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York Central

York Central Initial Engagement for The Square and the Proposed Government Hub

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Initial Engagement for
The Square and
the proposed Government Hub



Today we will be looking at..

- **Setting the scene**
- **The Vision for York Central**
- **Creating York Central**
- **The Proposed Government Hub**
- **The Square**
- **What happens next?**



Setting the scene

WHAT IS YORK CENTRAL?

York Central is the most significant urban expansion in York's modern history and is currently one of the largest city centre development projects in the UK. York Central has an important role to play in delivering a significant proportion of the overall growth of the city as set out in the emerging Local Plan. The site has been designated as a UK Government 'Housing Zone' and has also been awarded 'Enterprise Zone' status which offers commercial occupiers significant incentives.

This engagement is part of an ongoing process of developing York Central. This engagement makes sure that proposals for the site will respond to York's needs and aspirations around sustainability, the city's unique heritage, quality design and providing the housing and jobs the city needs.

This presentation will focus on two key early elements of the masterplan; a proposed Government Hub building, and The Square.



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Setting the scene

UNDERSTANDING THE PLANNING PROCESS

OUTLINE PLANNING APPLICATION (OPA) → RESERVED MATTERS APPLICATION (RMA)

- An OPA was approved for York Central in December 2019
 - It set the position of key uses and infrastructure
 - It defined the:
 - uses
 - max & min amount of development
 - heights
 - layout of development plots
 - key points of access into the site
 - main routes through the site
- An RMA is the next stage after an Outline Planning permission has been granted
 - The RMA must be submitted to gain the right for development.
 - The RMA will provide more detail than what was shown in the outline application
 - It will include details about :
 - appearance
 - layout
 - landscaping
 - means of access

The York Central Partners

The development is being facilitated through a collaborative approach between the members of the York Central Partnership (YCP). As the scheme proceeds each party will take a different role in delivering the various aspects of York Central.



The government agency responsible for investing in increasing housing supply and releasing public land to the market.



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



City of York Council, as local authority, and a partial landowner, has played a crucial role in facilitating the development of York Central.



A major landowner and anchor occupier, the museum is progressing its own multi-million-pound programme of investment and improvements: Vision 2025.

The York Central Partners

A team of specialists have been appointed to support Homes England and Network Rail to progress the designs for the proposed Government Hub and the New Square.

Allies and Morrison



An architecture, urbanism and planning practice. They prepared the masterplan and Design Guide for York Central. They will ensure the proposals respond to the parameters and guidance approved as part of the Outline Planning Permission.



An award winning Landscape practice based in York with project experience in both the public and private sectors. Barton Howe are providing landscape architectural services to the landowners.

ATKINS

Member of the SNC-Lavalin Group



A world-leading design, engineering and project-management consultancy. Atkins are designing the proposed Government Hub.

Site Location Plan



Site location plan, highlighting the development boundary of York Central, and identifying the location of The Square and the proposed Government Hub

The Vision for York Central



The plan below shows the illustrative masterplan which was approved for Outline Planning consent in 2019.

During each stage of Reserved Matters, there may be some changes to the footprint of proposed buildings. This is evident for the built footprint of the Museum's Central Hall, which following the RMA process, has now evolved.



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The Vision for York Central



The York Central Masterplan – York Central is one of the UK's largest city centre regeneration sites. The scheme has unprecedented support from Central, Regional and Local government, with £130m already committed to building key up front infrastructure.



National Railway Museum Vision 2025 – The development will unlock a major transformation of the National Railway Museum.



New Homes – When completed, the scheme will provide up to 2,500 homes, 20% of which will be affordable.



New Jobs – York Central will deliver over 6,500 high value jobs with over 1 million sq. ft. of commercial space for offices, retail and leisure, providing a significant boost for the local economy.



New Public Spaces – It will also provide improved connectivity and access, as well as significant public realm and open spaces, including an urban park and The Square.



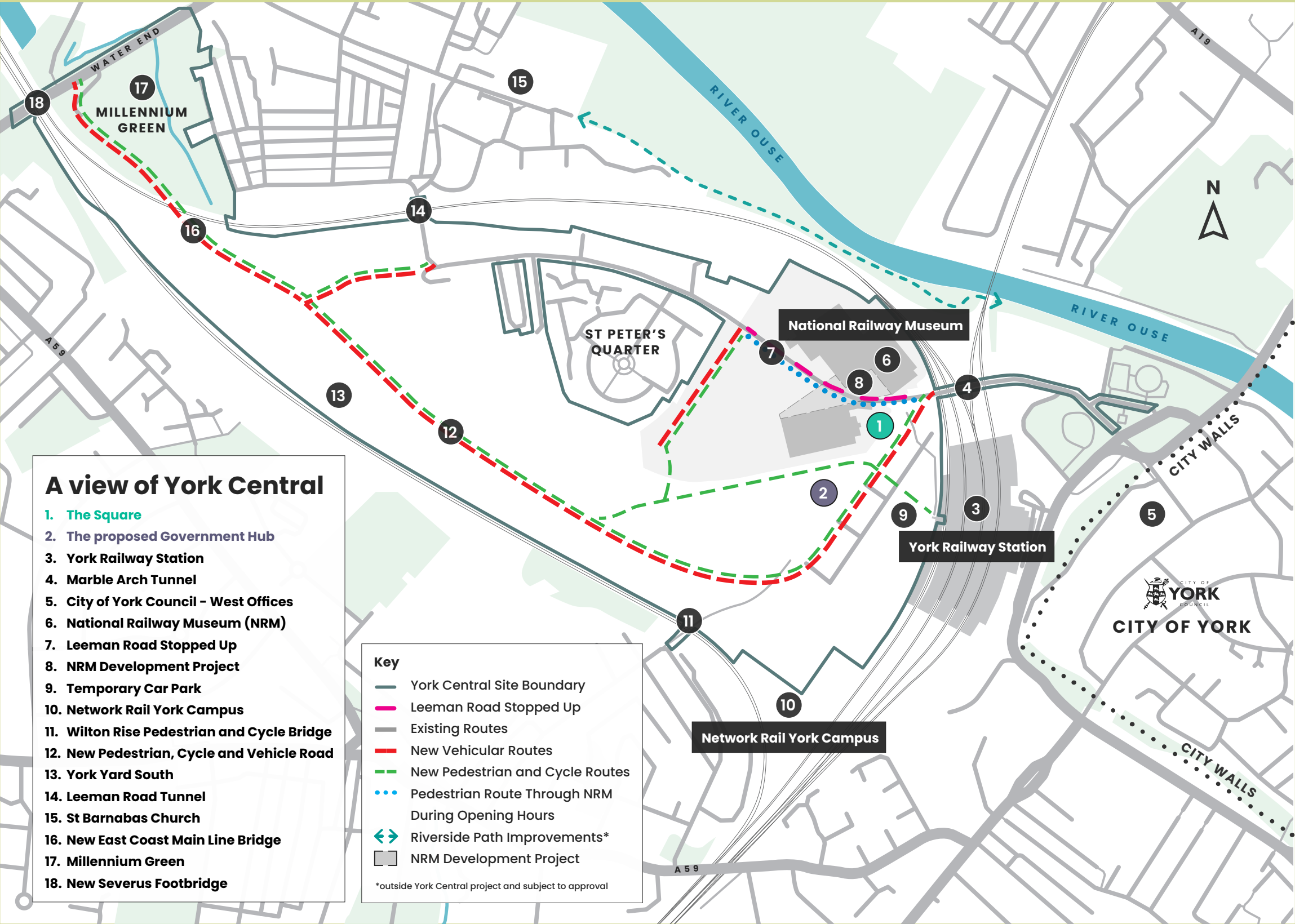
Excellent Connections – York Central will prioritise pedestrians and cyclists with excellent public transport, creating convenient and safe pedestrian and cycle access through the site to the city centre, York Railway Station and surrounding communities.



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Creating York Central

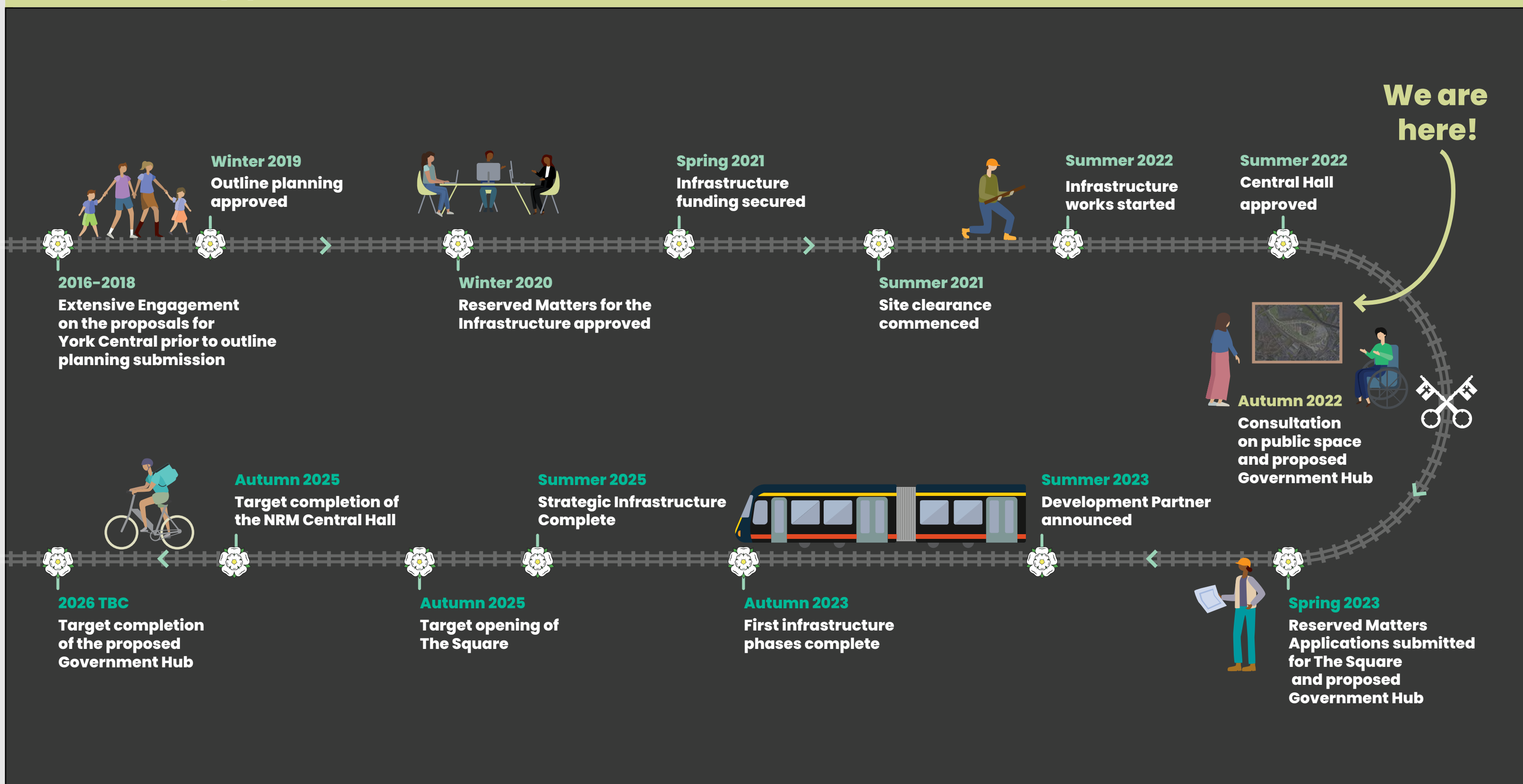


YCP is committed to ensure that proposals for the site respond to York’s needs and aspirations around sustainability, the city’s unique heritage, quality design and providing the housing and jobs the city needs.

York Central Partnership (YCP) undertook significant engagement to shape the masterplan from 2016 to 2018.

Following the approval of Outline Planning Permission in 2019, further engagement was undertaken on the first phase of infrastructure development in 2020 (to provide a new network of routes across the site for pedestrians, cyclist and vehicles including a new access off Water End and new bridges).

What's happened so far?

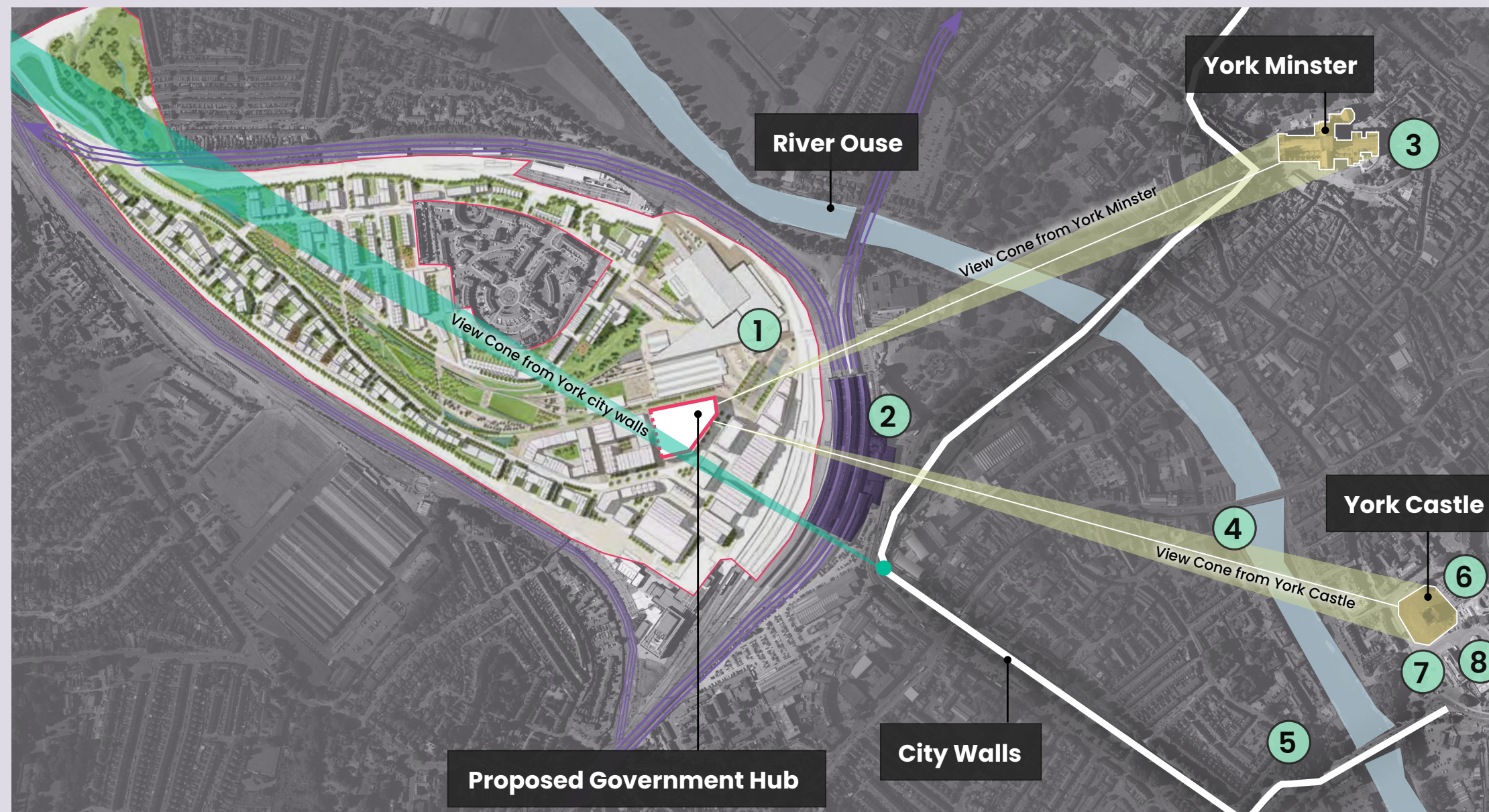


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The Vision for the Proposed Government Hub

The proposed Government Hub within the York Central scheme presents an exciting opportunity to attract new jobs and talent to the city of York, bolstering public sector capability in the local area. Sustainability is at the heart of the design, promoting modern and flexible ways of working which make the building adaptable for future generations. The design reflects the history of York and provides an opportunity for an exciting workplace to be created, which has wellbeing, inclusivity and safety at its core.



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Responding to context



1 | Mineral Office



2 | York Railway Station



3 | York Minster



4 | Woodmill Quay



7 | York Crown Court



8 | York Castle Museum



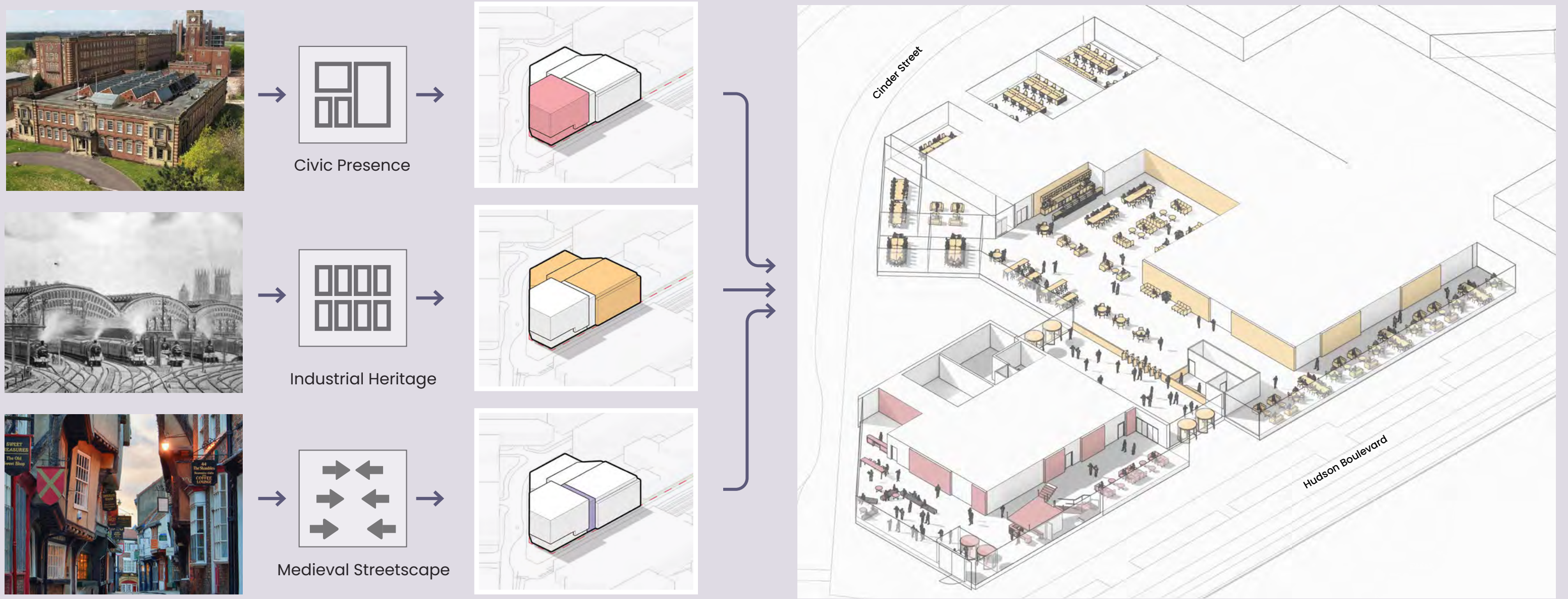
5 | The Bonding Warehouse



6 | Clifford's Tower

The Vision for the Proposed Government Hub

The Design approach has kept the creation of the Public Realm at its core, prioritising, accentuating and activating the public space as much as possible, with the main façades onto Hudson Boulevard, The Square and Cinder Street all providing activation at ground level.



Key benefits of the Proposed Government Hub



Open & Efficient

- Collaboration
- Digital efficiency
- Remote engagement



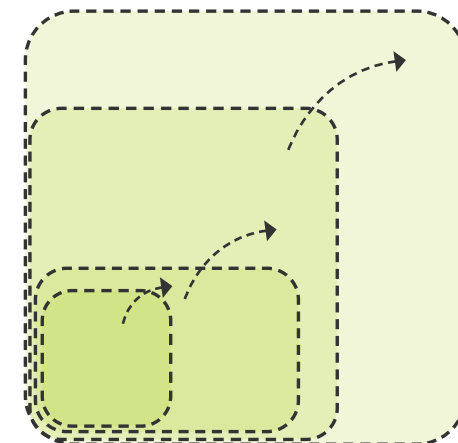
Contextual

- Reference in the heritage
- Understanding Materiality
- Maximising views out



Collaborative

- Vibrant, Dynamic & Contextual
- Human Relationships
- Potential for value creation



Flexible

- Range of adaptive spaces
- Range of uses
- Diverse users



Smarter Working

- Culture and people
- Leadership
- Workspaces & Technology



Technology

- Intelligent use of media
- Hybrid working
- Hyper - connected



Inclusive

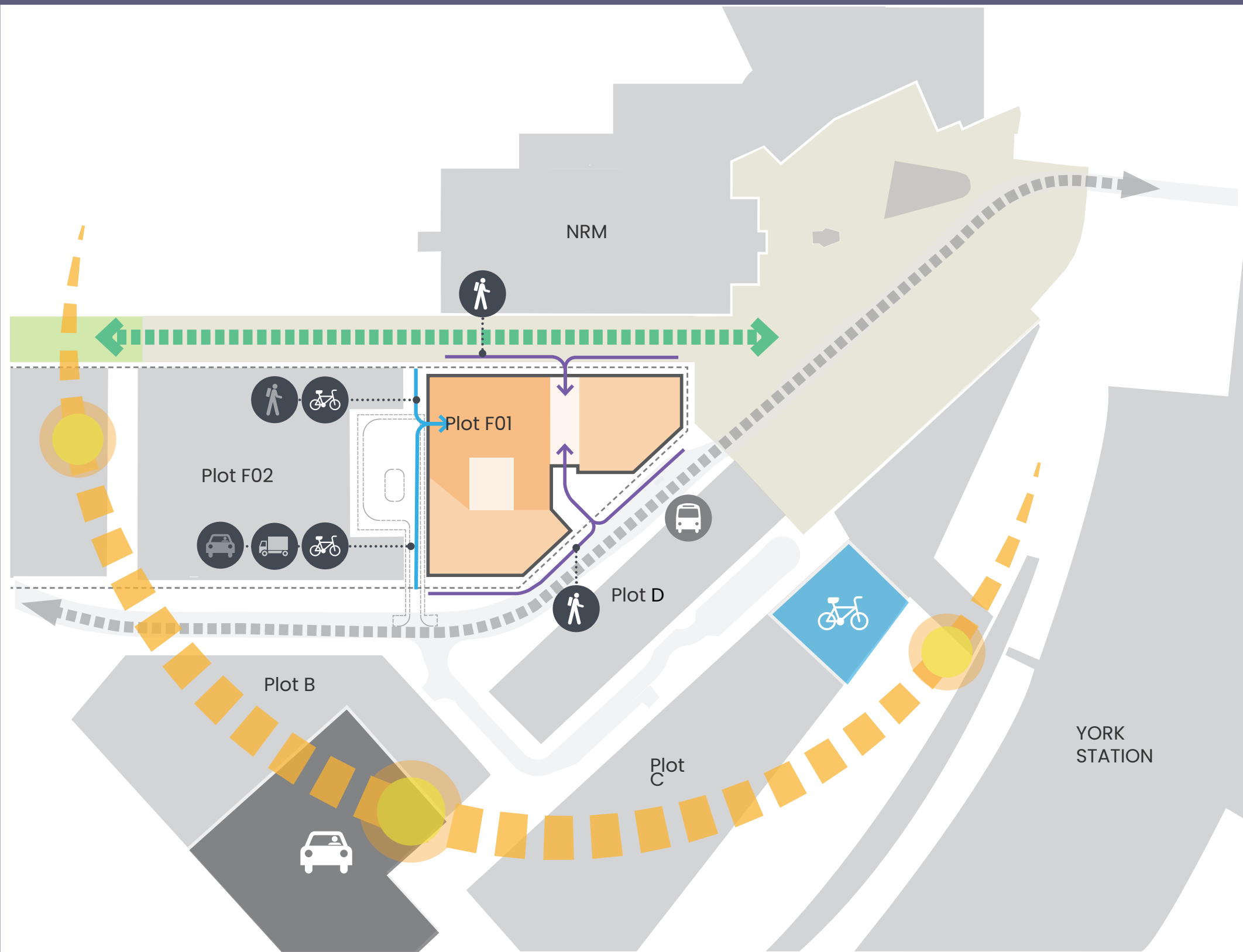
- Welcoming
- Open and accessible
- User friendly



Modern Design

- Clear space hierarchy
- Colour palette
- Lighting

Design Principles



The plan on the left shows the proposed access for the proposed Government Hub (Plot F1).

Government Hubs form a network of modern, flexible and sustainable offices across the UK. Hubs create high quality workplaces designed to enable smarter working and creating great places to work in large, multi-occupier spaces. They seek to enhance productivity and provide an environment equipped for rapid change.



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Design Principles

The development of Plot F1 has been approved in principle through the Outline Planning Permission for the masterplan. We are now focusing on the details of the proposed Government Hub building.



Flagship Design

- Distinctive prestige appearance
- High quality design
- Local and National recognition



Efficient

- Lean construction
- Excellent technical performance
- Maximum usable area
- Low energy consumption



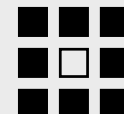
Sustainable

- Maximum resource efficiency
- Enhanced biodiversity & ecology
- Health, wellbeing and society at the core



Resilient

- Economically viable design
- Primary and legacy uses considered
- Designed for change
- Recyclable and reusable



Contextual

- Aligned to the York Central masterplan
- Connected to the upcoming network of public realm spaces



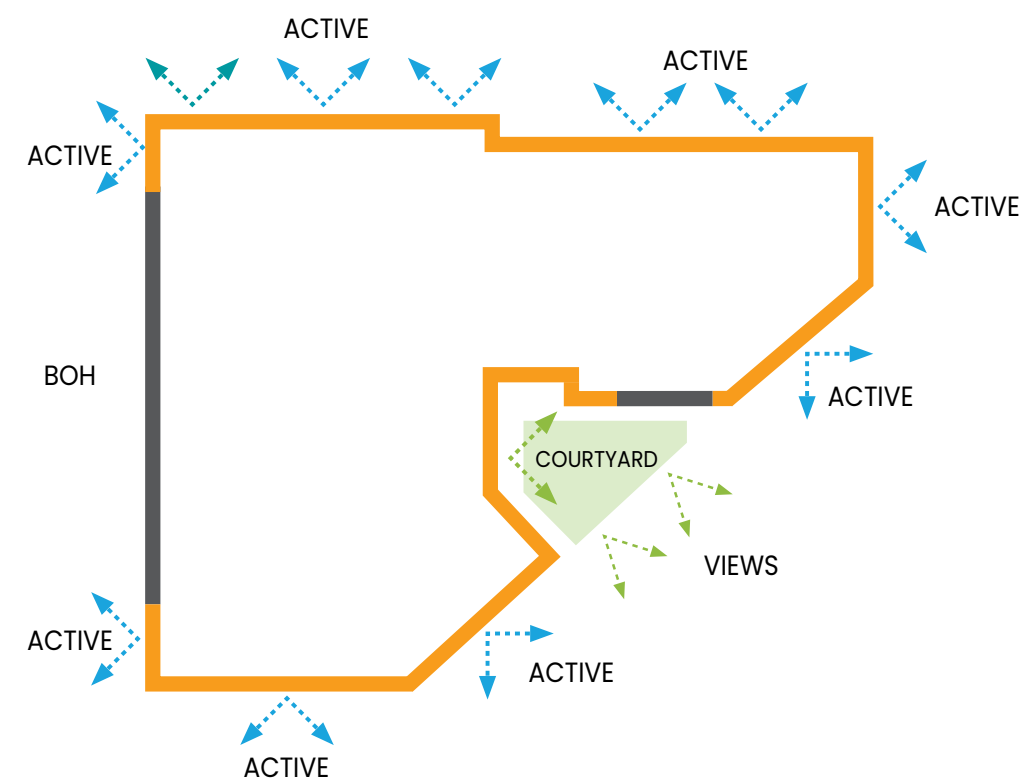
Human Centred

- Atkins Human Centred Design Tool
- GPA Design Guide and Inclusive Design Standards
- Comfort: Air quality, thermal, lighting, acoustics, biophilia

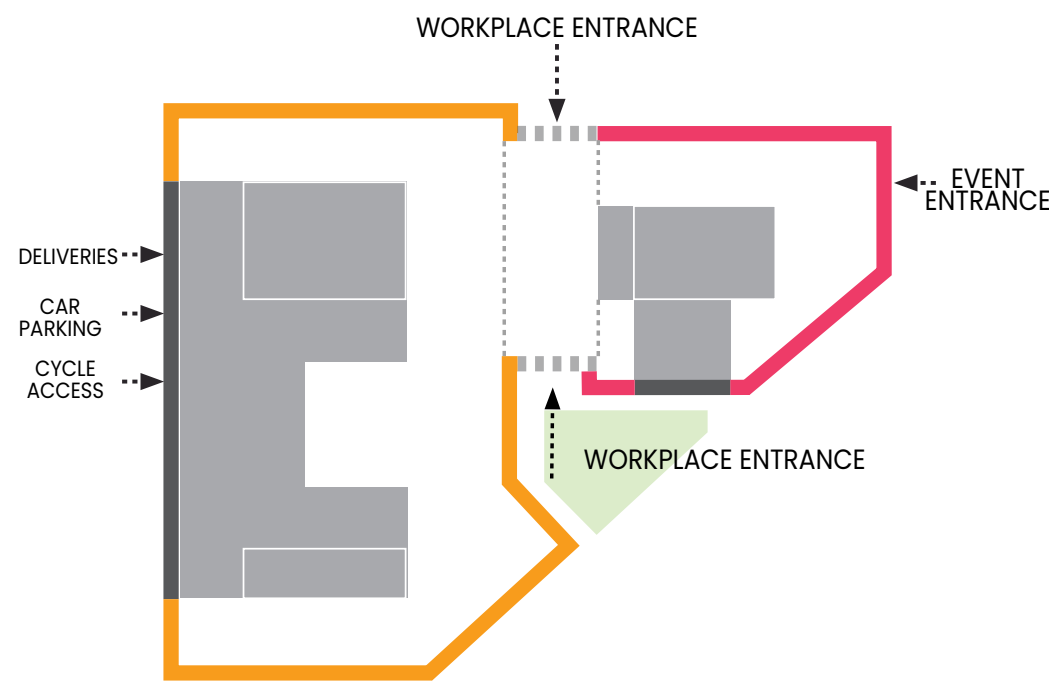
What could the emerging scheme look like?

The Design approach has kept the creation of the Public Realm at its core, prioritising, accentuating and activating the public space as much as possible, with the main façades onto Hudson Boulevard, The Square and Cinder Street all providing activation at ground level.

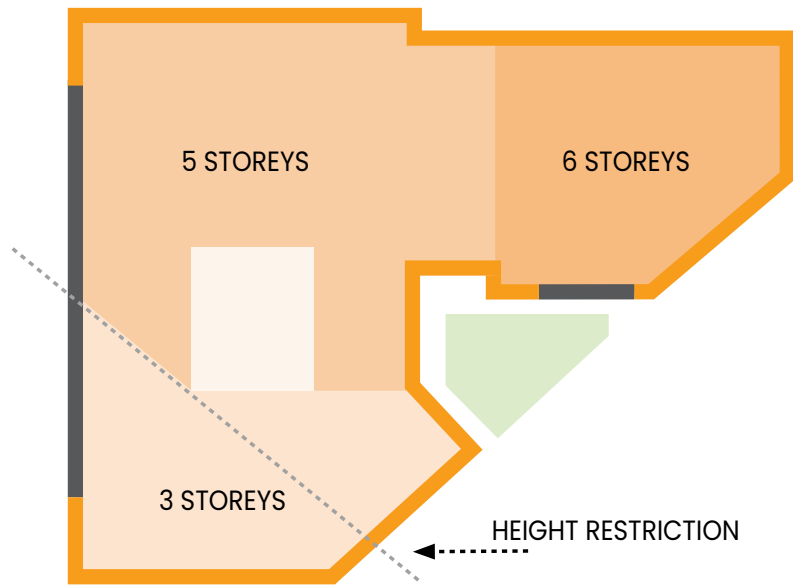
Active Frontages



Access



Scale and Massing



What could the emerging scheme look like?

View from Hudson Boulevard towards The Square and the National Railway Museum.



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What could the emerging scheme look like?

Creating a strong presence on The Square.



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What could the emerging scheme look like?

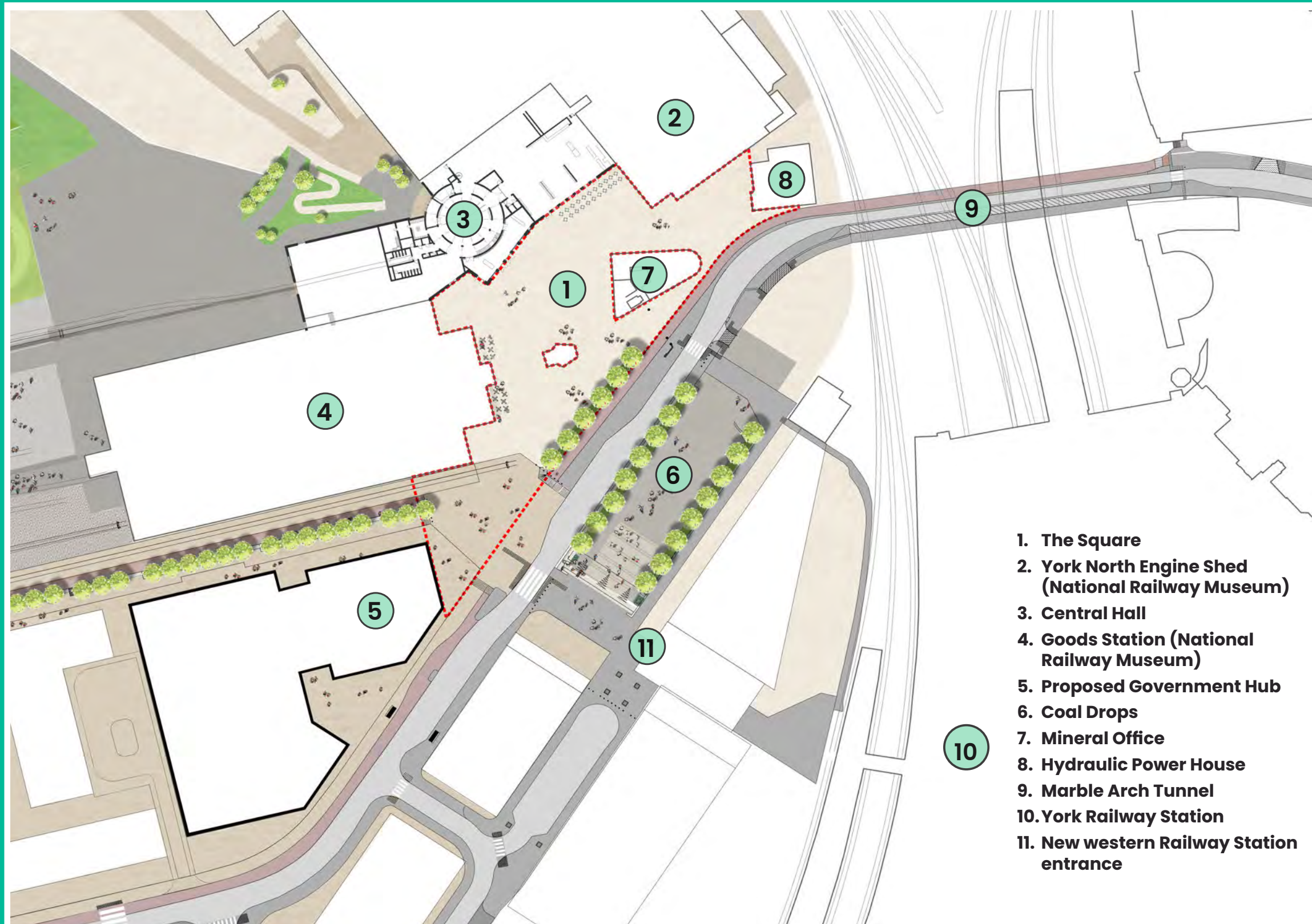
View from Cinder Street towards The Square, and relationship with the neighbouring frontages.



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York's New Square



1. The Square
2. York North Engine Shed (National Railway Museum)
3. Central Hall
4. Goods Station (National Railway Museum)
5. Proposed Government Hub
6. Coal Drops
7. Mineral Office
8. Hydraulic Power House
9. Marble Arch Tunnel
10. York Railway Station
11. New western Railway Station entrance

The Square will provide a new city-scale space at the threshold between the core city centre and York Central. The character and function of The Square will be varied, reflecting its multiple roles as a space for arrival, gathering and activity for the city.

Together, The Square and the Coal Drops will form the largest civic space in the city. The Square will create a gateway to the Museum formed by the new Central Hall proposals and the larger development of York Central beyond. The Coal Drops will mark the entrance to the new western concourse for York Station. This exhibition focuses solely on The Square.



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The vision for York's New Square

1

THE LARGEST PUBLICLY ACCESSIBLE SPACE IN YORK

The Square would become the largest, publicly accessible space in York and as such its treatment should be sympathetic to local character and a visitor experience in its own right.

2

COHESIVE OUTDOOR SPACE

This new Square presents the opportunity to create a cohesive outdoor space extending west from Marble Arch across the frontage of the NRM with pedestrian links south to York railway station.

3

A RANGE OF USES

The Square could include permanent and temporary features, and accommodate both functional use and occasional events.

4

PERMANENT FEATURES

Permanent features could include paving materials, street furniture (e.g. accessible benches, lighting, wayfinding), public art, street trees and new planting.

5

FUTURE EVENTS

Future events with The Square could include temporary exhibitions, live performances and theatre, food fair, pop up art festivals and community-based events. Ultimately there could be flexibility to hold events that spread across the wider space into Station Square (former Coal Drops area).

6

RESPECTING THE CONTEXT

Materials would be selected so as to be locally appropriate and sympathetic to the heritage and context of The Square and City of York. Any street trees would be selected for their tolerance of local conditions and climate.

7

CLEAR PEDESTRIAN AND CYCLE ROUTES

The Square will create legible pedestrian and cycle routes from the city into the heart of York Central, giving access to a number of new spaces, including Central Park.

8

HERITAGE

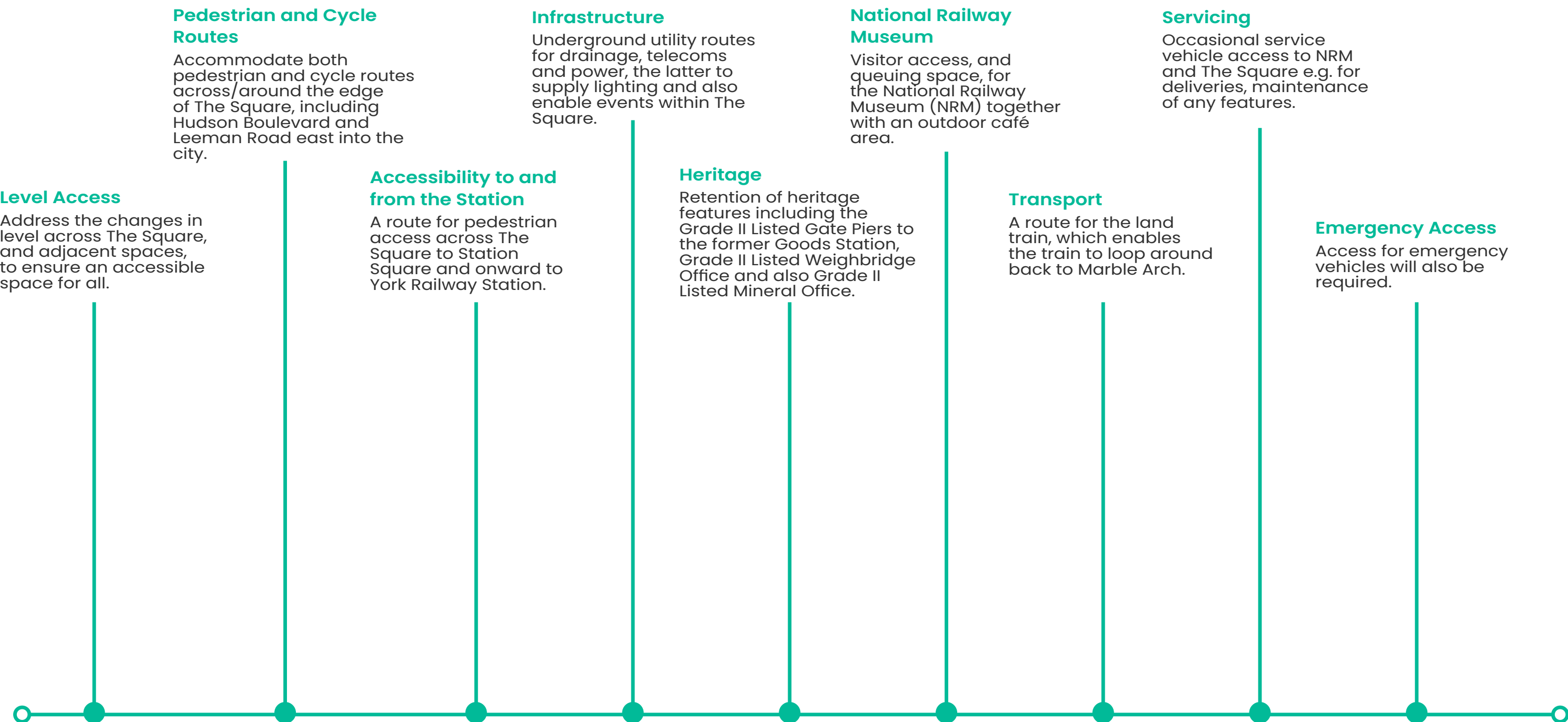
A recognition of the site's history, and its context within the city, is also an important consideration for the design of The Square. Links to the former use of the site through preserved features or commemorative/interpretative art are potential inclusions.



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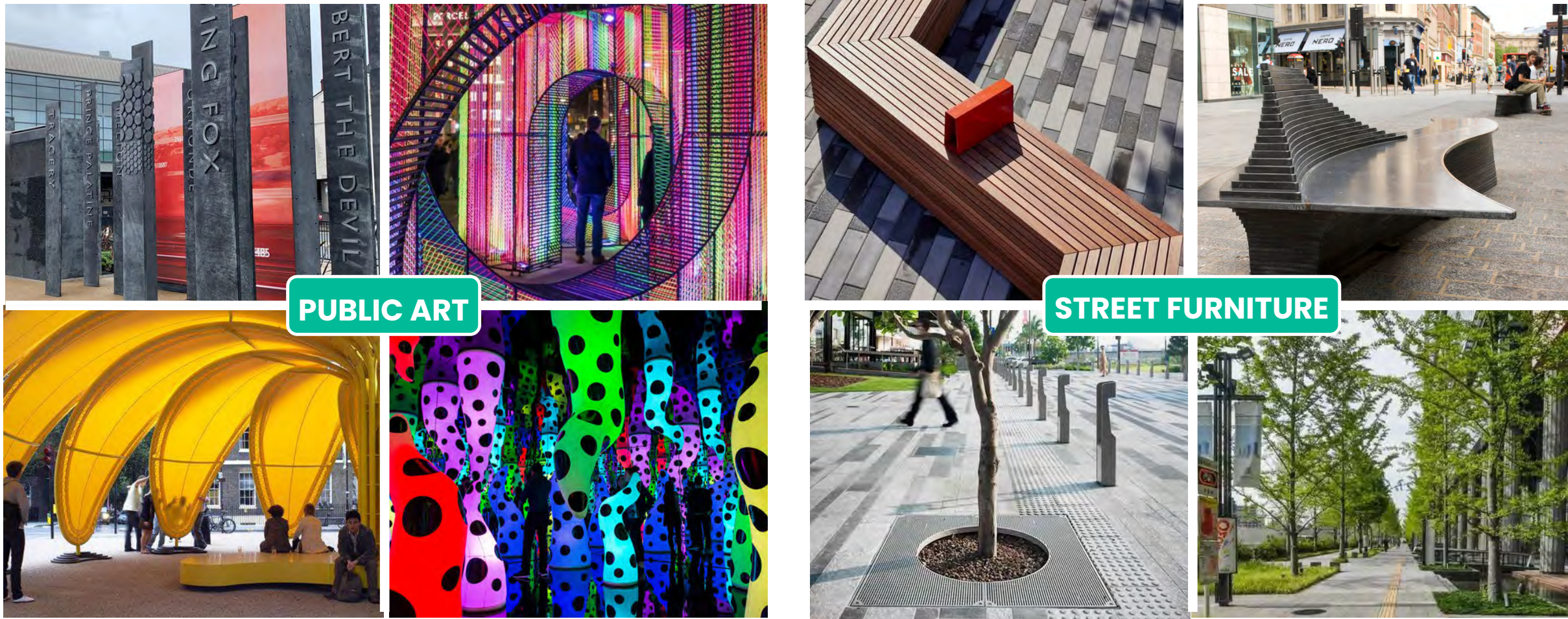
Design considerations



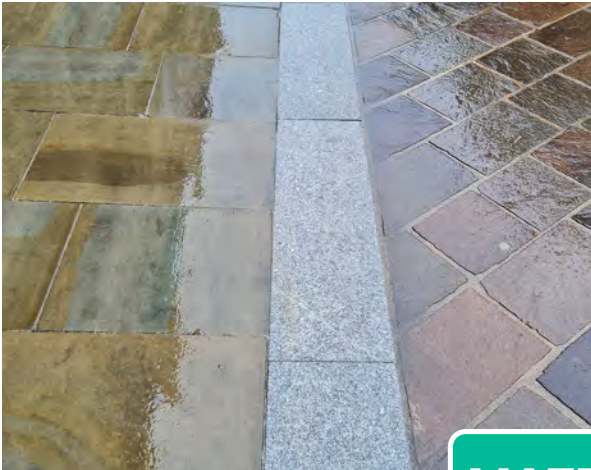
York's New Square

HOW COULD YOUR NEW SQUARE FEEL AND FUNCTION?

What are your aspirations for the new Square?



Shaping your new Square



MATERIALS



SHARED SPACES



EVENT SPACES



What happens next?

OUR PROGRAMME OF ENGAGEMENT FOR THE SQUARE AND THE PROPOSED GOVERNMENT HUB

NOVEMBER 2022

Stage 1 Engagement

Our first public consultation on The Square and the proposed Government Hub

Opportunity to provide feedback on –

- The Square
- The proposed Government Hub

NEW YEAR 2023

Stage 2 Engagement

How we used your feedback to influence our emerging design concepts for The Square and draft final proposals for the proposed Government Hub

Opportunity to provide feedback on –

The Square

EARLY SPRING 2023

Reserved Matters application submitted for the proposed Government Hub

Opportunity to formally comment on the reserved material application for the proposed Government Hub

SPRING 2023

Stage 3 Engagement

How we used your feedback to influence our draft final proposals for The Square

SPRING 2023

Reserved Matters application submitted for The Square

Opportunity to formally comment on the reserved material application for The Square



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Q&A

Please post any questions or comments in the Q&A
tab at the bottom of your Zoom window

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RAILWAY
MUSEUM





York Central

Thank you for attending!

Thank you for attending!

Thank you for coming to our engagement exhibition. Your feedback is really important to us and we want to give you the chance to share your views.

More information



Yorkcentral@homesengland.gov.uk



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www.twitter.com/YRK.central

Share your feedback!

We would love to hear your feedback on the information we have shared with you today. Please do this by completing a short survey. This can be found by scanning the QR code.



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