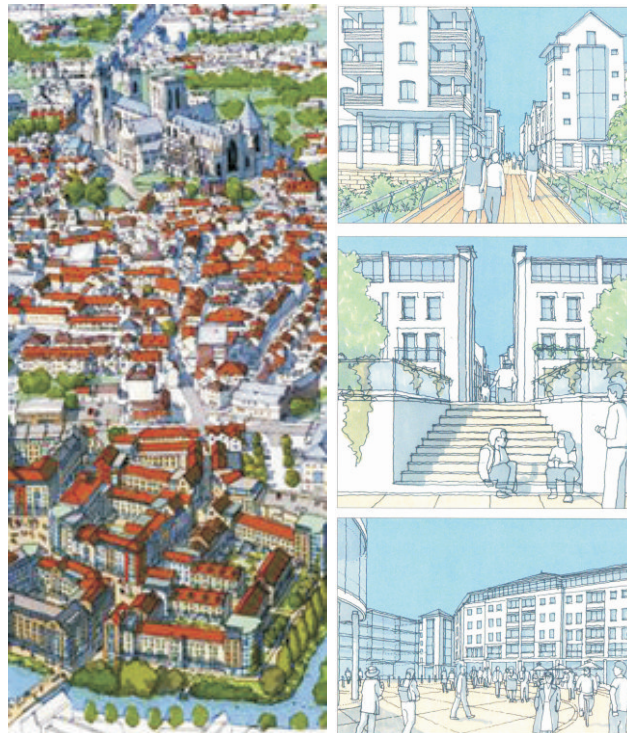


Hungate York



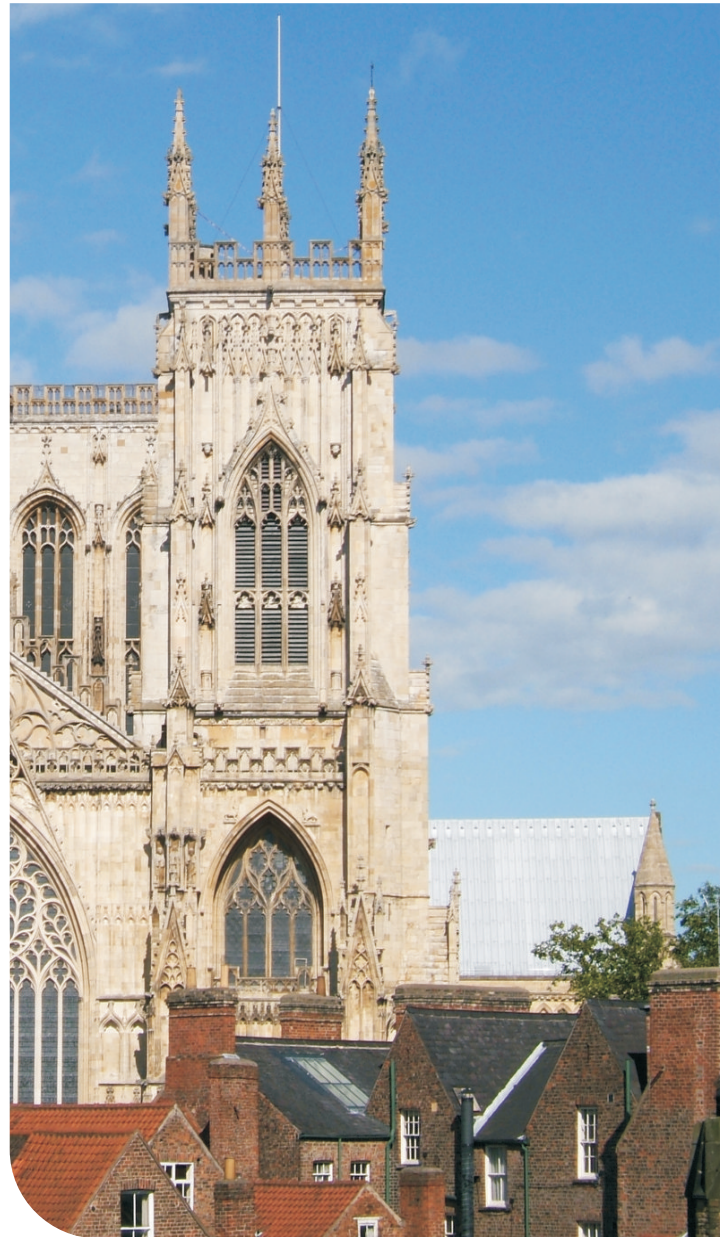
**Unique development
opportunity in the historic
heart of York**

Tuesday 25th August 2009

York: a fantastic place to live and work

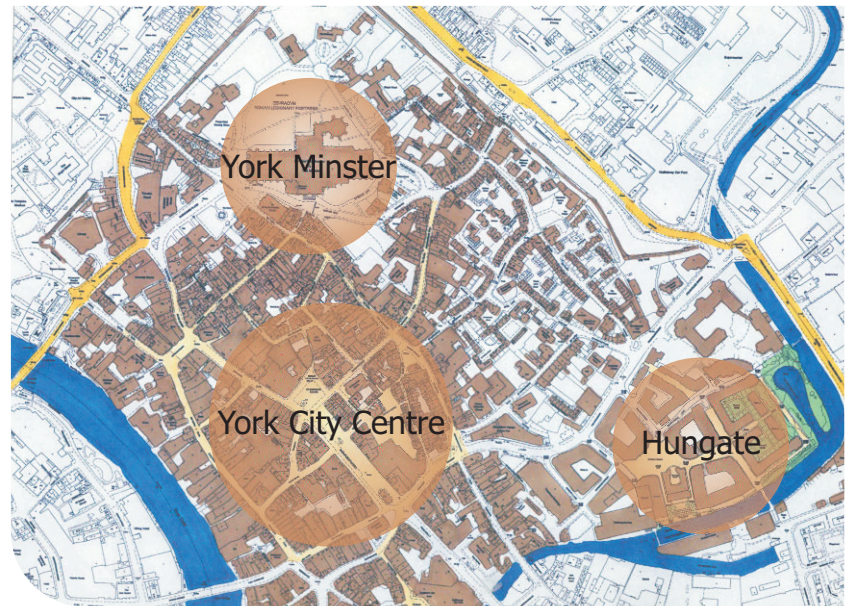
York is a **vibrant city** combining rich historical background with the best aspects of modern day living. The spectacular site of York Minster, towering over York's historic streets, attracts **thousands of visitors each year**. The centre is awash with excellent bars, cafes and restaurants, which create a **lively atmosphere**. The coming together of a wealth of history with a cosmopolitan life give York a character which is entirely its own and is a **great place to live and work**.

York has many opportunities for businesses choosing to relocate to the city, one of the best, available now, is the **Hungate site**. The following section outlines the context and details of this unique and sought after site.



Hungate: at the heart of historic York

The Hungate site has been earmarked as a **major regeneration scheme** with the largest remaining development opportunity within the **City Walls**. This provides a unique opportunity for a major new **mixed use** scheme with high quality offices, residential, retail, leisure and community uses within a framework of city squares and green spaces.



Hungate in context

The **vision** for the redevelopment of the site is:

“to create an exciting and attractive new riverside office, leisure and residential quarter of the highest quality which adds to the vitality and viability of the city centre, is safe and secure, and which promotes sustainable development by providing a mix of uses, with priority given to pedestrians, people with mobility problems, cyclists and public transport.”



The Grade II* listed Black Swan Inn



The wider Hungate development site

Context

The site's close proximity to the adjacent **Historic Core Conservation Area**, the Grade II* listed Black Swann Inn and the **River Foss** provides a unique opportunity to create a modern high quality, **sustainable development** within historic and attractive surroundings.

Hungate is identified as a potential Mixed Use site in the City of York Draft Local Plan (incorporating the fourth set of changes)¹. Given the significant opportunities for the site, it was identified as an action area in the Local Plan and a Development Brief was produced in 2005.

The Development Brief recognises the exceptional qualities and potential for Hungate to become a complementary and distinctive area of the City. Its location close to the city centre means that the site is within **easy walking distance from the retail centre of York** and is seen as a **gateway to the east side of the city**.

The City of York Employment Land Review (2009) supports the location of B1(a) office development on the

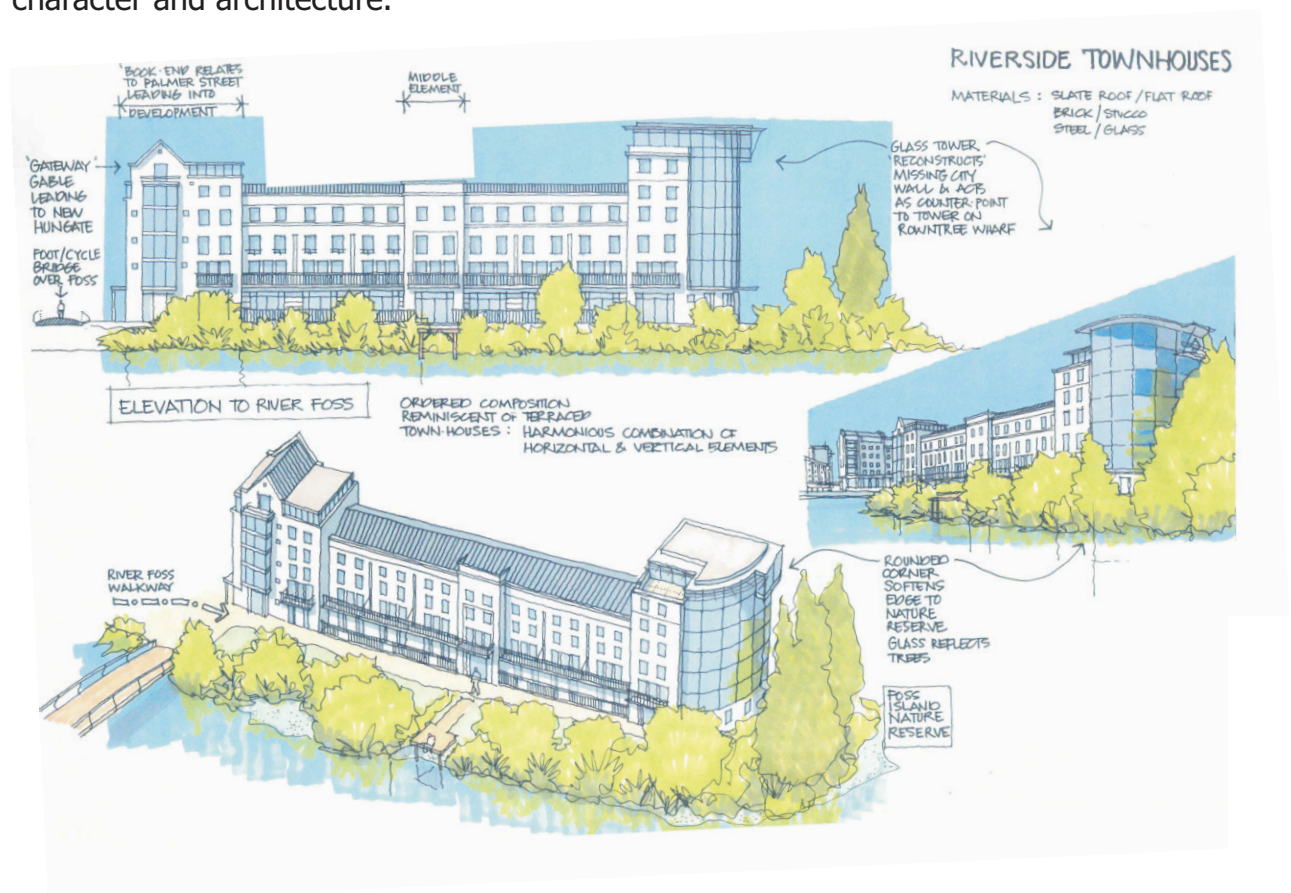
Hungate site. The site is suitable for **high quality office development of landmark status** in terms of its location within the historic city centre of York adjacent to the River Foss.

1. The draft Local Plan (incorporating the 4th set of changes) was approved in April 2005 for development control purposes and contains the current planning policy for York. This will remain the case until it is superseded by elements of the Local Development Framework.



Pictorial representation of Hungate scheme

Following in depth consultation and masterplanning which highlighted the site opportunities, an outline planning permission was approved for the regeneration of the area in 2002 (excluding the site of the Peasholme Hostel). The outline consent is currently being implemented, with the development of Phase 1 which comprises **163 residential units including car parking, open space and landscaping**. Additional phases within this scheme will include some **B1(a) office although the majority of development at ground floor level will be A1/A3 retail**. As part of the approved scheme, the Design Code and Statement recognise the surrounding character and architecture.



The Council is currently preparing the **Local Development Framework** for York. The Hungate area features in the emerging documents and is recognised as a major development opportunity within the spatial strategy and is identified on the key diagram. This highlights the importance of the site in terms of delivering future development in York. .

Site Details

The Hungate site occupies an area of approximately **0.48 hectares (1.19 acres)** with a frontage to The Stonebow and Dundas Street. The aerial photograph below shows the available site in the context of the wider city.



Services: Mains electricity gas water and drainage are connected to the property, however interested parties should satisfy themselves on all aspects of the service provision.

Tenure: The property is freehold and vacant possession will be given on completion.

Survey Reports: An Archaeological Evaluation Report is available



The map above shows the proximity of the existing DEFRA offices in relation to the Hungate site. This demonstrates the existing connectivity between the two sites and the potential opportunities that could be explored.

Summary

York: Vibrant, lively city combining rich historical background with the best aspects of modern day living.

Hungate: a major regeneration scheme

Location

- City Centre - within the City Walls
- Attractive riverside location
- Adjacent to Historic Core Conservation Area and Grade II* Listed Building
- Easy walking distance from retail centre of York
- Gateway site for the east of the City

Opportunities

- Major mixed use scheme
- Recognised in the Local Development Framework as a key development opportunity
- Suitable for high quality office development of landmark status
- Potential to link site with existing DEFRA offices
- Adjacent site being developed as Phase 1 of the 2002 planning permission – 163 residential units, A1/A3 at ground floor level
- 0.48 hectares (1.19 acres) available



For further information contact:

Roger Ranson
Assistant Director: Economic Development
(01904) 551614
roger.ranson@york.gov.uk

City of York Council
9 St Leonards Place
York
YO1 7ET