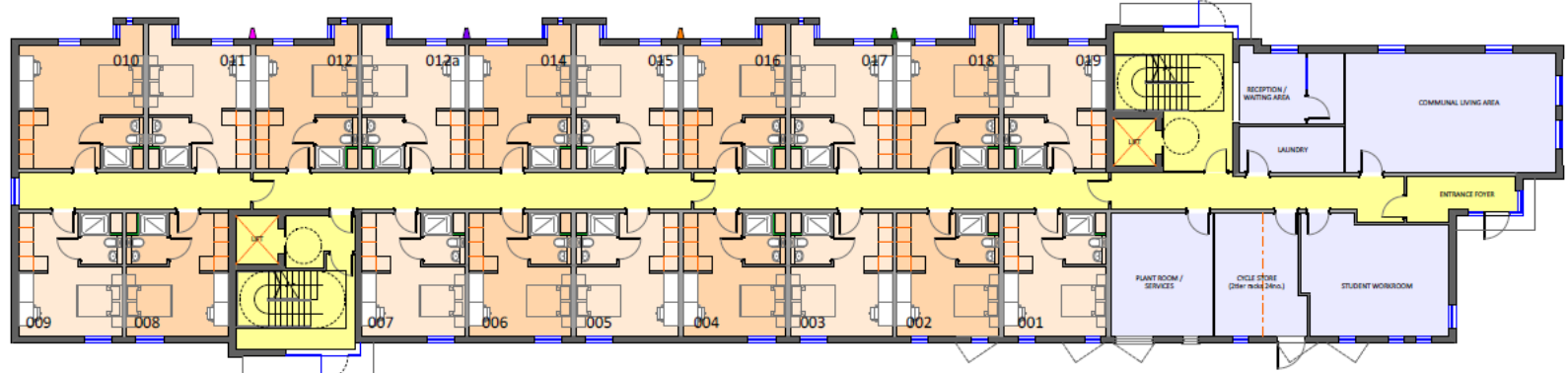
PROPOSED SECOND FLOOR PLAN - 25no. beds



PROPOSED FIRST FLOOR PLAN - 25no. beds

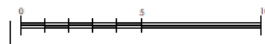


PROPOSED GROUND FLOOR PLAN - 19no. beds



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

- Circulation Area
- Amenity / Shared Areas



City of York Council Planning Committee Meeting - 21st April 2021

- Overall floor plan overlaid to all sections to illustrate
- Overall floor plan overlaid to all sections to illustrate
- Overall floor plan overlaid to all sections to illustrate
- Overall floor plan overlaid to all sections to illustrate
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- Overall floor plan overlaid to all sections to illustrate

REV. DESCRIPTION BY. CHECK. DATE



CURSE

KARE GROUP LIMITED

PROJECT: FAWCETT STREET YORK

TITLE: PLANNING INFORMATION General Arrangement

PROPOSED FLOOR PLANS (LEVEL +0 TO +2)

DRAWING NO: 143-100 REVISION: 0

SCALE: 1:500 A1 DATE: 03/04/2021

DRAWN BY: # CHECKED BY: #

PURPOSE OF SEAL: PLANNING, CONSULTATION, INFORMATION, CONSTRUCTION

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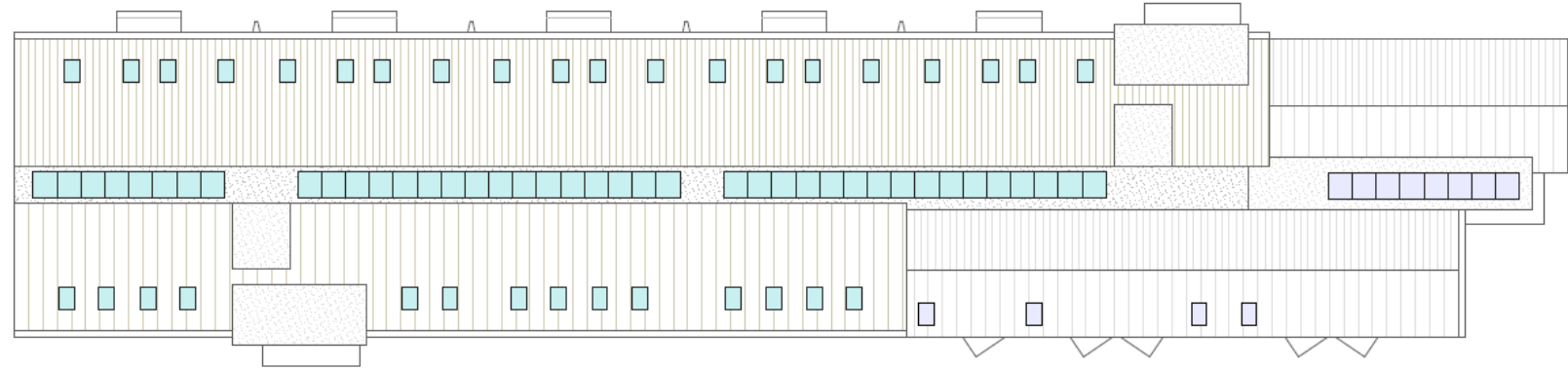
Proposed Third Floor and Proposed Roof Plan

FAWCETT STREET, YORK

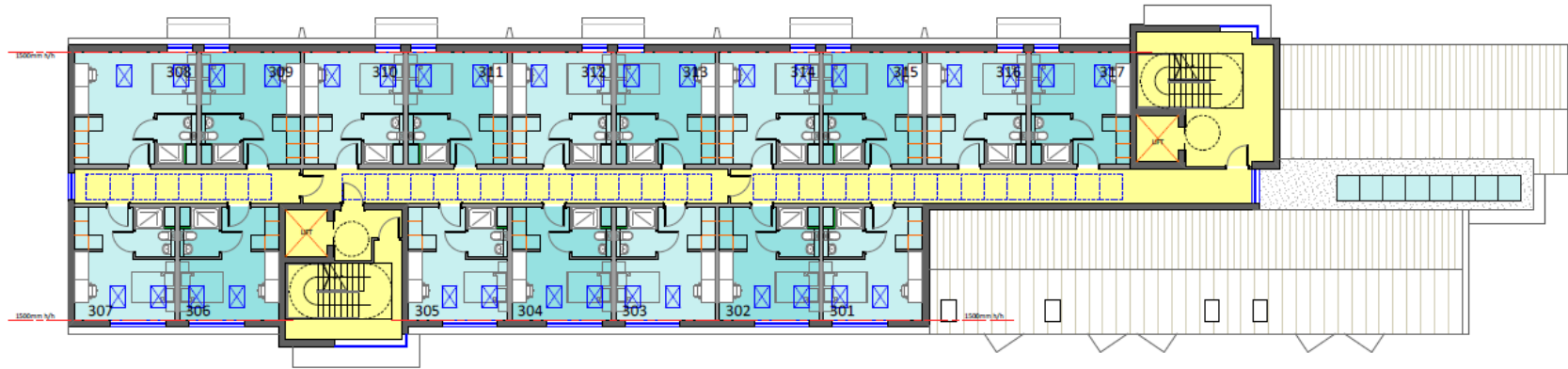
NOTE: ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH THE BUILDING REGULATIONS AND THE REQUIREMENTS OF THE LOCAL AUTHORITY.

■ Circulation Area

PROPOSED ROOF PLAN



PROPOSED THIRD FLOOR PLAN - 17no. beds



City of York Council Planning Committee Meeting - 21st April 2021

1. Plan does not extend to walls unless to show location and dimensions.
 2. Plan does not extend to walls unless to show location and dimensions.
 3. Plan does not extend to walls unless to show location and dimensions.

REV. DESCRIPTION BY. DATE



30A FAWCETT STREET, YORK YO1 1PE
 01904 611111
 01904 611111

CLIENT: KMBE GROUP LIMITED

PROJECT: FAWCETT STREET, YORK

TITLE: PLANNING INFORMATION
 General Arrangement
 PROPOSED FLOOR PLANS (LEVEL 3) ROOF PLAN

DRAWING NO.: 1413-104 REVISION: A

SCALE: 1:500 DATE: 04/2021

DRAWN BY: M CHECKED BY:

PURPOSE OF USE:
 PLANNING INFORMATION CONSTRUCTION

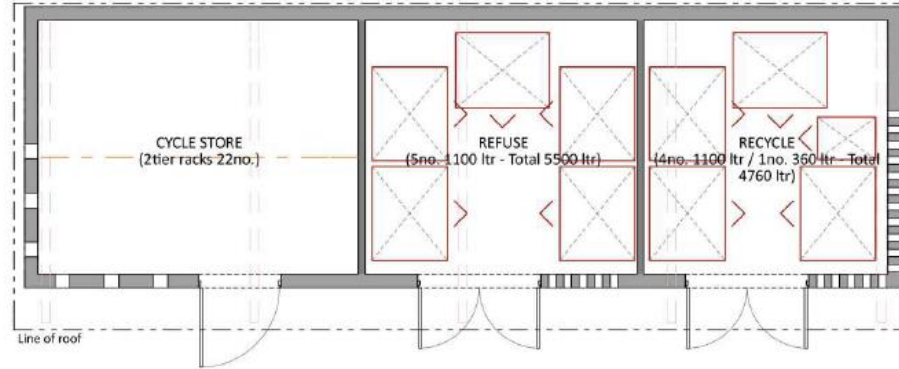
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Proposed Bin and Cycle Storage

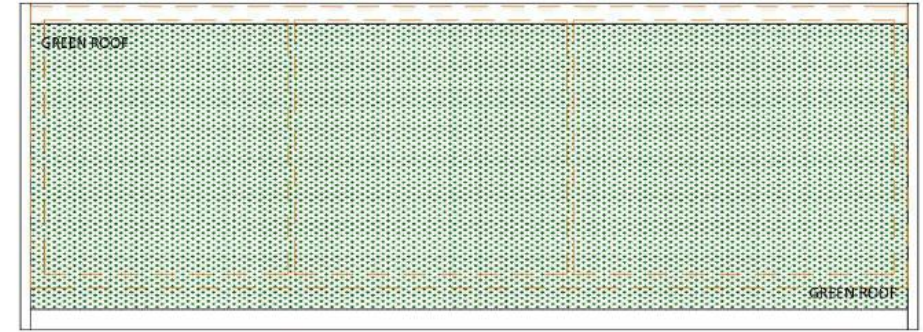
FAWCETT STREET, YORK

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

PROPOSED PLAN



PROPOSED ROOF PLAN



SIDE (WEST) ELEVATION - fronting Fawcett Street



Hit and miss brick detailing to create openings

FRONT (NORTH) ELEVATION - facing new development



Vertical clear openings

Metal doors with solid framing and punch metal infill to allow for ventilation

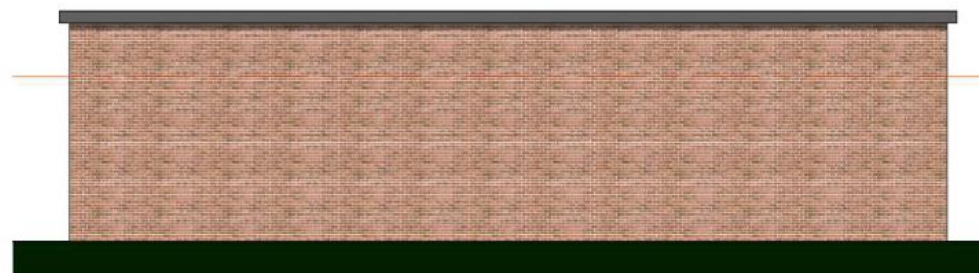
Hit and miss brick detailing to create openings

SIDE (EAST) ELEVATION - fronting Fire Station



Vertical clear openings

REAR (SOUTH) ELEVATION - facing gable no.5



REV DESCRIPTION BP CHRD DATE

LOFOC
ARCHITECTS

25A PARK SQUARE WEST, LEEDS LS1 9PW 3RD FLOOR, 66-70 PAUL STREET, LEEDS LS1 9PW (CHECK: EC34 4HE)
T: 0113 220 7233 W: www.lofoc.co.uk T: 0113 270 5333

CLIENT: EMME GROUP LIMITED

PROJECT: FAWCETT STREET YORK

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

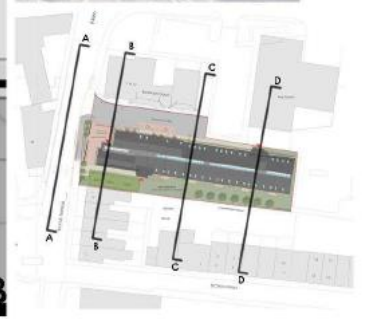
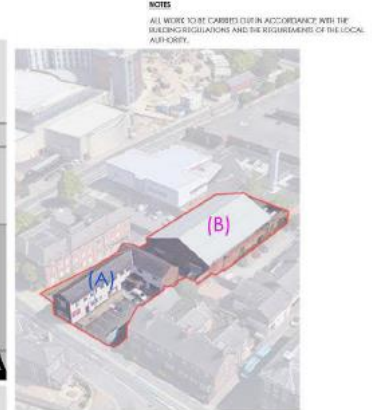
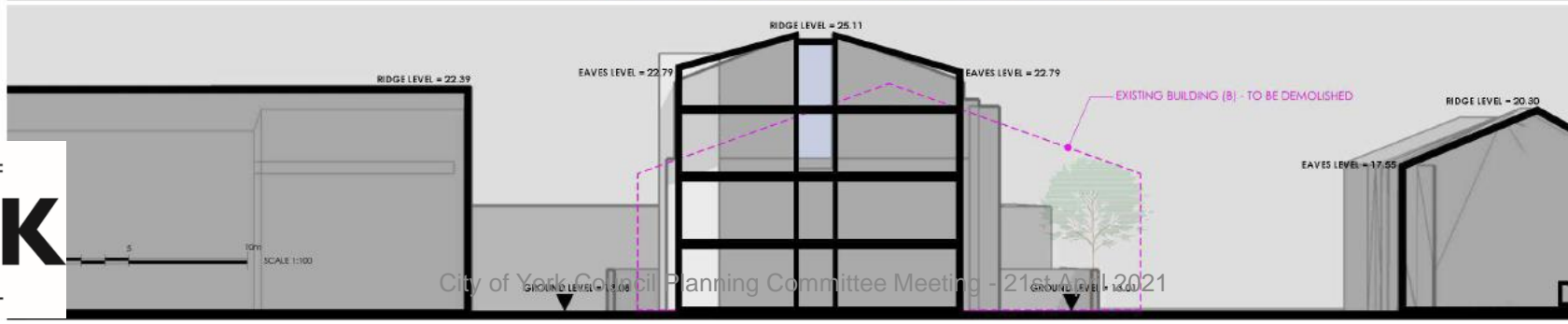
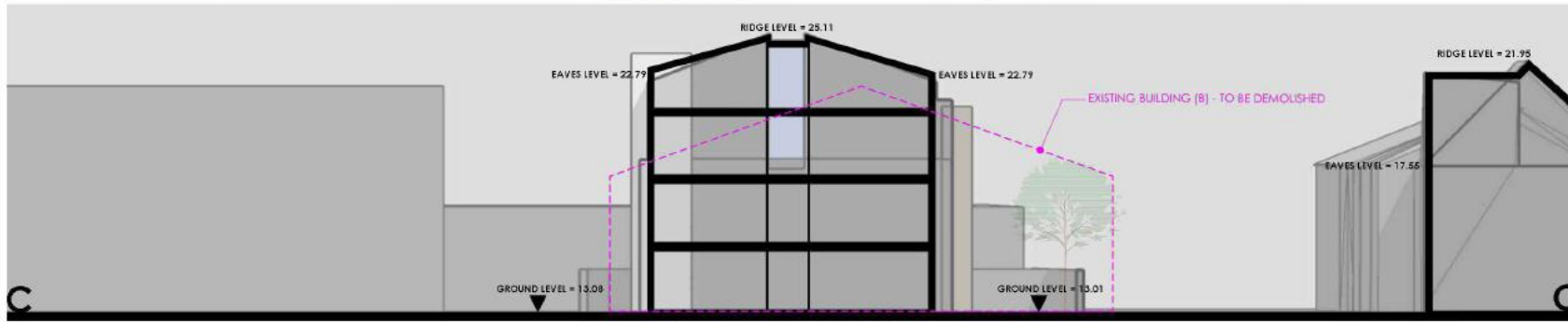
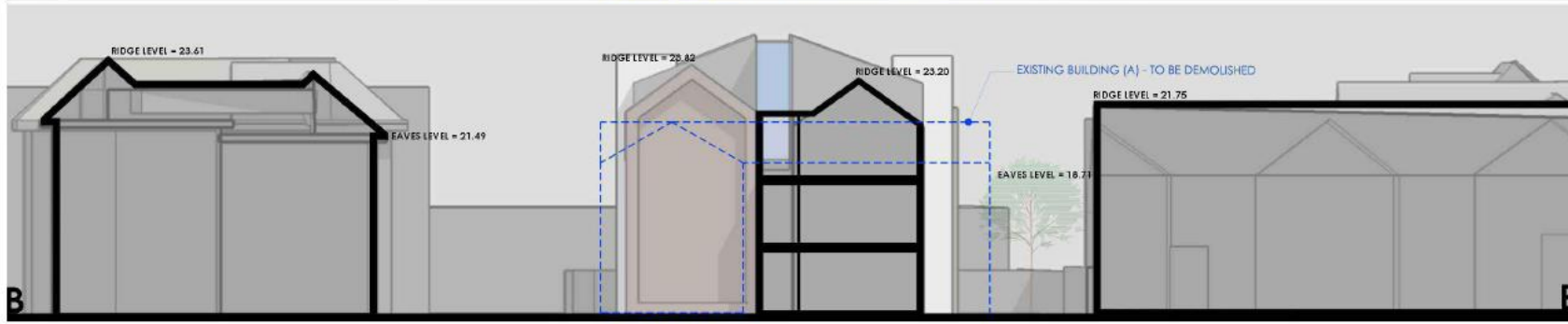
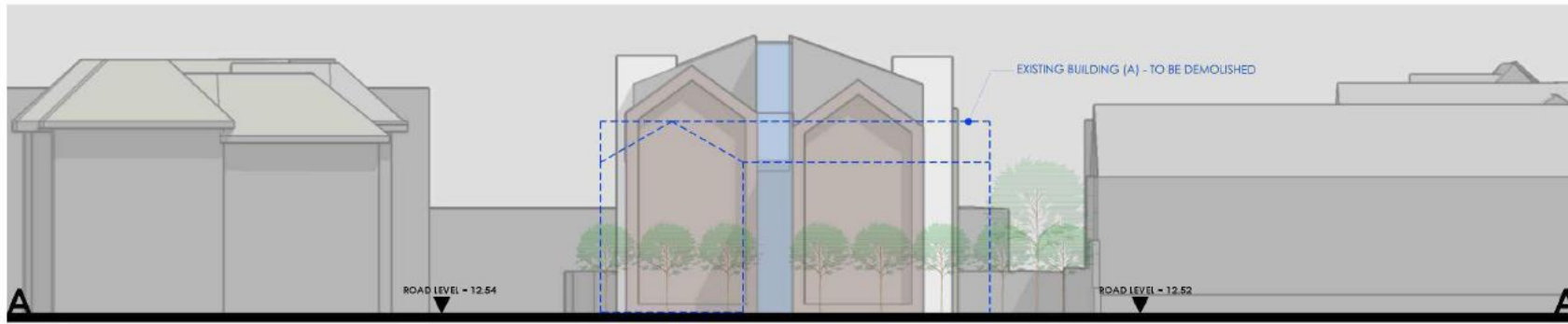
DRAWING NO. 1413-106 REVISION
SCALE 1/10 @ A3 DATE JUN 2021
DRAWN BY: W CHECKED BY:

- PURPOSE OF ISSUE:
- PLANNING
 - BUILDING REGS
 - TENDER
 - COMMENT
 - INFORMATION
 - CONSTRUCTION

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Proposed Sections



C	ADDED RIDGE, EAVES & GROUND LEVELS TO SECTIONS	EC	06/24/21	
B	UPDATED SECTIONS	SC	17/12/20	
A	UPDATED SECTIONS	SC	08/11/20	
REV	DESCRIPTION	BY	DATE	
LOFOC ARCHITECT				
DRAWING ROOM: 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000		CLINT		KAME GROUP LIMITED
PROJECT		FAWCETT STREET YORK		
TITLE		PLANNING INFORMATION: GENERAL ARRANGEMENT DESIGN SECTION		
DRAWING NO.	14758	REVISION	C	
SCALE	1/8" = 1' AT DATE	DATE	NOV 2020	
DRAWN BY	HC	CHECKED BY		
PURPOSE OF ISSUE				
<input type="radio"/> PLANNING	<input checked="" type="radio"/> INFORMATION	<input type="radio"/> TENDER	<input type="radio"/> CONSTRUCTION	
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