

A
VISION
OF
YORK
CITY
CENTRE

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THE PROSPECTUS – WHAT IT IS

Welcome to the Vision of York City Centre prospectus. Please enjoy reading this and thank you for taking an interest.

This Prospectus aims to generate thought amongst York's professional, heritage, cultural, economic and retail communities as well as other people interested in the future for York. There will be opportunities to contribute thoughts and ideas towards the vision during 2010, and we hope that you will take part in that work.

There has been much discussion in recent years about the role of city centres. Various reports and strategies are now asking whether York is making the most of its place in Yorkshire, what is its future economic potential and what are the barriers to achieving it. We also need to be sure that the future economy for York marries up with the physical appearance of the city centre and consider how changes might be made for the benefit of residents and visitors.

There are numerous qualities to the city centre, and many challenges. This prospectus aims to draw together a number of ideas for new development, activity and revitalised streets and spaces into a coherent vision to be delivered over the coming years. It will introduce a rolling programme of ideas and focus on a few priorities rather than try to radically change the centre.

The Prospectus is a lead document for the City Centre Plan, it aims to showcase opportunities to enhance the city centre and to invite partners to sign-up to a shared vision and commitment to work together to deliver a co-ordinated and effective renaissance in the historic core of the city.

The prospectus represents a statement of intent on the part of the Council. York is a first class place to do business, to visit and to live in. The City Centre is the 'face' of the city and needs to project the image of a city that is proud of its history and determined to succeed in the 21st century.

WORKING TOWARDS A CITY CENTRE PLAN

York City Centre, one of England's most revered places, was revitalised by Lord Esher's 1968 comprehensive plan for integrating new development and improving the public realm. Lord Esher's report 'York A Study In Conservation' looked at ways to reconcile the historic city with the 20th century. It recommended bringing people back into the city centre by building new homes and improving the walking environment in the compact and historic centre.

Some of his recommendations were realised such as the residential redevelopment of the Aldwark area and the implementation of footstreets in the 1980s. At the beginning of the 21st century it is time once again to invest in our city centre to provide the quality of environment this special place deserves.

York is an ambitious city. We aspire to beautifully blend the old and the new. Combining reminders of a significant history with bold statements of our values and ideals; a city at the cutting edge of innovation, new technologies and environmental and social issues. We want to invest in the city centre to release its amazing potential. To do this we need your help. This Prospectus is about how we can revitalise York City Centre in partnership.

In 2008 the City of York Council consulted on the York City Centre Plan 'Issues and Options Report', part of the York Local Development Framework, which was a first step towards creating a shared vision for the renaissance of York city centre over the next 20 years.

The response to the consultation showed an overwhelming support for proposals to breath new life into the core of the city.

TIME FOR CHANGE

To deliver the proposals of the City Centre Plan considerable investment will be required by the Council, its partners and developers.

The City Council is committed to the comprehensive delivery of the City Centre Plan and, in pursuing the aims of the Plan, will:

- Encourage partnership working through the Charter for Place
- Secure public and private investment
- Secure developer contributions through the planning process
- Pursue other funding sources including grants
- Secure revenue funding
- Use Compulsory Purchase Orders where appropriate and necessary to bring forward land for development
- Undertake viability assessments for individual projects and prioritise infrastructure projects.

The quality of the city centre and its public realm is critical to the continued economic health of York. The city centre, as the 'face' of York, whilst still popular with many visitors and residents, is looking tired in places. Over the years it has picked-up a lot of clutter in the form of street signage, roads markings, bollards and accommodation for cars and cycles. Some of the peripheral streets have struggled economically through a lack of footfall and investment in the local environment.

'Compared to other cities, both within this Region and elsewhere across Europe, the quality of the public realm in York is poor and, in a number of areas, detracts from the setting of its historic assets. Therefore, we welcome the intention to invest in the improvement of the public realm of the City'.

**ENGLISH HERITAGE
ISSUES AND OPTIONS CONSULTATION, 2008**

Immediate and noticeable improvements made to the quality and image of the city centre, would be significantly to York's advantage. This is the right time to plan and invest. York will stand-out as an attractive location for business, shopping, tourism and leisure and will be in a position to take best advantage of the upturn and changes in lifestyle choices over the coming decades.

TIME FOR CHANGE

The importance of the city centre to York is acknowledged by York's Sustainable Community Strategy (2008) which contains objectives based on, amongst others, York as 'The Thriving City' and 'A City of Culture'. The Thriving City seeks investment in heritage and cultural infrastructure to address a fall in visitor numbers and competition from other places. The 'City of Culture' aims to be a 'city of high quality spaces', with actions to achieve this identified as:

- an urban design plan
- creating attractive and stimulating spaces
- de-cluttered and creatively lit spaces
- spaces linked with clear and perhaps themed routes
- river fronts opened up and their opportunities exploited.

The City Centre Plan will be the overarching plan for York City Centre to achieve these key objectives.

The vision, areas of change and the place-making objectives of the Prospectus will shape the City Centre Plan through specific projects, programmes and policies. 30 potential projects have been identified at this stage which will help to deliver a number of the place-making objectives.

DELIVERY – THE CHARTER FOR PLACE

York city centre will change over the next twenty years and this prospectus sets out a vision for how we propose this change is managed and what can be achieved in terms of improving the quality and sense of place in the city centre.

Through partnerships such as Without Walls and joint initiatives such as the Cultural Quarter stakeholder group, a shared aspiration has grown about improving the quality of them and how, in particular, people use and enjoy public spaces and move from one space to another. Change will come about through small and large projects to improve poor quality areas, as well as high quality new development. Each of these will involve different individuals and groups.

WHAT EXACTLY IS THE CHARTER FOR PLACE?

Something we all have in common is a desire to make York the best place possible. We can best work together to achieve this by drawing up a Charter for Place from which all parties can work. The Charter will spell-out, what we must all achieve through our individual and joint projects and through the ways in which we work and make decisions.

The Charter will include:

- A shared vision of how we want the city centre to change
- A commitment to work together in partnership to deliver a co-ordinated approach to quality development and public realm enhancements.

From this Charter, the Council will produce a plan for the city centre that is endorsed by our partners and accurately encompasses their vision. It will provide a shared vision and understanding that will deliver the type of place we all want York city centre to be in the future and that gives us confidence in how this will be achieved.

NEXT STEPS?

The shared objectives and principles that form the Charter for Place will be developed jointly through the production of The City Centre Plan and widely consulted upon. The Council and its partners will then sign the agreed Charter to be submitted as part of the Plan.

THE YORK CITY CENTRE PLAN PROCESS

SPRING 2008 BACKGROUND RESEARCH	Initial evidence gathered and key stakeholders consulted on issues to be addressed.
SUMMER 2008 ISSUES AND OPTIONS	Consultation with the community and stakeholders on a range of options.
WINTER 2008/09 OPTIONS APPRAISAL	Review of consultation findings, Sustainability Appraisal and emerging evidence base.
JANUARY 2010 PROSPECTUS	A statement of the proposed vision and objectives for the city centre, to raise profile.
SUMMER 2010 PREFERRED OPTIONS	Consultation with the community and stakeholders on a range of preferred options.
SUMMER 2010 CHARTER FOR PLACE	Creation of a Charter and shared endorsement of place-making principles.
WINTER 2010/11 PRE-SUBMISSION DOCUMENT	Consultation on the final draft of the document to be submitted to the Government.
SPRING 2011 EXAMINATION IN PUBLIC	The Planning Inspectorate considers if the submitted document is sound.
AUTUMN 2011 ADOPTION	If the Planning Inspectorate thinks that the document is sound, it will be adopted.
WINTER 2011 PUBLIC REALM STRATEGY	Start of roll-out of detailed design and implementation of public realm enhancements.

THE CITY CENTRE PLAN NEXT STEPS (JAN 10 – MAY 10)

VISION PROSPECTUS

A statement of the proposed vision and objectives for the city centre, to raise the profile of the Plan.

PLACE-CHECK

A process by which we will gather opinions from a wide range of interests about the state of key spaces and streets.

PEOPLE CHANGING PLACES

Partnership working with BEAM and CABE. Developing new ways of engaging with the public.

CONSERVATION AREA APPRAISAL

This will describe, define and analyse the special character and appearance of the Conservation Area.

ACCESSIBILITY FRAMEWORK

This will analyse the transport and accessibility requirements of the city centre to 2030 and propose means of achieving these.

KEY SPACES OPTIONS

Developing options to enhance key streets and spaces.

WORKSHOPS

Early engagement of key stakeholders. The first steps in forming a partnership.

DRAFTING PREFERRED OPTIONS

Producing the document for consultation with draft policies to direct development and proposed actions.

SUSTAINABILITY APPRAISAL

This will review the preferred options and assess their compatibility with sustainable development objectives.

PREFERRED OPTIONS

Consultation with the community and stakeholders on a range of preferred options.

'YORK HAS BEEN A SEAT OF POLITICAL, COMMERCIAL AND RELIGIOUS IMPORTANCE FOR OVER 2000 YEARS. THE CITY HAS PLAYED A SIGNIFICANT ROLE IN THE HISTORY OF THE COUNTRY, FROM THE CONVERSION TO CHRISTIANITY TO THE WARS OF THE ROSES, AND FROM THE REFORMATION TO THE INDUSTRIAL REVOLUTION. YORK HAS CONSTANTLY AND SUCCESSFULLY REINVENTED ITSELF AND IT CONTINUES TO DO SO TODAY'.

(YORK SUSTAINABLE COMMUNITY STRATEGY, 2008)



THE CITY CENTRE – AS IT WAS

'The walls of York are unspectacular, but they identify the historic core as effectively as the walls of a room which one enters through a choice of doors. Outside all makes for the centre. No sooner inside than there is an unmistakable change of atmosphere which makes certain kinds of buildings and vehicles and noises seem like intruders'

YORK – A STUDY IN CONSERVATION
VISCOUNT ESHER, 1968

THE CITY CENTRE – AS IT WAS

Maps courtesy of
www.historyofyork.co.uk

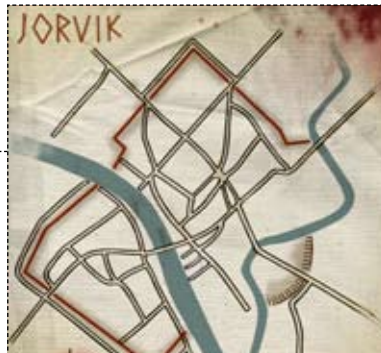
AD71

The Roman legionary fortress dates from AD71, and was located on the north east bank of the Ouse. Its rectangular structure is still evident in the walls to the north-east and north-west and in the alignment of Stonegate and Petergate.



7TH CENTURY

In the 7th century York was an important Royal and ecclesiastical centre, when settlement expanded beyond the walls of the Roman fortress to the south-east and the area around Coppergate came into being.



**9TH-10TH
CENTURY**

Many of York's familiar "Medieval" streets, winding through and beyond the Roman rectangle, have their origins in the 9th century after many Scandinavians settled in the City.

From the 10th century York was a City of overcrowded, narrow streets.



THE CITY CENTRE – AS IT WAS



Dominated from the late 11th century by York Minster. The City was a major centre of commerce and trade, with ships coming up the River Ouse from the North Sea. William came to York in 1069 to subdue Northern rebellion. He built two wooden castles on top of earth mounds. The castles have long since gone, but the mounds can be seen today at Clifford's Tower and Baile Hill. The Domesday Book census of 1086 showed that half of York was owned by the King, and the other half by influential Normans. York prospered, and the rebuilding of the Minster was begun. Over the next 300 years York grew to become the second largest city in the country and was the northern capital of England. The Bar Walls were built during this time.

11TH CENTURY



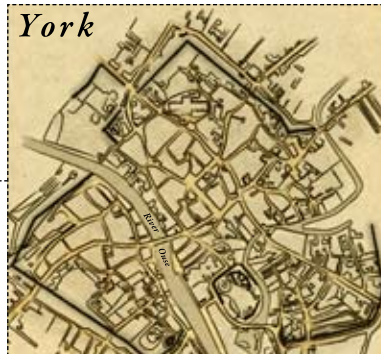
In the 16th century York became a seat of government when the former Abbot's house to St Mary's Abbey (King's Manor) was adapted and enlarged as the headquarters of the King's Council in the North.

16TH CENTURY

THE CITY CENTRE – AS IT WAS

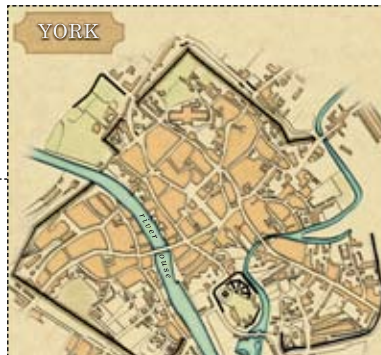
GEORGIAN

Georgian prosperity came to the City in the 18th century, transforming the character of much of the centre and approaches, to reflect its importance as a regional centre. Town houses were built inside and outside the Walls.



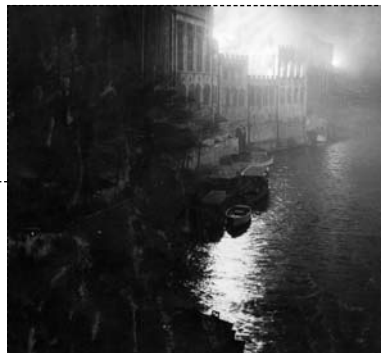
VICTORIAN

York's population grew in the 19th century creating overcrowding within the walled City. The Victorian age also brought the railway (with fine surviving Victorian stations and administrative buildings), and the industry and commerce associated with it, including chocolate making and railway engineering.



WORLD WAR 2

The city centre was bombed during the 2nd World War



THE CITY CENTRE – AS IT WAS



Esher Report 1968 – a comprehensive plan of the conservation of the historic core – redevelopment of Aldwark and realisation that traffic was incompatible with the nature of the historic core – pedestrianisation was needed.

1968



Parliament Street pedestrianised and the footstreets introduced – the biggest pedestrianised area in Europe at the time.

1980s



Urban Task Force Report 'Towards An Urban Renaissance' identified causes of urban decline and recommended practical solutions to bring people back into cities; plans to develop Hungate into a high density mixed use scheme – providing over 700 new homes, offices and leisure uses – were brought forward under this political and planning context reflecting a nationwide commitment to urban renaissance. Back Swinegate also sensitively regenerated.

1990s

RECENT ACHIEVEMENTS

THE RIVERSIDE

BEFORE



AFTER



New access to riverside and opening-up of the view to All Saints Church on the opposite bank, together with inspired re-development of the old Yorkshire Herald press work building, marrying original architecture features with contemporary design and style. Recipient of Civic Trust Award in 2001. 3 screen cinema is the central feature in the re-development, which also features bars, café/restaurants and a music/comedy venue (architects Panter Hudspith).

RECENT ACHIEVEMENTS

NATIONAL CENTRE FOR EARLY MUSIC/ SCULPTURE GARDEN

BEFORE



AFTER



The creation in 2000 of a local and national resource in a former run-down area off Walmgate – conversion of St Margaret's Church, a grade 1 listed redundant church, and redevelopment of a graveyard with contemporary extension (architects Van Heyningen & Haward).

RECENT ACHIEVEMENTS

1-5 DAVYGATE

BEFORE



AFTER



Commendation for high quality design at 2001 Civic Trust Awards (architects Panter Hudspith), together with RIBA Design Award in 2000 for new retail building adjacent to St. Helen's Church.

RECENT ACHIEVEMENTS

HUNGATE

BEFORE



AFTER



Major regeneration of contaminated former industrial site (architects John Thompson and Partners) together with an ambitious archaeological programme. Includes new city centre apartments and townhouses, commercial premises, restaurant/café, community focal building, new public square and riverside area, new pedestrian bridge over Foss, and enhanced conservation of riverside and Kings Pool nature reserve. Shortlisted for RTPI award.

YORK DESIGN AWARD

The aim of the Awards is to encourage and promote excellence in design and conservation, striving for the highest standards. A number of award winning developments are in the city centre, including De Grey Court.

DE GREY COURT, YORK ST. JOHN UNIVERSITY

BEFORE



AFTER



Bold, state-of-the-art seminar and teaching spaces, lecture theatre, boardroom and specialist teaching environments on city centre campus. Contemporary design and use of materials, as well as high energy efficiency. The large masonry walls and intimate internal spaces aim to reflect the qualities of the city. Recipient of RIBA Design Award, White Rose Award and York Design Award in 2009 (architects Rivington Street Studios under Charles Thomson).

**'YORK NEVER STANDS
STILL. THE CITY AND ITS
PEOPLE HAVE BEEN AT THE
FOREFRONT OF CHANGE
OVER TWO MILLENNIA,
CONSTANTLY ADAPTING
TO FACE AND OVERCOME
NEW CHALLENGES'.**

**(VISIT YORK, YORK: A VISION
FOR TOURISM – 2008)**

PRESENT

PRESENT

A VISION OF YORK CITY CENTRE



THE CITY CENTRE – AS IT IS

York is a changing city and always has been. Whilst its importance as a regional centre of political, juridical and ecclesiastical administration has remained, its economic fortunes have changed over time and seen the decline of industries such as the railways and confectionery but growth in retail, tourism, education and sciences. People's lifestyles and expectations have also changed quite dramatically over time, and this is reflected in the use of buildings and spaces, and new development.

Its past has always played a part in its future, whether explicitly through the tourist industry of recent years, or more subtly through the survival of 'personality' in buildings, streets and spaces. An understanding of this personality, character and ambience is critical in making appropriate (and brave) decisions for its future.

THE CITY CENTRE – AS IT IS

HEADLINE – BIG ISSUES

THE NEED TO AVOID COMPLACENCY

The city centre has many assets, but will suffer in the future if there is not timely investment now.

THE NEED TO BE AMBITIOUS...

and take best advantage of current opportunities
– York Central, Cultural Quarter, Hungate,
Layerthorpe, Castle Piccadilly, Heart of the City
which are six areas which can change and improve.

THE NEED TO ENSURE...

that the areas of change are properly integrated into the historic core.

THE CITY CENTRE – AS IT IS

ENVIRONMENT

- A complex mosaic of buildings, streets and public spaces.
- Numerous important archaeological remains – some of the best in Europe.
- A Conservation Area, an area of special character afforded extra protection.
- 9 scheduled ancient monuments, including the City Walls, over 750 listed buildings and a registered historic park and garden: the Yorkshire Museum Gardens.
- Key green spaces – Yorkshire Museum Gardens around the former St Mary's Abbey ruins, Dean's Park, the Memorial Gardens and the riversides; green spaces around the City Walls.

ENVIRONMENT – BIG ISSUES

- Managing growth whilst protecting and enhancing the historic environment.
- Protecting, reinforcing and showcasing the special qualities of the City Centre.
- Improving the quality of the public realm and making key linkages between the areas of change.
- Reducing congestion and improving accessibility – addressing the barriers to pedestrian and cyclists whilst maintaining essential vehicular access.
- Mitigating and adapting to climate change including promotion of non-car movement and reduction of harmful emissions.

THE CITY CENTRE – AS IT IS

COMMUNITY

- Highest population growth rate of all small cities in the UK.
- Over 6,000 people living in the city centre.
- Second highest population growth rate in ethnic minority groups in the country between 1991 and 2002.
- 30% of households include at least 1 disabled person.
- Wide variety of leisure and cultural facilities. There are a large number of restaurants, cafes and pubs for a city of York's size.
- A nationally important ecclesiastical centre. Some churches now converted to other community uses.
- There is a lack of readily available recreational open space and sports facilities for those living in the city centre, including swimming.
- City well served by museum, theatres and art space but lacking an auditorium since the closure of the Barbican.
- Home to York St John University and part of the University of York.

BIG ISSUES

- Encouraging more city centre living and providing the right mix of housing.
- Providing the services and facilities that are needed in the city centre – address the lack of an events venue and a swimming pool.
- Taking best advantage of the cultural vibrancy of the city and provide opportunities for all.
- Improving recreational open space provision including provision for children's play.
- Supporting the growth and success of the universities.

THE CITY CENTRE – AS IT IS

ECONOMY

- 30% of all jobs in York are in or adjacent to the city centre (30,000 jobs).
- 50% of office floor space is located within the walled city.
- There is a lack of available quality office space.
- Regional retail market share has declined from 34% in 2000 to 28% in 2007.
- Peripheral and 'gateway' streets do not benefit fully from footfall in the heart of the city, yet host much of the York's acclaimed independent shops and restaurants.
- 4.18 million visitors a year – 15% are overseas visitors. Visitors spend in 2007/8 totalled £364m, supporting 10,600 tourism related jobs.
- 2m visitor nights spent in York's evening economy per year. 3,500 people are employed in restaurants and licensed premises.
- For journeys to the city centre, 18% are by bus (including 2.3 million park and ride passengers each year), 16% by foot and 4% by cycle.

BIG ISSUES

- Maximising the economic potential of the city centre and managing the area out of recession.
- Improving the competitiveness of the retail offer and maintaining the diversity of independent retailing including enhancing Newgate Market – the city centre is in competition with out-of-centre retail parks and surrounding cities e.g. Leeds, Hull.
- Improving the tourism offer and visitor experience.
- Providing a more varied evening economy.
- Enhancing the office market in the city centre.



**'THE CITY CENTRE IN 2030
WILL BE THE FINEST CITY
CENTRE IN ENGLAND,
RAISED TO THE HIGHEST
LEVEL THAT YORK'S
REPUTATION DESERVES'**

**(CITY OF YORK COUNCIL,
A VISION OF YORK, 2009)**

FUTURE

A VISION OF YORK CITY CENTRE

FUTURE



THE CITY CENTRE – AS IT WILL BE

THE VISION

The city centre in 2030 will be the finest city centre in England, raised to the highest level that York's reputation deserves.

The city centre will be a distinctively high quality place – a sophisticated, cutting-edge and prestigious location for business, cultural tourism, the arts, quality retailing, boutique hotels and cafe culture; and a focus for pride in the city for local residents.

York will be internationally renowned as an excellent example of sensitively using historic buildings to contribute to economic success. The city centre will grow through high quality new developments and in so doing will add to the special qualities of the historic core.

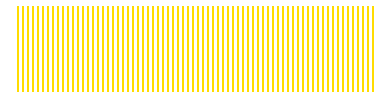
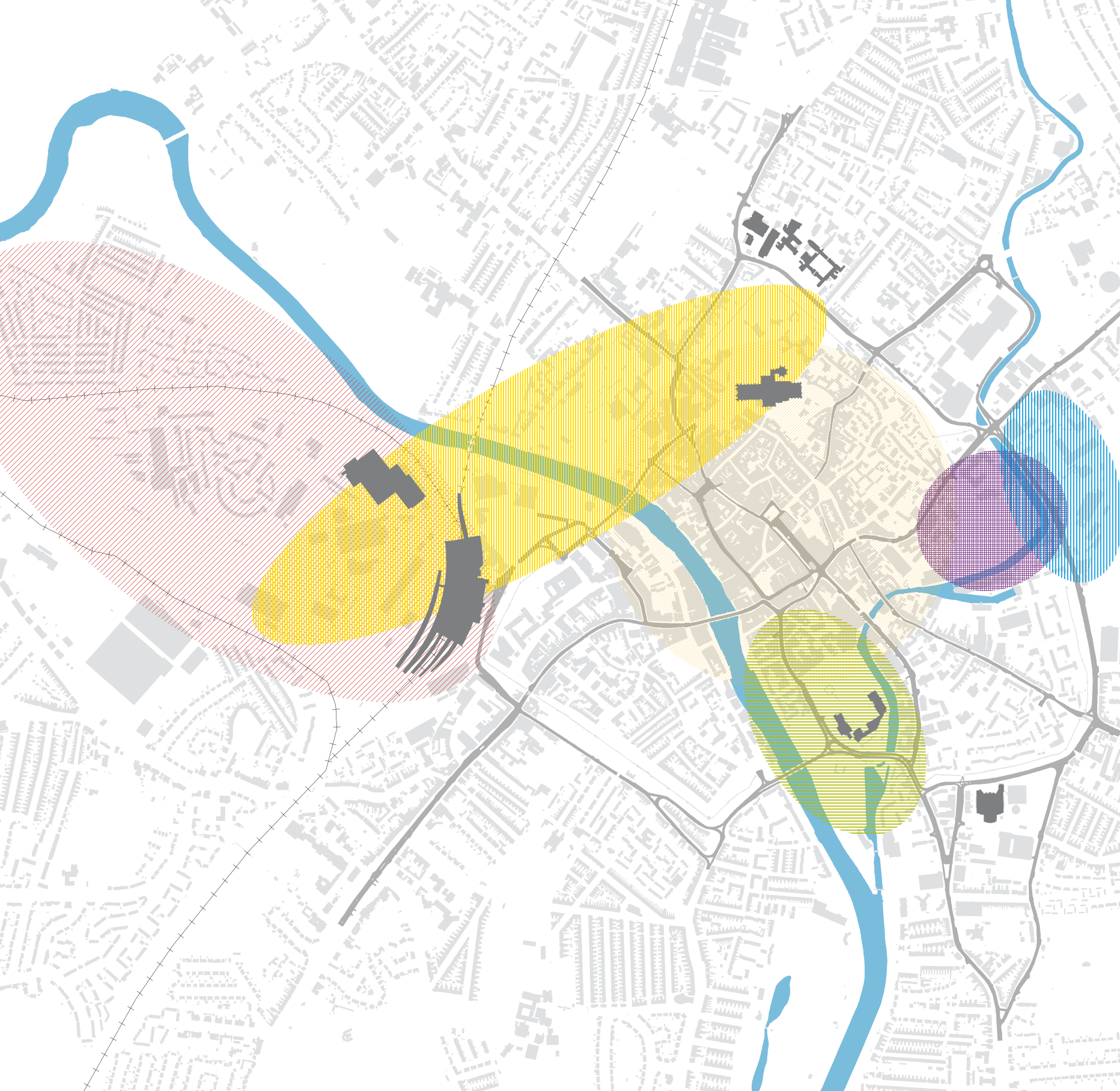
As a key cultural centre in the North of England, York will feature many must-see events and festivals and these will be creatively showcased within a revitalised high quality public realm. The city will have the revitalised streets and spaces it deserves, with long-lasting well thought-out improvements that brings the city's amazing history to life.

Spaces will provide a better platform for events and streets will be designed around function, not vehicle movement. Civilised streets will put the local communities priorities first in a city centre that is easy, enjoyable and safe to move around.

With an enhanced image and new commercial development, the city centre will continue to be the business heart of the City, a prestigious and desirable location for thriving businesses.

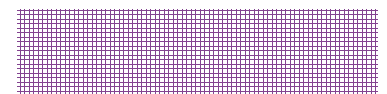
The city centre will make every York resident rightly proud and will continue to be the civic and social heart of the city.





HEART OF THE CITY

A network of public spaces connected by an historic street pattern. Many of the city centre's 750 listed buildings are within this compact area. It's historic environment is an important part of York's thriving tourism industry and a source of civic pride. York's retail heart and home to Coney Street, Parliament Street and Newgate Market and tourist hotspots the Shambles, Stonegate and York Minster. Many of the public spaces host performers, buskers, markets and festivals but Parliament Street is the largest and most frequently used public space and the focus of much of the City's festivals calendar. A number of 'gateway streets' lead into the heart of the city including Micklegate, Walmgate and Goodramgate and host many of York's renowned independent shops, restaurants and bars.



HUNGATE

A mixed use scheme under construction on the former industrial site was granted outline planning permission in July 2005. Development will include offices, shops, homes, a focal community building and a new bridge over the River Foss. Once completed the development will be set within a framework of city squares, riverside piazzas and green spaces and represents a major new place to live and work in the east of the city centre.

MAP 6 AREAS OF CHANGE

YORK CENTRAL

York Central is a major area set for regeneration – a large brownfield site adjacent to city centre to the west of the railway station. Proposals include enhancements to the National Railway Museum, improving transport and pedestrian links to the city centre and new commercial, residential and retail developments. A key issue for the City Centre Plan is how to connect the existing and new city centre uses at York Central with the historic core. The area is subject to a separate York Northwest Area Action Plan.

CASTLE PICCADILLY

Redevelopment of Castle Piccadilly offers the opportunity to enhance the unique historic setting of the area whilst also creating a development that delivers a commercial boost to the City. Once development plans are realised it will grow the city centre to the South and increase pedestrian movements in and out of the area. A key element, alongside new retail development, will be a world class civic space around Clifford's Tower and the Eye of York.

LAYERTHORPE AREA

This is the entrance to the city centre from the east, with great views of the Minster, but it is not inspiring. There is an opportunity to modernise some of the older commercial premises to create new employment opportunities and regenerate the area to create a fitting gateway to the city centre.

CULTURAL QUARTER

An area of outstanding cultural and historic heritage – the major institutions and land owners within the area want to improve connectivity across the area and take the visitor experience to a higher level with improved interpretation and new attractions. It will also form an important pedestrian and cycle link to the York Central regeneration area.

PLACE-MAKING OBJECTIVES



THRIVING

- Ensure that the city centre is a thriving location for retailing, leisure, offices, culture and tourism to strengthen the role of the city centre as the core of a sub-regional city.
- Grow the commercial heart of the city to ensure the long-term viability of the York economy. Growth to the South will take advantage of major opportunities to enhance Piccadilly and develop a stronger retail offer, to enhance the setting of important buildings and to better link the centre with the cultural attractions of the Barbican, Clifford's Tower and the Castle Museum.
- Ensure that the decline in the city centre market share for retailing is halted and then increased to a 34% share in order to maintain its position in the wider regional retail hierarchy, through allocation and delivery of new retail development and protection of existing retail frontage.
- Improve the viability of independent retailing in York city centre – a major component of the uniqueness of the city – through improvement to Gateway Streets and a revitalised outdoor market place.
- Focus commercial office use in the vicinity of the railway station, which is a sustainable location and good for business, to complement the new offer at York Central.
- Support the growth and success of both the city's universities within the city centre through improved physical linkages and facilities for showcasing talent.

PLACE-MAKING OBJECTIVES



ENJOYABLE

- Revitalise the heart of the city as the focus of city life and the host of festivals and events.
- Provide public art as an integral component of place-making and public realm enhancement.
- Create a lighting strategy for the city centre to illuminate places of interest and aid navigation.
- Lift the experience of visiting the city centre with exciting interpretation using innovative means.
- Provide high quality café-bar environments around public spaces and by rivers that will add vitality, colour and bustle.
- Provide a swimming pool in the city centre as a resource for the resident community of the city centre and the wider city, to promote active and healthy lifestyles.
- Develop York's position as a leading European cultural centre by enhancing the experience of visiting our many cultural attractions through combining unique heritage with a modern outlook.
- Ensure the redeveloped Barbican site is easily accessible and well integrated with the city centre.

PLACE-MAKING OBJECTIVES



PROTECTED

- Protect and enhance the nationally significant historical and environmental character of York, including its historic setting, views of the Minster, important open areas and archaeological remains.
- Include positive actions and proposals to preserve and enhance the conservation area.
- Plan for sensitive growth through a suite of policies in the Plan and ensure high quality contemporary design preserves and enhances the special qualities of the City Centre.
- Ensure developments are environmentally sustainable through raising environmental quality, minimising resource demands from development, and responding proactively to the global and local effects of climate change.
- Work towards World Heritage Status.

PLACE-MAKING OBJECTIVES



REDESIGNED

- Enhance York's public realm so it becomes the most special in England, adding to the unique York ambience.
- Revitalise key spaces and remake streets as places for people that are distinctive, attractive and vibrant through a public realm strategy and masterplan that also enhances connectivity and functionality of the public realm to ensure that areas of change are fully integrated.
- Significantly improve the setting of the Minster and other special buildings and enhance key vistas.
- Improve Gateway Streets and peripheral streets to encourage residents into the city centre and visitors to explore further.
- Expand the pedestrian core of York through extension of the Footstreets area.
- Declutter spaces and modify them to be more accessible and better able to promote York as a City of Festivals.
- Make more of the riversides including encouraging active frontages and a possible new footbridge to further link riverside walks.

PLACE-MAKING OBJECTIVES



CONNECTED

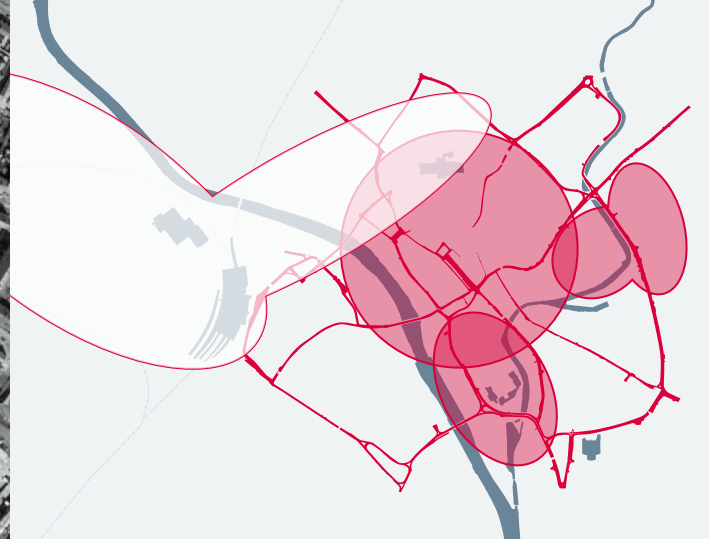
- Through an Accessibility Framework, re-model accessibility within the city centre, with a particular focus on the 2 key transport corridors between the station and Bootham/Gillygate and Layerthorpe, to promote sustainable lifestyle choices, improve pedestrian/cycle connectivity between the areas of change and meet the access needs of York in 2030.
- Create an attractive environment for pedestrians and cyclists with an improved network of routes.
- Improve physical linkages between York Central and the City Centre and improve other key linkages with important destinations including the station, hospital, York St John University, the Barbican site and Foss Islands.
- Protect and enhance the Snickelways and hidden spaces that contribute to the connectivity and uniqueness of the city centre.
- Tackle congestion through demand management measures such as parking controls and access restrictions in the city centre.
- Reallocate city centre road space freed up by redistributed traffic for wider footways, cycle paths and bus lanes.
- Develop the role of York as a key node for public transport services for the sub area.
- Ensure the city centre continues to be accessible for businesses.
- Consider the potential role of the river in providing alternative access to the city centre.

PLACE-MAKING OBJECTIVES



LIVEABLE

- Allocate a number of sites for housing, addressing the need for all types of housing and affordable housing.
- Protect the amenity of residential areas including those at Aldwark, Walmgate and Bishophill.
- Ensure a full range of community facilities are available.
- Provide sufficient open space and recreation opportunities for children and people of all ages to improve the quality of life for people who live in and visit the city centre.
- Provide a safer and healthy place to live.



MAP YORK CENTRAL/CULTURAL QUARTER

8. 5 star Hotel and Station Road War Memorial

Application approved in 2009 for high quality conversion of listed former GNER headquarters to 5 star hotel. Opportunity also to look at setting of and accessibility to war memorial, designed by Sir Edwin Lutyens 1922–24. New links/signage as part of Council HQ project.

9. Rampart Walk

The Rampart Walk would provide a 'linear park', running outside and in places inside the existing Walls, offering a new 24 hour, fully accessible route around the city. This would require the creation of new paths within existing green spaces and the incorporation of existing pavements where no other option exists. This has the potential to reveal the 'hidden highlights' of the City Walls.

RECENT DEVELOPMENTS

- A.** De Grey Court, York St John University
- B.** Hospitium, restoration, conferencing
- C.** Westgate, residential

POTENTIAL PROJECTS

1. Gillygate Gateway Street

Interesting street, with a large number of independent shops and cafes, but suffers from heavy congestion, narrow footways, lack of crossing points and poor environment/air quality. Key route from city centre to York St. John University and District Hospital. Potential to calm traffic and further improve the pedestrian/cyclist experience with enhanced footways and crossing points.

2. Minster Piazza

A new and improved setting for the spectacular South Transept, with better access is planned, and needs to connect well with Duncombe Place. The space also includes Precentor's Court, Minster Yard, Deangate and Dean's Park.

3. Duncombe Place public realm enhancement (See pages 43–35)

Challenging opportunity to improve and showcase the last section of this key approach from the Station to the Minster. Potential to become pedestrian boulevard or shared space and opportunities to create quieter spaces at north and south end.

4. Exhibition Square and routes to Museum Gardens

Consideration of this bus-dominated, under-used square which has a great setting, surrounded by listed buildings and Scheduled Ancient Monument, and superb views of Minster. Also, opportunity to identify and enhance underused links to Kings Manor and Museum Gardens.

5. Library and Library Square public realm enhancement

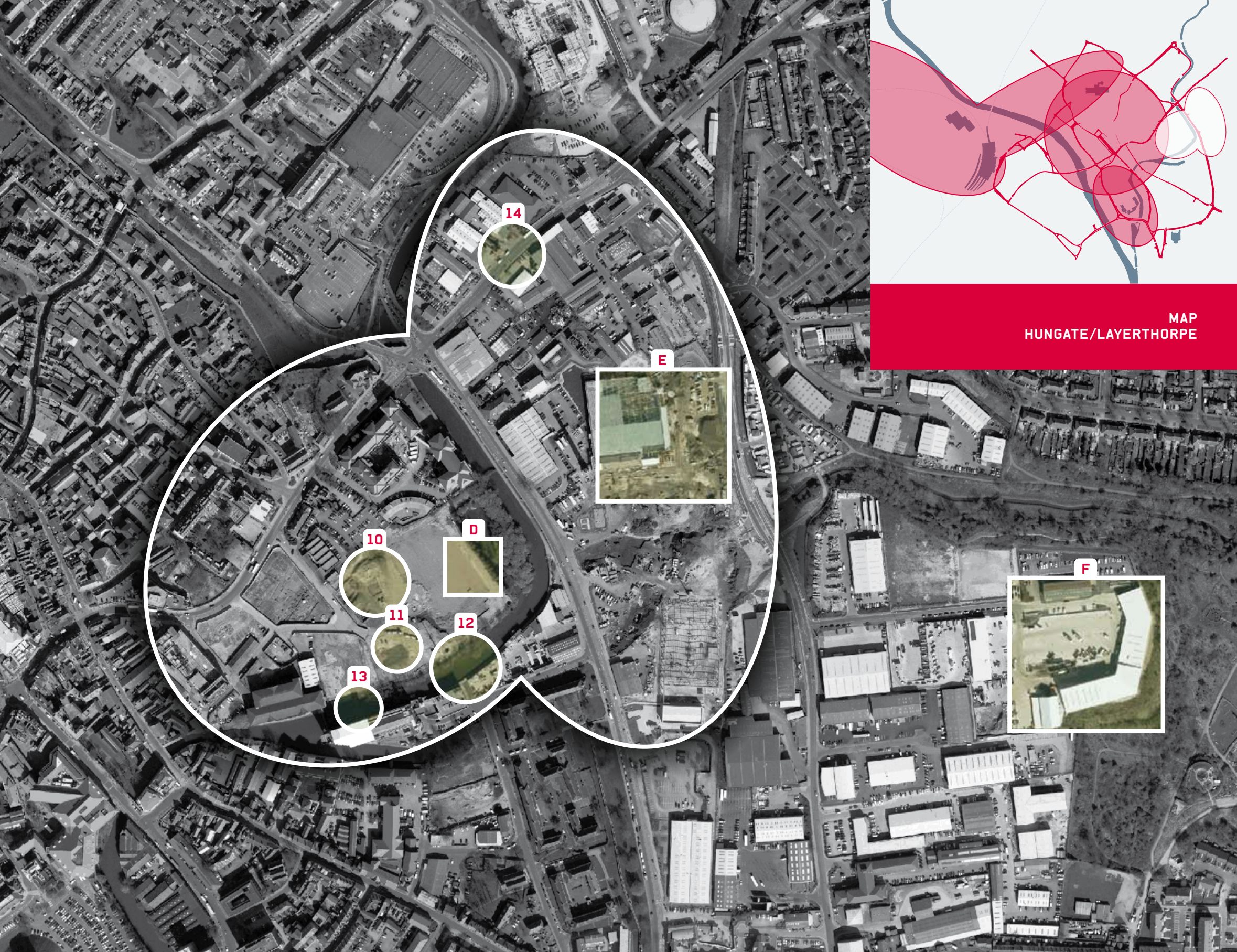
Internal alterations to library approved 2009 and underway. Area in front of library would benefit from improved layout, surface enhancement, and consideration of linkages to Museum Gardens. Options currently being considered to improve bus waiting area on Museum Street.

6. Museum Gardens Riverside Walk

Consideration of use and improved seating, lighting and paving. Potential to enhance connections between the Riverside and Museum Gardens.

7. Station/York Central links

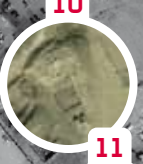
Opportunity to dramatically improve and showcase this key 'first impressions' route from the Station and NRM to the city centre.



14



E



10



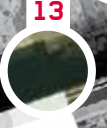
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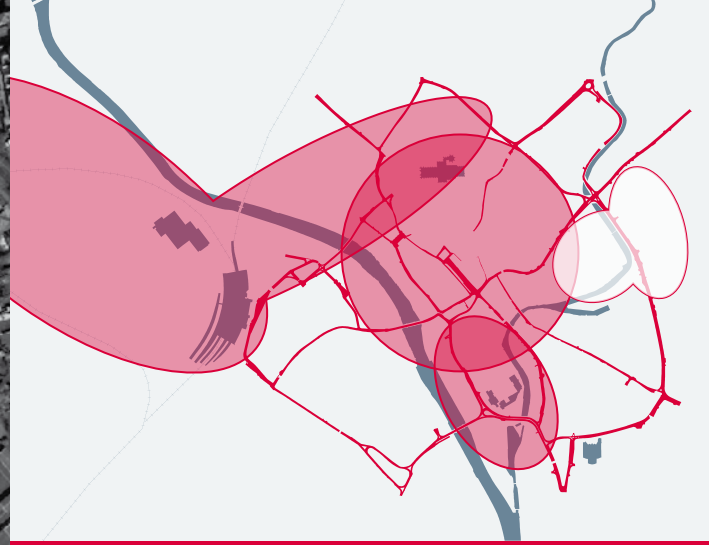
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13



F



MAP
HUNGATE/LAYERTHORPE

MAP HUNGATE/LAYERTHORPE

POTENTIAL PROJECTS

10. Hungate – Phases 2–5

Phase 1 (residential) development is complete, and has received commendation for good design. Subsequent phases – to include commercial, community and leisure use, as well as residential and public realm – will also follow the overarching design code and will be built to a very high standard.

11. St. John's Square

This new square in the middle of the Hungate development will become York's largest public square (not including Parliament Street). It will be linked to Friar's Quay and to the proposed community building. A new office building has been approved that will address the square. There will be new spaces to sit, eat, drink and watch live outdoor performances. It will be innovatively lit, giving a contemporary, vibrant feel.

12. Friar's Quay

A pedestrianised riverside piazza adjacent to the River Foss, Friar's Quay will link with St. John's Square as part of the Hungate development. Restaurants, bars, cafes and potentially shops will surround the piazza. A new foot bridge across the Foss will link with Navigation Road.

13. Foss Basin and the River Foss

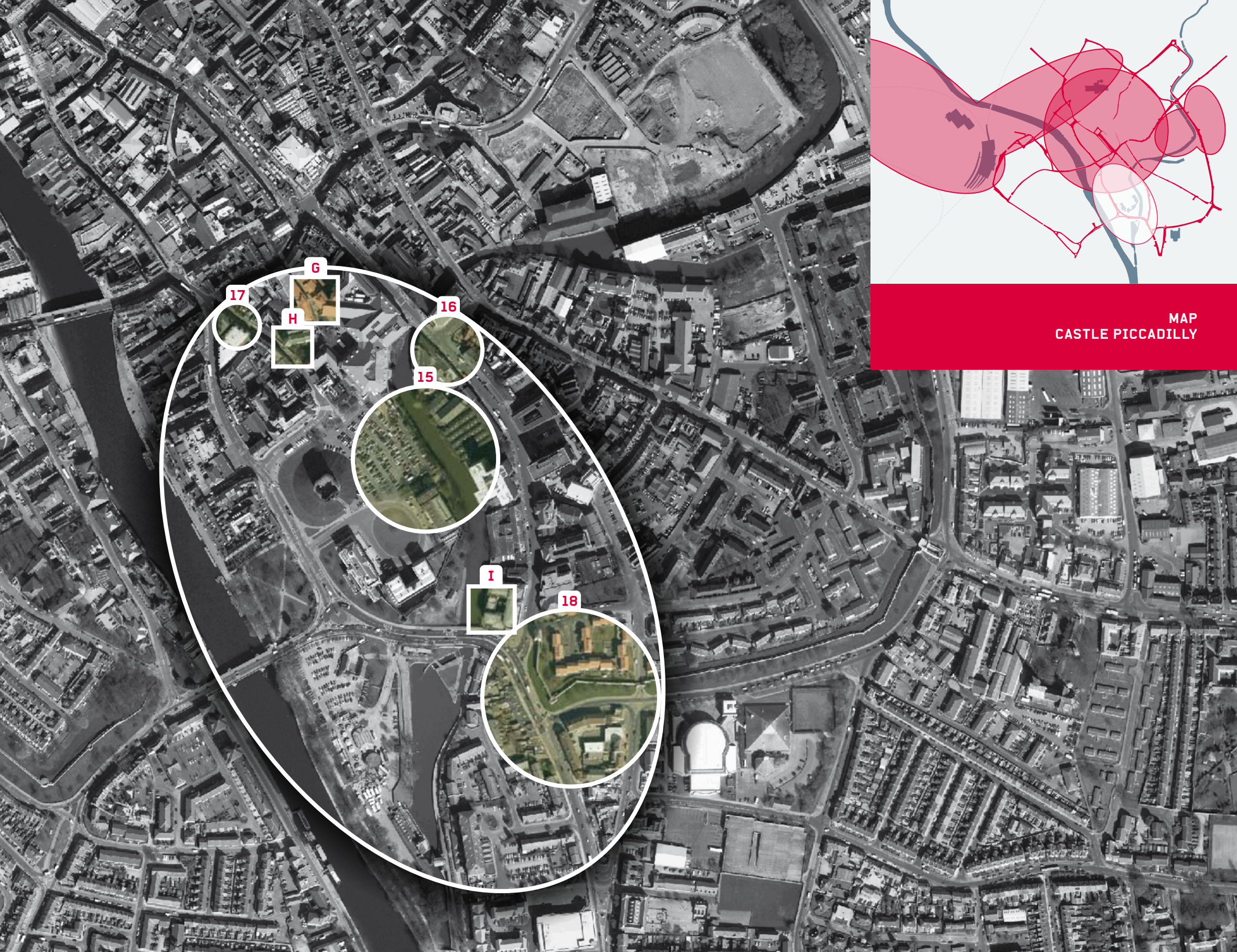
The Foss Basin at St George's Field near Blue Bridge is underused and in need of improvement. Access to the River Foss is poor in many areas with a lack of water-borne and leisure activities. River designated as significant regional green corridor (and Kings Pool Nature Reserve will retain protected status) but it is in need of environmental enhancement and improved habitat creation. Challenging opportunity to create better connection between Castle Piccadilly and Hungate.

14. Peaseholme Green/Layerthorpe Gateway Street

Entrance to city centre from north-east, does not fulfil its potential. A number of important listed buildings in area, including the medieval guildhall of St. Anthony in Peaseholme Green, home of the Quilter's Guild of the British Isles. Potential for an employment-led redevelopment in the Layerthorpe area.

RECENT DEVELOPMENTS

- D.** Hungate Phase 1, residential
- E.** Foss Islands Retail Park and James Street link road
- F.** The EcoDepot, Neighbourhood Services depot



MAP
CASTLE PICCADILLY

MAP
CASTLE PICCADILLY

POTENTIAL PROJECTS

15. Castle Piccadilly

Area includes buildings of exceptional historical and architectural quality, but adjacent to run-down surface car park. Unique and challenging opportunity therefore to provide a quality mixed use development including redevelopment of buildings along Piccadilly and new public open space around the Eye of York and Clifford's Tower.

16. Piccadilly Gateway Street

Development along street of differing architectural styles and quality. There is scope to substantially improve the pedestrian environment and encourage a new retail circuit between Parliament Street and Castle-Piccadilly/Coppergate.

17. Castlegate

Potential to enhance the existing footstreet as an alternative, quieter link between the Castle Piccadilly area and the city centre.

18. Barbican links

Vacant development site on edge of city, on route between station, city centre and University. Opportunities exist to consider connections to city centre via the Rampart Walk, Walmgate, George Street and Piccadilly.

RECENT DEVELOPMENTS

- G.** Coppergate Walk and St Mary's Square/Coppergate Centre, retail
- H.** St Mary's Church, art space
- I.** The Postern Gate, 90 Piccadilly, pub/restaurant/hotel

MAP
HEART OF THE CITY

POTENTIAL PROJECTS (CONTINUED)

25. Whip-Ma-Whop-Ma-Gate junction enhancement

A key junction between The Stonebow, Fossgate, Pavement and Colliergate which is functional rather than welcoming at the moment. With the Hungate area built, it will act as a crucial link between this new area and the city centre, as well as the potential Fossgate footstreet and Walmgate Gateway Street.

26. Pavement junction improvements (See pages 51–53)

The junction, with heavy car and bus use, effectively cuts off the pedestrian movement and flow from Parliament Street to Piccadilly, not at all helped by the iron guard railings or the positioning of the public toilets and telephones. Relocation of toilets to Silver Street provides an opportunity to reconsider how the site of the existing public toilets is used.

27. Nessgate junction improvements

Key junction at entrance to main shopping area. Currently a fairly confused area, with core hours of servicing not always obeyed. Not especially welcoming. Lighting is functional. Footway congested at pedestrian crossing.

28. Fossgate New Footstreet

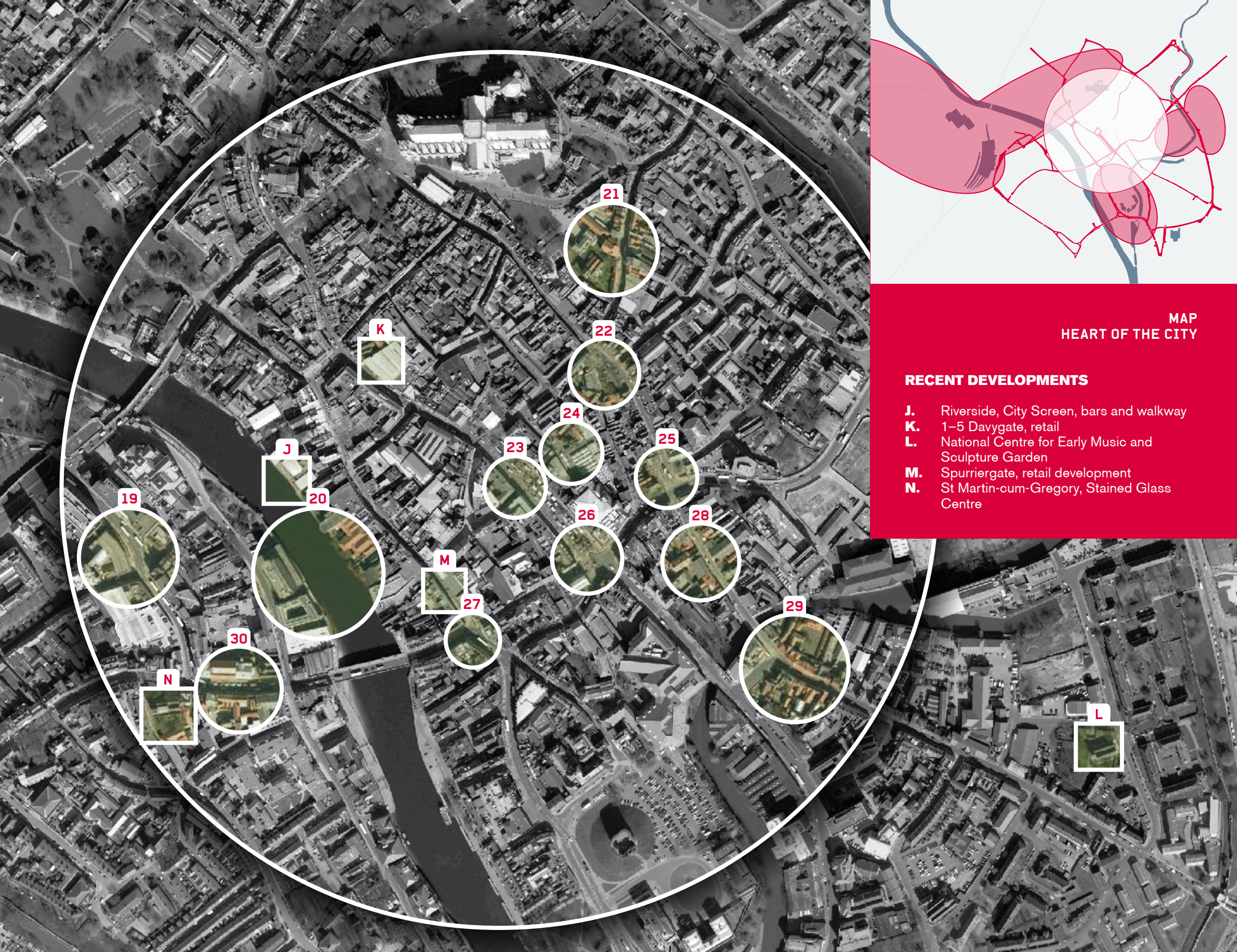
Very popular destination for restaurants and a mix of independent retailers. Potential to become a footstreet at day and/or night.

29. Walmgate Gateway Street

Has become isolated from the city centre. Activity is fairly low key. It remains important to the surrounding residential communities which now include a significant student population, and restaurant, independent/specialist shops and businesses are moving into the area. A key link between the University of York Heslington campus and the city centre.

30. Micklegate Gateway Street

Micklegate has a richness of architecture emphasised by the slope and curve of the street. Hosts a variety of independent shops, restaurants and pubs. Often lively in the evening but quieter during the day when businesses don't benefit from footfall from the core of the city centre.



**MAP
HEART OF THE CITY**

RECENT DEVELOPMENTS

- J.** Riverside, City Screen, bars and walkway
- K.** 1–5 Davygate, retail
- L.** National Centre for Early Music and Sculpture Garden
- M.** Spurrergate, retail development
- N.** St Martin-cum-Gregory, Stained Glass Centre

MAP
HEART OF THE CITY

POTENTIAL PROJECTS

19. Rougier Street/George Hudson Street public realm enhancement

Small but well used area between bars, nightclubs, restaurants and bus stops. Uninspiring environment during the day, and a challenge to create a good quality, sociable, friendly environment at night.

20. Lendal to Ouse Bridge Riverside (See pages 47–49)

Economic, social and environmental opportunities to consider better use and appearance of riverside areas, including extension of boardwalk/City Screen area and access from Coney Street, as well as potential to improve public use and appearance of opposite bank.

21. Goodramgate Gateway Street

Home to a variety of multiple and independent retailers. This street also has a vibrant evening economy. Busy restaurant/bar area outside footstreet hours with conflict between traffic and pedestrians. Potential to create an evening footstreet and/or improve crossing points and pavements.

22. King's Square public realm enhancement

Important small space at top of Shambles framing important views of medieval cityscape. The square is not convincingly harmonized with surrounding buildings and has disabled access issues with raised levels, poor surfacing and uncoordinated street furniture/signage.

23. St. Sampsons Square and Parliament Street public realm enhancement

Well used for various events throughout the year and the existing scheme was the result of an RIBA public realm competition in 1989, but could the heart of the city centre be even better? Poor quality telephone box building, confused signage and some evidence of deteriorating paving. Mature London Plane trees create a pedestrian avenue, but can also obstruct movement, activity and views. Could the fountain area be improved?

24. Newgate Market

The market is under-performing and the area can suffer from anti social behaviour after dark. It has confusing and congested access points, though has the potential to offer a wider range of uses throughout the day and night, and better linkages to Parliament Street and Church Street.

CULTURAL QUARTER POTENTIAL PROJECT #3 DUNCOMBE PLACE

Duncombe Place was created as the last stage in the processional way from the railway station, over Lendal Bridge and along Museum Street to the Minster, and as such is extremely important in the townscape of the City. Although very promising on the map, it is disappointing on the ground, partly because a wide tarmac road surface forms the main approach to the Minster and the space is carved up by parked vehicles, dwarf walls and a straight line of tall trees which now partially block views to the South Transept.

A new high quality public realm should aim to rejuvenate the street and create a better setting for the Minster, and for the new 'Visit York' visitor information centre and the top of Museum Street. Pedestrianising the street or incorporating a shared surface would allow the carriageway to be paved with a sensitive and more appropriate palette of materials to create a better sense of place where people can move around freely, sit, relax, take photographs and admire the view in surroundings that match the prestige of the Minster. Removal of non-essential clutter would also help to improve views and ambience.

YORKSTONE
PAVING
AROUND THE
MINSTER
COULD BE
EXTENDED
INTO
DUNCOMBE
PLACE
SURFACE

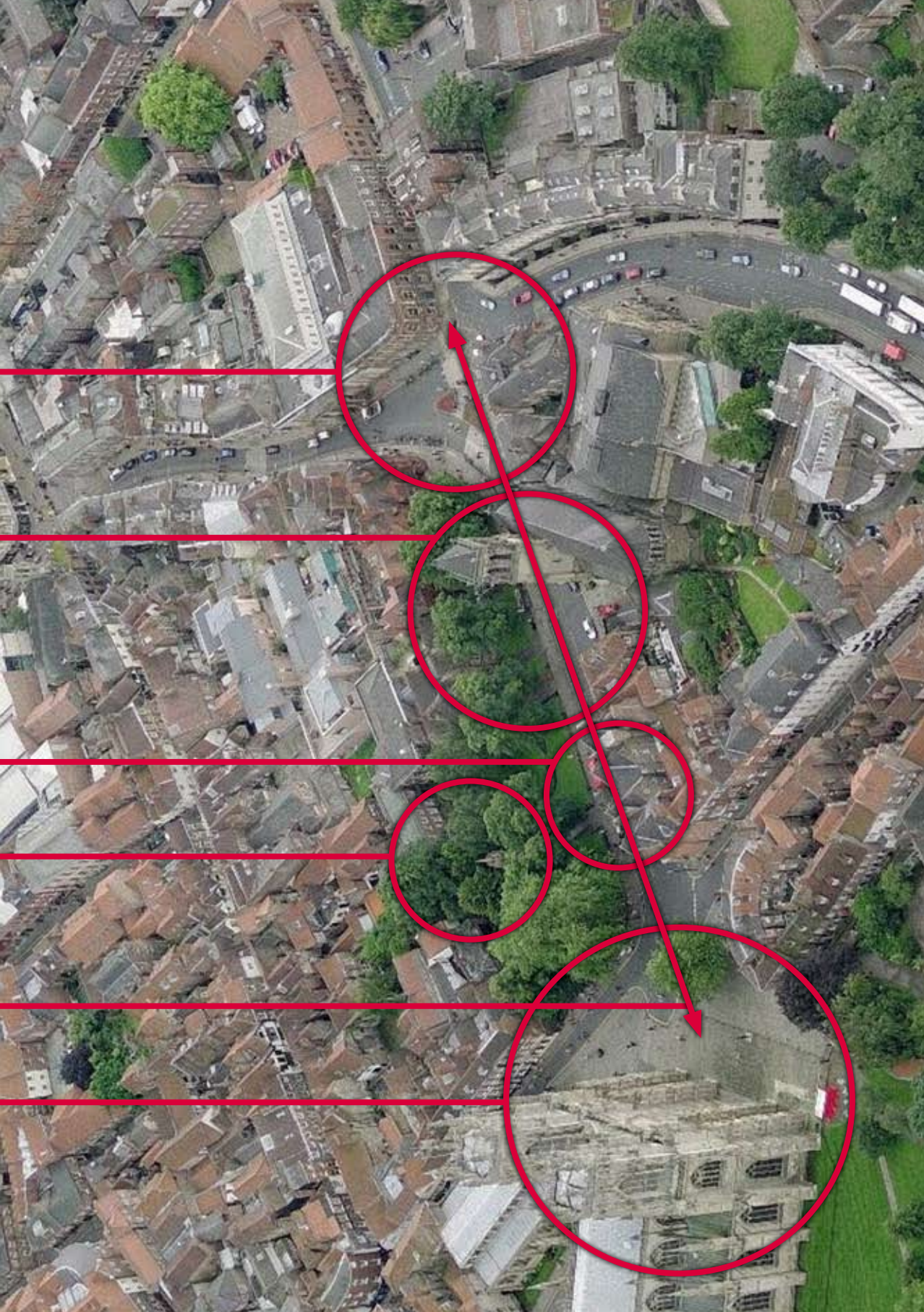
CREATE A LEVEL PEDESTRIAN
BOULEVARD BETWEEN THE
MINSTER AND YORK'S NEW VISITOR
INFORMATION CENTRE

REPLACE TARMAK CARRIAGEWAY
WITH A NEW LEVEL SURFACE, WITH
VERY LIMITED VEHICLE USE

LOADING/DELIVERY BAYS
INCORPORATED INTO THE STREET
DESIGN

NON-ESSENTIAL TRAFFIC SIGNS
AND ROAD MARKINGS REMOVED

GARDENS
BETTER
LINKED TO THE
STREET AND
THE MINSTER





HEART OF THE CITY POTENTIAL PROJECT #17 LENDAL – OUSE BRIDGE RIVERSIDE

The Ouse and Foss are a huge asset, which need to be appreciated and encompassed within the development and use of the city centre. At present the city tends to turn its back on the rivers and does not take full advantage of their value or the opportunities they provide. Access to the riverfronts is piecemeal and facilities along them limited.

Specific problems include a deficit of accessible riverfront for all (especially for people with disabilities), sterile and unwelcoming waterfronts in places, and a shortage of vibrant public spaces by the rivers. For instance, further development on the Ouse riverside could sensitively build on the success of the existing walkway at City Screen and potentially provide a footbridge over to North Street gardens.

POTENTIAL TO LIGHT THE BRIDGE
ARCHES AT LENDAL AND OUSE
BRIDGES

IMPROVE THE RUN-DOWN APPEARANCE OF THE BACK OF
THE SHOPS OFF CONEY STREET WITH THE POTENTIAL
TO CREATE NEW AREAS FOR ARTS, RESTAURANTS, CAFÉS
AND NIGHT-LIFE ALONG THE RIVERSIDE

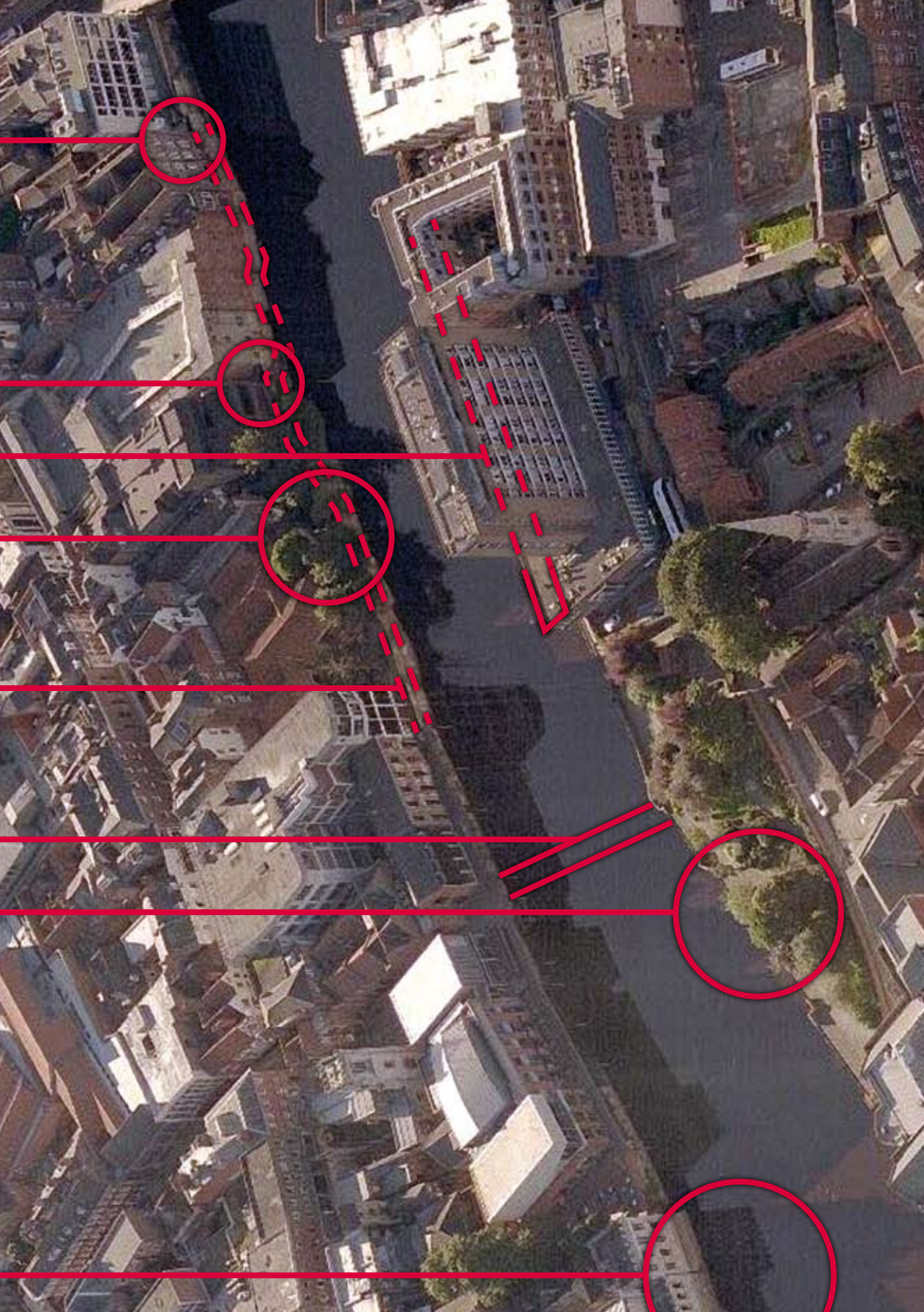
REVIEW NORTH STREET
GARDENS FOR ENVIRONMENTAL
IMPROVEMENTS, SEATING AND
LIGHTING

OPPORTUNITY
TO EXTEND
EXISTING
WALKWAY TO
GIVE BETTER
ACCESS TO THE
RIVER FROM
CONEY STREET
AND CREATE
NEW VISTAS

IMPROVE ACCESS FROM CONEY
STREET AND CREATE NEW RETAIL
/ LEISURE ROUTE OVERLOOKING
RIVER

POTENTIAL FOR NEW FOOTBRIDGE
TO IMPROVE THE PEDESTRIAN
NETWORK AND PROVIDE A LINK FOR
PEOPLE WALKING TO AND FROM
THE RAILWAY STATION

IMPROVE ENVIRONMENT WITH
SYMPATHETIC LIGHTING AND
ENVIRONMENTAL ENHANCEMENTS





HEART OF THE CITY POTENTIAL PROJECT #23 PARLIAMENT STREET – PICCADILLY CROSSING

In 1836 the whole of this part of York was transformed by the opening of the immensely wide Parliament Street, intended to supplement, and in a large measure to supersede, the two ancient market places at St Sampson's Square and Pavement.

The cross-roads junction at Pavement is part of a key public transport corridor which has created a traffic dominated environment. Improving pedestrian connections between the existing core of the city centre and new development on Castle Piccadilly will be vital for the success of the city centre in the future. Pedestrian movement is severed in this location.

The vast majority of the Parliament Street surface is given over to pedestrians where a public realm scheme was completed as recently as 1991–1992. Street surfaces are a mix of stone and brick, with the street furniture and signing of the same period in cast iron. An avenue of London Plane trees provide shade in the summer months and are a popular feature. Less successful are the public toilets and telephones and the design of the fountain of the same period. The toilet and telephone building is unsympathetically detailed in a neo-classical style and, situated at the southern end of Parliament Street, is of poor architectural quality and disrupts the visual link with Piccadilly. It also forms a physical and visual barrier with the paved area that provides the setting for the east face of All Saints' Church. The positioning of the building and services hardware has created a cramped and confusing space and restricts the width of footway available for pedestrians to move freely.

BUS STOPS
ARE IN A POOR
LOCATION IN
FRONT OF THE
MERCHANTS
ADVENTURERS
HALL

PICCADILLY
HAS NO
CONTINUITY
WITH THE
AVENUE OF
TREES IN
PARLIAMENT
STREET

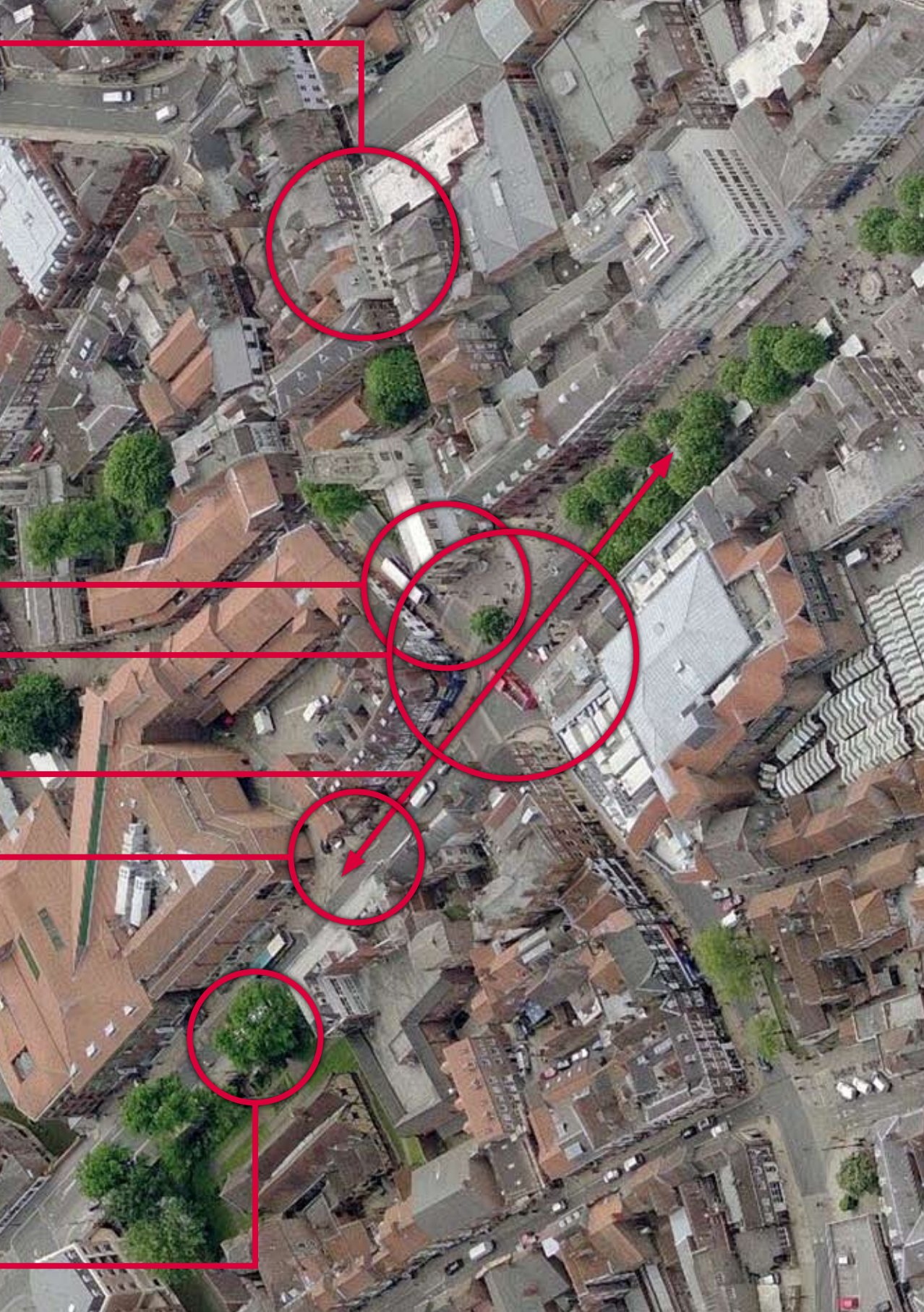
THE STREET
IS DESIGNED
FOR TRAFFIC
MOVEMENT
AND NOT FOR
PEDESTRIANS


VISUAL AND
PHYSICAL
BARRIER
(INCLUDING
RAILING
AROUND THE
JUNCTION AS
WELL AS THE
TOILET BLOCK)

CONFLICT
ON HIGH
OUSEGATE
BETWEEN
DELIVERY
VEHICLES AND
PEDESTRIANS
OUTSIDE
FOOTSTREETS
HOURS

STREET QUALITY AND FEATURES
DECLINE, FOOTFALL PETERS OUT
AT JUNCTION RAILINGS

CLUTTERED STREET FURNITURE
DETRACTS FROM THE SETTING OF
ALL SAINTS' CHURCH





Please contact us if you would like this information in an accessible format (for example, large print or by email).

This information can be provided in your own language.

我們也用您們的語言提供這個信息 (Cantonese)

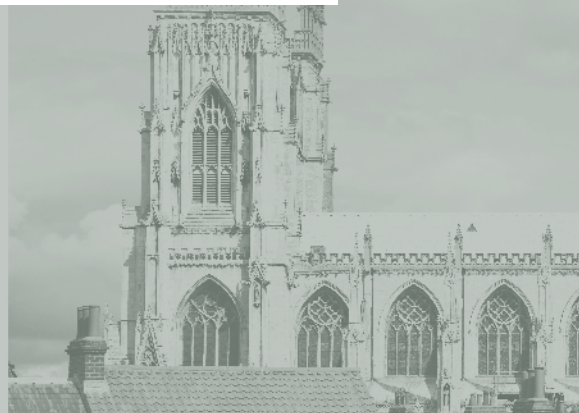
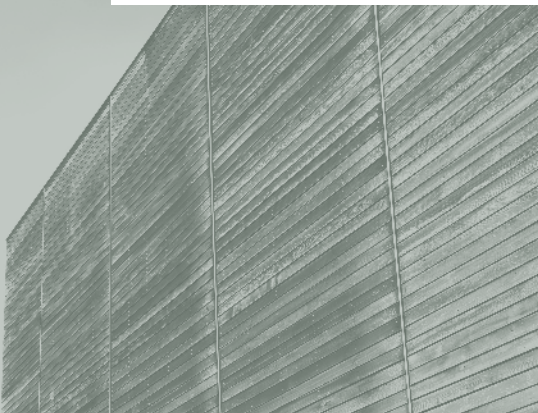
এই তথ্য আপনার নিজের ভাষায় দেয়া যেতে পারে। (Bengali)

Ta informacja może być dostarczona w twoim własnym języku. (Polish)

Bu bilgiyi kendi dilinizde almanız mümkündür. (Turkish)

یہ معلومات آپ کی اپنی زبان (بولی) میں بھی میا کی جاسکتی ہیں۔ (Urdu)

☎ 01904 551550



CITY OF YORK COUNCIL

**LOCAL DEVELOPMENT FRAMEWORK
CITY CENTRE AREA ACTION PLAN**

**DESIGNED BY STONE SOUP
WWW.STONE-SOUP.CO.UK**

**CITY DEVELOPMENT
9 ST LEONARD'S PLACE
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City of York

LDF

Local
Development
Framework



CITY OF
YORK
COUNCIL

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