



YORK'S MAJOR PROJECTS

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**Regeneration and
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Supporting York's Ambitions

- York has an ambition to be a **prosperous city for all** - where local businesses can thrive and residents have good quality jobs, housing and opportunities
- Our major developments support this challenge, delivering homes, retail, office and leisure space, whilst retaining the unique character of the city



The Projects

- York Central
- Castle Gateway
- Guildhall
- Housing Delivery
- Outer Ring Road



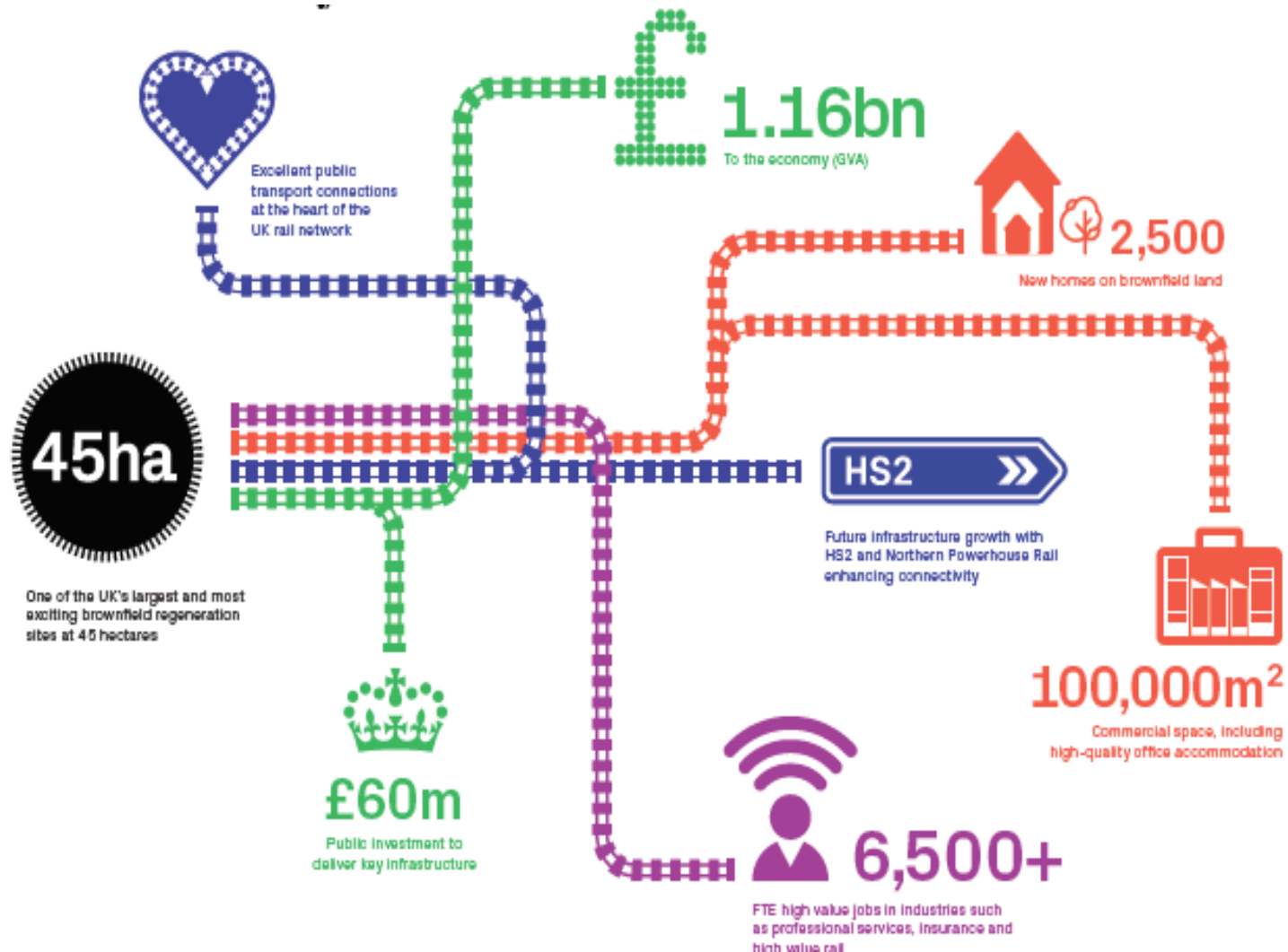


YORK CENTRAL

YORK CENTRAL PARTNERSHIP VISION

Inspired by the city's wonderful railway heritage and historic character, York Central will be a unique district of new spaces and places that stimulates further cultural and economic prosperity by connecting residents and visitors, new, young and old.

YORK CENTRAL KEY FACTS



BEING DELIVERED BY A UNIQUE PARTNERSHIP

The national rail infrastructure agency and largest single landowner on the York Central site.



Leading UK museum with allied £50m masterplan. Major occupier currently welcoming 750,000 visitors annually.



The Government's agency responsible for funding housing and helping manage public land.



Homes
England

Catalytic role unlocking significant funding streams inc £44.7m already secured plus potential Enterprise Zone retained business rates.

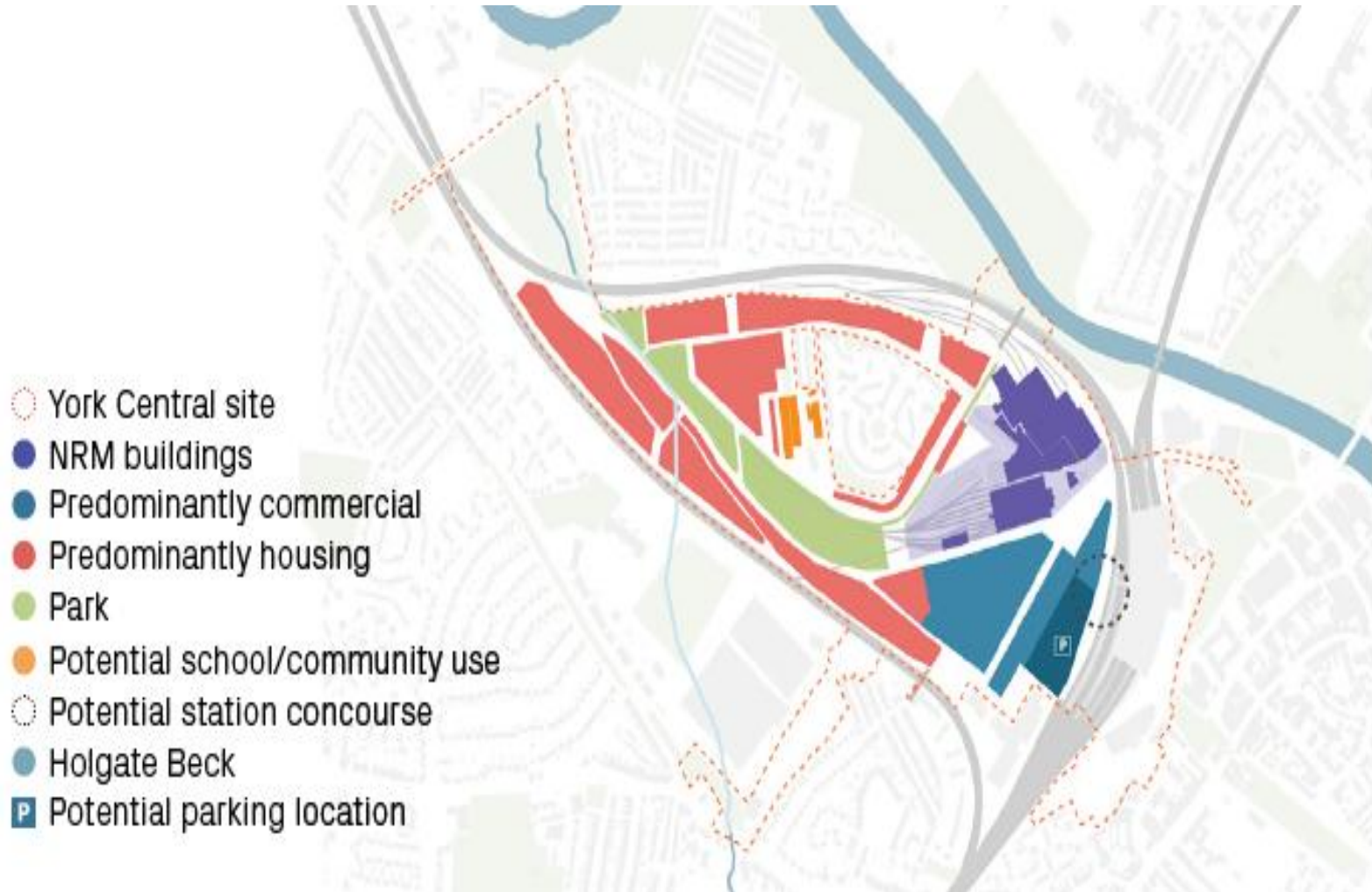


PROJECT OVERVIEW



- One of the largest brownfield regeneration sites in England
- Located adjacent to the city's existing retail/business core
- Designated as UK Housing Zone and Enterprise Zone
- New city centre residential and business neighbourhoods
- New public realm and open spaces
- New western entrance to the railway station
- New high quality CBD to grow the city centre and economy
- Significant infrastructure funding already secured

DEVELOPMENT OUTLINE



MUSEUM SQUARE AND COAL DROP



KEY CHALLENGES FOR THE SITE



Opportunities

- Homes
- Parks
- Employment
- Public space
- Landscape
- Heritage & culture
- Location

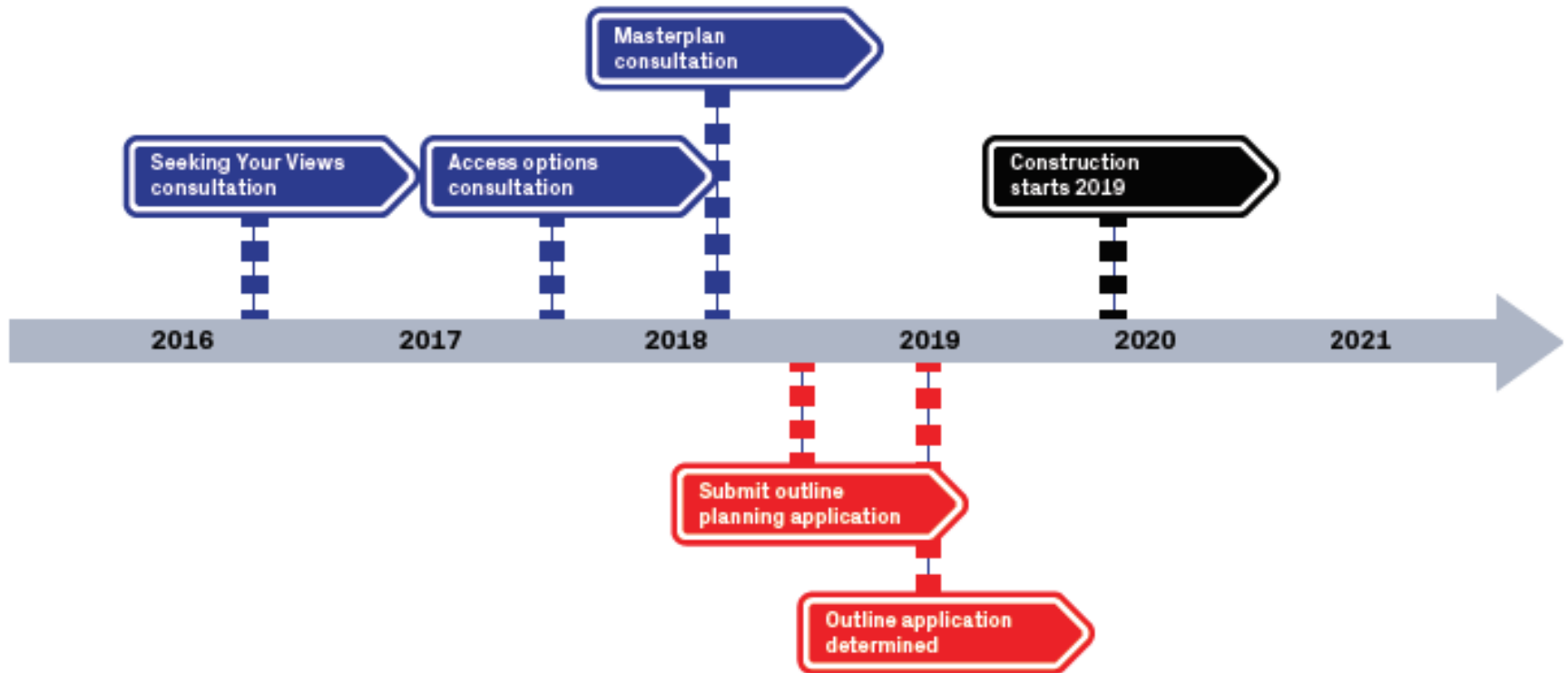
Constraints

- York Yard South
- Land
- Flood risk
- Heritage

DEVELOPING THE FINAL ACCESS ROUTE

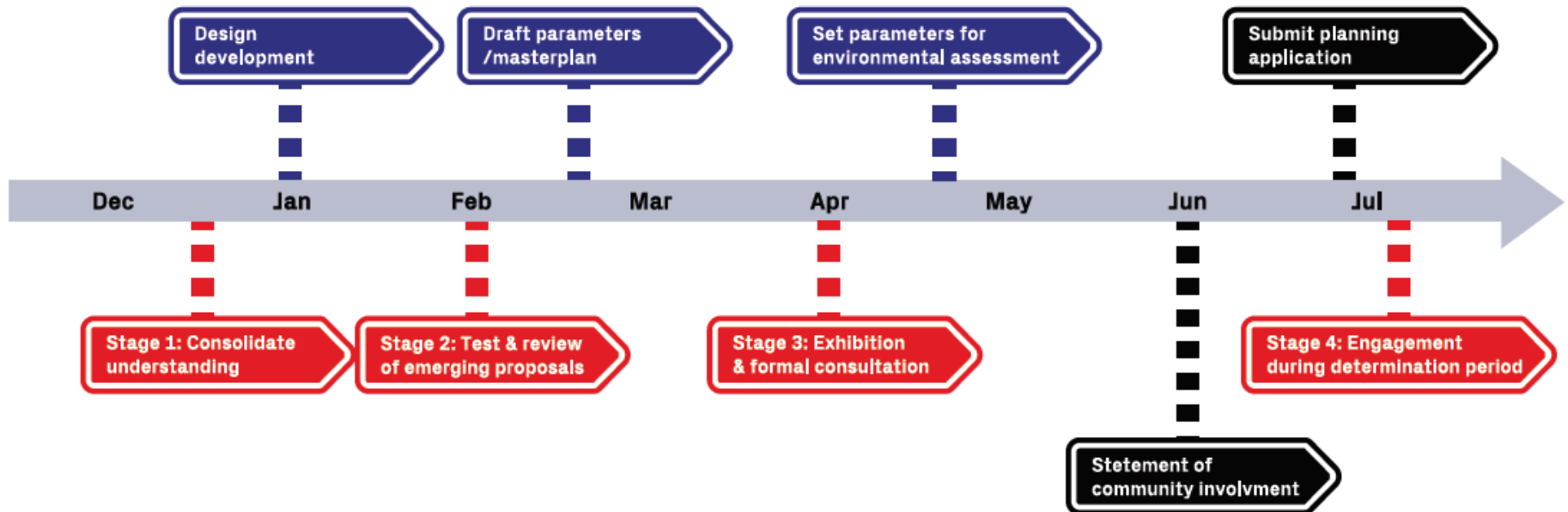


TIMELINE



WHAT'S COMING NEXT?

2. Stages of engagement



WHAT'S COMING NEXT?

- Community engagement and consultation
 - Jan to April 2018
- Development and evolution of overall site Masterplan
- Detailed design of Western Access and site infrastructure
- Executive decision March 2018 on procurement of delivery partner for infrastructure construction
- Finalising Masterplan
- Submission of Outline Planning application – Masterplan – August 2018
- Submission of detailed planning application for site access



CASTLE GATEWAY

CASTLE GATEWAY AREA



Development opportunities

Council owned

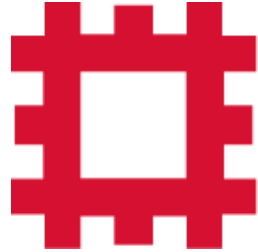
- **Castle Car Park**
- **St George's Field Car Park**
- **Castle Mills Car Park**
- **17-21 Piccadilly**

Private sector owned

- **Banana Warehouse**
- **Northminster site**
- **Ryedale House**

CASTLE GATEWAY ADVISORY GROUP

York
Museums
Trust



ENGLISH
HERITAGE



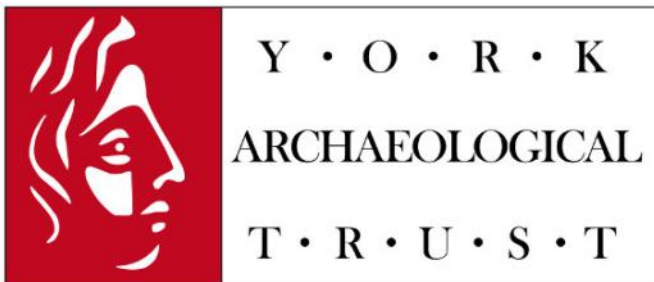
MakeItYork



Environment
Agency



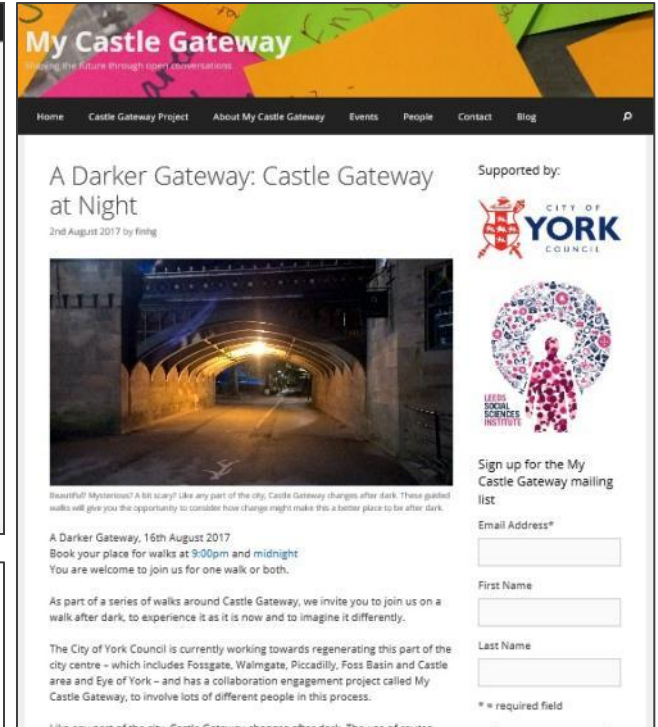
York Civic Trust
Promoting Heritage - Shaping Tomorrow



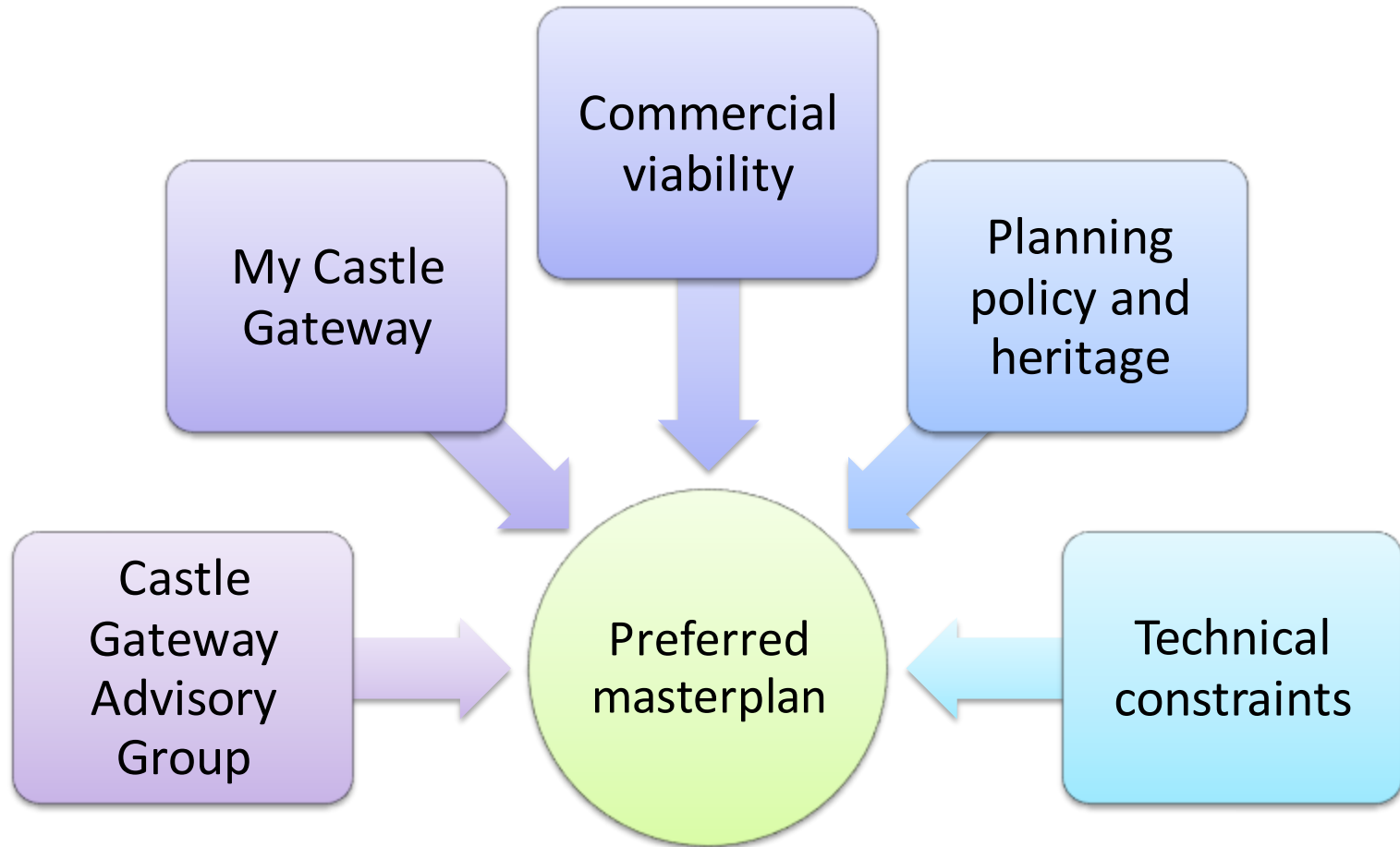
Historic England



#MYCASTLEGATEWAY



BUILDING A MASTERPLAN



KEY IDEAS

Key Castle Gateway ideas to consider

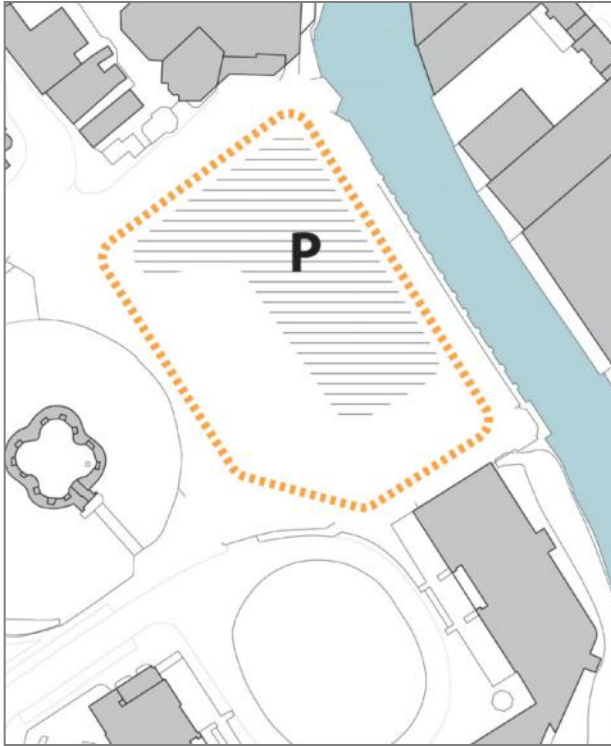
While there are lots of exciting ideas to consider, these four ideas are key to regenerating the area, creating new, high quality public spaces and making improvements to the transport network:

1. [new uses for Castle Car Park](#)
2. locations for alternative car parking at either [St George's Field](#) or [Castle Mills](#)
3. a new [riverside walk along the River Foss](#)
4. a new building on the rear of the [Coppergate Shopping Centre](#)

Give us [your views on the key ideas](#).

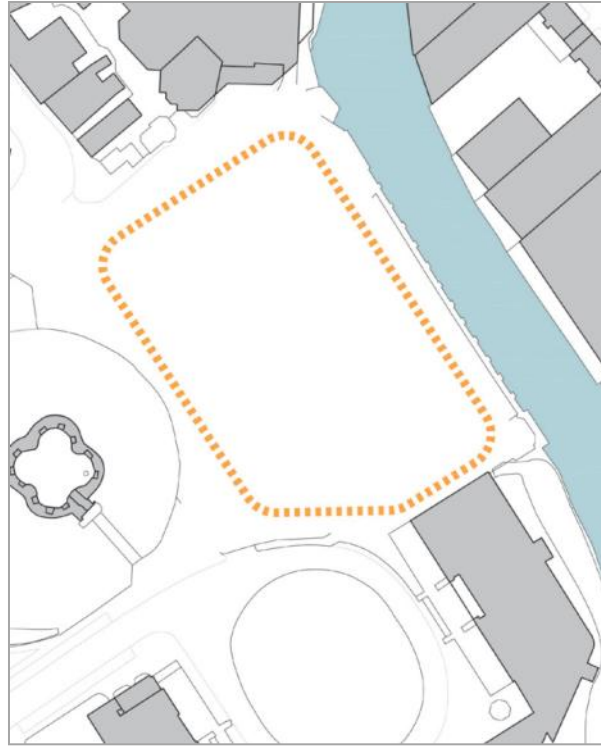
1. NEW USE FOR CASTLE CAR PARK

Idea A



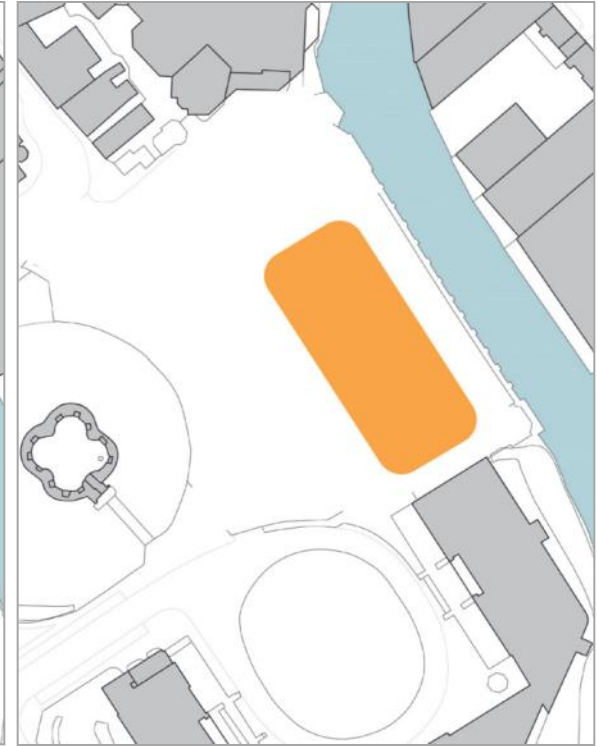
Event space/car parking

Idea B



Event space/public realm

Idea C



New building/public realm

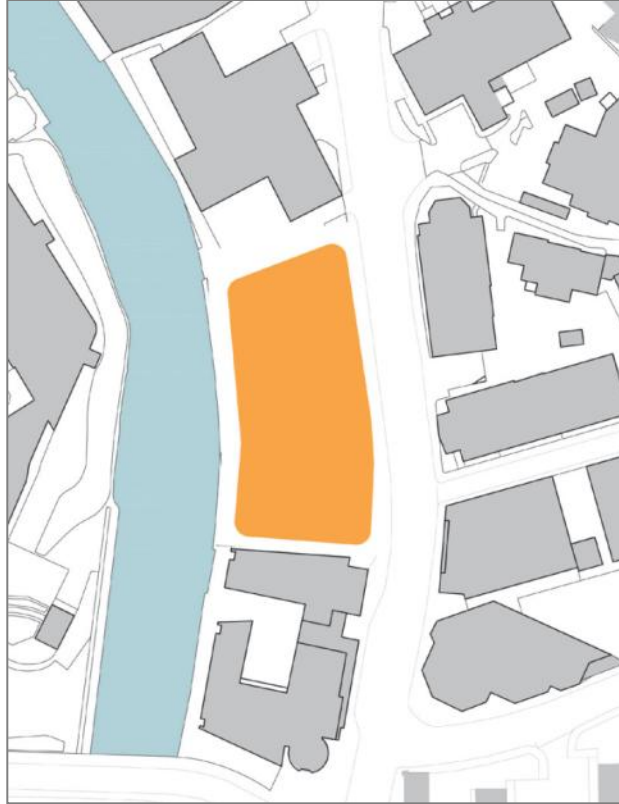
2. ALTERNATIVE CAR PARKING

Idea A



**St George's Field multi-storey
car park and tourist arrival
point**

Idea B



**Castle Mills multi-storey
car park**

3. A NEW RIVERSIDE WALK ALONG THE FOSS



4. NEW BUILDING ON THE REAR OF COPPERGATE



**CONSULTATION ENDED
22 DECEMBER 2017**

NEXT STEPS

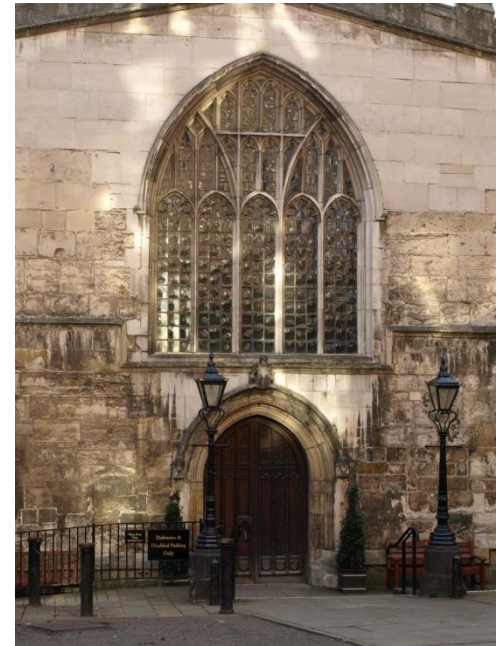
- Public consultation on masterplan ideas closed on 22nd December, but the open conversation continues
- BDP will now refine the masterplan based on that consultation and commercial viability testing
- A preferred masterplan option will be taken to the council Executive in April
- Will also set out the proposed delivery model
- All planning applications will include further consultation and full reference to planning policy and considerations

The Guildhall



PROJECT OUTPUTS

- Refurbishment and sensitive extension to Grade I & II* listed buildings to secure:
- Ongoing use of Council Chamber for Council Meetings
- Improved facilities to enhance the Guildhall for Civic and Community use and as an Events space
- 1350m² of serviced office space / meeting rooms – available on flexible terms to support economic development
- New Riverside commercial space



PROJECT TIMETABLE

- | | |
|---------------------------------------|--------------|
| • Planning / Listed Building Consents | Feb 2017 |
| • Executive approval | March 2017 |
| • Construction partner appointed | August 2017 |
| • Select Restaurant Leasee | January 2018 |
| • Construction Target Cost agreed | March 2018 |
| • Construction commences | April 2018 |
| • Works complete | Summer 2019 |

Housing Delivery Programme



PROJECT OUTPUTS

c800 new homes across 10 sites

- Former Lowfields School
- Askham Bar
- Former Burnholme School
- Tang Hall Library (post Burnholme)
- Former Clifton Without School
- Over surface car parks
- Former Manor School
- Woolnough House site
- Hospital Fields Rd/Ordinance Lane
- Castle Gateway

Mixed tenure housing to meet housing need in the city

- Shared Ownership
- Rent to Buy
- Self Build
- Affordable rent/social rent
- Help to Buy
- Private Rented Sector (CYC)
- Market Sale

PROJECT OUTPUTS

- Delivery of minimum 20% Affordable housing on every site
- Aspiration for more affordable housing depending on financial business case
- Capital receipt for land and market sale houses and
- Revenue income stream in the longer term
- Opportunities for other strategic aims – health, sustainability, open space, build quality, housing need, space standards

First site being brought forward - Lowfield



- 165 new homes including houses, apartments, bungalows, self and community build plots
- A care home
- Public service building and offices
- Significant new area of public open space for formal and informal play as well as growing areas

PROJECT TIMETABLE

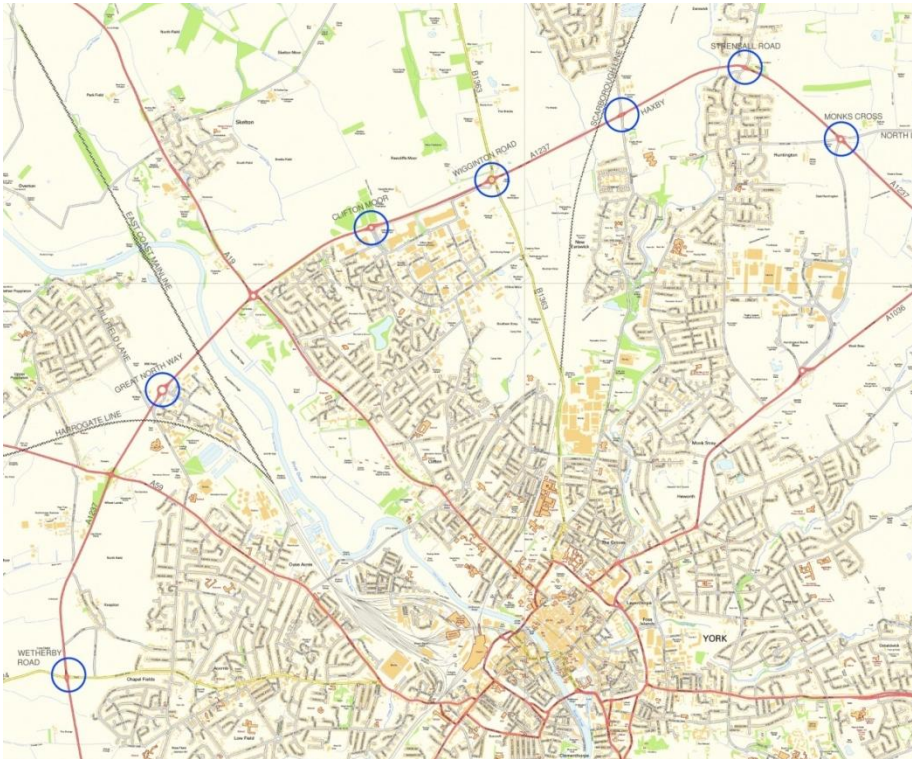
Lowfields

- Planning Permission Lowfields April 2018
- Exec Approval detailed business case October 2018
- Construction partner appointed November 2018
- Construction commences Jan 2019
- First home complete October 2019

Housing Development Company

- Executive - Dev Co & Business plan Autumn 2018
- Commence Dev partner procurement Autumn 2018
- Site specific business cases 2019
- Planning applications 2019 - 2023
- Construction commences 2020

York Outer Ring Road Improvements



- Design
- Progress through WYCA governance process
- Land Acquisition
- Consultation
- Construction

Thank you

