

Annex 5 – Urban Design Site Appraisal

The proposed University development includes:

- 11,500 sqm of floor space in buildings of up to 4 storeys
- a publically accessible square which would relate to the public realm space of Fountains Learning Centre on the east side of Clarence Street.

Officers held a series of preliminary design review meetings with the University and their architects to explore the feasibility of the development in block plan form. Officers are comfortable with the overall strategy for the site presented in the Appraisal, subject to more detailed analysis on layout, massing etc. The site is within the Area of Archaeological Importance, adjacent to the Central Historic Core conservation area, and adjacent to the Bootham Hospital site which includes the grade 1 listed building in its parkland setting and the chapel immediately to the west of the area.

Officers provided comments on earlier drafts of the Appraisal that have been taken into account. Key issues are:

- a. Connections with the wider area including the hospital
 - b. Developing the network of routes and spaces between the two campuses whilst mitigating the effect of the dividing road, Clarence Street
 - c. Creating a good quality open space within the new campus
 - d. Re-establishing the streetscape onto Clarence Street
 - e. The relationship with neighbouring residential properties, especially houses on Claremont Terrace and Arclight
 - f. Reinforcing the landscape character of the area
 - g. Retaining views through to Bootham Park site and the chapel spire
 - h. Location of suitable parking/drop off point for less ambulant people
 - i. Integration of cycle parking
 - j. Consideration of alternative provision of waste/recycling centre
- Archaeology – extensive investigation of the site will be required.

The proposal in the Appraisal is only indicative at this stage and considerable further work will be required to develop the design. This masterplanning process will involve an Officer project team. The University will undertake public consultation prior to submitting a planning application.