

Peasholme Relocation - Comparative Analysis Of The Shortlisted Sites

4 Fishergate

COMPARATIVE CRITERIA	COMMENT
OPERATIONAL	
1. Built form capable of operating to management guidelines (this will include shape, number of floors, response to brief etc.)	The outline scheme would meet the requirements of the brief, be limited to two floors and respond to management criteria for the service.
2. Location and Accessibility (This is about the immediate environment – lit routes, security for guests and neighbours, etc.)	This location meets the criteria for access to the city centre and supporting services. Though the facility would front a busy inner ring road a pedestrian crossing is located nearby for safe access to the city centre. Access to the building would be controlled from the front of the premises. Dual entry system (main gates & front door) would assist boundary management. Design would ensure security of residents and neighbours. Well lit area with no apparent dark alleys. Close proximity to river would need to be considered within design to ensure safety of residents and design out any perceived problems with congregating.
TECHNICAL	
1. Planning (This includes constraints upon the scale and mass of the building in a particular location; constraints or restrictions upon any development imposed by adjacent development or regeneration plans for the city; the proximity of historic and listed buildings or structures and any	<p>Planning:</p> <p>Currently in office use</p> <ul style="list-style-type: none"> ▪ Development Control Local Plan¹ <p style="text-align: center;">The site has no allocation in the Local Plan</p>

¹ The City of York Draft Local Plan Incorporating 4th Set of Changes is referred to as 'the Development Control Local Plan'

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<p>conflict between the proposed development, the LDF and current use status)</p>	<p>The site is currently in employment use and therefore any proposals to change the use of the site will have to accord to Development Control Local Plan Policy E3b:</p> <p>“The standard employment sites identified in schedule 2, and any other sites or premises either currently or previously in employment use, will be retained within their current use class. Planning permission for other uses will only be given where:</p> <ul style="list-style-type: none">a) there is a sufficient supply of employment land to meet both immediate and longer term requirements over the plan period in both quantitative and qualitative terms; andb) unacceptable environmental problems exist; orc) the development of the site for other appropriate uses will lead to significant benefits to the local economy; ord) the use is ancillary to an employment use. “ <p>The normal approach is for a marketing period of 6 months be undertaken to prove that there is no demand for the site in its current employment use, in relation to part a) above. We would also seek advice from colleagues in EDU with regard to the need for the site as part of the City’s employment land supply.</p> <p>Economic Development Unit have confirmed that they feel the facilities currently offered from the Fishergate Centre are best provided from an alternative site and why continued use as an employment site is perhaps not the best use.</p> <p>The Fishergate Centre is currently used to provide the offices of the York Business Advice Centre from where they provide advice to the community for new and existing businesses. This takes the form of business training, counselling and support. York Business Advice Centre provide the same services to those tenants of the building and manage what is called The Young Business Project - a Council scheme to support young people from 16-30 in their own business.</p> <p>Part of this work lies in providing small business units on site - 19 in total.</p>
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	<p>The building was not built for this purpose however and is beginning to exhibit problems that would require considerable investment to overcome and yet could not be completely resolved. These relate to the stability of one corner of the building, a steep external staircase to access the first floor of the building fronting Fishergate, an inadequate power supply, no central heating system and poor access from the busy inner ring road to the inner courtyard. The building has generally poor access for clients or staff who are mobility disabled and no access at all to first floor level.</p> <p>While some of these difficulties might be overcome by investment in the building, safe access for vehicles onto the site would not under the present road junction arrangements and there have been a number of accidents involving vehicles entering and emerging from the courtyard. In its present use it has been possible to control vehicular traffic, but a continued employment use might see intensification of vehicular access by users of the building which would present a greater hazard.</p> <p>The movement of the Peasholme Centre to Fishergate will release land within the Hungate proposals for employment use and the movement of facilities from Fishergate to Clifton will result in very much better working conditions and access for business people in the new Delta centre</p> <p>Given this it is felt that the requirements of Policy E3b have been met and there will not be a need for a six month marketing period to take place.</p> <ul style="list-style-type: none">▪ Conservation Designations <p>Within City Centre Area of Archaeological Importance – any development proposals must be in accordance with PPG16: Archaeology and Planning and Local Plan Policy HE10</p> <p>Within Central Historic Core Conservation Area – any development</p>
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	<p>proposals must be in accordance with PPG15: Planning and the Historic Environment and Local Plan Policies HE2 and HE3.</p> <ul style="list-style-type: none"> ▪ Within close proximity of city centre services and local transport links ▪ The site is within the Environment Agency's Flood Zone 2, identified as having a 1% (1 in 100) or greater chance of flooding each year. In accordance with PPG25, any planning application within the floodplain should be accompanied by a Flood Risk Assessment appropriate to the size, use and location of the development in order to fully assess the flood risk. <p>Archaeology: This site lies outside the City Walls and some 40m to the west of the City Walls and Fishergate postern. It is probable that the remains of an 11th century dam are preserved underneath and along the line of Tower Street and Castle Mills Bridge. However, the topography of this area is complicated and the present ground level may be significantly higher than in the Roman and medieval periods. There has been a significant amount of archaeological work in this area but no archaeological evaluations on this site. Archaeological work on the site of the Novotel Hotel and associated housing has indicated the presence of important Anglian deposits. Any development proposal that involved demolition and new build rather than conversion would therefore require an archaeological evaluation. The information from the evaluation would be used to design a structure that would meet the preservation requirements set out in HE10. This work would have to be done prior to any consent being granted for development. In addition, if development takes place on this site, I would like to see the archaeological deposits and groundwater instrumented so that the sub-surface conditions can be monitored before, during and after construction.</p>
<p>2. Highways and Access (This includes accessibility for clients, staff, deliveries and parking; conflict with existing highway arrangements, rights</p>	<p>The site fronts on to Fishergate which is heavily trafficked throughout much of the working day and where any parking by servicing vehicles would cause considerable highway safety problems. The parking and servicing needs of the Centre must be provided within the site itself therefore and vehicles must be able to turn and enter the</p>

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<p>of way etc; any highway improvement needs including lighting and drainage and any constraints on the development.)</p>	<p>highway in forward gear.</p> <p>Visibility of oncoming traffic when emerging into Fishergate could potentially be a problem, and care needs to be taken in the design of the building to ensure that this is not an issue.</p> <p>The public footway narrows around the south-eastern corner of the site and I would hope that some minor improvement in width could be obtained in any new development proposal.</p> <p>Ideally the Centre would be located on the City-side of the Inner Ring Road so as to ease pedestrian movements to and from the City Centre. The nearest controlled crossing point on Fishergate is 75 metres to the south of the site. Should the Coppergate II development proceed however, then a new signalled junction is likely to be introduced at the intersection of Piccadilly and Fishergate that would allow crossing facilities to be introduced at this point.</p> <p>Cycle storage facilities will need to be incorporated into the design, which are covered and secure. Visitor parking would be conveniently located in the St. Georges Field car park.</p>
<p>3. Property (This includes any legal or property constraints upon development; clarifies ownership and boundary issues)</p>	<p>The site is in council ownership and currently occupied by a small managed business unit. This unit is to be relocated to Amy Johnson Way. Any development will need to account for party wall issues and maintain secure boundaries with its neighbours.</p>
<p>4. Buildability (this includes the impact of ground conditions, existing services, boundary and party wall issues, flooding, planning and highway constraints upon the built</p>	<p>The outline feasibility undertaken has proved both the feasibility and viability of a new build scheme on this site. The site is big enough to meet the requirements of the brief and allow for vehicular access and egress from the site in accord with highways advice.</p>

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<p>solution; and accessibility during construction.)</p>	
<p>5. Affordability (This includes the impact upon development cost of shape of site, planning constraints, highway constraints, archaeology etc as outlined above</p>	<p>The costs including reasonable abnormals can be contained within the budget allocated for this project.</p>
<p>6. Deliverability (This considers the impact of all of the above upon the current programme for redevelopment of the Hungate site)</p>	<p>Meeting the current programme is subject to the successful relocation of the small business unit currently occupying this site. Plans are well on course to achieve that end and to release this site for development of the new Peasholme Centre should this site be selected. This would meet the programme for development of the Hungate area.</p>