



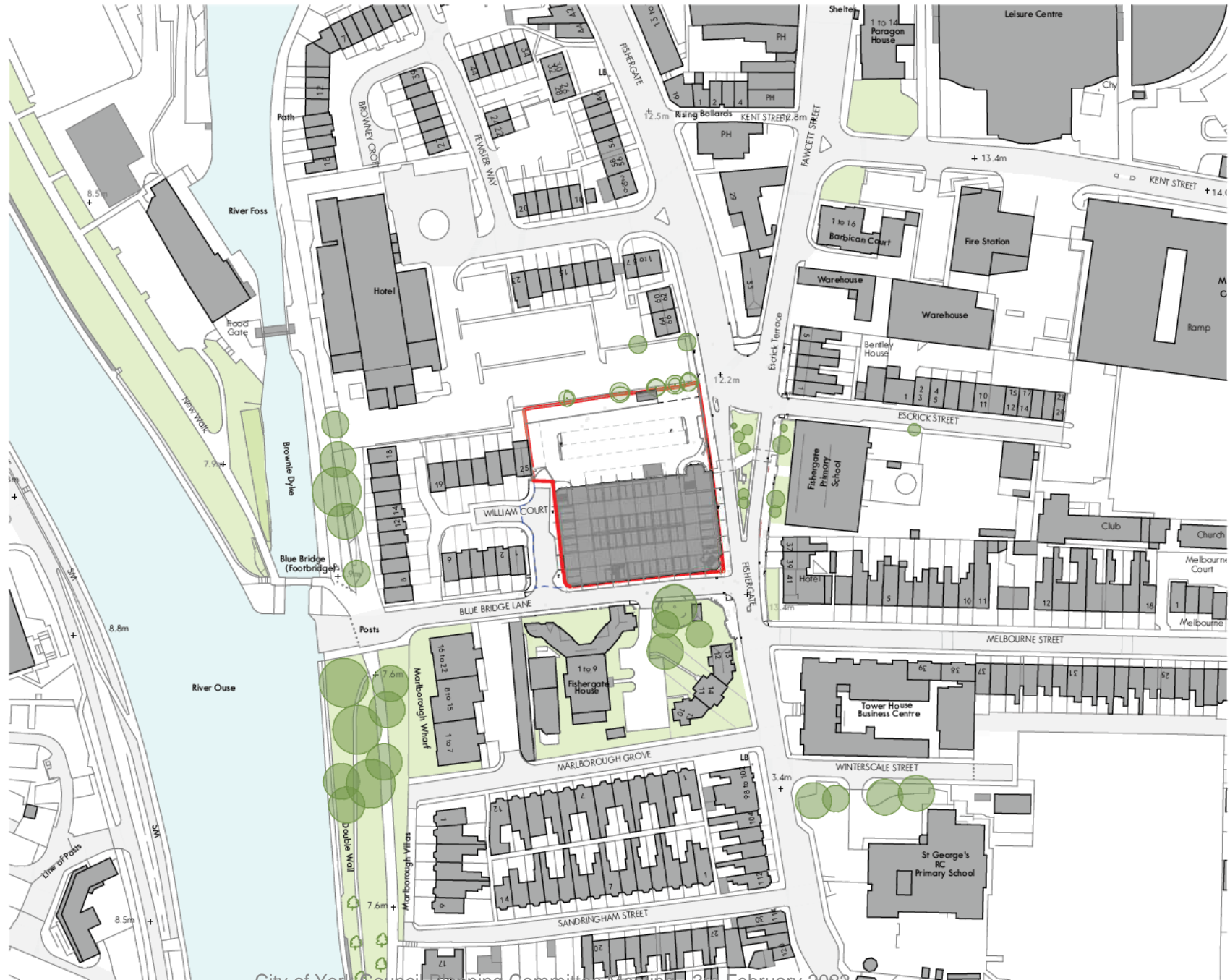
Planning Committee

To be held on Thursday 3rd February 2022

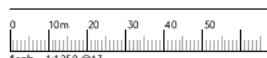
21/01605/FULM - Mecca Bingo, 68 Fishergate, York

Demolition of existing buildings and redevelopment of the site to form 275no. room purpose built student accommodation with associated car parking, landscaping and facilities

Site Location Plan



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Rev	Date	Comment	Dr	Ch
PA02	23.06.21	Revised to comments	DE	DT
PA01	18.06.21	Final Issue	DE	DT



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Job Title: (45)12101
Rialto House, Fishergate, York

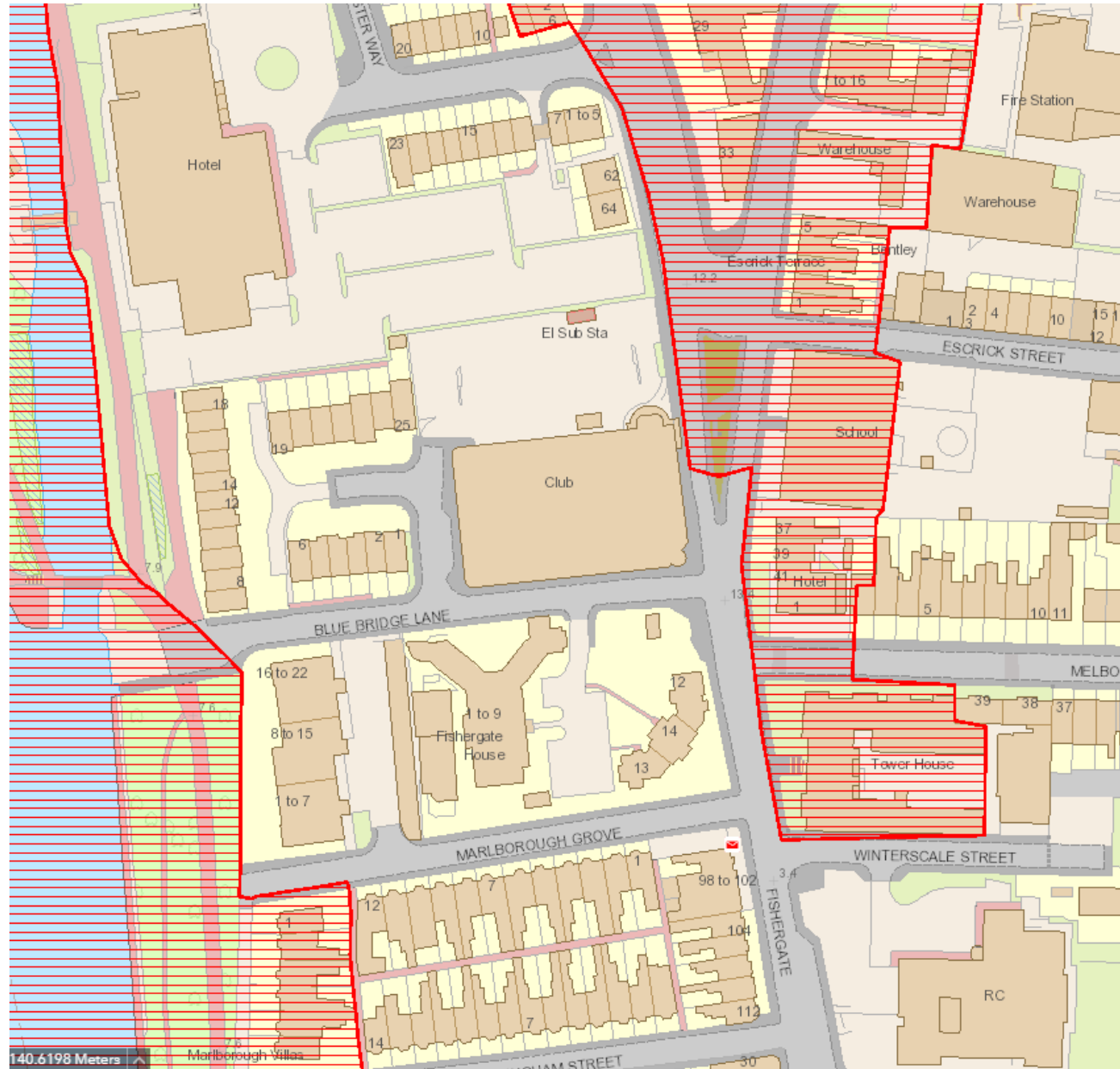
Client: OLYMPIAN

Location Plan

Name	2101-GWP-01-XX-DR-A-(PA)-0001
Scale	1:1250@A3
Revision	PA02
Drawn/Checked	DE/DT
Final Issue	18.06.21
Drawing Status	D - Planning



Illustration of surrounding Conservation Areas



Blue Bridge Lane



Rear Elevation Facing South/William Court



Front, Side and Rear of 25 William Court

Proposed Site Plan



City of York Council Planning Committee Meeting - 3rd February 2022

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NO	DESCRIPTION	DATE	BY	CHKD
01	Issue for Planning	18/01/22	AW	AW
02	Issue for Planning	18/01/22	AW	AW
03	Issue for Planning	18/01/22	AW	AW
04	Issue for Planning	18/01/22	AW	AW
05	Issue for Planning	18/01/22	AW	AW
06	Issue for Planning	18/01/22	AW	AW
07	Issue for Planning	18/01/22	AW	AW
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Scale: 1:200 (A1)

Application Site Boundary
Extent of Site Title

Scale: 1:200 (A1)

Application Site Boundary
Extent of Site Title

Scale: 1:200 (A1)

Application Site Boundary
Extent of Site Title

Scale: 1:200 (A1)

Application Site Boundary
Extent of Site Title

Scale: 1:200 (A1)

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Extent of Site Title

Scale: 1:200 (A1)

Application Site Boundary
Extent of Site Title

Scale: 1:200 (A1)

Application Site Boundary
Extent of Site Title

Scale: 1:200 (A1)



GWA
4512101

Rialto House, Fishergate, York

OLYMPIAN

Proposed Site Plan

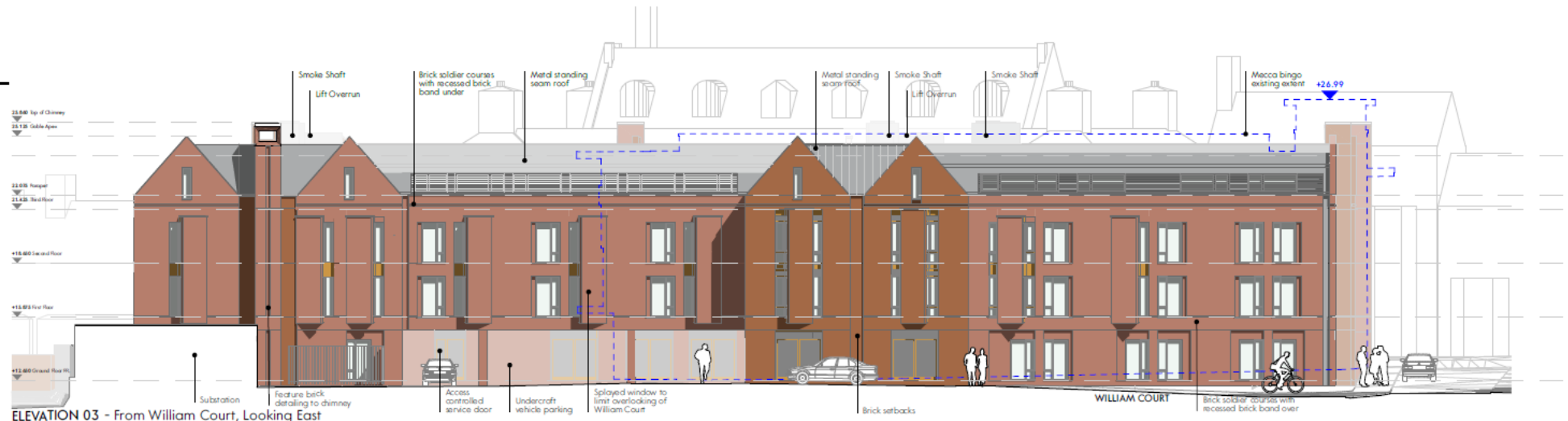
2101-GWP-01-00-DR-A-PA0-0010

Scale: 1:200 (A1) Revision: PA18

Drawn/checked by: DE / DT Date Issue: 18.06.21

Drawing Scale: D - Planning

Proposed Elevations – North and West



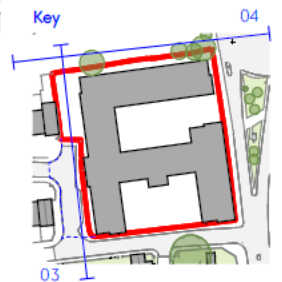
ELEVATION 03 - From William Court, Looking East



ELEVATION 04 - From Novotel Carpark, Looking South

Materials Key

1. Light red multi-brick.
2. Dark red multi-brick.
3. Brass spandrel panel
4. Setback brick panel reveal detail.
5. High performance PPC Aluminium window units, double glazed. External colour to match brass spandrel panel, RAL TBC (white internally).
6. Horizontal louvre. RAL TBC.
7. Standing seam zinc roof. RAL TBC.
8. Vertical metal railing. RAL TBC.
9. Feature horizontal band, Brick Soldier Course and recessed brick band.
10. Steel loured external door. Colour to match windows, RAL TBC.
11. Feature brick chimney. Brick type 1 / 2 as per elevation.
12. Standing seam zinc to lift overrun. Colour to match roof, RAL TBC.
13. Potential location for Public Art. Details TBC.



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0 1m 5m 10m
Scale: 1:200 A3

City of York Council Planning Committee Meeting 3rd February 2022

Rev	Date	Comment	Dr	Chk
PA13	15.12.21	Revised to Planning Comments	DE	DT
PA12	06.12.21	Revised to Planning Comments	DE	DT
PA11	22.11.21	Revised to comments	CT	DT
PA10	05.11.21	Update to metal railing	CT	DT
PA09	04.11.21	Update to metal railing	CT	DT
PA08	05.10.21	Minor graphical amendments	DE	DT
PA07	28.09.21	Revised to comments received Gable required. Substation Amended	DE	DT
PA06	18.08.21	Revised to comments received Substation Amended	DE	DT

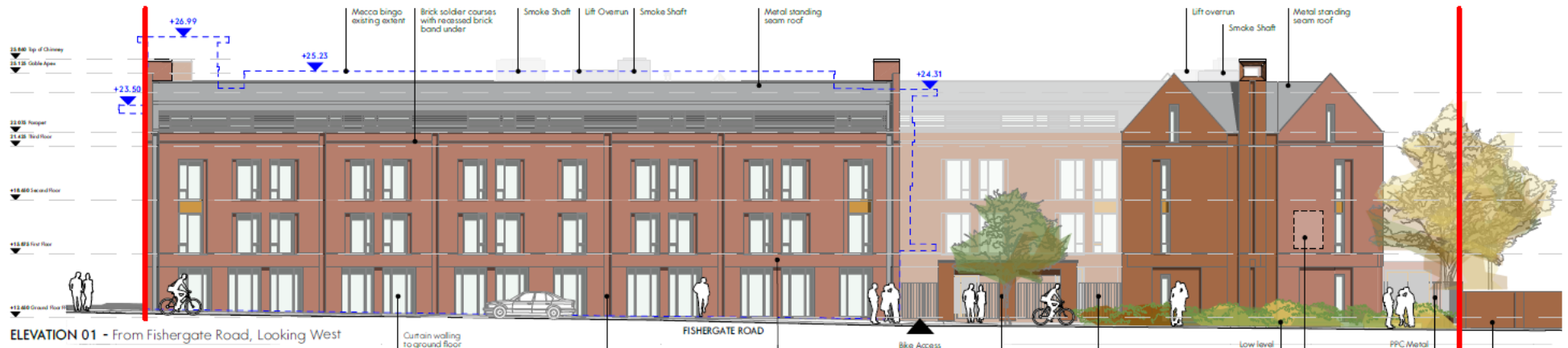
GWP Job Reference: (451)2101
Rialto House, Fishergate, York
Clear

OLYMPIAN

Proposed Elevations 03, 04	
Name	2101-GWP-01-XX-DR-A-(PA)-0021
Scale	1:200@A3
Revision	PA 13
Drawn/Checked	DE / DT
First Issue	18.06.21
Drawing Status	D - Planning



Proposed Elevations – East and South

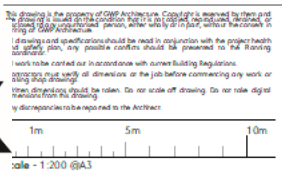
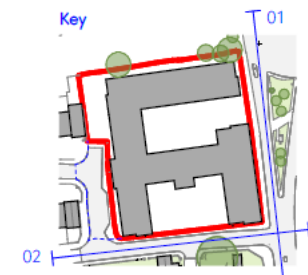


ELEVATION 01 - From Fishergate Road, Looking West



ELEVATION 02 - From Bluebridge Lane, Looking North

- Materials Key**
1. Light red multi-brick.
 2. Dark red multi-brick.
 3. Brass spondrel panel.
 4. Setback brick panel reveal detail.
 5. High performance PPC Aluminium window units, double glazed. External colour to match brass spondrel panel, RAL TBC (white internally).
 6. Horizontal louvre. RAL TBC.
 7. Standing seam zinc roof. RAL TBC.
 8. Feature metal railing. RAL TBC.
 9. Feature horizontal band, Brick Soldier Course and recessed brick band.
 10. Steel louvred external door. Colour to match windows, RAL TBC.
 11. Feature brick chimney. Brick type 1 / 2, as per elevation.
 12. Standing seam zinc to lift overrun. Colour to match roof, RAL TBC.
 13. Potential location for Public Art. Details TBC.

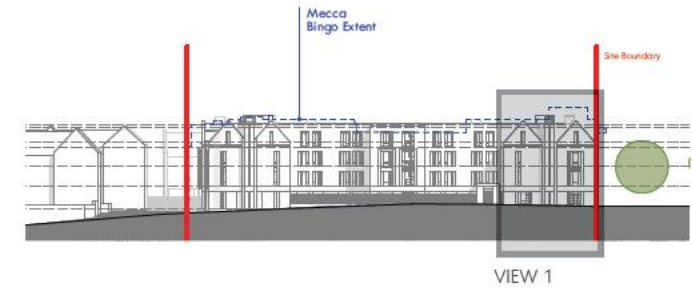


Rev	Date	Comment	Dr	Ch
PA13	15.12.21	Revised to Planning Comments	DE	DT
PA12	06.12.21	Revised to Planning Comments	DE	DT
PA11	22.11.21	Revised to comments	CT	DT
PA10	05.11.21	Landscape revised to comments	CT	DT
PA09	04.11.21	Landscape revised to comments	CT	DT
PA08	05.10.21	Minor graphical amendments	DE	DT
PA07	28.09.21	Revised to comments received. Gable revised. Substation Amended	DE	DT

GWP Job Reference: (451)2101
 Rialto House, Fishergate, York
 Client: OLYMPIAN

Proposed Elevations 01, 02	
Name	2101-GWP-01-XX-DR-A-(PA)-0020
Scale	1:200@A3
Revision	PA13
Drawn/Checked	DE / DT
First Issue	18.06.21
Drawing Status	D - Planning

Large Scale Details and materials – Fishergate, Blue Bridge Lane corner



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 Where dimensions conflict, the notes, drawings and specifications shall prevail in that order.
 Any discrepancies to be reported to the Architects.



Rev	Date	Comment	Dr	Ch
PA06	15.12.21	Revised in line with amendments to elevations	DE	DT
PA05	09.12.21	Revised in line with amendments to elevations	DE	DT
PA04	30.09.21	Revised in line with amendments to elevations	DE	DT
PA03	13.07.21	Notes revised	DE	DT
PA02	23.06.21	Revised to comments	DE	DT
PA01	18.06.21	First issue	DE	DT

GWP Job Reference: (451)2101
 Job Title: Rialto House, Fishergate, York



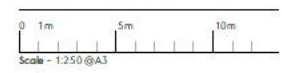
Name		Revision	
2101-GWP-01-XX-DR-A-(PA)-0041		PA06	
Scale	VARIABLE	Revision	PA06
Drawn/Checked	DE / DT	First Issue	18.06.21
Drawing State	D - Planning		



Proposed Ground Floor



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Scale - 1:250 @A3
 --- Site Development Boundary
 - - - Extent of Site Title

KEY

Social Space - 336m ²	
Plant - 175m ²	
Vertical Circulation / Cores	
Cluster Social Kitchens	
Studio Room - Varies	21 No.
DDA Studio Room - ~28.4m ²	2 No.
Cluster Bedroom - 12.5m ²	27 No.
Total:	50 No.

Cycle Storage 168 Spaces (61.09%)
 Future Cycle Storage 168+108 Spaces = 276 (<100%)

▲ Building Entrance / Egress
 ▼ Secondary DDA Building Entrance / Egress
 ▼ Primary Cycle Access via Gate
 ▼ Main Entrance (including drop off) on Blue Bridge Lane

18/17	22.12.21	Cycle Parking Revised	DE	DT
18/16	15.12.21	Cycle Parking Revised	DE	DT
18/15	09.12.21	Cycle Parking Revised	DE	DT
18/14	06.12.21	Revised to Planning Comments	DE	DT
18/13	22.11.21	Revised to comments	CT	DT
18/12	04.11.21	Cycle layout re-mediated	CT	DT
18/11	05.10.21	Cycle layout re-mediated	DE	DT
18/10	30.09.21	Cycle access via gate indicated	DE	DT

Rev	Date	Comment	Dr	Ch
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Job Title: (451)2101

Rialto House, Fishergate, York



Proposed Ground Floor Plan

Name:	2101-GWP-01-00-DR-A-(PA)-0012
Scale:	1:250@A3
Revision:	PA/7
Drawn/Checked:	DE/DT
First Issue:	18.06.21
Drawing Status:	01 - Planning

File Path: G:\PROJECTS\2101 - Rialto House\2101-GWP-01-00-DR-A-(PA)-0012.dwg
 Issue: 04/12/21 01-GWP-01-00-DR-A-(PA)-0012.dwg



Proposed First Floor



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All work to be carried out in accordance with current Building Regulations.

Contractors must satisfy all dimensions on the job before commencing any work or making any drawings.

Where dimensions should be taken.

Do not scale off drawings.

Do not take dimensions from this drawing.

Any discrepancies to be reported to the Architect.

0 1m 5m 10m
Scale - 1:250 @A3



KEY

- Vertical Circulation / Cores
- Cluster Social Kitchens
- Studio Room - Varies 20 No.
- DDA Studio Room - ~28.4m² 2 No.
- Cluster Bedroom - 12.5m² 59 No.

Total: 81 No.

Rev	Date	Comment	Dr	Ch
RA12	22.12.21	Revised to reflect changed to drawing 0012	DE	DT
RA11	15.12.21	DDA provision amended	DE	DT
RA10	09.12.21	Revised to reflect changed to drawing 0012	DE	DT
RA09	06.12.21	Revised to Floorings Comments	CT	KT
RA08	22.11.21	Revised to comments	CT	KT
RA07	05.10.21	Revised to reflect changed to drawing 0012	DE	DT
RA06	30.09.21	Revised to comments received from Fire Engineer	DE	DT
RA05	24.09.21	Revised to comments: Cables amended. Substation location and size amended.	DE	DT
RA04	11.08.21	Substation location amended	FF	DE
RA03	29.06.21	Energy centre omitted. Smoke shaft and service riser swapped.	DE	DT
RA02	23.06.21	Revised to comments	DE	DT
RA01	18.06.21	First Issue	DE	DT



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GWP Job Reference: 145112101

Job Title: Rialto House, Fishergate, York
Client:

OLYMPIAN

Proposed First Floor Plan

Name	2101-GWP-01-01-DR-A-(PA)-0013		
Scale	1:250@A3	Revision	PA1.2
Drawn/Checked	DE/DT	First Issue	18.06.21
Drawing Status	D - Planning		

Drawn: T. COOPER / M. COOPER - Checked: J. HARRISON / M. COOPER - Scale: 1:250 @ A3
Issue: 18/06/21 - 05/12/21 - GWP-01-01-01-Olympian-House-PI1



Proposed Second Floor Plan



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All work to be carried out in accordance with current Building Regulations.

Carrying out work of this nature without the necessary permissions may be an offence under the Building Act 2004.

Where dimensions should be taken.

Do not scale off drawing.

Do not make alterations to drawings from this drawing.

Any discrepancies to be reported to the architect.



— Site Development Boundary
 - - - Extent of Site Title

KEY

Vertical Circulation / Cores	
Cluster Social Kitchens	
Studio Room - Varies	20 No.
DDA Studio Room - ~28.4m ²	2 No.
Cluster Bedroom - 12.5m ²	59 No.
Total:	81 No.

Rev	Date	Comment	Dr	Ch
RA12	22.12.21	Revised to reflect changed to drawing 0012	DE	DT
RA11	15.12.21	DDA provision amended	DE	DT
RA10	09.12.21	Revised to reflect changed to drawing 0012	DE	DT
RA09	06.12.21	Revised to Planning Comments	DE	DT
RA08	22.11.21	Revised to comments	CT	DT
RA07	05.10.21	Revised to reflect changed to drawing 0012	DE	DT
RA06	30.09.21	Revised to comments received from Fire Engineer	DE	DT
RA05	24.09.21	Revised to comments. Cables amended. Substation location and use amended.	DE	DT
RA04	11.08.21	Substation location amended	FF	DE
RA03	29.06.21	Energy centre omitted. Smoke shaft and service riser swapped.	DE	DT
RA02	23.06.21	Revised to comments	DE	DT
RA01	18.06.21	First Issue	DR	DT
Rev	Date	Comment	Dr	Ch



CHAMBERED ARCHITECTS
 INTERIOR DESIGNERS
 SPACE PLANNERS
 PROJECT MANAGERS
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 architects@gwparchitects.com | www.gwparch.com

GWP Job Reference: (45)12101

Job Site: Rialto House, Fishergate, York

Client: OLYMPIAN

Proposed Second Floor Plan

Name	21 01 - GWP-01-02-DR-A-(PA)-0014		
Scale	1:250@A3	Revision	PA12
Drawn/Checked	DE/DT	First Issue	18.06.21
Drawing Status	D - Planning		

REVISED: OLYMPIAN ARCHITECTS - REVISED BASE FOR REVISED DRAWING. SCALE: 1:250 @ A3 (GWP) 01-02-DR-A-(PA)-0014-REVISED



Proposed Third Floor Plan



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KEY

- Vertical Circulation / Corrs
- Cluster Social Kitchens
- Studio Room - Varies 13 No.
- DDA Studio Room - ~27.7m² 2 No.
- Cluster Bedroom - Varies 48 No.

Total: 63 No.

Rev	Date	Comment	Dr	Ch
RA14	22.12.21	Revised to reflect changes to drawing 03.12	DE	DT
RA13	15.12.21	DDA provision amended	DE	DT
RA12	09.12.21	Revised to reflect changes to drawing 03.12	DE	DT
RA11	06.12.21	Revised to Planning Comments	DE	DT
RA10	22.11.21	Revised to comments	CT	RT
RA09	05.10.21	Revised to reflect changes to drawing 03.12	DE	DT
RA08	30.09.21	Revised to comments received from Fire Engineer	DE	DT
RA07	24.09.21	Revised to comments. Gas lift amended. Substation location and size amended.	DE	DT
RA06	18.08.21	Revised to comments received from Fire Engineer	DE	DT
RA05	11.08.21	Substation location amended	FF	DE
RA04	29.06.21	Energy centre omitted. Smoke shaft and service riser stopped.	DE	RT
RA03	23.06.21	Revised to comments	DE	DT
RA02	22.06.21	Roof lights to kitchens added	DE	DT
RA01	18.06.21	First Issue	DE	DT



CHIEF ARCHITECT
INTERIOR DESIGNER
SCENE DESIGNER
PROJECT MANAGER
LANDSCAPE ARCHITECTS

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020 7324 0000 (020 7324 0000) 020 7324 0000

Job No: (451)2101
Job Site: Rialto House, Fishergate, York

OLYMPIAN

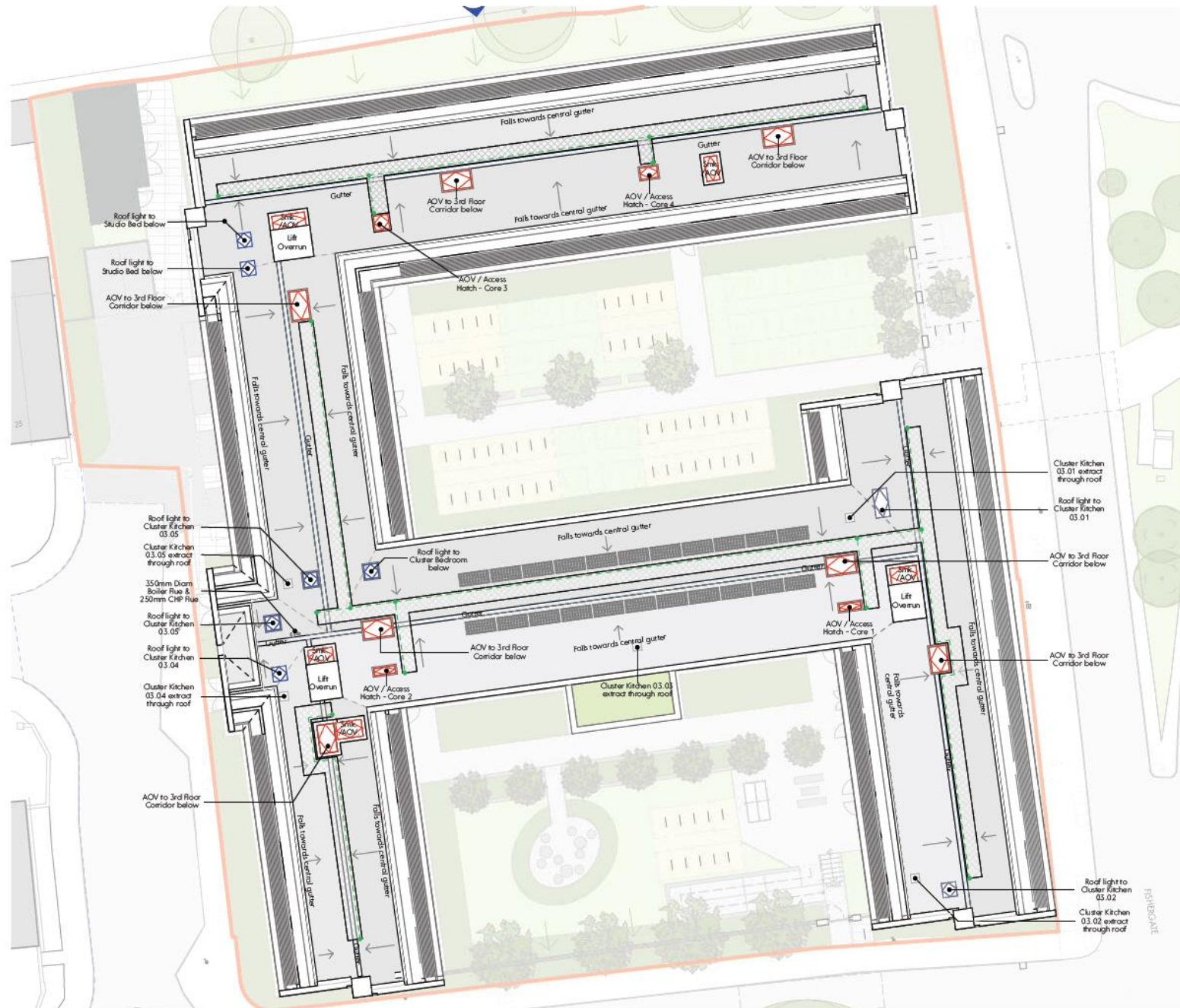
Proposed Third Floor Plan

Name	2101-GWP-01-03-DR-A-(PA)-0015		
Scale	1:250@A3	Revision	RA14
Drawing/Checked	DE/DT	First Issue	18.06.21
Drawing Status	D - Planning		

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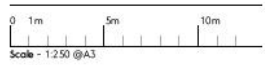
Proposed Roof Plan



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- Site Development Boundary
- Extent of Site Title
- Roof access walkway
- Fall Arrest System - Design and detail by specialists
- Drainage gutter
- Drainage falls - as indicated
- SWK
AOV AOV to smoke shaft - Serving up to Second Floor
- AOV Combined AOV/Roof Access Hatch to stair cores
- PV Panels - 22 No. 2094 x 1038mm @ 30°
- L Roof Light

Rev	Date	Comment	Dr	Ch
PA14	22.12.21	Revised to reflect changed to drawing 0012	DE	DT
PA3	15.12.21	Revised to reflect changed to drawing 0012	DE	DT
PA2	09.12.21	Revised to reflect changed to drawing 0012	DE	DT
PA11	06.12.21	Revised to Planning Comments	DE	DT
PA10	22.11.21	Revised to comments	DE	DT
PA9	05.10.21	Revised to reflect changed to drawing 0012	DE	DT
PA8	24.09.21	Revised to comments. Double arrowhead. Substation location and size amended.	DE	DT



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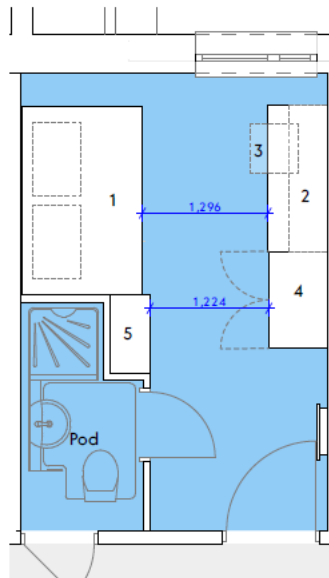
Job No: 145112101
Rialto House, Fishergate, York



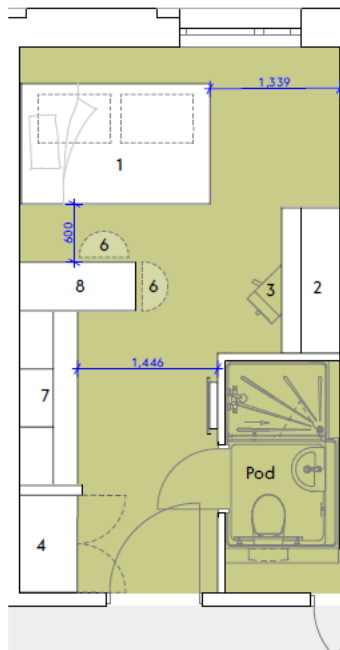
Proposed Roof Plan			
Name	2101-GWP-01-04-DR-A-(PA)-0016		
Scale	1:250@A3	Revision	PA14
Drawn/Checked	DE/DT	First Issue	18.06.21
Drawing Status	D - Planning		



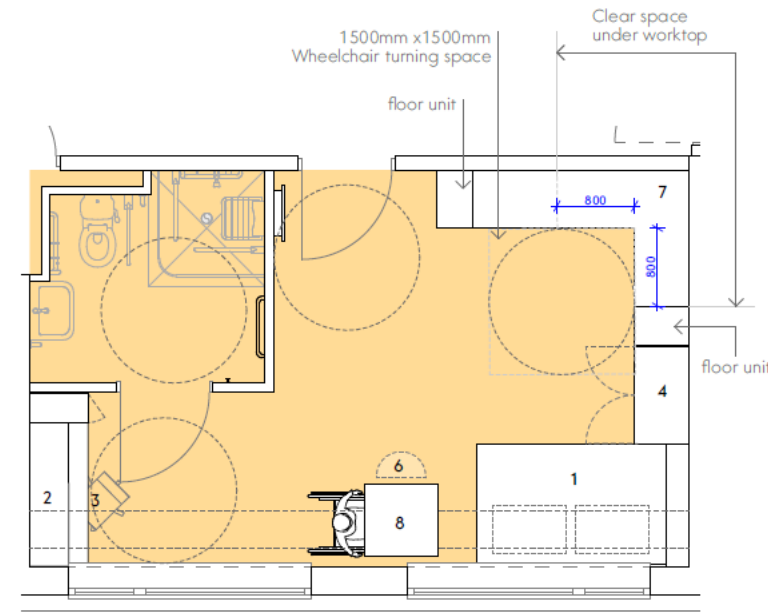
Typical Bedroom Types



Typical Cluster Study Bedroom - 193 No.
Unit Shown 12.5m²



Typical Studio Bedroom - 74 No.
Unit Shown 18m²



Typical DDA Studio Bedroom - 8 No.
Unit Shown 27.8m²

Cluster Study Bedroom		
TYPE	Area	Quantity
TYPE 01	12.5m ²	160
TYPE 02	13.2m ²	17
TYPE 03	17.6m ²	1
TYPE 04	21.1m ²	1
TYPE 05	14.8m ²	10
TYPE 06	17.1m ²	4

Studio Bedroom		
TYPE	Area	Quantity
TYPE 01	18m ²	58
TYPE 02	20.6m ²	11
TYPE 04	18.9m ²	1
TYPE 05	31.0m ²	1
TYPE 07	19.5m ²	3

DDA Studio Bedroom		
TYPE	Area	Quantity
TYPE 01	28.4m ²	3
TYPE 02	27.8m ²	1
TYPE 03	26.1m ²	3
TYPE 04	35.6m ²	1

List of furniture:

1. double bed
2. desk
3. chair
4. wardrobe
5. shelving unit
6. potential chairs
7. kitchenette
8. table



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1m 2m
scale - 1:50 @A3

Rev	Date	Comment	Dr	Ch
PA03	15.12.21	Room quantum's updated inline with revised plans	DE	DT
PA05	06.12.21	Room quantum's updated inline with revised plans	DE	DT
PA05	29.09.21	Room quantum's updated inline with revised plans	DE	DT
PA04	14.09.21	General update	CI	CI
PA03	30.06.21	Scale note revised	DE	RT
PA02	23.06.21	Revised to comments	DE	DT
PA01	18.06.21	First issue	DE	DT

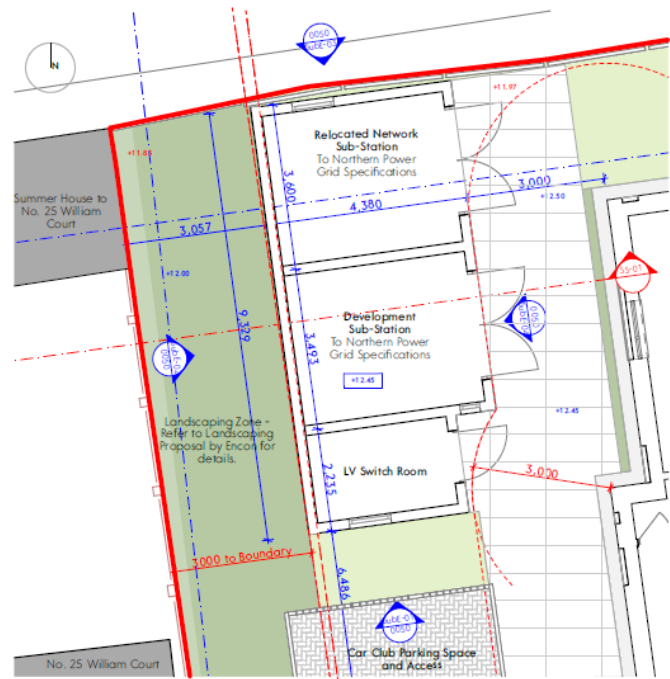
GWP Job Reference: (451)2101
Job Title: Rialto House, Fishergate, York



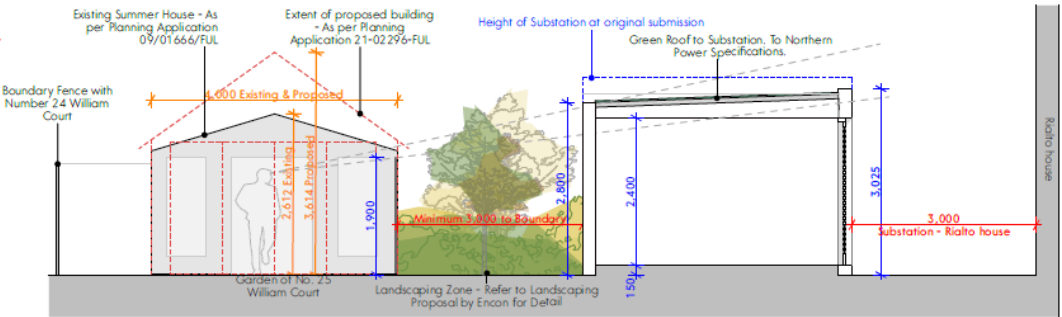
Name: 2101-GWP-P-01-XX-DR-A-(PA)-00-60	
Scale: 1:50@A3	Revision: PA07
Drawn/Checked: DE / DT	First Issue: 18.06.21
Drawing Status: D - Planning	



Proposed Sub Station



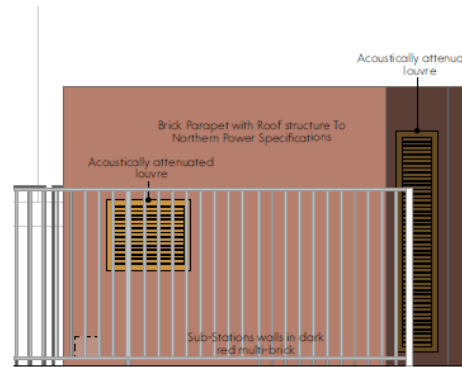
Sub-Station - Ground Floor Plan



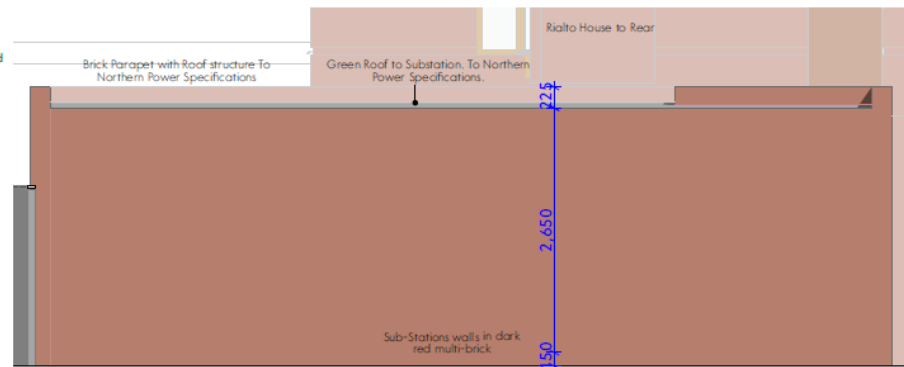
Section 01



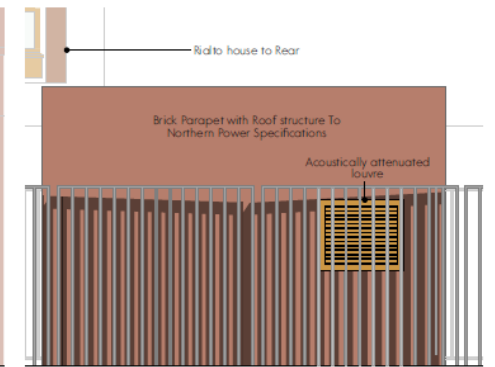
Elevation 04



Elevation 01



Elevation 02



Elevation 03



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 Scale - 1:50 @A3

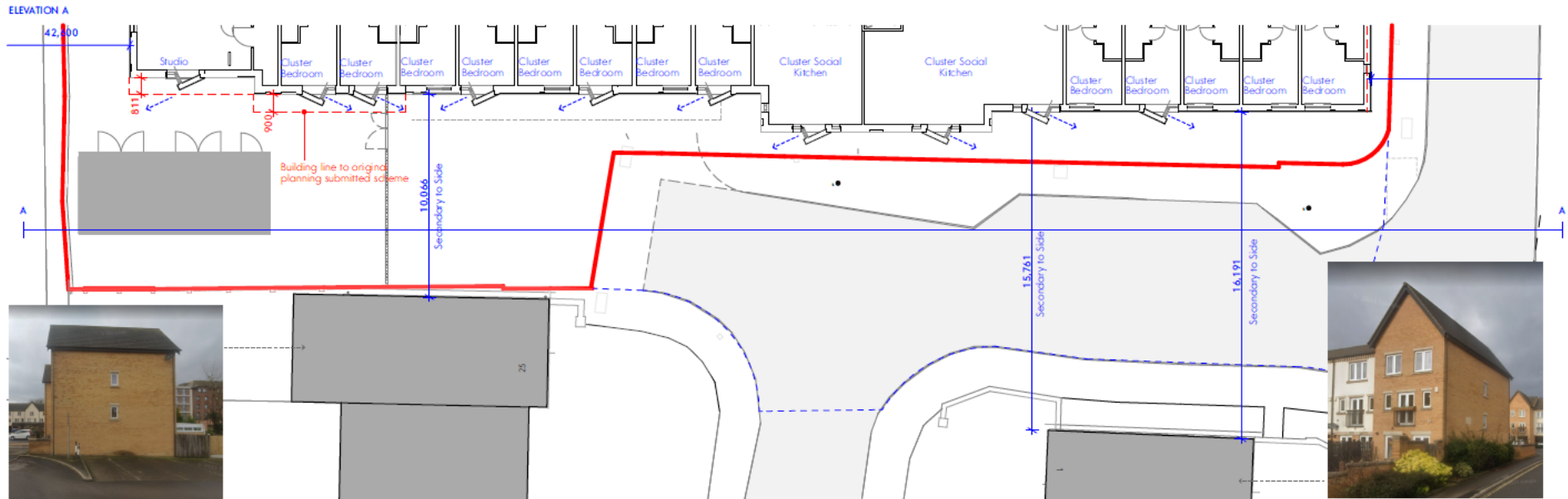
Rev	Date	Comment	Dr	CR
PA10	13.01.22	Louvre arrangement amended	DE	WT
PA10	09.12.21	Revised to reflect comments or planning	DE	DT
PA10	08.12.21	Revised to reflect comments or planning	DE	DT
PA10	26.11.21	Additional dimensions added	DE	DT
PA10	05.10.21	Minor Graphical Amendments	DE	WT
PA10	29.09.21	Updated to reflect design development	DE	DT
PA10	11.08.21	Substation location amended	DE	DT

GWP Job Reference	(451)2101
Job Title	Rialto House, Fishergate, York
Client	OLYMPIAN

Proposed Sub Station	
Name	2101-GWP-01-00-DR-A-(PA)-0050
Scale	1:50@A3
Revision	PA 10
Drawn/Checked	DE / DT
First Issue	18.06.21
Drawing Status	D - Planning



William Court – Overlooking Study



William Court no 25

William Court no 1



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 Scale: 1:200 A3

- KEY:**
- Opaque
 - Transparent
 - L
 Translucent windows set back behind louvers
 - S
 Spandrel panel
 - L
 Lowered service doors
 - S
 Splayed Windows
 - Views from Splayed Windows

City of York Council Planning Committee Meeting - 3rd February 2022

Rev	Date	Comment	Dr	Ch
PA01	29.09.21	Updated to reflect plan on comment	IF	DE

GWP Job Reference: (451)2101
 Job Title: Rialto House, Fishergate, York
 Client: OLYMPIAN

William Court - Overlooking	
Name	2101-GWP-01-XX-DR-A-(PA)-0062
Scale	1:200@A3
Revision	PA01
Drawn/Checked	CT / DT
First Issue	31.08.21
Drawing Status	D - Planning

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3.4 Architectural Development

3.4.22 Views

Artist Impressions (1)



Existing View



Proposed View 01 Looking South From Fishergate Road

Key



3.4 Architectural Development

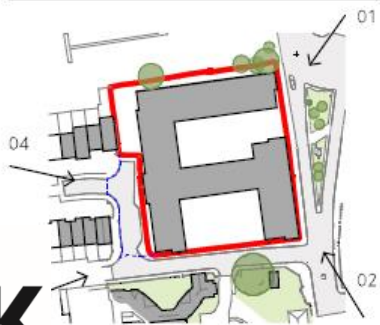
3.4.22 Views

Artist Impressions (2)



Existing View

Key



Proposed View 02 Looking West Down Blue Bridge Lane

3.4 Architectural Development

3.4.22 Views

Artist Impressions (3)

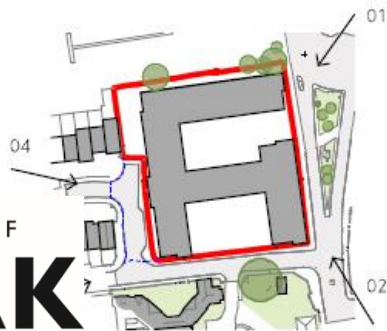


Existing View



Proposed View 03 Looking East Down Blue Bridge Lane

Key



3.4 Architectural Development

3.4.22 Views

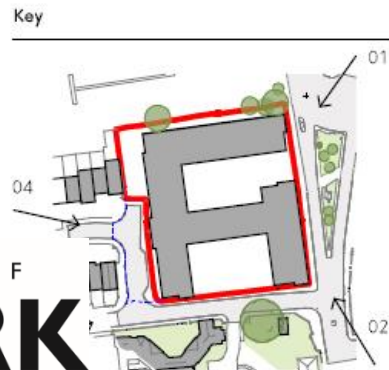
Artist Impressions (4)



Existing View



Proposed View 04 Looking East From William Court



3.4 Architectural Development

3.4.23 Aerial View

Artist Impression – 3D Aerial View

