



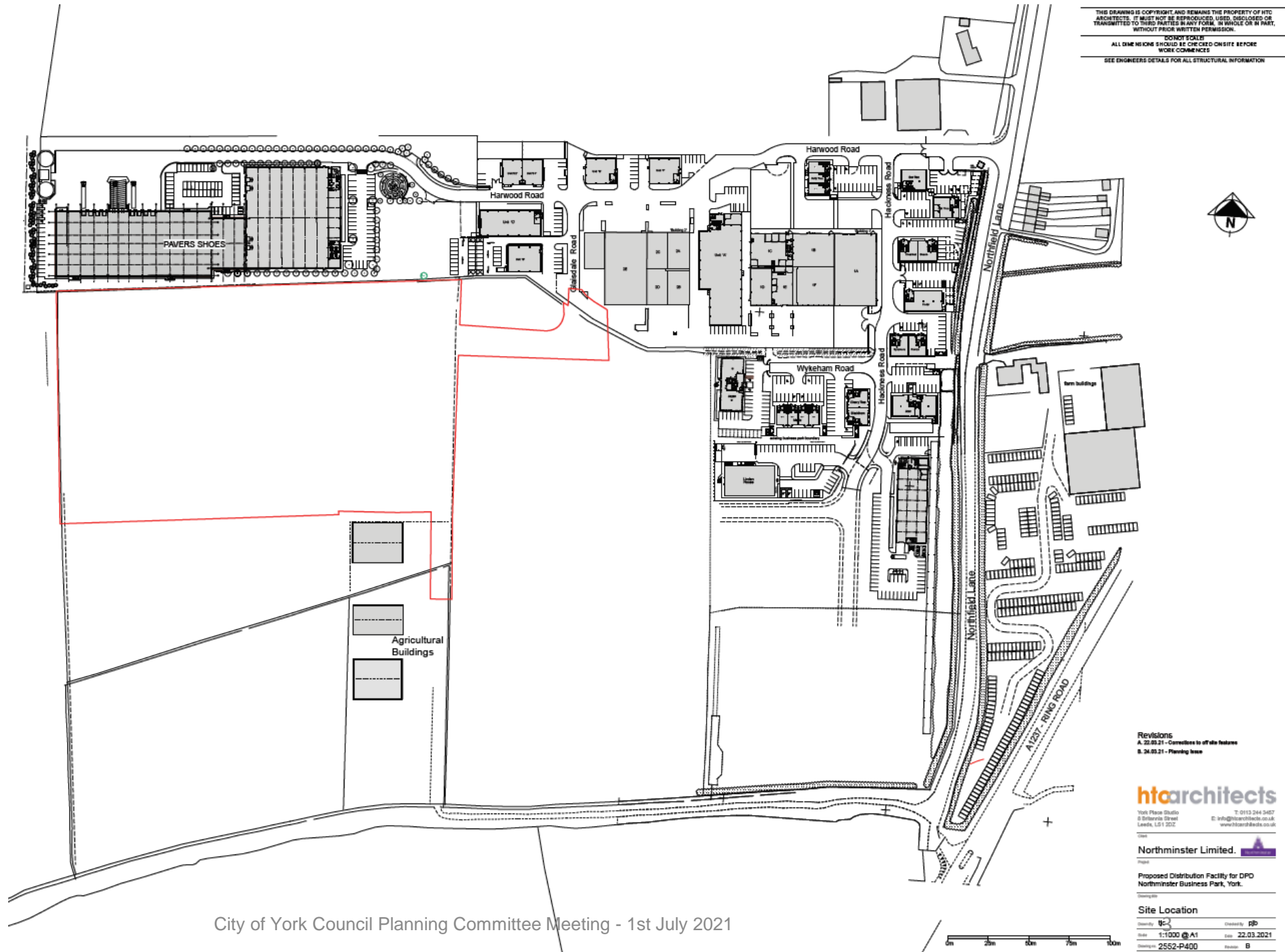
Planning Committee

To be held on Thursday 1st July 2021 at 4:30pm.

21/00796/FULM - Land To The South Of Northminster Business Park, Harwood Road, Upper Poppleton, York.

Erection of distribution facility (use class B8) including formation of vehicle access onto Glaisdale Road.

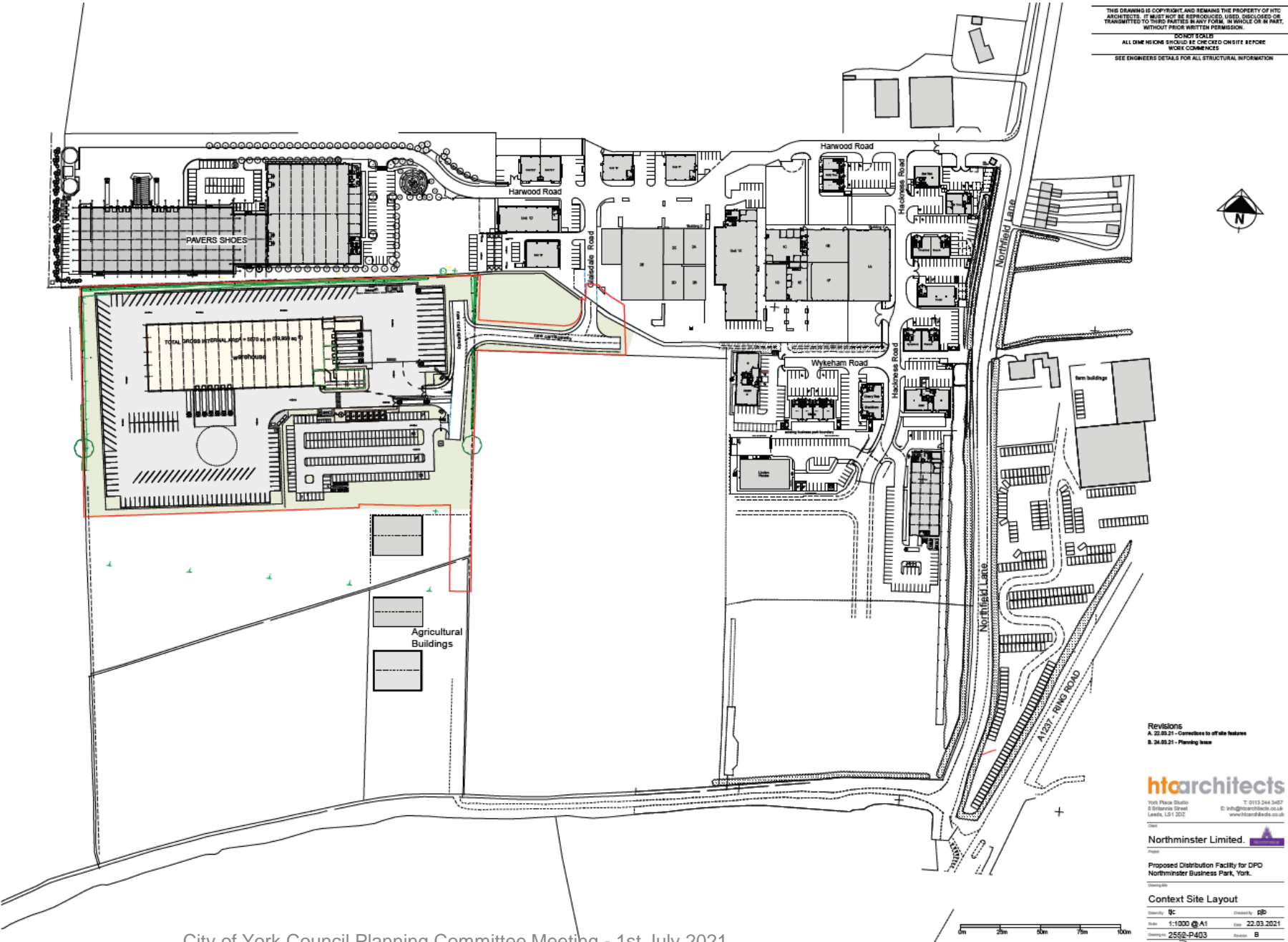
Site Location Plan



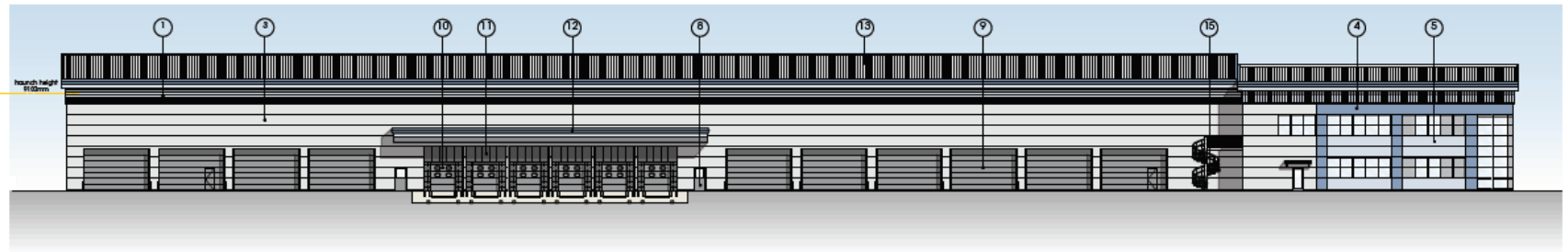
Google Earth Aerial Image – Wider Context



Proposed Site Layout – Wider Context



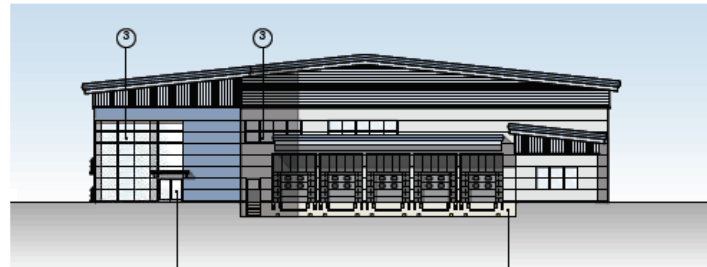
Proposed Elevations



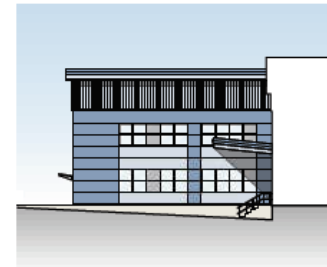
SOUTH ELEVATION



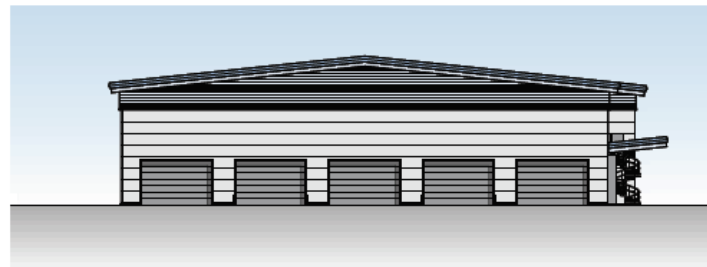
NORTH ELEVATION



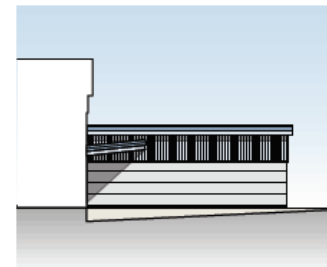
EAST ELEVATION



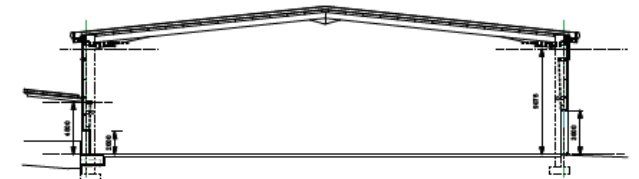
INTERNAL NORTH ELEVATION



WEST ELEVATION



INTERNAL SOUTH ELEVATION



SECTION

- ① Horizontally laid trapezoidal profiled metal wall cladding. Colour: blue grey
- ② Vertically laid trapezoidal profiled metal wall cladding. Colour: blue grey
- ③ 1000mm Kingspan 1000MR Microbri composite cladding. Colour: grey
- ④ 1000mm Kingspan 1000MR Microbri composite cladding. Colour: blue
- ⑤ 1000mm Kingspan 1000MR Microbri composite cladding. Colour: blue grey
- ⑥ The windows and curtain walling will be polyester powder coated articulated aluminium frames. Colour: Anthracite Grey (RAL 7016)
- ⑦ Polyester powder coated aluminium framed doors to match the surrounding front entrance section.
- ⑧ Rise lift doors steel faced polyester powder coated. Colour: Anthracite Grey (RAL 7016)
- ⑨ Vehicle level access doors to be insulated sectional doors polyester powder coated finish. Colour: Anthracite Grey (RAL 7016)
- ⑩ Dock level doors to be polyester powder coated finish. Colour: Anthracite Grey (RAL 7016)
- ⑪ Rigid frame dock shelters fitted with polyester continuous curtain.
- ⑫ 5m deep cantilevered galvanised steel frame and metal clad canopies to match the building.
- ⑬ Trapezoidal profiled roof cladding with rooflights. Colour: grey.
- ⑭ Concrete dock wall.
- ⑮ Galvanised external fire escape stair.



City of York Council Planning Committee Meeting - 1st July 2021



A.	14.07.21	Revised	100
Rev.	Date	Description	Drawn

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project
Proposed Distribution Facility for DPD
Northminster Business Park, York

drawing title
Proposed Elevations

date
17th March 2020

status
Planning

scale
1:200 @ A1

drawn
PJD

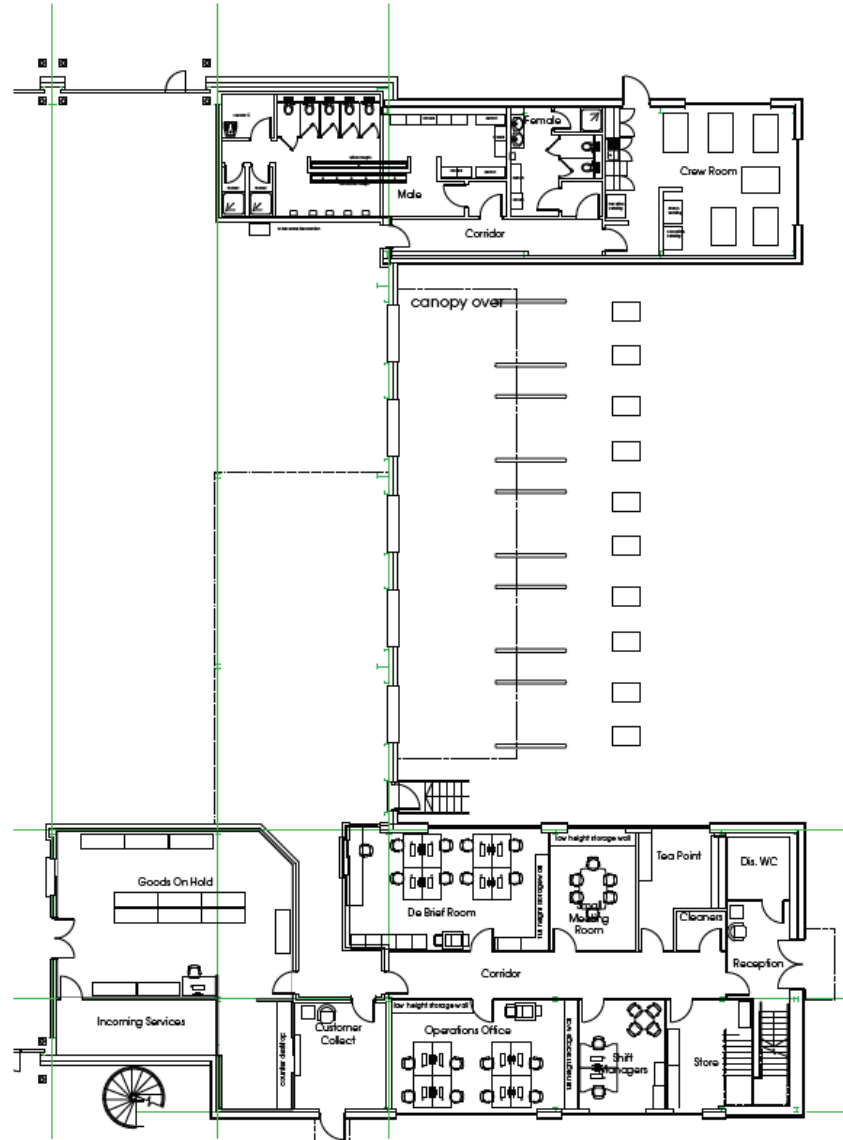
checked
TJC

job no.
2552

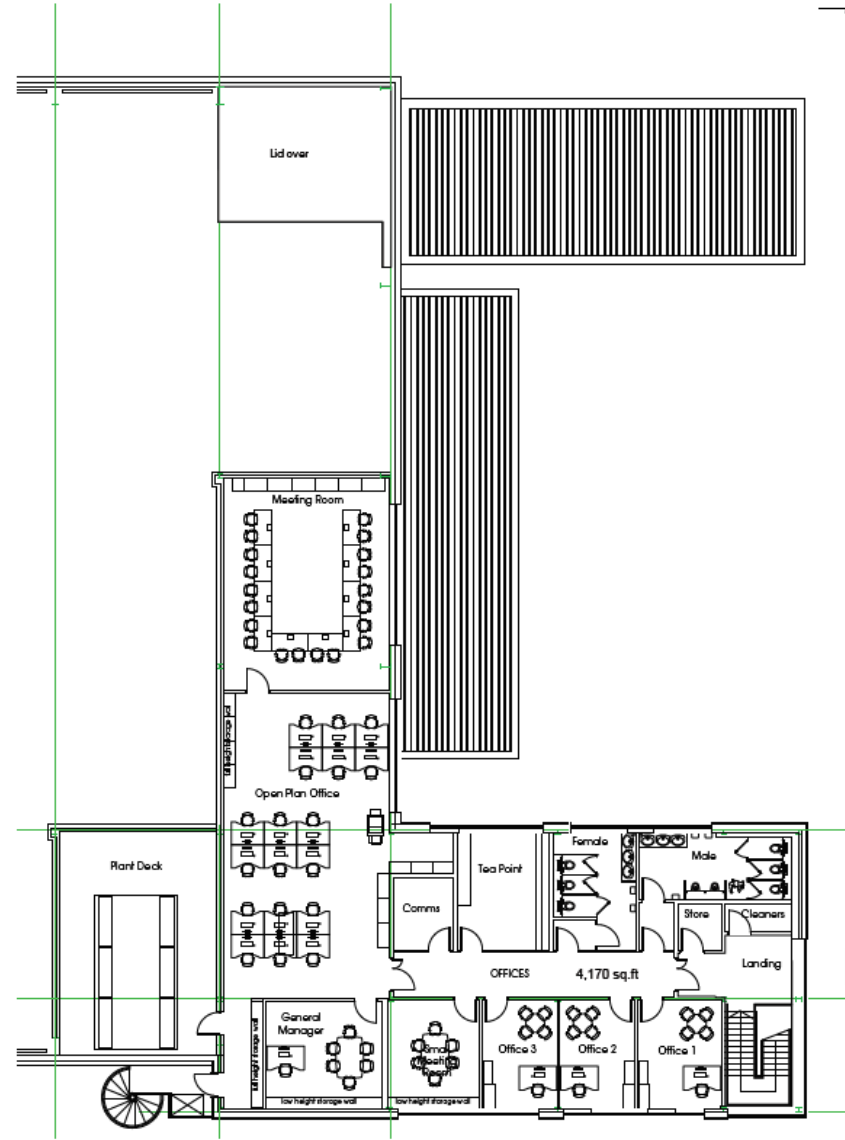
des. no.
P.200

rev.
A

Proposed Floor Plans – Office and Welfare Areas



GROUND FLOOR PLANS



FIRST FLOOR PLANS

City of York Council Planning Committee Meeting - 1st July 2021



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 SEE EXISTING DRAWING FOR ALL STRUCTURAL SPECIFICATIONS

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project
 Proposed Distribution Facility for DPD
 Northminster Business Park, York

drawing title
 Proposed Office / Welfare
 Floor Plans

date
 24th March 2020

status
 Planning

scale
 1: 100 @ A1

drawn
 JUC checked
 PJD

job no.: 2552 dwg no. P 101 rev. -

Proposed Landscaping



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This drawing has been prepared for the purpose of planning approval.

LEGEND

- Site boundary
- Existing tree to be retained
- Existing hedge to be retained
- Proposed tree Standard (Selected)
- Proposed shrub bed
- Proposed Native Hedge Mix
- Proposed Native Hedge Mix 2 (see planting notes)
- Proposed Native Woodland Mix
- Proposed shrub mixes
- Proposed grass

Proposed Shrubs

Nr	Code	Plant Name	H(m)	Root	Cont	Nbr*
153	ESQ	Eucryphia biduoides 'Silver Queen'	20-30	C	5	4.00
154	HRD	Hedera helix 'Goldheart'	40-60	C	5	4.00
155	PRR	Photinia x brassii 'Red Robin'	40-60	C	5	4.00

Proposed Evergreen Shrub Mix (2.00m)

Nr	Code	Plant Name	Mts(%)
303	PRR	Photinia x brassii 'Red Robin'	33.00
312	PR	Prunus laurocerasus 'Rotundifolia'	34.00
363	POV	Prinoscilla 'Napoli' Yellow'	33.00

Proposed Native Hedge Mix 2 (7.00m)

Nr	Code	Plant Name	H(m)	Root	Mts(%)
36	Ar	Aster campestris	95-100	B	5.00
38	Ch	Chrysanthemum	95-100	B	5.00
154	Car	Corylus avellana	95-100	B	20.00
221	On	Onoclea sensibilis	95-100	B	30.00
30	Pa	Panicum sylvaticum	95-100	B	5.00
116	Pa	Pharus spicata	95-100	B	15.00
39	Q	Quercus robur	95-100	B	5.00
39	T	Tilia cordata	95-100	B	5.00
77	V	Viburnum opulus	95-100	B	10.00

Proposed Trees

Nr	Code	Plant Name	Form	H(m)	Girth(m)	CSth(m)	Root
6	Ar	Aster campestris	Standard (Standard)	300-350	10-12	175-200	RB
20	Ag	Alnus glutinosa	Standard (Standard)	300-350	10-12	175-200	RB
10	PlP	Prunus avium 'Pavani'	Standard (Standard)	300-350	10-12	175-200	RB
12	Sa	Salix alba	Standard (Standard)	300-350	10-12	175-200	RB
1	Sa	Salix caprea	Standard (Standard)	300-350	10-12	175-200	RB

Proposed Native Hedge Mix (5.00m, double row)

Nr	Code	Plant Name	H(m)	Root	Cont	Mts(%)
98	Car	Corylus avellana	90-100	B	20.00	20.00
147	On	Onoclea sensibilis	90-100	B	30.00	30.00
40	la	Ilex aquifolium	90-100	C	5	10.00
98	Pa	Panicum sylvaticum	90-100	B	20.00	20.00
40	Sa	Salix caprea	90-100	B	10.00	10.00
40	T	Tilia cordata	90-100	B	10.00	10.00

Proposed Native Shrub Mix (2.00m)

Nr	Code	Plant Name	Root	Cont	Mts(%)
156	Car	Corylus avellana	B	20.00	20.00
150	On	Onoclea sensibilis	B	20.00	20.00
75	la	Ilex aquifolium	C	5	10.00
75	Pr	Prunus laurocerasus	B	10.00	10.00
150	Pa	Panicum sylvaticum	B	20.00	20.00
75	Sa	Salix caprea	B	10.00	10.00
75	T	Tilia cordata	B	10.00	10.00

Proposed Native Woodland Mix (1.50m)

Nr	Code	Plant Name	H(m)	Root	Mts(%)
62	Ar	Aster campestris	90-90	B	10.00
62	Ap	Acer pseudoplatanus	90-90	B	10.00
123	Ag	Alnus glutinosa	90-90	B	20.00
123	Sp	Salix pendula	90-90	B	20.00
62	PlP	Prunus avium	90-90	RB	10.00
62	Pa	Panicum sylvaticum	90-90	B	10.00
31	Q	Quercus robur	90-90	B	5.00
62	Sa	Salix caprea	90-90	B	10.00
2	T	Tilia cordata	90-90	B	10.00

Planting Notes
 Topsoil shall be a minimum of 400mm depth over planting beds and graded to fall. Imported topsoil must be BS3882:2017 compliant and existing topsoil must be subsoiled in accordance with BS3882:2017. No cultivation should take place in wet/waterlogged conditions.
 Herbicides and cultivation: Topsoil to be treated with two applications of herbicide prior to planting, where necessary, strictly in accordance with the Control of Pesticides Regulations 1986 (as amended 1997 or otherwise, updated/superseded legislation) and following manufacturer's instructions by qualified staff. The topsoil shall then be cultivated to 150mm depth.
 Planting: All planting and laying shall conform to BS: 3838: 1992 and BS 4428: 1988.
 Trees: Standard trees to be planted in the 800x300x450mm or dimensions of rootball, whichever is greater. Trees to be supported by 110 gauge (1500mm long, per tree, 800mm above ground, 75mm diameter) and 100 3rd-degreeable tie. Algalene soil improver and 50kg Erveng tie equipped to be incorporated into the soil of all new tree pits. Trees to be planted centrally within a tree pit. Trees planted within grass to have 1m diameter circle around stem kept clear of vegetation using mechanical or chemical means.
 Native Hedge Mix 2: Planted as a high row Rows 450mm apart, plants 450mm apart within each row and staggered between rows, 7 plants per metre. All tree species should be contained within the middle row and allowed to grow out when remainder of hedge is out back.
 Container grown shrubs, trees and plants: Shrubs and transplants shall be planted in pits 300x300x400mm depth, and the backfill shall include 3 litres of post-tee tree and shrub compost. Where two or more shrub species are indicated within a single bed each species shall be randomly mixed throughout the bed in groups of 3/5.
 Herbicide: Spot treat with herbicide throughout the maintenance period in accordance with the manufacturer's instructions.
 Metic: Planting beds to receive 75mm depth polystyrene mulch. Native woodland plants to be planted with 80kg fine fibre mulch mat pinned to soil. Native hedges to be planted through 80kg fine fibre mulch mat, edges locked. Ensure the top of the mulch layer is a minimum of 15mm below adjacent pavements and other surfaces, to prevent spillage.
 Plant positions: Final position of trees and shrubs subject to confirmation of service location and approval of statutory undertakers.
 Protection to planting: Native hedge/pole plants to be protected by spiral collars. Native trees and shrubs within mixes to be protected by stabilizer guards as supplied by Acorn Planting Products Ltd (01508 528793), or equivalent.
 Grass: All kerbside areas to be established and levelled as required retaining any stones, rubble, subsoil, general landscaping waste.
 Planting Season: Bare-root plants to be planted between mid-November and mid-March dependent upon the planting season.

Rev B: Revised to Council's comments - 14Jun21 (MP/j)
 Rev A: Grass margin along access road widened to site boundary at Client's request - 25Mar21 (MP/j)
 Base: HTC Architects, 'Overall Site Plan', 2552-PL-401 Rev B received 17Mar21

PROJECT	Proposed Distribution Facility, Northminster Business Park, York
TITLE	Detailed Landscaping Proposals
CLIENT	Northminster Properties Ltd
DATE	18 Mar 21
DRAWN	MP/j
CHECKED	MP
SCALE	1:500
SHEET	A1
DRAWING NO	13/27/1
REVISION	B

