



# **Corporate Services, Climate Change and Scrutiny Management Committee - 27 November 2023**

## **York Central Update**

David Warburton – Head of Regeneration



# York Central

<https://www.yorkcentral.info/>

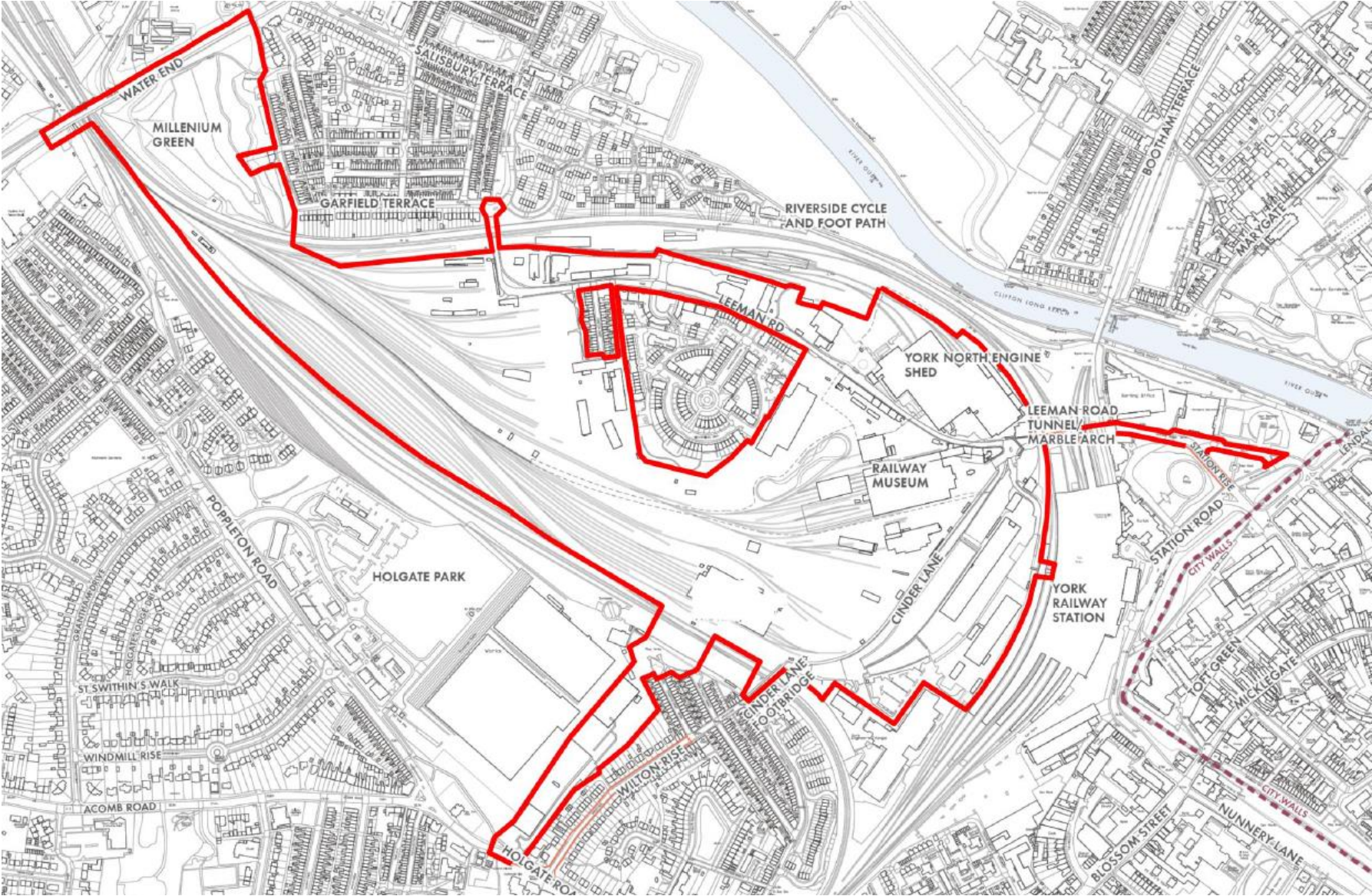
York Central Partnership



# Site Aerial – c2010



# Outline Application extent



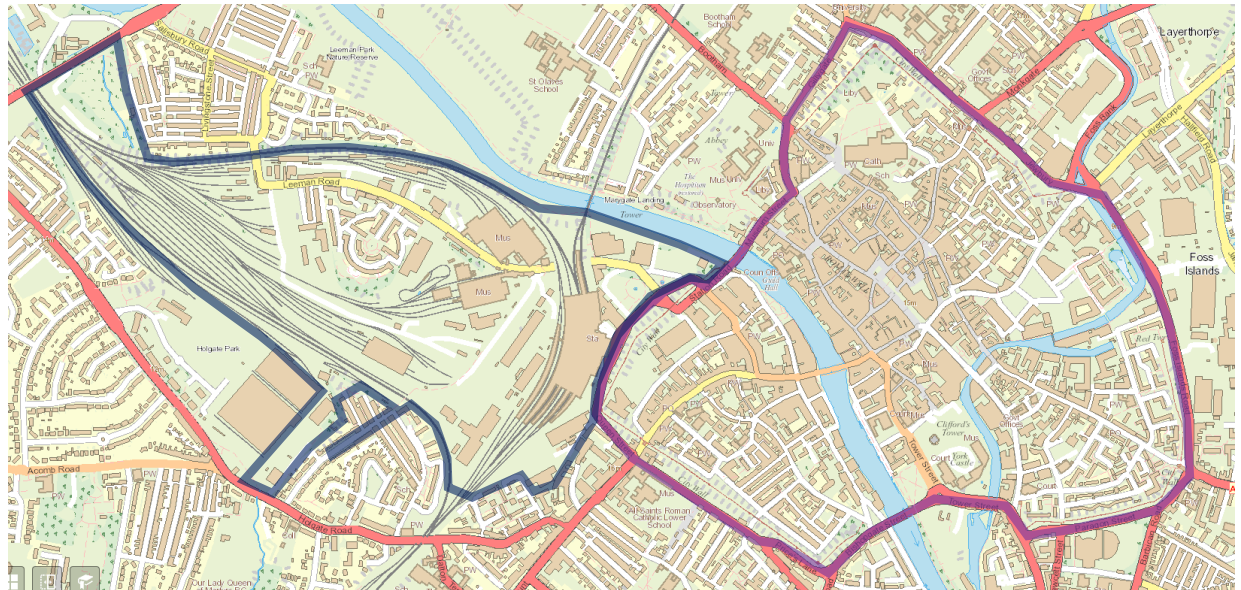
# Scale & Location



City Centre



York Central



45 Ha

Space for up to:

2,500 homes,

88,000 sqm B1a,

12,000 sqm leisure.

Unprecedented scale in York's history

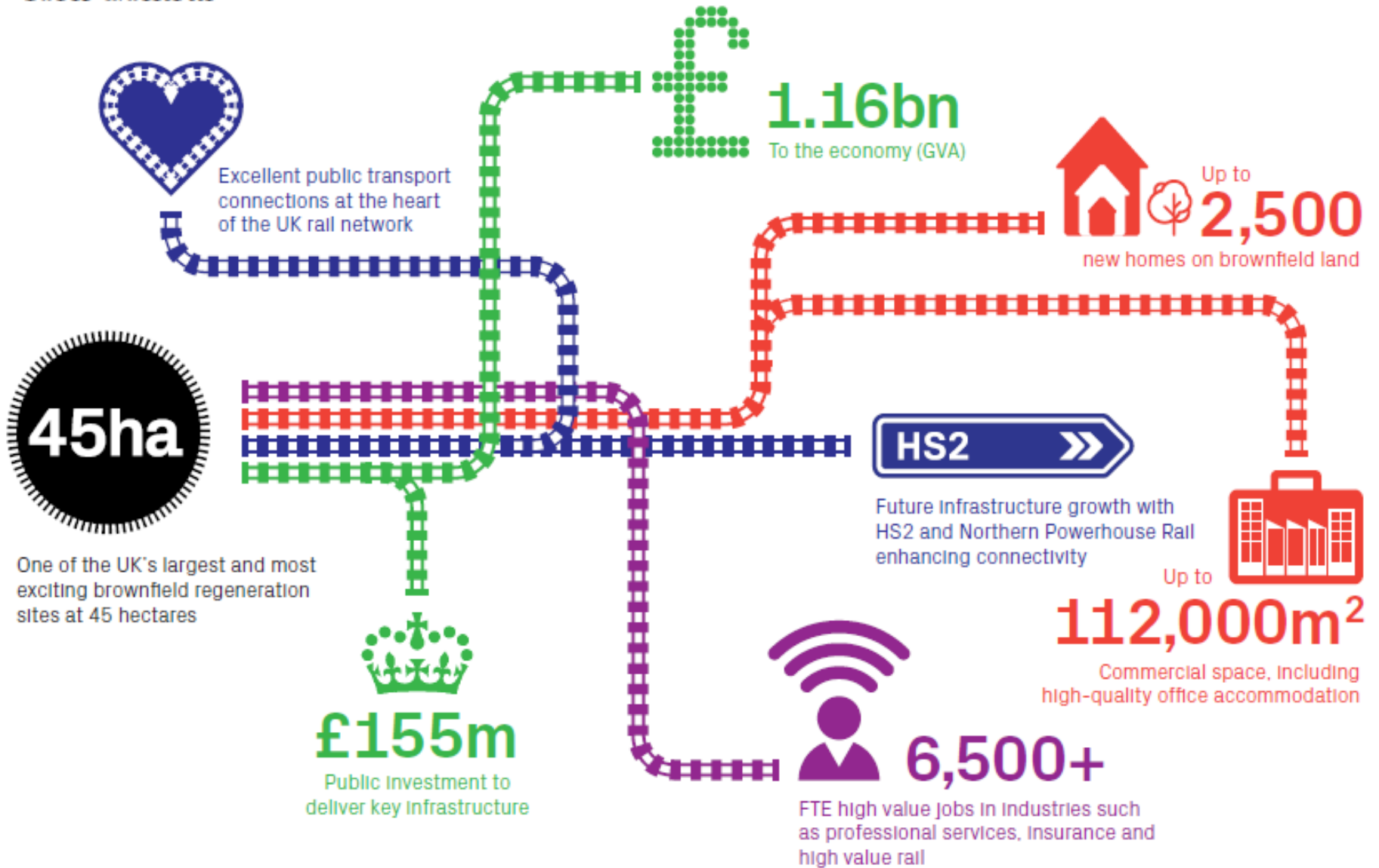


Scale and urban grain - York Central

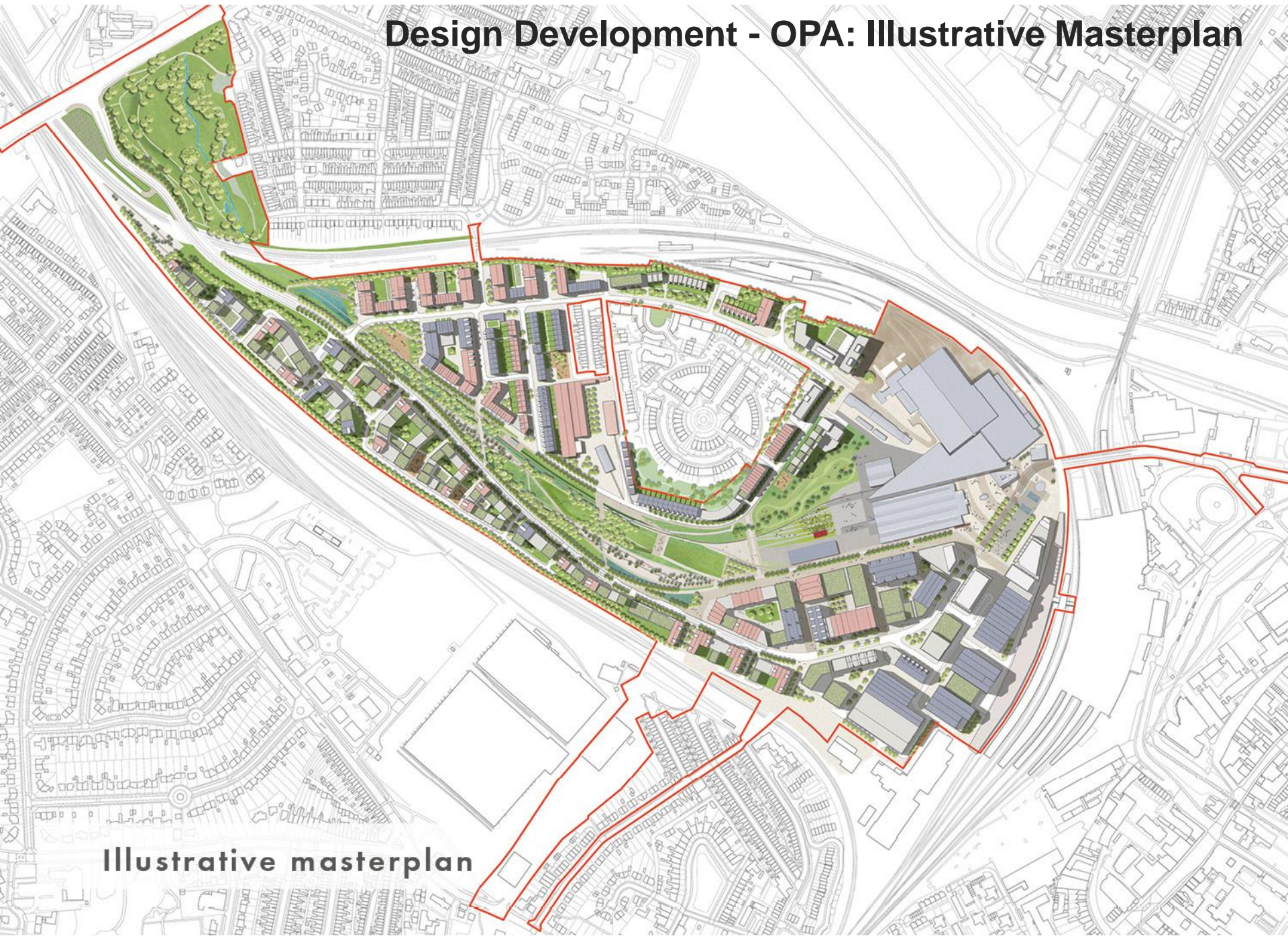


Scale and urban grain - York city centre

# York Central

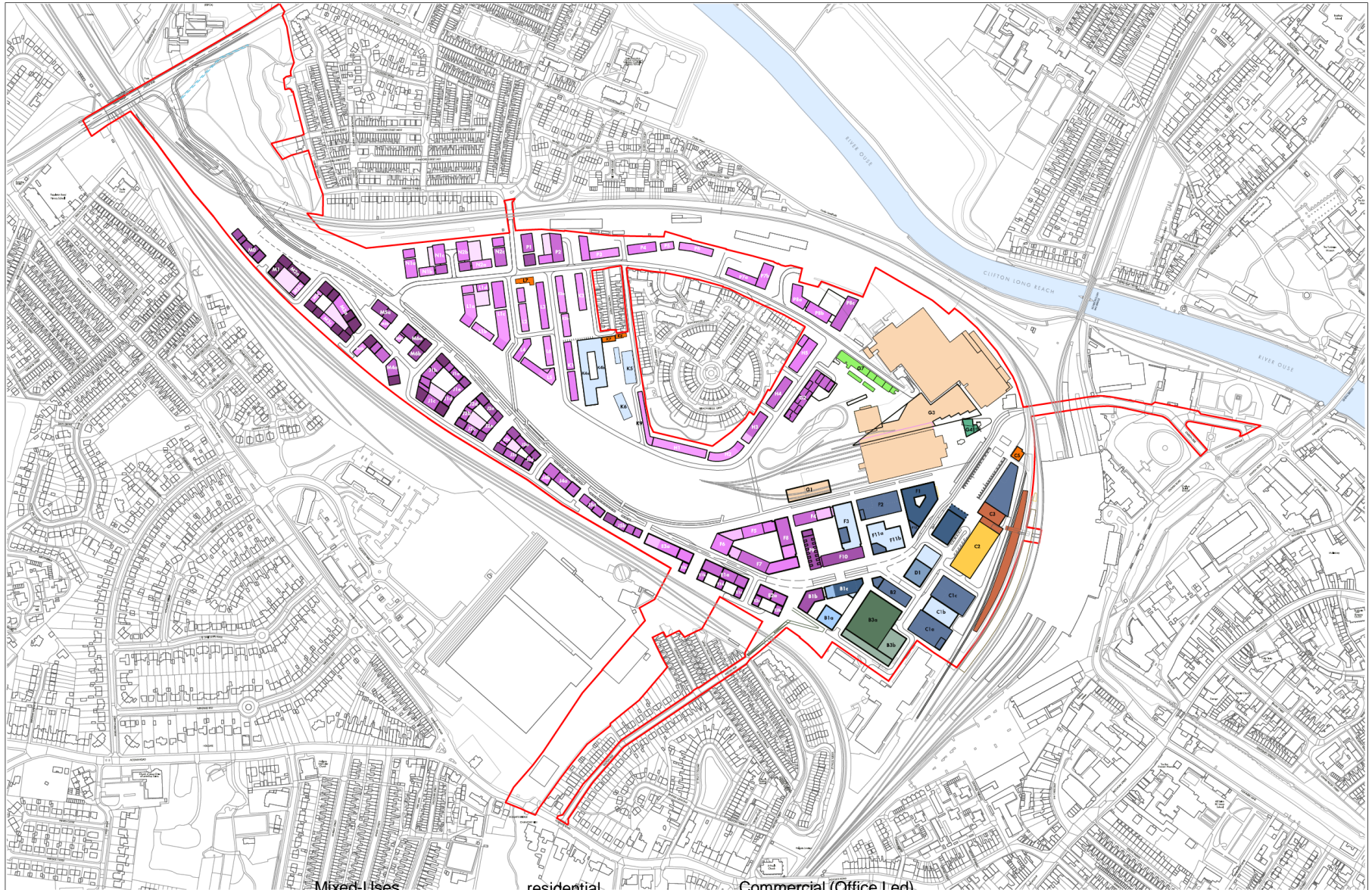


# Design Development - OPA: Illustrative Masterplan



Illustrative masterplan

# Design Development OPA: Masterplan Blocks & Massing



Key	Mixed-Uses	residential	Commercial (Office Led)
	Planning Application Boundary		
	4-5 storeys		
	3-4 storeys		
	6-7 storeys		
	1-2 storeys		

NOTE:  
When the 7th floor is indicated (within York Yard South area) this habitable space is within the roof space.  
Refer to Area Schedule for specifications

Scale 1:5000 @ A3  
0 50 100 200



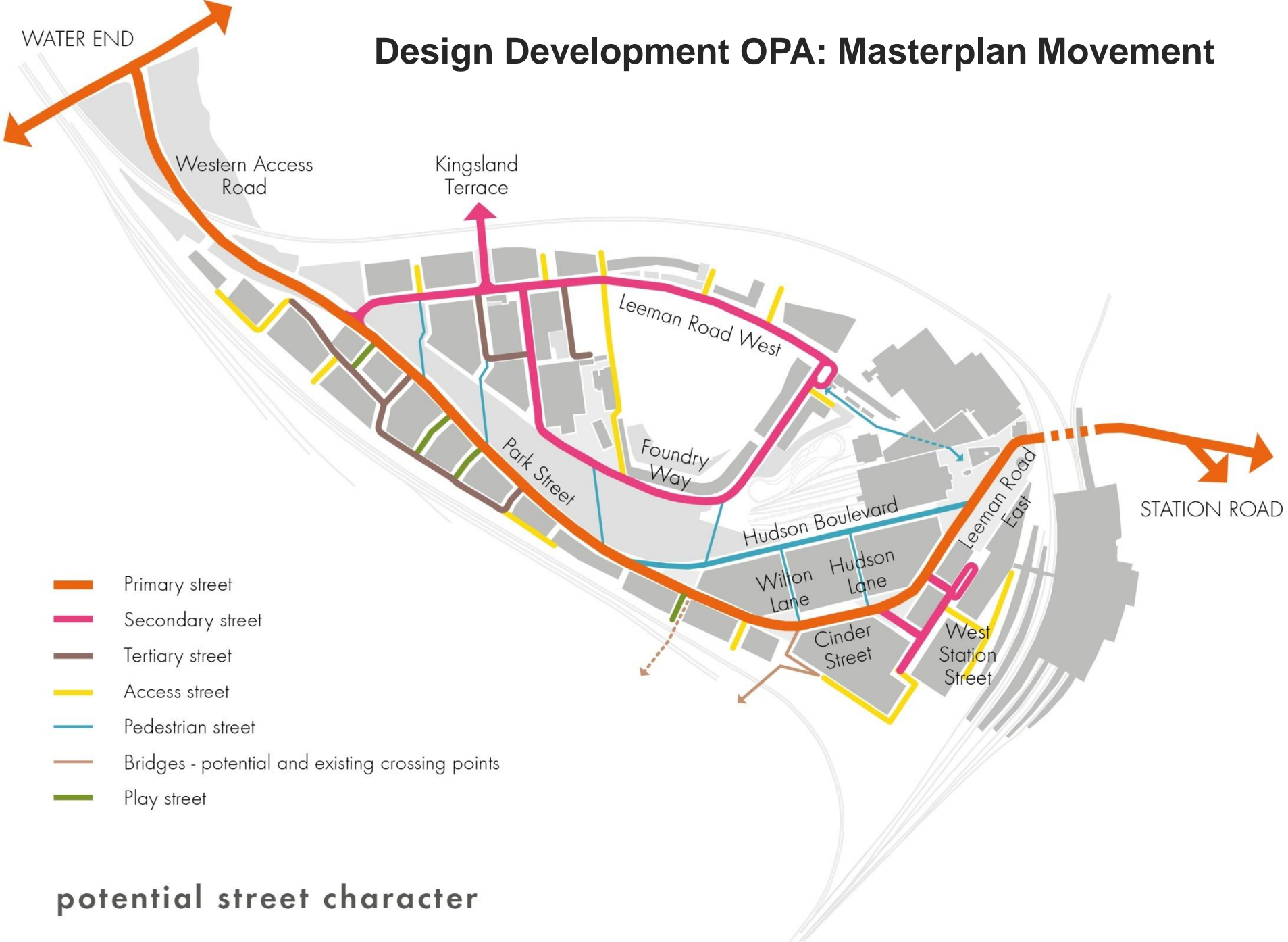
Allis and Morrison  
020 7921 0100  
info@allisandmorrison.com

STATUS: FOR INFORMATION  
January 2019

**YORK CENTRAL MASTERPLAN**  
Informative Plan  
Heights Diagram  
YC-IP 110



# Design Development OPA: Masterplan Movement



# Key dates / project progress

- Outline Planning submission – Aug 2018
- Outline Planning Approval – Dec 2019
- Funding confirmed to Homes England – Sept 2020
- Reserved Matters App – Infrastructure – Nov 2020
- Enabling works completed by CYC – May 2022
- NRM Central Hall – planning consent - Aug 2022
- Main infrastructure works commenced – Sept 2022
- Additional EZ support – subject to Devolution – July 2023
- Developer Partner announcement – Nov 2023



# York Station Frontage

- ❖ York Station Front masterplan, which looks to improve the use of space in front of York Station - planning permission granted in 2021
- ❖ The project will see Queen Street Bridge demolished to create extra space, which would then be used to separate vehicle, pedestrian and cycle access – and new open space revealing long-hidden views of the City Walls
- ❖ Enabling works have now been completed and Sisk appointed as contractor for the main highway and public realm works including the removal of the bridge.



# NRM 2025 Vision

- ❖ A transformative vision for 2025 marking the museum's 50<sup>th</sup> anniversary and 200<sup>th</sup> anniversary of the railways;
- ❖ New Central Hall received planning permission in August 2022
- ❖ Wonderlab - first phase now open
- ❖ Enabling works for Central Hall underway

# Museum Square



Night time aerial view of The Square from the south



# A Government Hub ?

- ❖ The Levelling-Up White Paper specified York as a location for Cabinet Office jobs, but the location remains tbc; work is ongoing
- ❖ Opportunity for Government to capture a broader skills pool of people from York and the Yorkshire region, given the city's excellent connections.
- ❖ Potential to create career pathways to enable those people to have a full, varied career in the civil service without having to be based in London.
- ❖ The quality of the York Central site, located next to York station, is among the best in the North of England and is expected to attract high quality occupiers. A governmental presence on the site would provide additional impetus to the site that has the potential to be an enabler for growth as part of the Government's levelling up agenda



**Existing site**

# Progress on site





# Looking North



# Looking North – to Water End



# Looking East



# Site Aerial – c2010





aerial looking west

# Progress – Opportunities / Challenges

- ❖ **Incoming Developer / Investor Partner**
- ❖ **Achieving ambitions – Business Space / Housing**
- ❖ **Sustainability Standards**
- ❖ **NRM Transformation**
- ❖ **Improving connectivity**
  - ❖ **Riverside Path**
  - ❖ **Wilton Rise Bridge connection**
- ❖ **New Public Space / Park**
- ❖ **Green Space / Trees / Biodiversity**
- ❖ **New facilities - Health & Well Being**