



Planning Committee

To be held on Thursday 3rd February 2022

21/02164/FULM – Alton Cars Ltd, 3 James Street, York

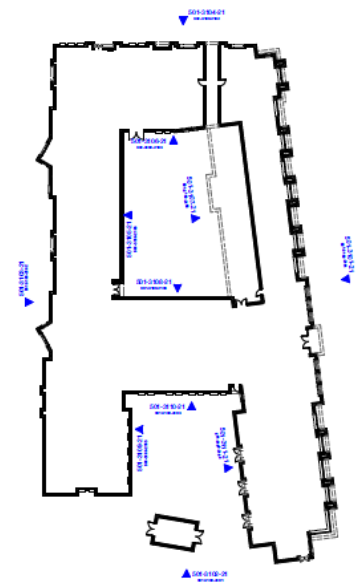
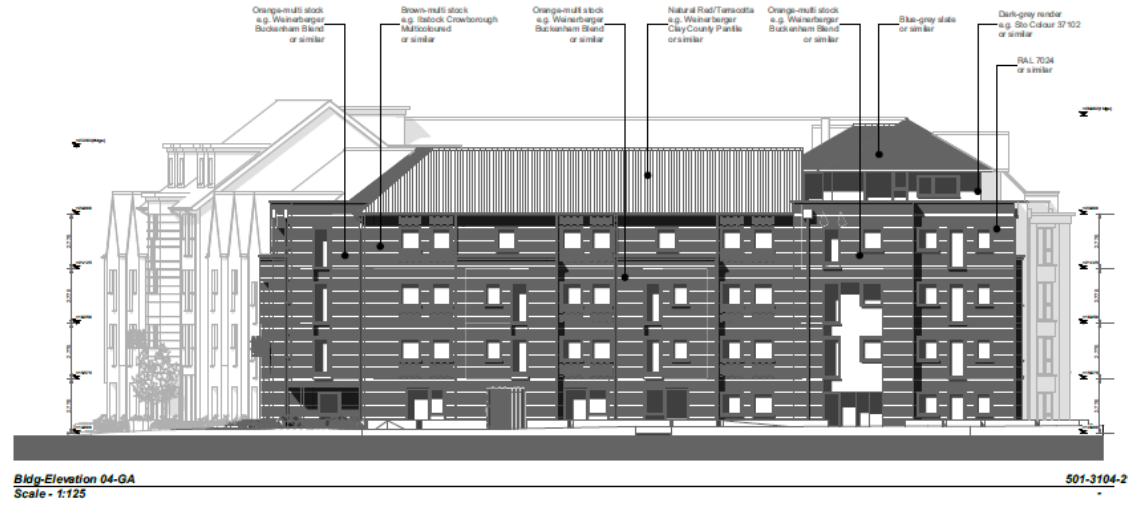
Demolition of existing buildings and redevelopment of the site for purpose-built student accommodation with up to 319 bedrooms, associated communal facilities, car parking and landscaping

Proposed Block Plan

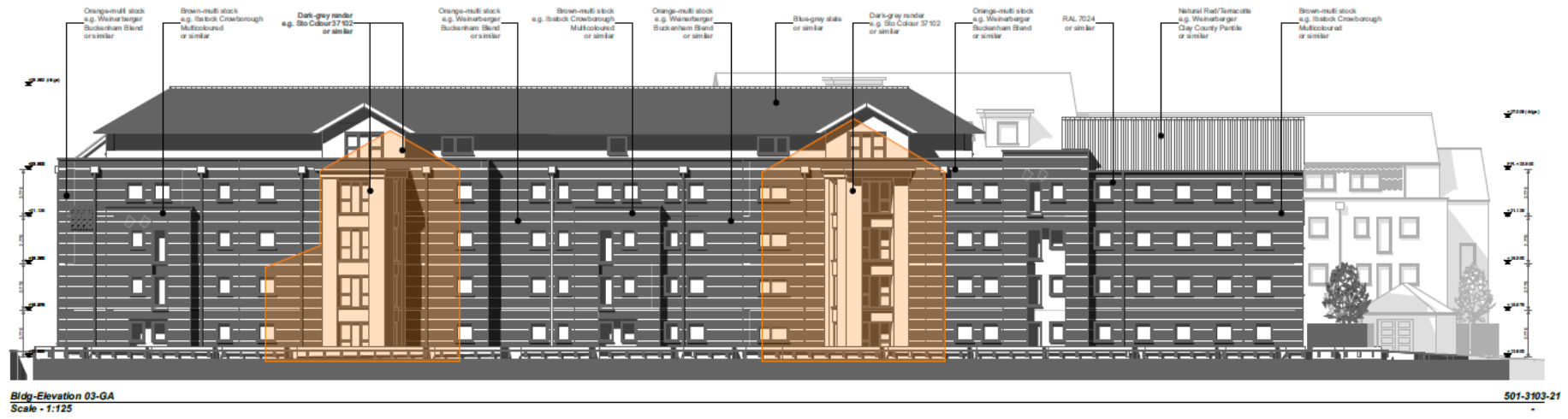


Context-Block Plan-GA Scale - 1:500 300-1101-21

Proposed Elevations North and West



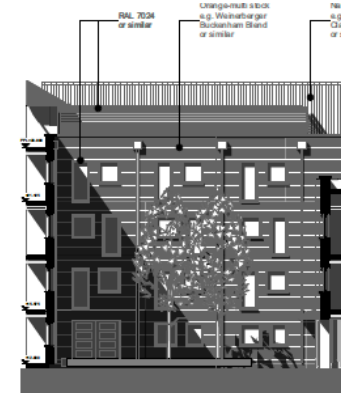
1. The architect shall be responsible for the design and construction of the building in accordance with the approved plans and specifications. The architect shall ensure that the building is constructed in accordance with the relevant building codes and regulations. The architect shall also ensure that the building is constructed in accordance with the relevant fire safety codes and regulations. The architect shall also ensure that the building is constructed in accordance with the relevant accessibility codes and regulations. The architect shall also ensure that the building is constructed in accordance with the relevant energy efficiency codes and regulations. The architect shall also ensure that the building is constructed in accordance with the relevant environmental codes and regulations. The architect shall also ensure that the building is constructed in accordance with the relevant health and safety codes and regulations. The architect shall also ensure that the building is constructed in accordance with the relevant security codes and regulations. The architect shall also ensure that the building is constructed in accordance with the relevant sustainability codes and regulations. The architect shall also ensure that the building is constructed in accordance with the relevant social and community codes and regulations. The architect shall also ensure that the building is constructed in accordance with the relevant cultural and heritage codes and regulations. The architect shall also ensure that the building is constructed in accordance with the relevant artistic and aesthetic codes and regulations. The architect shall also ensure that the building is constructed in accordance with the relevant historical and archaeological codes and regulations. The architect shall also ensure that the building is constructed in accordance with the relevant linguistic and communication codes and regulations. The architect shall also ensure that the building is constructed in accordance with the relevant information and data codes and regulations. The architect shall also ensure that the building is constructed in accordance with the relevant technology and digital codes and regulations. The architect shall also ensure that the building is constructed in accordance with the relevant innovation and research codes and regulations. The architect shall also ensure that the building is constructed in accordance with the relevant education and training codes and regulations. The architect shall also ensure that the building is constructed in accordance with the relevant employment and labor codes and regulations. The architect shall also ensure that the building is constructed in accordance with the relevant social and economic codes and regulations. The architect shall also ensure that the building is constructed in accordance with the relevant cultural and creative codes and regulations. The architect shall also ensure that the building is constructed in accordance with the relevant sports and recreation codes and regulations. The architect shall also ensure that the building is constructed in accordance with the relevant arts and entertainment codes and regulations. The architect shall also ensure that the building is constructed in accordance with the relevant media and communication codes and regulations. The architect shall also ensure that the building is constructed in accordance with the relevant science and technology codes and regulations. The architect shall also ensure that the building is constructed in accordance with the relevant health and medicine codes and regulations. The architect shall also ensure that the building is constructed in accordance with the relevant law and justice codes and regulations. The architect shall also ensure that the building is constructed in accordance with the relevant government and public administration codes and regulations. The architect shall also ensure that the building is constructed in accordance with the relevant education and research codes and regulations. The architect shall also ensure that the building is constructed in accordance with the relevant industry and commerce codes and regulations. The architect shall also ensure that the building is constructed in accordance with the relevant agriculture and forestry codes and regulations. The architect shall also ensure that the building is constructed in accordance with the relevant mining and energy codes and regulations. The architect shall also ensure that the building is constructed in accordance with the relevant manufacturing and construction codes and regulations. The architect shall also ensure that the building is constructed in accordance with the relevant transportation and infrastructure codes and regulations. The architect shall also ensure that the building is constructed in accordance with the relevant environmental and natural resources codes and regulations. The architect shall also ensure that the building is constructed in accordance with the relevant climate and weather codes and regulations. The architect shall also ensure that the building is constructed in accordance with the relevant disaster and emergency codes and regulations. The architect shall also ensure that the building is constructed in accordance with the relevant peace and conflict resolution codes and regulations. The architect shall also ensure that the building is constructed in accordance with the relevant human rights and social justice codes and regulations. The architect shall also ensure that the building is constructed in accordance with the relevant gender equality and diversity codes and regulations. The architect shall also ensure that the building is constructed in accordance with the relevant anti-discrimination and equality codes and regulations. The architect shall also ensure that the building is constructed in accordance with the relevant human rights and social justice codes and regulations. The architect shall also ensure that the building is constructed in accordance with the relevant gender equality and diversity codes and regulations. The architect shall also ensure that the building is constructed in accordance with the relevant anti-discrimination and equality codes and regulations.



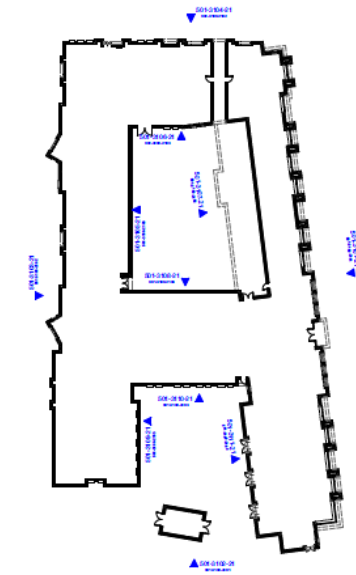
Proposed Elevations - Courtyards



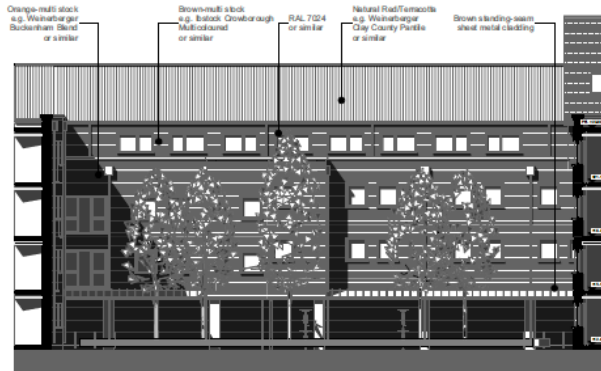
Bldg-Elevation 05 (Courtyard 1)-GA
Scale - 1:125



501-3105-21 Bldg-Elevation 06 (Courtyard 1)-GA
Scale - 1:125



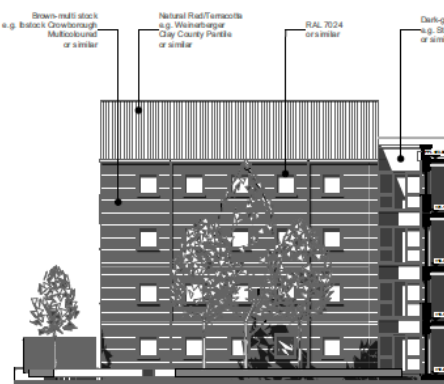
NOT TO SCALE
 1. All elevations are based on the information provided in the site plan and are subject to change.
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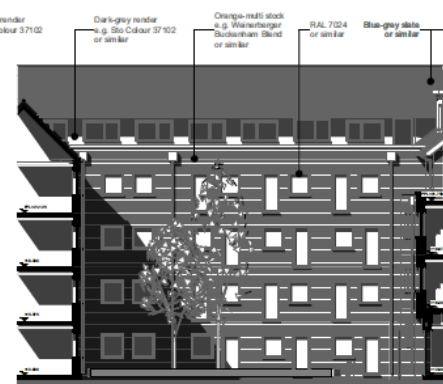
Bldg-Elevation 07 (Courtyard 1)-GA
Scale - 1:125



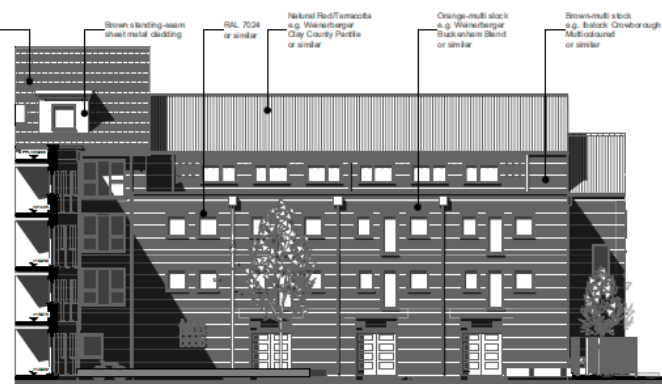
501-3107-21 Bldg-Elevation 08 (Courtyard 1)-GA
Scale - 1:125



Bldg-Elevation 09 (Courtyard 2)-GA
Scale - 1:125



501-3109-21 Bldg-Elevation 10 (Courtyard 2)-GA
Scale - 1:125



501-3110-21 Bldg-Elevation 11 (Courtyard 2)-GA
Scale - 1:125

501-3111-21



Proposed Ground Floor Plan



Proposed First Floor



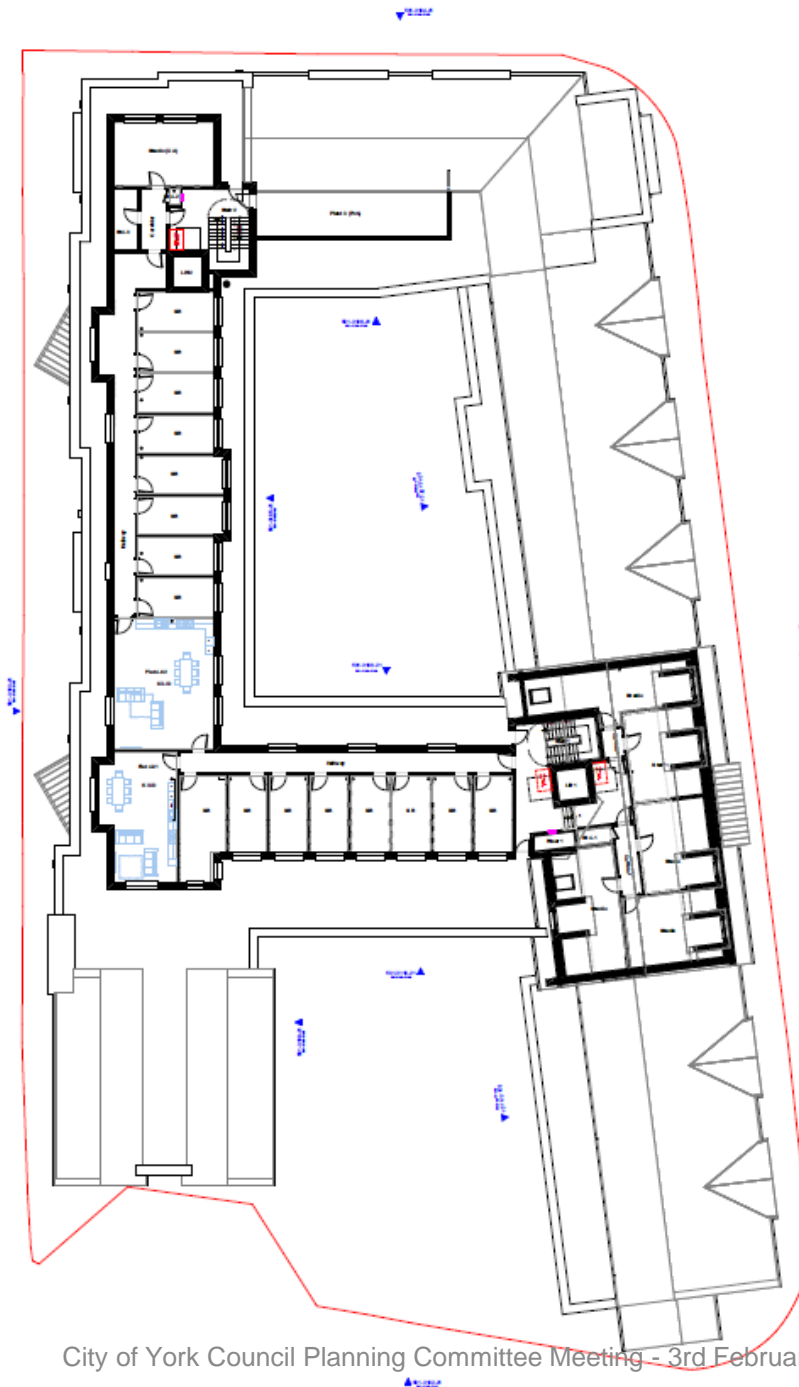
Proposed Second Floor



Proposed Third Floor



Proposed Fourth Floor



Site Plan – Overlooking Appraisal



High Level Views-Massing Model (1)



302-4105-31 High Level-View 05 (W)-Massing Model

Illustrating how the new composition replaces an unsightly industrial building to define one side of an existing semi-private landscaped courtyard with residential accommodation to significantly improve the environment for surrounding properties

High Level Views-Massing Model (2)

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FORMAT: Digital data distribution means that documents may exist in several formats. The current CSP development set is published in PDF. If you are viewing this drawing in DWG/DWF (or other) format, it may contain data (e.g. outside the viewport) that is not current and should not be relied upon. Always compare files with the latest published PDF version to confirm you are viewing the current information.



302-4101-31 High Level-View 01 (SE)-Massing Model

Illustrating how varied roof profiles in the new composition blend with surrounding roofscapes to reinforce the existing townscape with similar scale and forms



302-4102-31 High Level-View 02 (NE)-Massing Model

Illustrating how varied roof profiles in the new composition blend with surrounding roofscapes to reinforce the existing townscape with similar scale and forms

Rev	CSP	Issue/Description
001	C/C	Issue for planning submission
002	C/C	Issue for planning submission
003	C/C	Issue for planning submission

Site at 3 James St (Alton Cars), York
High Level-Views-Massing Model

csp ARCHITECTS
ACY401
302-4100-3101

20 30 40mm (1:1) Scale/area as shown @ A3 - Use figured dimensions only. Do not scale off this drawing. Source: ACY401/303 ACV25



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302-4103-31 High Level-View 03 (NW)-Massing Model

Illustrating how varied roof profiles in the new composition blend with surrounding roofscapes to reinforce the existing townscape with similar scale and forms



302-4104-31 High Level-View 04 (SW)-Massing Model

Illustrating how the new composition replaces an unsightly industrial building to define an attractive series of interlinked courtyard spaces that significantly improve the residential environment for surrounding properties

001	CSP	Massing Model
002	CSC	Massing Model (to be used for planning purposes)
003	001	001

Site at 3 James St (Alton Cars), York

High Level-Views-Massing Model

csp ACY401
302-4100-31

20 30 40mm (1:1) Scale: areas shown @ A3 - Use figured dimensions only. Do not scale off this drawing. Source: ACY401v303 ACv25



High Level Views-Massing Model (3)