

# **Annex 4: York Central Parameter Plans Pack**

**York Central masterplan**

**June 2018**

# Introduction

## Overview

This set of drawings and schedules set out the current position of the York Central masterplan. This has been collated for the purposes of YCP's endorsement of the information as a direction of travel for the application

The pack represents what is informally termed the 'design freeze', whereby the principle elements of the masterplan are fixed to allow the planning application material to be developed. There is still scope for drawings to be refined in the coming months, particularly in relation to the Design Guide document which will be an important tool in steering future, more detailed, Reserved Matters applications.

Through the endorsement of this information, YCP will confirm that the consultant team should progress a spectrum of linked activities which will feed into the full list of supporting strategies, impact studies and illustrative material necessary to submit a planning application for York Central.

## Illustrative Masterplan

The first section of this document relates to the illustrative masterplan. The illustrative masterplan is effectively one possible development scenario, which illustrates how the 'for approval' application material (eg parameter plans) could be implemented.

The illustrative material helps to communicate the design intent of the scheme and includes a series of indicative aerial views for reference.

The images at pages 4-12 are draft views which have been developed with input from Historic England and CYC for townscape assessment purposes. They show a sample of views – baseline (as existing), and with the illustrative masterplan scheme added.

## Development Schedules

This section of the document sets out proposed development schedules relating to the draft parameter plans. They identify the amount of development in the illustrative masterplan and two 'maximum development' scenarios – one which maximises residential uses, and one which maximises commercial floorspace. The tables also reflect assumptions relating to car parking numbers residential mix and dwelling sizes. This section also defines the capacity assumptions for the purposes of Environmental Impact and Traffic Impact Assessment – a 'worst case scenario' in terms of impact.

## Parameter Plans

This section of the document contains the draft parameter plans. These drawings will be the core drawings 'for approval' in the application and cover key topics including development zones, uses, levels, demolition and retention.

Pages 37-40 of the document depict the illustrative masterplan alongside overlays showing the maximum developable 'extent' or 'envelope' as defined by the parameter plans. These volumes have been generated to work with sensitive views of the historic city and to allow flexibility of roofs and building typologies. Local interfaces (eg set backs and cut throughs between buildings) and detailed design will need to be developed as schemes go forward to Reserved Matters Applications. Guidance and mandatory requirements on these considerations will be provided though the Design Guidelines.

## Design Guidelines

This section of the document identifies the proposed indicative scope and content of the Design Guidelines document, which is currently under development.

# Illustrative masterplan



**Illustrative masterplan**



**Illustrative masterplan, aerial view from East (City Centre)**



Illustrative masterplan, aerial view from South



**Illustrative masterplan, aerial view from North West (Water End)**



City Walls, baseline





Illustrative masterplan



Holgate Windmill, baseline view



**Illustrative masterplan**



**Bouthwaite Drive, baseline view**



Illustrative masterplan

## Area schedule

	Illustrative Masterplan	MAXIMUM-RESIDENTIAL Scheme	MAXIMUM COMMERCIAL Scheme	Use for TA / EIA Testing
Residential Floorspace Sq m (GEA)	220,205	242,341	198,117	
Number of Homes	<b>2,078</b>	<b>2,500</b>	<b>2,007</b>	<b>2,500</b>
Commercial Floorspace Sq m (GEA)	<b>89,386</b>	<b>66,720</b>	<b>112,816</b>	<b>112,816</b>
Of which B1a Office Sq m (GEA)	65,148	43,888	87,693	87,693
NRM Floorspace	11,710	11,710	11,710	11,710
Community Floorspace	348	348	410	410
Car Parking Floorspace	41,269	35,810	41,269	41,269
Station Concourse	2,275	2,275	2,275	2,275
	<b>365,193</b>	<b>359,204</b>	<b>366,596</b>	

## Illustrative Scheme and Possible Options

### Illustrative Masterplan

Residential Floorspace  
Sq m (GEA) 220,205

Number of Homes **2,078**

% 1-bed 46%

% 2-bed 30%

% 3-bed + 24%

Commercial Floorspace  
Sq m (GEA) **89,386**

Of which B1a Office Sq m  
(GEA) 65,148

NRM Floorspace 11,710

Community Floorspace 348

Car Parking Floorspace 41,269

Station Concourse 2,275

Total Floorspace  
Sq m GEA **365,193**

### Residential unit size assumptions

#### Apartments

1-bed 1p = 40 sqm

1-bed 2p = 52 sqm

2-bed = 72 sqm

3-bed = 100 sqm

4-bed = 125 sqm

#### Houses

3-bed house = 127 sqm

4-bed house (mkt) = 170 sqm

4-bed house (aff) = 160 sqm

## Illustrative Scheme Housing Mix

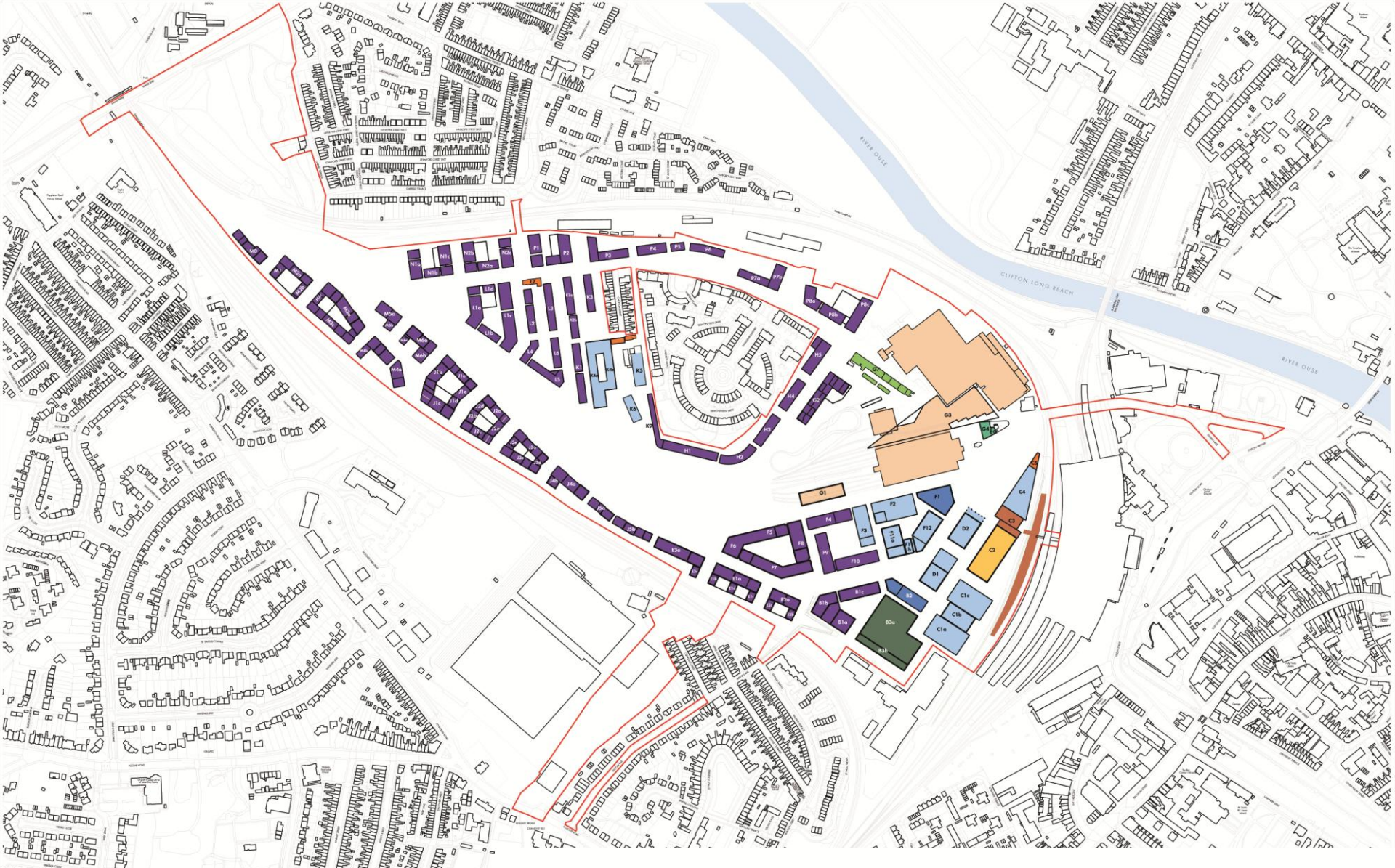


	Existing	Illustrative Masterplan	MAX RESIDENTIAL Scheme	MAX COMMERCIAL Scheme
Residential Parking	N/A	1099	1125	977
Office / Commercial Parking	591	428	350	569
Station west / Network Rail / NRM Parking	1475	861	861	861
<b>Total</b>	<b>2066</b>	<b>2388</b>	<b>2336</b>	<b>2407</b>












## Car Parking Numbers



**Illustrative masterplan scheme**

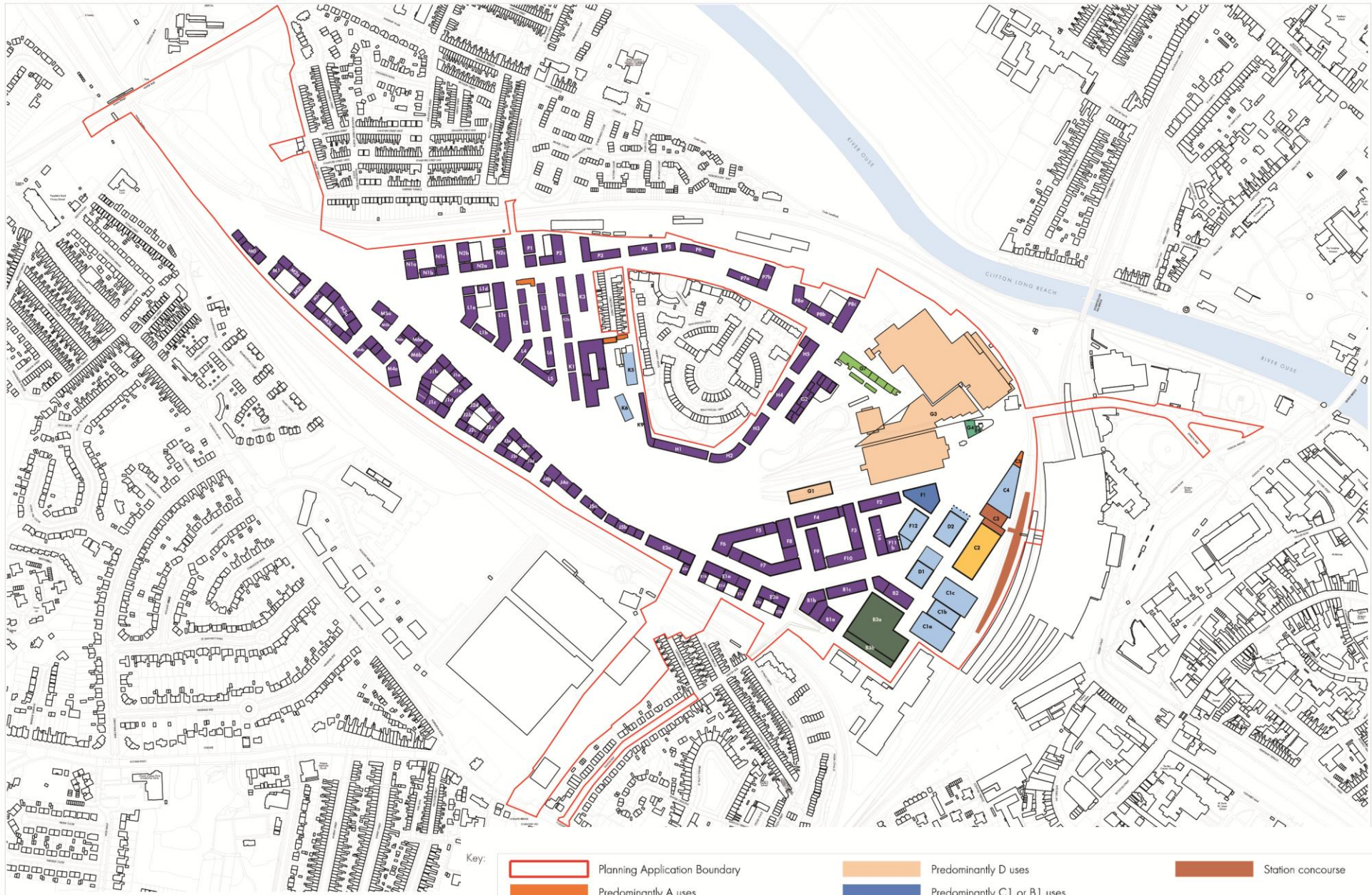


Key:






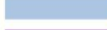





	Planning Application Boundary		Predominantly D uses		Station concourse
	Predominantly A uses		Predominantly C1 or B1 uses		
	Predominantly B1 uses		Predominantly Parking		
	Predominantly C3 uses		Predominantly Car Park or B1 or C1 uses		
	Any Permitted uses				
	Any Permitted uses - excluding C3				

NOTE:  
 'Predominantly' equates to proportion of floor area greater than 75%  
 'Any permitted use' refer to Developecment Specifications

# Illustrative masterplan scheme

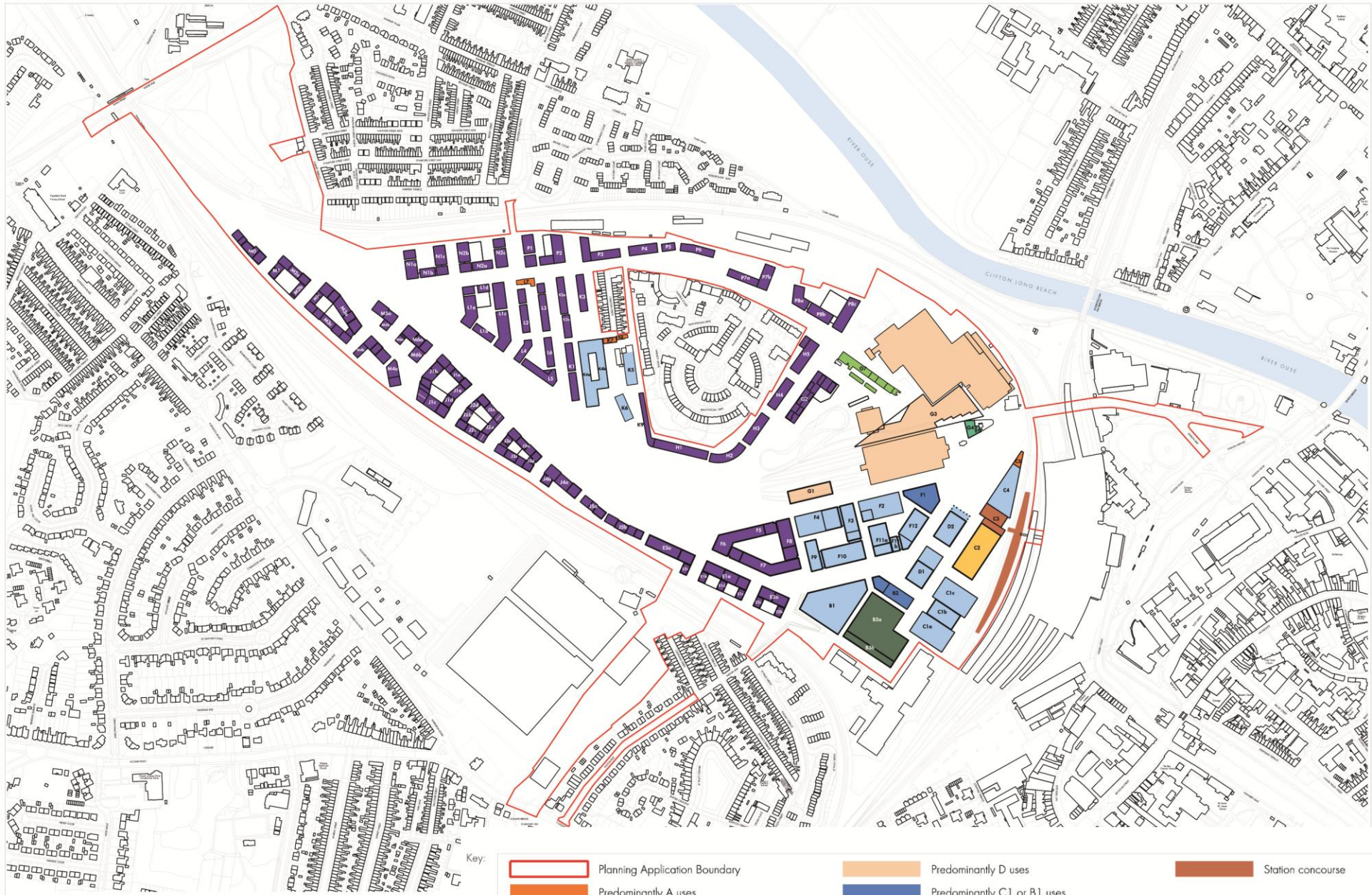


Key:

- |   |                                   |   |   |   |                   |
|---|-----------------------------------|---|---|---|-------------------|
|  | Planning Application Boundary     |  | Predominantly D uses                    |  | Station concourse |
|  | Predominantly A uses              |  | Predominantly C1 or B1 uses             |   |                   |
|  | Predominantly B1 uses             |  | Predominantly Parking                   |   |                   |
|  | Predominantly C3 uses             |  | Predominantly Car Park or B1 or C1 uses |   |                   |
|  | Any Permitted uses                |   |   |   |                   |
|  | Any Permitted uses - excluding C3 |   |   |   |                   |

NOTE:  
 'Predominantly' equates to proportion of floor area greater than 75%  
 'Any permitted use' refer to Development Specifications

# Maximum residential scheme



# Maximum commercial scheme

**Key:**

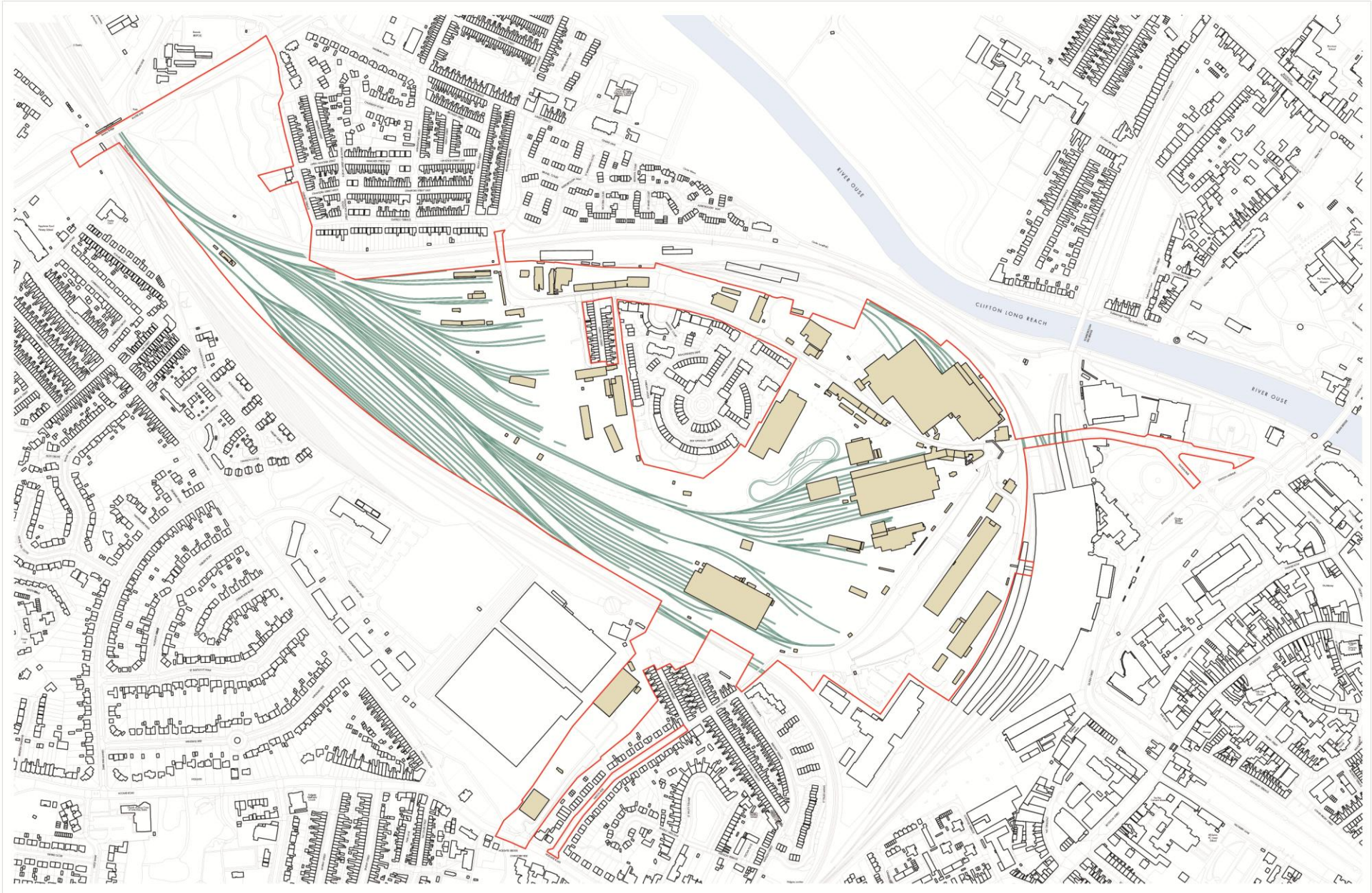
	Planning Application Boundary		Predominantly D uses		Station concourse
	Predominantly A uses		Predominantly C1 or B1 uses		
	Predominantly B1 uses		Predominantly Parking		
	Predominantly C3 uses		Predominantly Car Park or B1 or C1 uses		
	Any Permitted uses				
	Any Permitted uses - excluding C3				

**NOTE:**  
 'Predominantly' equates to proportion of floor area greater than 75%  
 'Any permitted use' refer to Development Specifications

Classes	Use Description	Permitted Change
A1: Shops	Post office, travel and ticket agencies, sandwich bars, hairdressers, undertakers, travel and ticket agencies, post offices, dry cleaners, internet cafés, sandwich bars. Sale, display or service to visiting members of the public.	Mixed A1 with up to 2 flats A2 or Mixed A2 with up to 2 flats A3 (<150 sq m) (see note 2) Flexible A1, A2, A3 or B1 up to a limit of 150 sq m (see note 4) C3 (see note 5) D2 (<200 sq m) (see note 6)
A2: Financial and Professional Services	Banks, building societies, estate and employment agencies, professional services, where the services are provided principally to visiting members of the public.	A1 or Mixed A1 with up to 2 flats if a window display at ground level Mixed A2 with up to 2 flats A3 (<150 sq m) (see note 2) Flexible A1, A2, A3 or B1 up to a limit of 150 sq m (see note 4) C3 (see note 5) D2 (<200 sq m) (see note 6)
A3: Restaurants and Cafes	Use for the sale of food and drink for consumption on the premises. Restaurants, snack bars, cafes.	A1, A2 (see note 3) Flexible A1, A2, A3 or B1 up to a limit of 150 sq m (see note 4)
A4: Drinking Establishments	Use as a public house, wine-bar or other drinking establishment.	A1, A2 or A3 (see note 3) Flexible A1, A2, A3 or B1 up to a limit of 150 sq m (see note 3 and 4)
A5: Hot Food Takeaways	Use for the sale of hot food for consumption off the premises.	A1, A2 or A3 Flexible A1, A2, A3 or B1 up to a limit of 150 sq m (see note 4)
B1: Business	(a) As an office other than a use within Class A2.	B8 up to a limit of 500 sq m C3 (see note 7)
	(b) Research and Development.	D1 (state funded school or registered nursery only) (see note 8) Flexible A1, A2, A3 or B1 up to a limit of 150 sq m (see note 4)
	(c) Industrial Process suitable to be carried out in a residential area.	
B2: General Industry	General Industry.	B1 B8 up to a limit of 500 sq m
B8: Storage or Distribution	Wholesale warehouse, distribution centres, repositories.	B1 up to a limit of 500 sq m C3 (See note 13)
C1: Hotels	Hotels, boarding and guest houses.	D1 (state funded school or registered nursery only) (see note 8)
C2: Residential Institutions	Use for the provision of residential accommodation and care to people in need of care, including care homes, hospitals, nursing homes, boarding schools, residential colleges and training centres.	D1 (state funded school or registered nursery only) (see note 8)
C2A: Secure Residential Institutions	Use for the provision of secure residential accommodation, including use as a prison, young offenders institution, detention centre, secure training centre, custody centre, short-term holding centre, secure hospital, secure local authority accommodation or use as military barracks.	D1 (state funded school or registered nursery only) (see note 8)
C3: Dwelling Houses	(a) a single person or by people to be regarded as forming a single household.	C4
	(b) not more than six residents living together as a single household where care is provided for residents.	C4
	(c) not more than six residents living together as a single household where no care is provided to residents (other than a use within Class C4).	C4
C4: Houses in Multiple Occupation (HMO)	Small shared houses occupied by between three and six unrelated individuals, as their only or main residence, who share basic amenities such as a kitchen or bathroom.	C3
D1: Non-Residential Institutions	Clinics, health centres, crèches, day nursery's, education, museums, public halls, libraries, art galleries, public halls, law courts, places of worship.	State funded schools permitted under GPDO Part 3 Class U to revert to previous permitted use Flexible A1, A2, A3 or B1 up to a limit of 150 sq m (see note 4)
D2: Assembly and Leisure	Cinemas, music and concert halls, Dance and sports halls, swimming baths, skating rinks, gymnasia. Other indoor and outdoor sports and leisure uses, bingo halls.	D1 (state funded school or registered nursery only) (see note 8) Flexible A1, A2, A3 or B1 up to a limit of 150 sq m (see note 4)
Sui Generis: A use for which no class is specified in the Use Classes Order	Theatres, night clubs, hostels, shops selling and/or displaying motor vehicles, retail warehouse clubs, launderettes, taxi or vehicle hire businesses, petrol filling stations, waste incinerators.	No permitted change launderette to C3 (see note 5)
	Amusement arcade or centre.	C3 (<150 sq m) (see note 9)
	Casino.	A3 (<150 sq m), C3 (<150 sq m) (see note 9), D2
	Betting office or pay day loan shop.	A1 or Mixed A1 with up to 2 flats (where ground floor display window), A2 or Mixed A2 with up to 2 flats, A3 (<150 sq m) (see note 8), D2 (<200 sq m) (see note 5), C3 (see note 5), Betting office or pay day loan shop with up to 2 flats, Flexible A1, A2, A3 or B1 up to a limit of 150 sq m (see note 4)
Agricultural Buildings	Buildings solely in agricultural use since 3rd July 2012.	Flexible A1, A2, A3, B1, B8, C1 or D2 up to a limit of 500 sq m in perpetuity creating a sui generis use (see note 10) C3 (see note 11) D1 (state funded school or registered nursery only, see note 12)

## Use classes order

# Parameter Plans



# Planning application area

Key:

-  Planning Application Boundary
-  Existing building structures within Planning Application Boundary
-  Existing railway lines within Planning Application Boundary





- NUMBERED STRUCTURES**
- 1 York North Engine Shed
  - 2 Former NER horse stables
  - 3 Railway Museum, gates & gate piers
  - 4 Railway Museum South Hall
  - 5 Smith's Shop and Office
  - 6 Albion Iron Foundry - Foundry shop
  - 7 Albion Iron Foundry
  - 8 Alliance House
  - 9 Red brick building off Leeman Road
  - 10 Bull-nose building
  - 11 Hydraulic Power House

**Key:**

- Planning Application Boundary
- Retained buildings/structures
- Buildings/structures which may be retained or demolished
- Buildings/structures to retain and relocate within the Planning Application Boundary
- Retained railway lines within the Planning Application Boundary
- Area of railway lines which may be integrated into the proposed landscape

# Retained buildings



- NUMBERED STRUCTURES**
- 1 Former NER horse stables
  - 2 Railway Museum South Hall
  - 3 Concrete depot
  - 4 Alliance House
  - 5 Signalling Maintenance Centre
  - 6 Signal box 1989
  - 7 Network Rail training & maintenance
  - 8 Former wagon works
  - 9 Welders building
  - 10 Locks building
  - 11 Network Rail Distribution and Plant
  - 12 Smith's Shop and Office

Bull-nose building

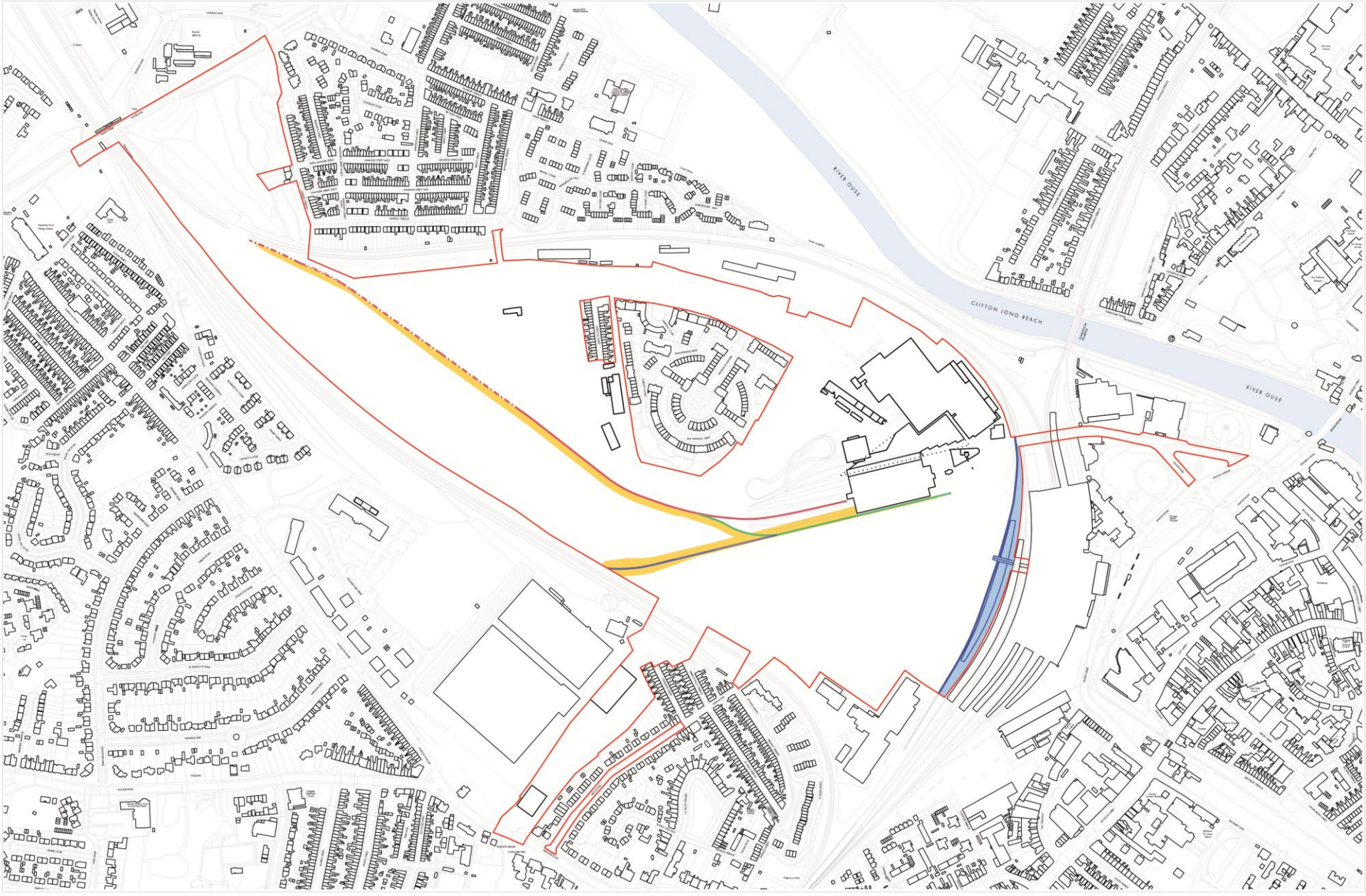
Gateposts

Enlarged extract  
Scale 1:500

**Key:**

- Planning Application Boundary
- Buildings/structures to be demolished
- Buildings/structures which may be retained or demolished
- Buildings/structures to retain and relocate within the Planning Application Boundary
- Railway lines to be demolished within Planning Application Boundary
- Area of railway lines which may be integrated into the proposed landscape

# Demolition



Key:  Planning Application Boundary

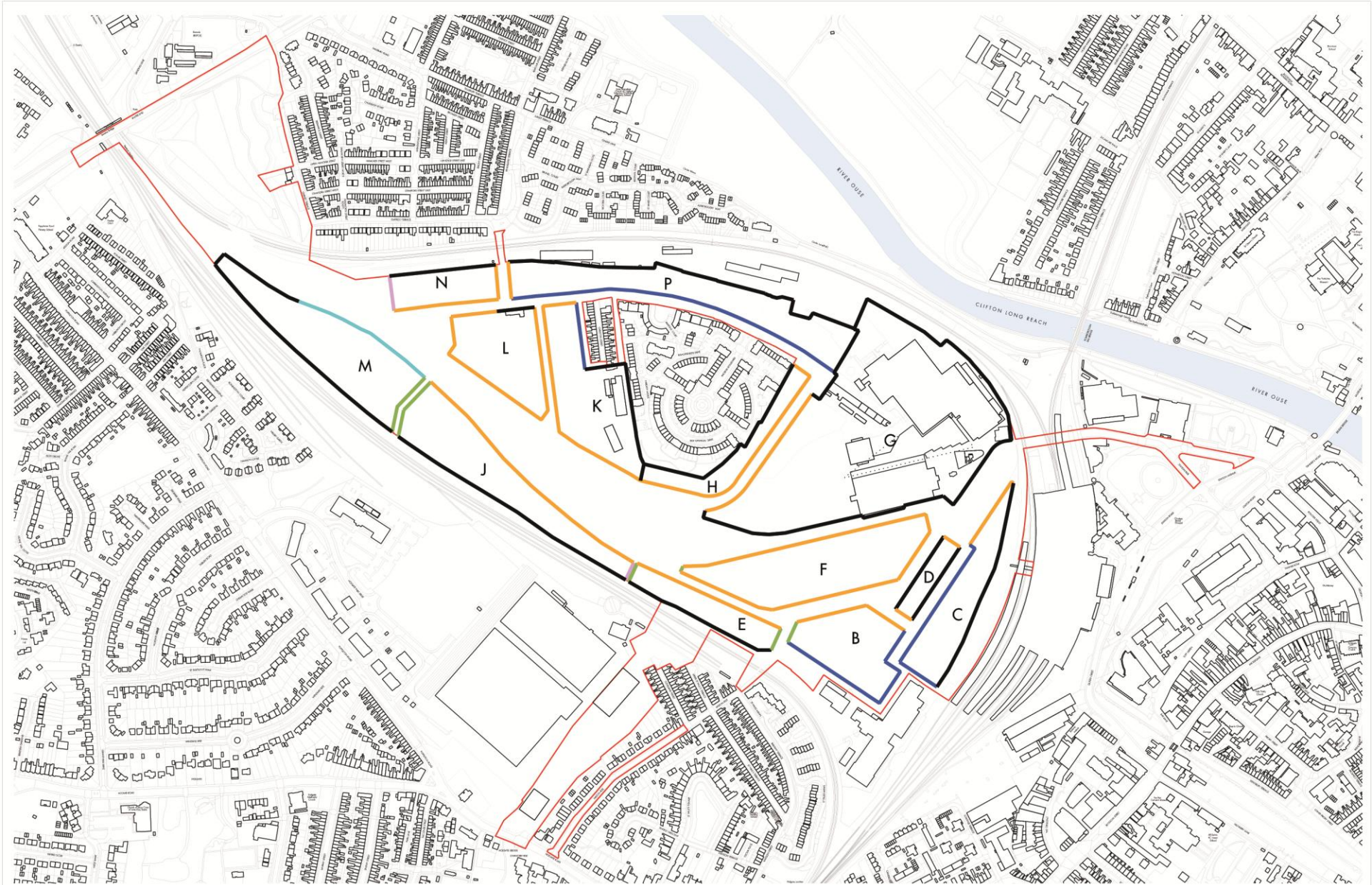
HERITAGE RAILWAY LINES:

- Visitor rail line within Park
- Rail connection to the West
- Rail connection to the South

NATIONAL RAILWAY LINES:

- Visitor rail line on Boulevard
- LOD for railway lines
- Safeguarded land for future railway line and platforms

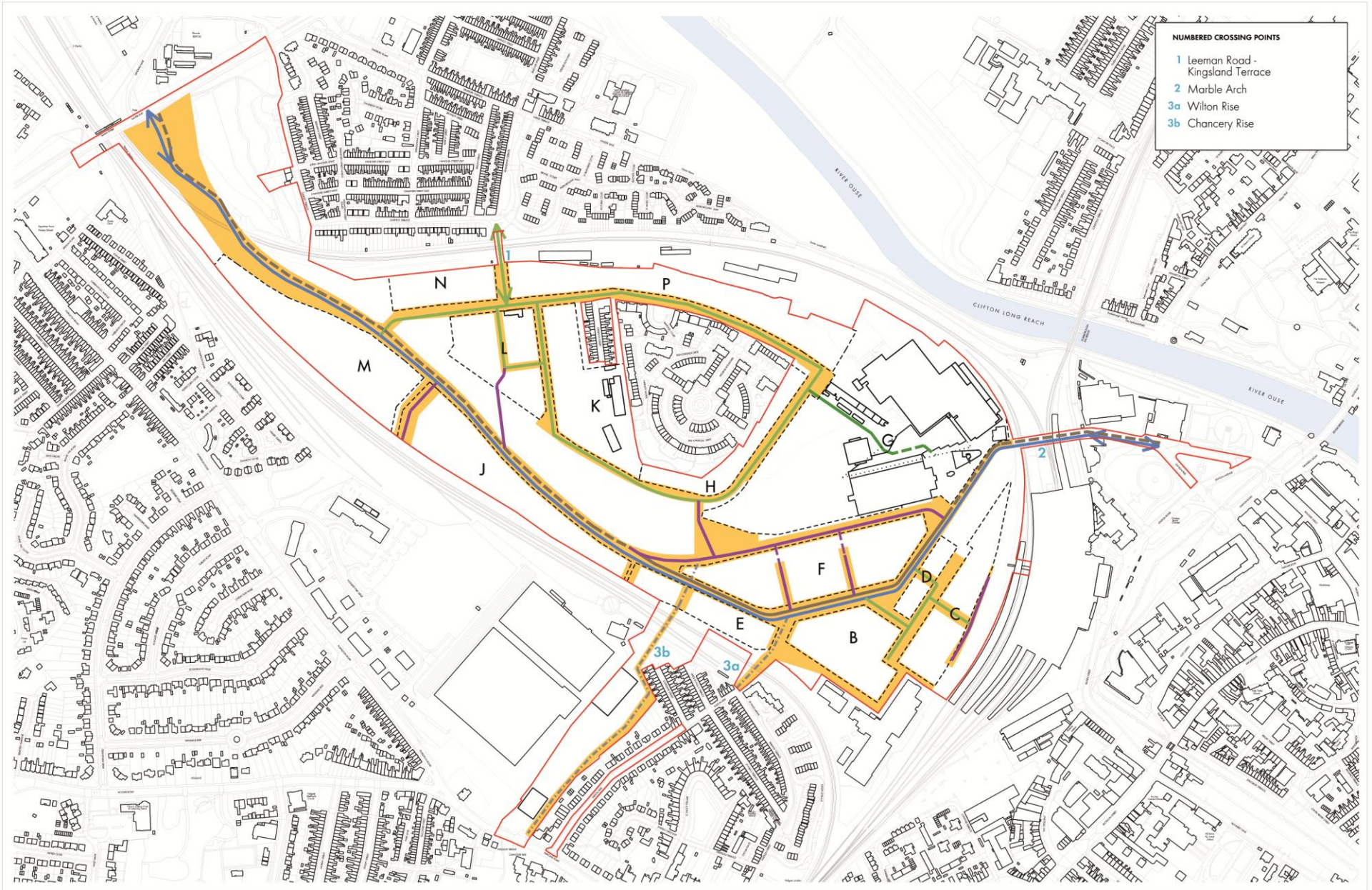
# New Railway Additions



# Development Zones Above Ground

Key:	Planning Application Boundary	Development Zone Boundary (LOD +0.0m, -2.0m)	NOTE: LOD	Limits of deviation
	Development Zone Boundary (LOD ±0.0m)	Development Zone Boundary (LOD ±5.0m)	A	Development Zone reference (LOD ± X m)
	Development Zone Boundary (LOD +2.0m, -0.0m)	Development Zone Boundary (LOD +0.0m, -5.0m)	A	Development Zone Boundary (- X m)
	Development Zone Boundary (LOD ±2.0m)			Development Zone Boundary (+ X m)

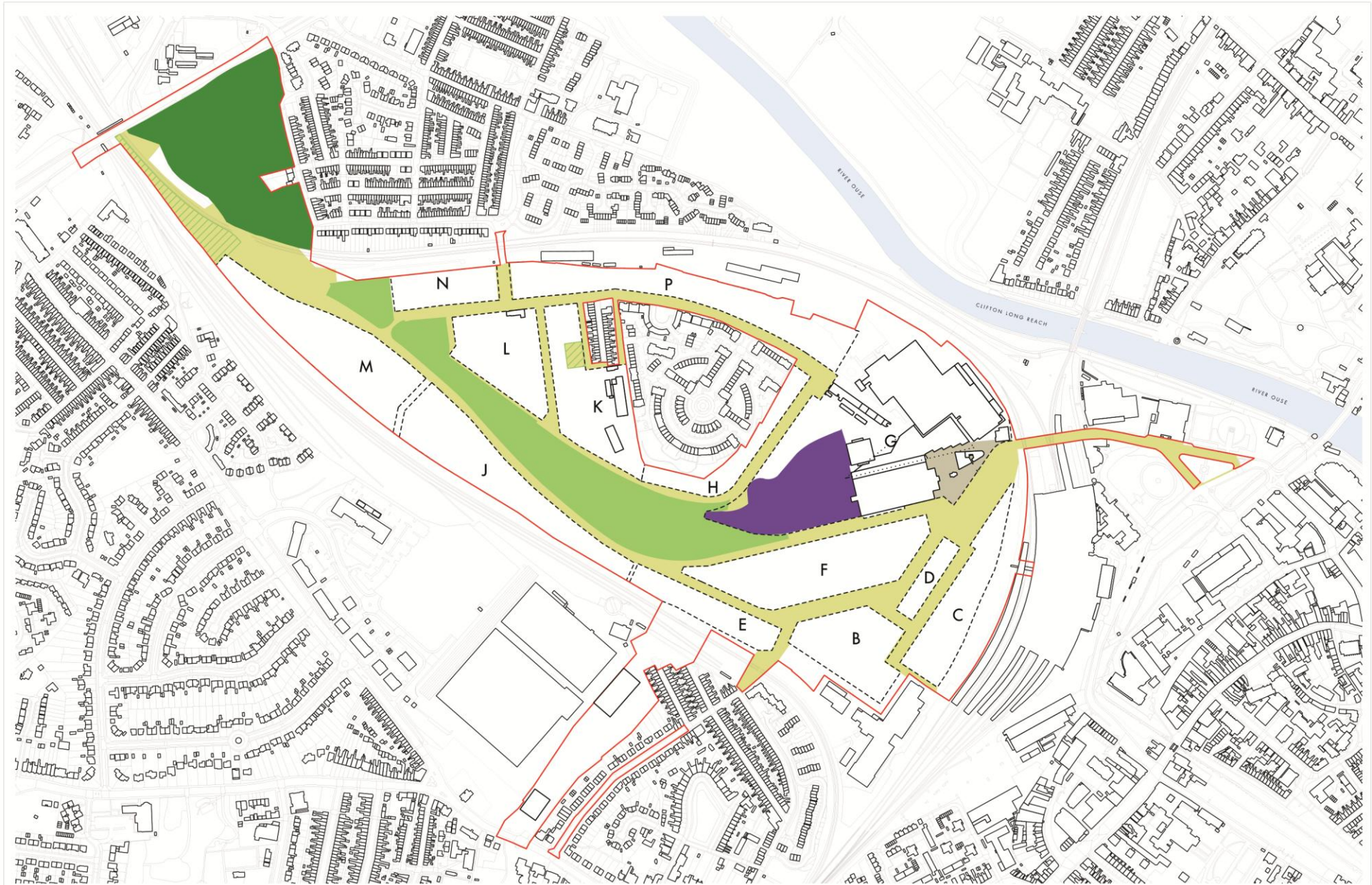
- NUMBERED CROSSING POINTS**
- 1 Leeman Road - Kingsland Terrace
  - 2 Marble Arch
  - 3a Wilton Rise
  - 3b Chancery Rise



# Access and Circulation Routes

**Key:**

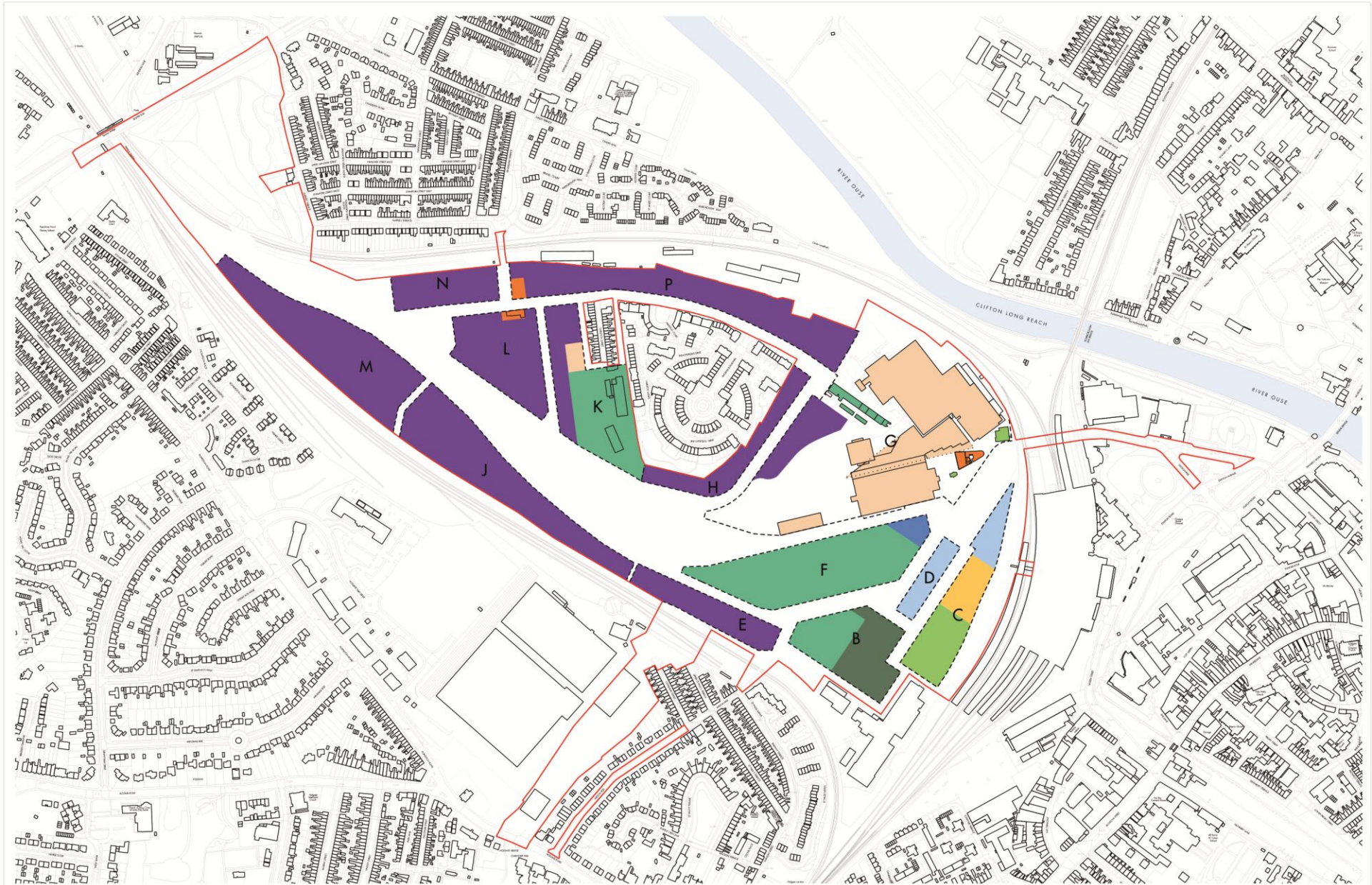
Planning Application Boundary	Segregated cycle route	Development Zones - refer to YCMP:PP 005 for Zone Boundary & Zone Boundary Subdivision LOD
Access/egress (primary)	Cycle route on carriage way	Development Zone name
Access/egress (secondary)	Pedestrian/cycle route/servicing/emergency vehicles	
Primary vehicle route	Potential pedestrian/cycle route/servicing/emergency vehicles	
Secondary vehicle route	Pedestrian connection which could be through a building structure	
LOD for routes	Pedestrian connection	
Potential pedestrian/cycle route		



# Open Space Areas

Key:

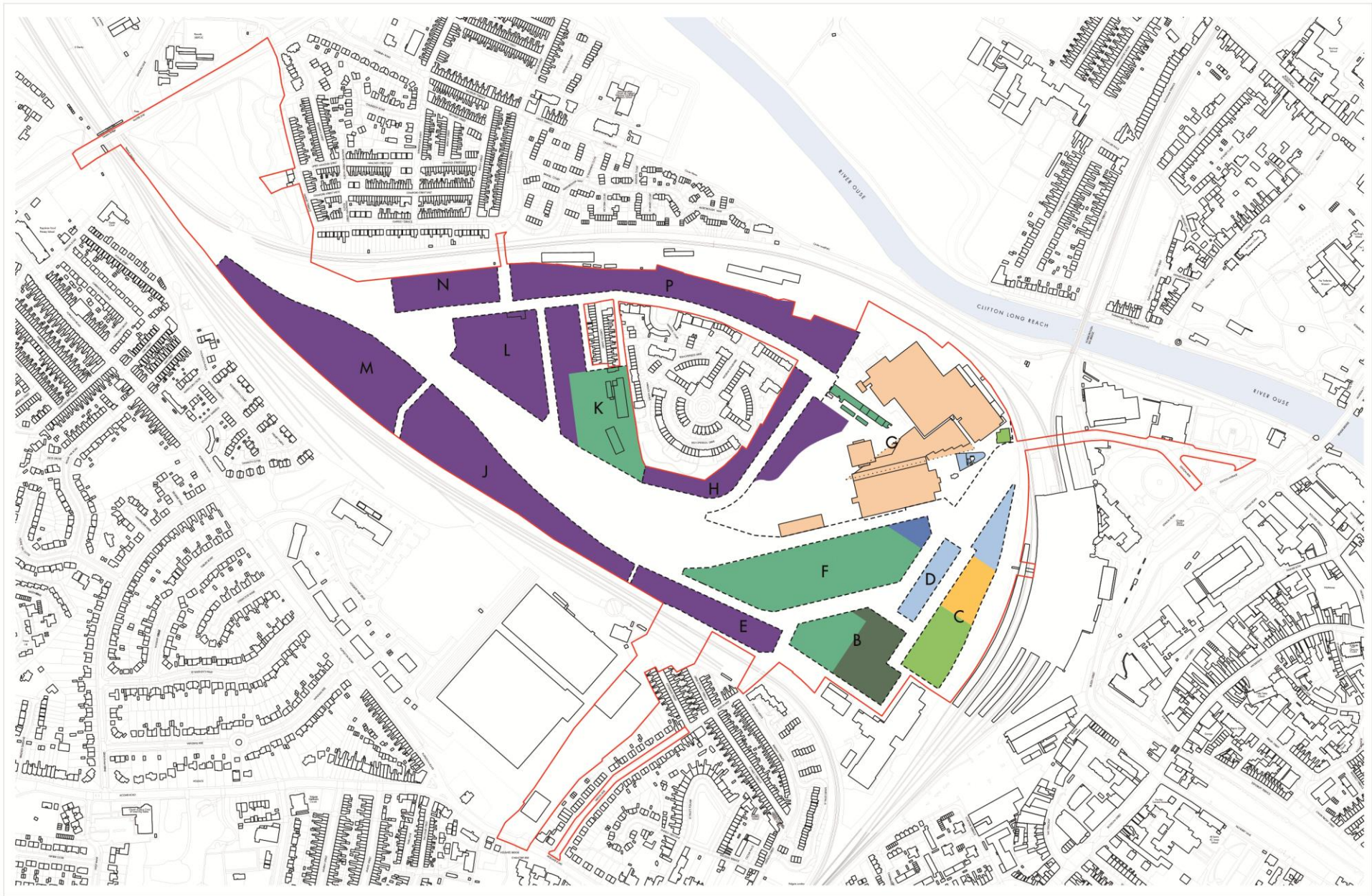
Planning Application Boundary	NRM yard - predominantly hard or soft landscaping	Development Zones - refer to YCMPPP 005 for Zone Boundary & Zone Boundary Subdivision LOD
Predominantly hard landscaping	Millennium Green - predominantly soft landscape (*)	<b>A</b> Development Zone name
Predominantly soft landscaping		NOTE: 'Predominantly' equates to proportion of area greater than 75% except for : (*) Millennium Green which allows an area greater than 95%
Predominantly hard or soft landscaping		
Museum Square - predominantly hard landscaping		



# Ground Level Uses

Key:

Planning Application Boundary	Predominantly D uses	Development Zones - refer to YCMP-PP 005 for Zone Boundary & Zone Boundary Subdivision LOD
Predominantly A uses	Predominantly C1 or B1 uses	Development Zone name
Predominantly C3 use	Predominantly car parking	<b>NOTE:</b>
Any Permitted uses	Predominantly car parking B1 or C1 uses	'Predominantly' equates to proportion of floor area greater than 75% - 'Any permitted use' refer to Development Specification
Any Permitted uses (excluding C3)		

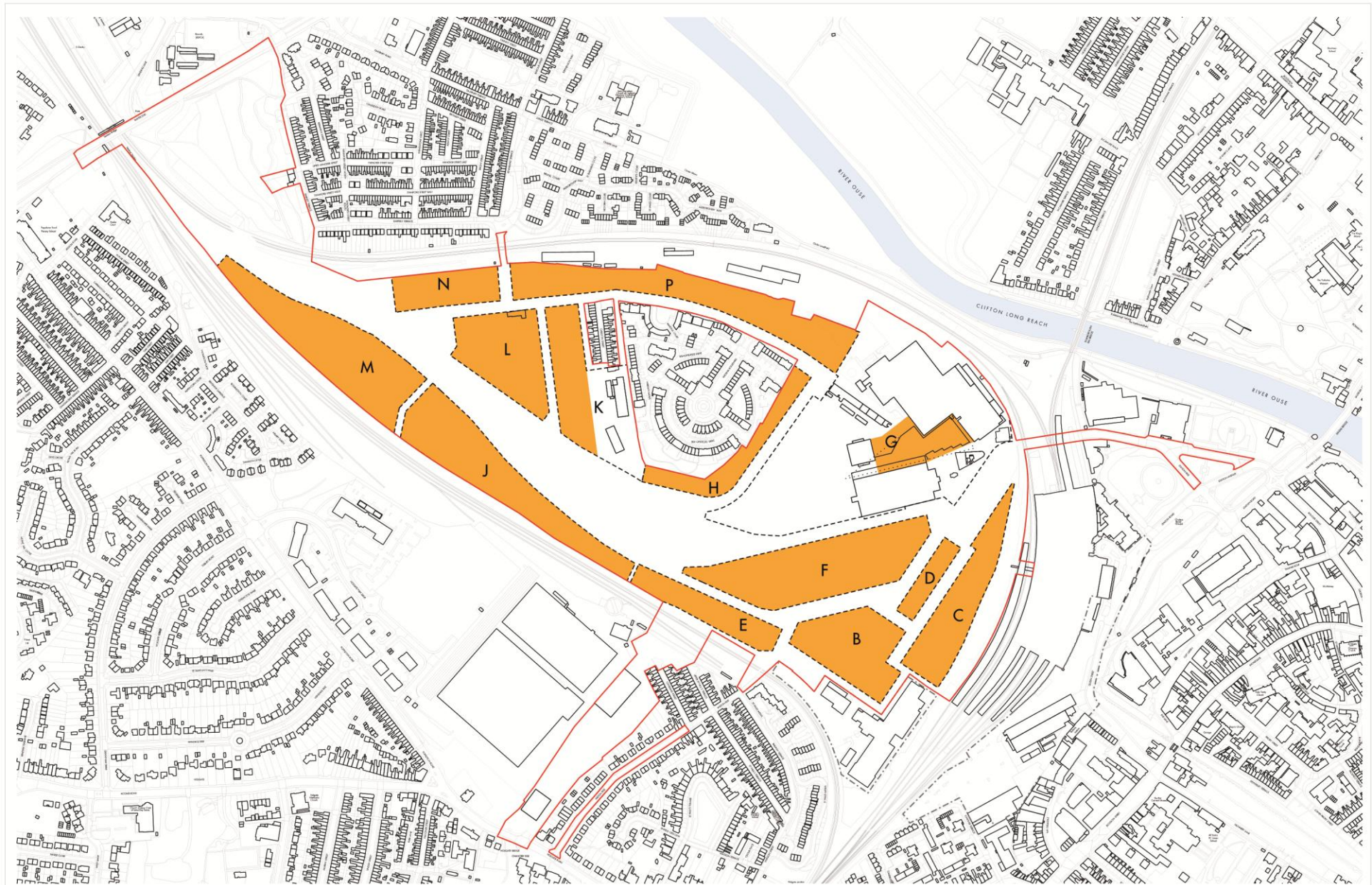


# Upper Floor Uses

**Key**

Planning Application Boundary	Predominantly D uses	Development Zones - refer to YCMP-PP 005 for Zone Boundary & Zone Boundary Subdivision LOD
Predominantly A uses	Predominantly C1 or B1 uses	<b>A</b> Development Zone name
Predominantly B1 use	Predominantly car parking	NOTE: 'Predominantly' equates to proportion of floor area greater than 75% - 'Any permitted use' refer to Development Specification
Predominantly C3 use	Predominantly car parking B1 or C1 uses	
Any Permitted uses		
Any Permitted uses (excluding C3)		



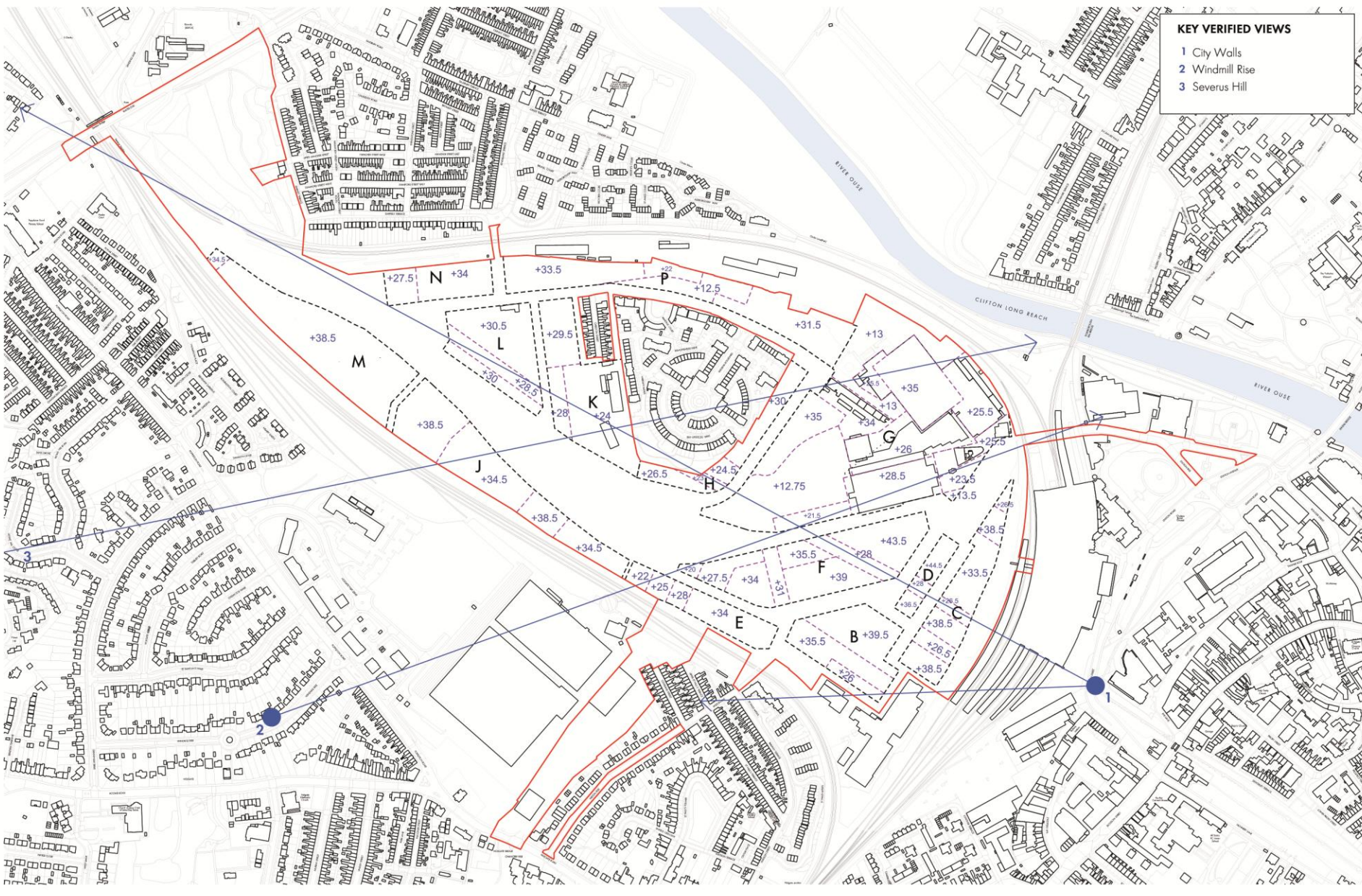


# Development Zones Below Ground

Key:

- Planning Application Boundary
- Any Permitted Uses to 6m A.O.D. below every A.O.D. presented in each Development Zone in YCMP:PP013
- Development Zones - refer to YCMP:PP 005 for Zone Boundary & Zone Boundary Subdivision LOD
- A** Development Zone name

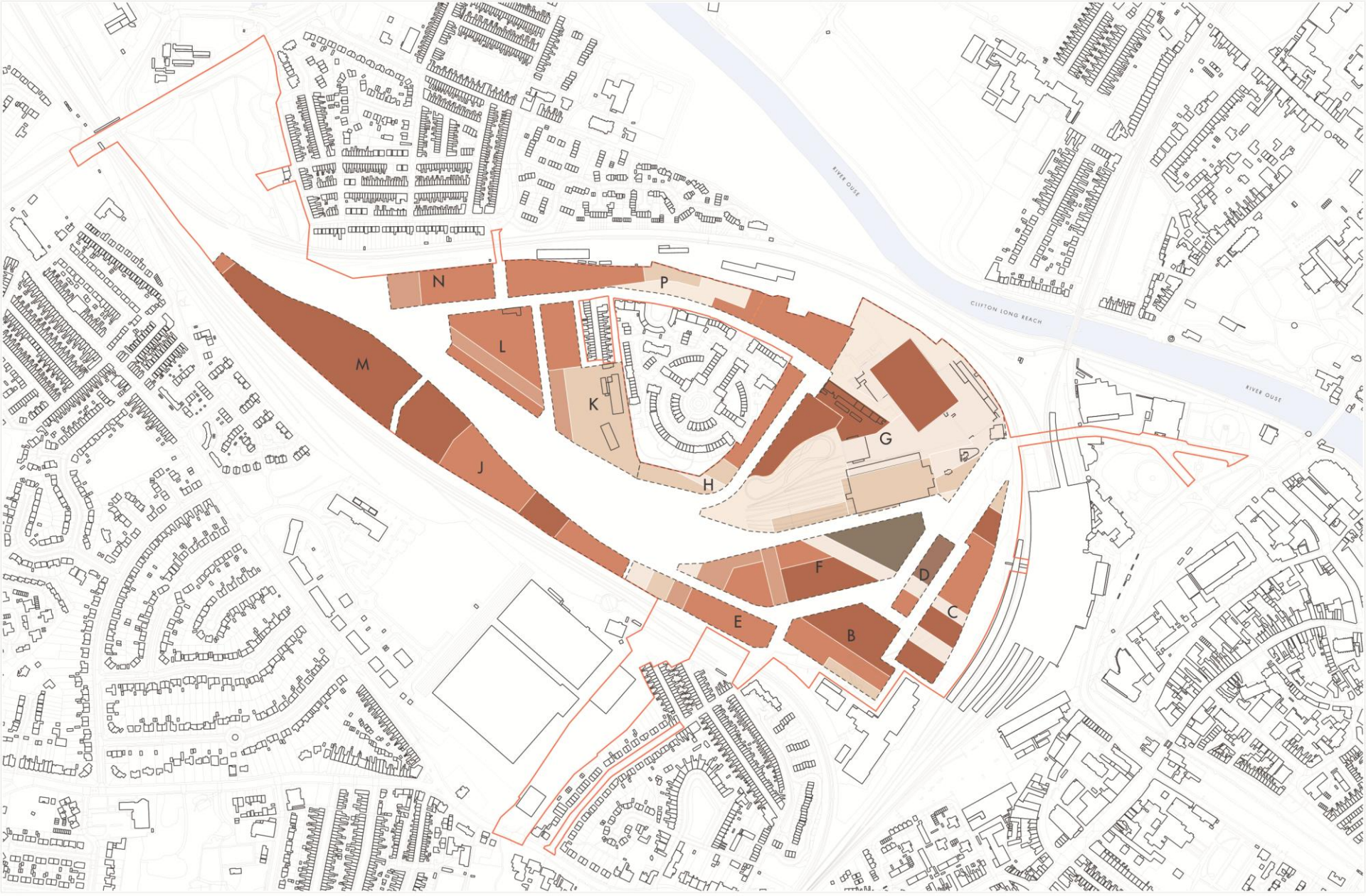
- KEY VERIFIED VIEWS**
- 1 City Walls
  - 2 Windmill Rise
  - 3 Severus Hill



# Development Plots & Maximum Heights

**Key:**

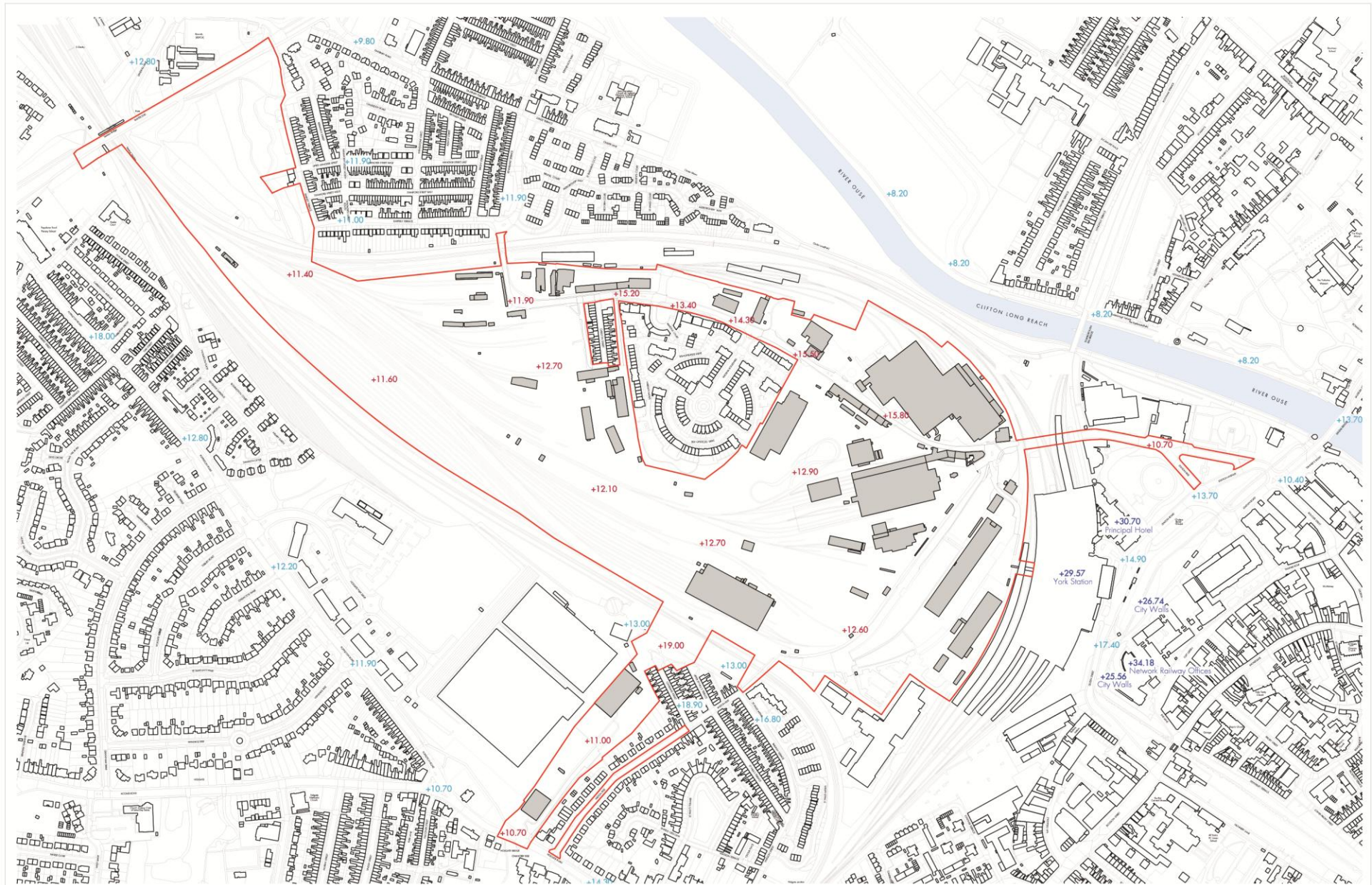
- Planning Application Boundary
- Development Zone Maximum Heights Subdivision
- +XX.0 Maximum Permitted Height (m A.O.D.) of building structure
- Key Townscape Views informing heights
- Development Zones - refer to YCMP:PP 005 for Zone Boundary & Zone Boundary Subdivision LOD
- A** Development Zone name



# Development Plots & Storey Heights

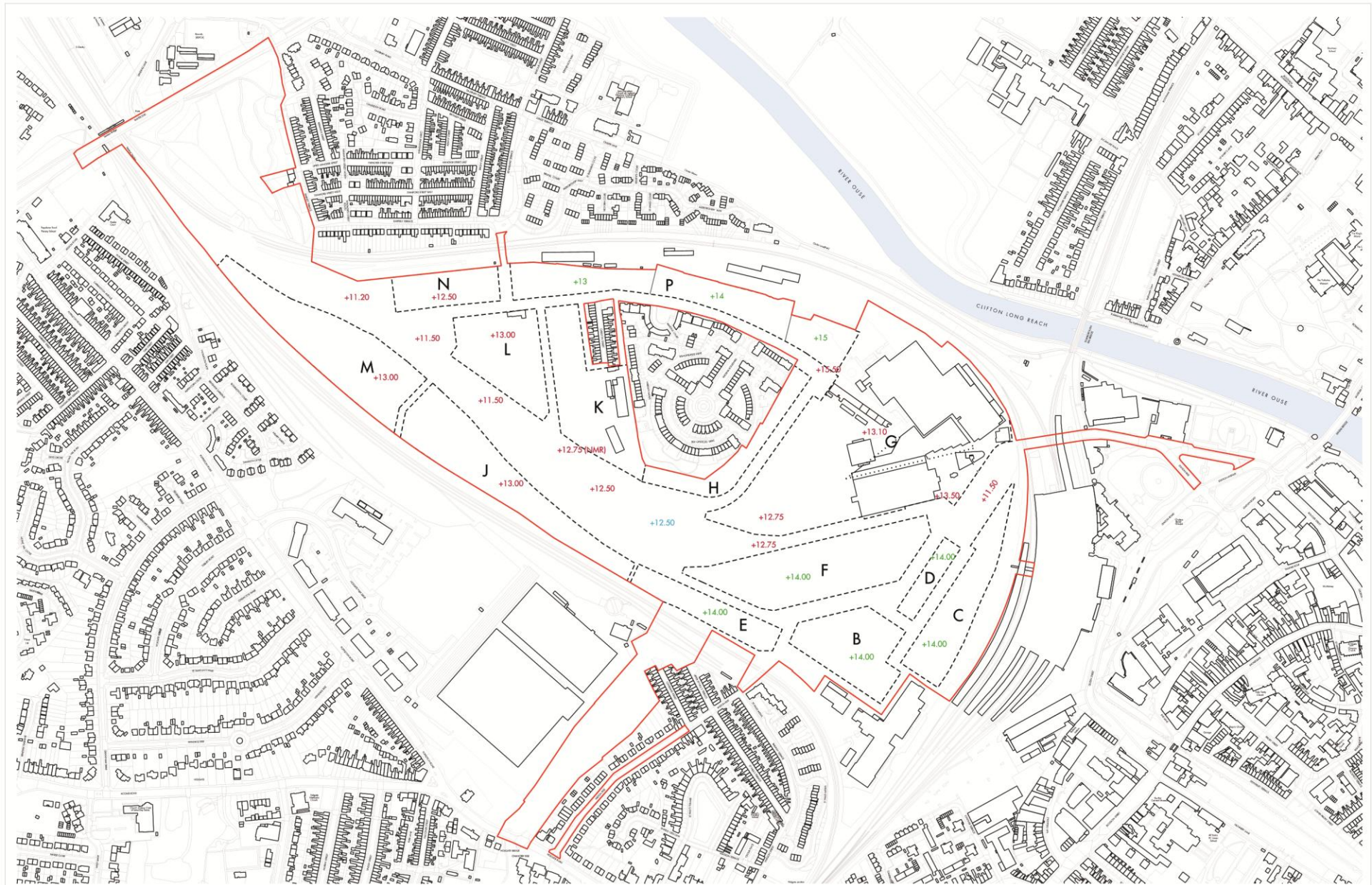
Key:

 Planning Application Boundary	 4/5 storeys
 no building zone	 5/6 storeys
 1/2 storeys	 6/7 storeys
 2/3 storeys	 7/8 storeys
 3/4 storeys	



Key	
<span style="border: 1px solid red; display: inline-block; width: 15px; height: 10px;"></span>	Planning Application Boundary
+4.00	Existing Site Levels (m AOD) within Planning Application Boundary
+4.00	Existing Levels (m AOD) outside the Planning Application Boundary
+4.00	Existing Levels (approximated m AOD) of existing Buildings' rooftops

# Existing Site Levels



- Key:
- Planning Application Boundary
  - +4.00 Proposed Site Level m AOD (Limit of Deviation +/- 1.5m)
  - +4.00 Proposed Site Level m AOD (Limit of Deviation +/- 2.0m)
  - +4.00 Proposed Site Level m AOD (Limit of Deviation +/- 4.0m)

- Development Zones  
- refer to YCMP-PP 005 for Zone Boundary & Zone Boundary Subdivision LOD
- A** Development Zone name

# Proposed Site Levels



**Aerial view of illustrative masterplan from north**



**Aerial view of illustrative masterplan from north with maximum extents overlay**



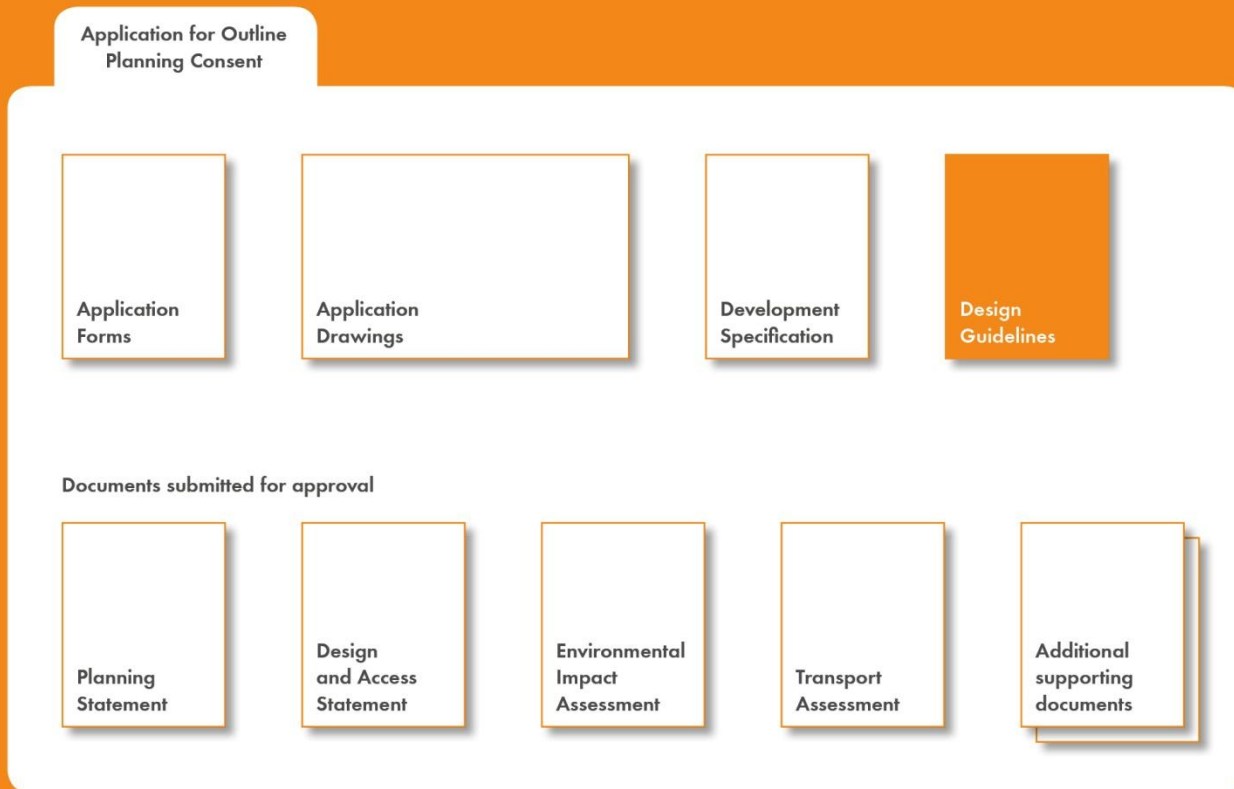
**Aerial view of illustrative masterplan from south**



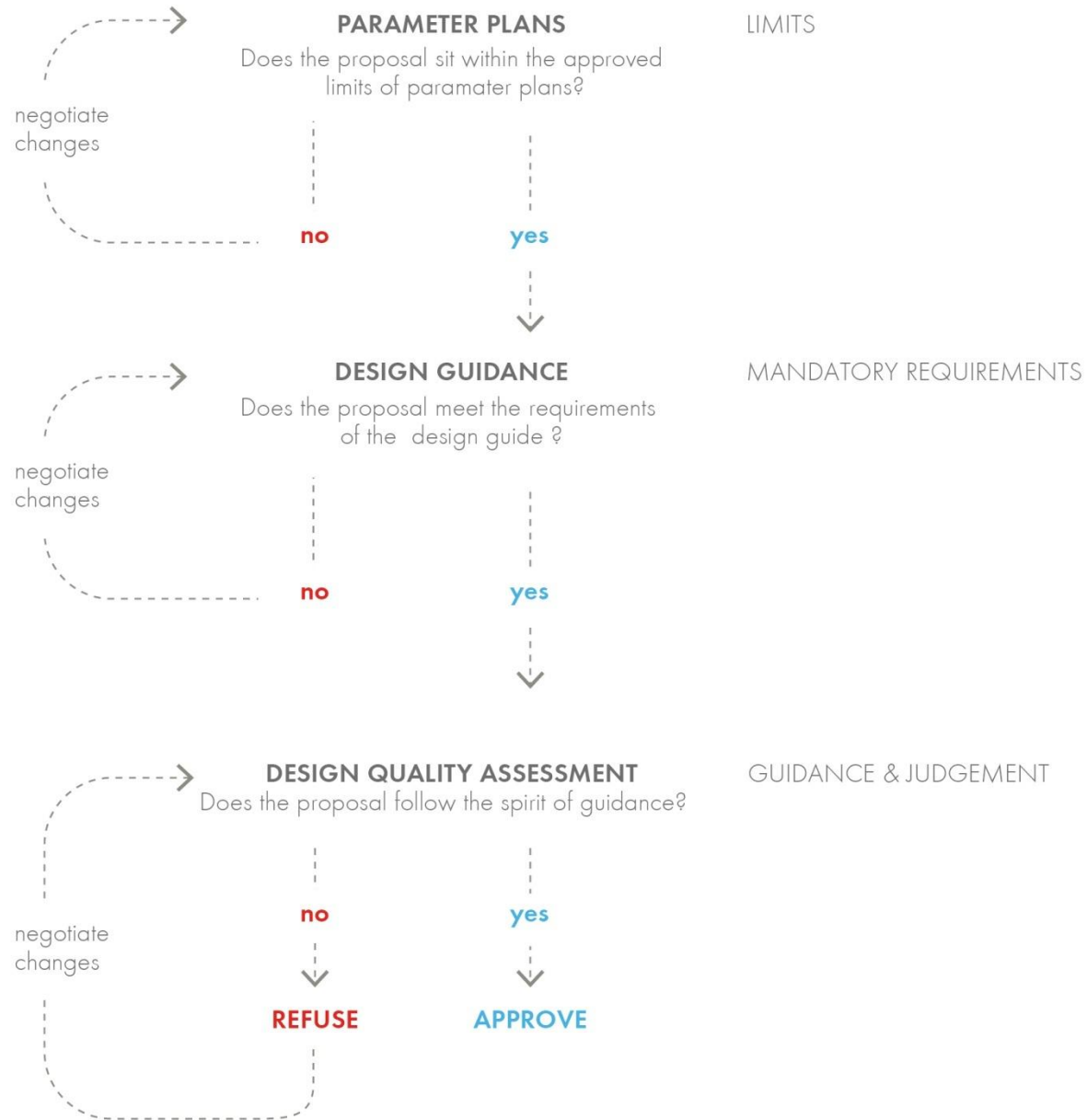


**Aerial view of illustrative masterplan from south with maximum extents overlay**

## **Design Guide, Indicative Scope and format**



## Documents in the application



## the process of approval

INDICATIVE DESIGN GUIDE  
MATERIAL : ILLUSTRATIVE AND  
PARTIAL CONTENT ONLY

1. Introduction
2. Site and Context
3. The Development Vision
4. Townscape
5. Public Open Space
6. Streets
7. Building Typologies
8. Appearance
9. Glossary
10. Appendices

**proposed structure**