



Welcome...

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. Building upon extensive engagement that has taken place for the original York Central Outline Planning Application, this event will focus on two key early elements of the masterplan, a proposed Government Hub building, and The Square. This engagement is part of an ongoing process of developing York Central. We want to hear your views about the proposals for the new building and the new space. This will help us to shape the final design of both elements which will be submitted as Reserved Matters Applications in 2023.



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

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.

Why are we consulting now?

Extensive public engagement is central to securing regeneration which works for York’s current and future residents and businesses. This 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.



UNDERSTANDING THE PLANNING PROCESS...

What is an Outline Planning Application?

An Outline Planning Application (OPA) was approved for York Central in December 2019. It set the position of key uses and infrastructure. It defined the uses that can be developed on the site as well as the maximum (and in some cases) minimum amount of development (for example, the number of homes and amount of office space), the heights and layout of development plots, the key points of access into the site and the main routes through the site. A extensive programme of engagement took place between 2016 and 2018 which informed the OPA.

What is a Reserved Matters Application?

An application for reserved matters (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, and it will include details about the appearance, layout, landscaping and means of access.

Who is York Central Partnership?

The development is being facilitated through a collaborative approach between the members of the York Central Partnership (YCP) – Homes England, Network Rail, City of York Council and the National Railway Museum. As the scheme proceeds each party will take a different role in delivering the various aspects of York Central, focused on unlocking the site’s potential and realising a long-held ambition for York.

Who else is involved in the project?

Homes England and Network Rail are the majority landowners and are leading on the delivery of York Central. The landowners are working alongside Government Property Agency (GPA) on the proposals for the proposed Government Hub building. The GPA delivers property and workplace solutions across government. The proposals for the building are being designed by architects, Atkins.

Proposals for The Square are being led by Homes England and Network Rail. A local landscape design practice, Barton Howe has been commissioned to prepare the scheme.

Homes England and Network Rail has also commissioned architects, Allies and Morrison, to feed into the design process for the proposed Government Hub and The Square. Allies and Morrison led the design proposals for York Central masterplan. Their role is to work alongside Atkins and Barton Howe to make sure the emerging proposals respond to the development parameters and guidance approved as part of the Outline Planning Permission.

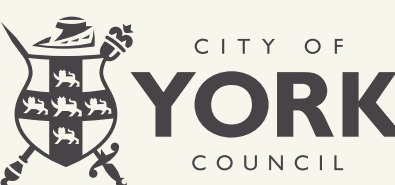
THE YORK CENTRAL PARTNERS



The government agency responsible for investing in increasing housing supply and releasing public land to the market. Its involvement has allowed the final pieces of land to become owned by the partnership, with future focus on unlocking the residential potential of York Central.



The national rail infrastructure agency and largest single landowner on the York Central site. Work on the site is being led by the land and commercial division, tasked with generating funds to be reinvested back into the railway by delivering transport and station-led regeneration, housing, jobs and economic growth.



City of York Council, as local authority, and a partial landowner, has played a crucial role in facilitating the development of York Central. The Enterprise Zone and Housing Zone designations enabled the council to work with all partners to leverage the public funds necessary to; facilitate the enabling infrastructure, attract future investment, and crucially to unlock the site’s long term strategic development potential and build a great new place for the city and its residents.



A leading UK museum and visitor attraction, the National Railway Museum currently welcomes 750,000 visitors annually. A major landowner and anchor occupier, the museum is progressing its own multi-million-pound programme of investment and improvements: Vision 2025.



TODAY WE WILL BE LOOKING AT....

1

Hello and Welcome!

2

The Vision for York Central

3

Creating York Central

4 and 5

Proposed Government Hub – Where this fits within the masterplan and what the emerging scheme could look like

6 and 7

The Square – Where this fits within the masterplan and how this space could look and feel...

8

What happens next? How to get involved and share your feedback!





The Vision for York Central

Located on one of the largest brownfield sites in the UK, York Central includes opportunities for a new office quarter, new residential neighbourhoods, an expanded and enhanced National Railway Museum, improvements to York Railway Station, and a network of vibrant public Squares with routes linking to surrounding neighbourhoods and York City Centre. The proposed Government Hub and new Square mark a major step in delivering this vision.



York Central illustrative masterplan, approved for Outline Planning Permission in December 2019.

York Central provides a major opportunity to realise the significant ambition for economic and housing growth in York. York Central's excellent location in the heart of the city and next to York Railway Station will provide a well-connected and sustainable neighbourhood accessible to all. Drawing on its railway heritage, it will be a place full of life and vitality, creating a vibrant new part of the city, providing homes and jobs for the people of York.

The buildings and spaces at York Central will be high quality and complement the historic setting and fantastic connections to the city centre and railway network. Homes will range from first homes to those for families and for older people, suitable for all stages of life and affordable to all.

York Central will enable business growth and attract inward investment to create good quality jobs for the people of York. It will be a hub and catalyst for creativity and innovation.

The plan to the left 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.

WHAT WILL YORK CENTRAL BRING?



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.

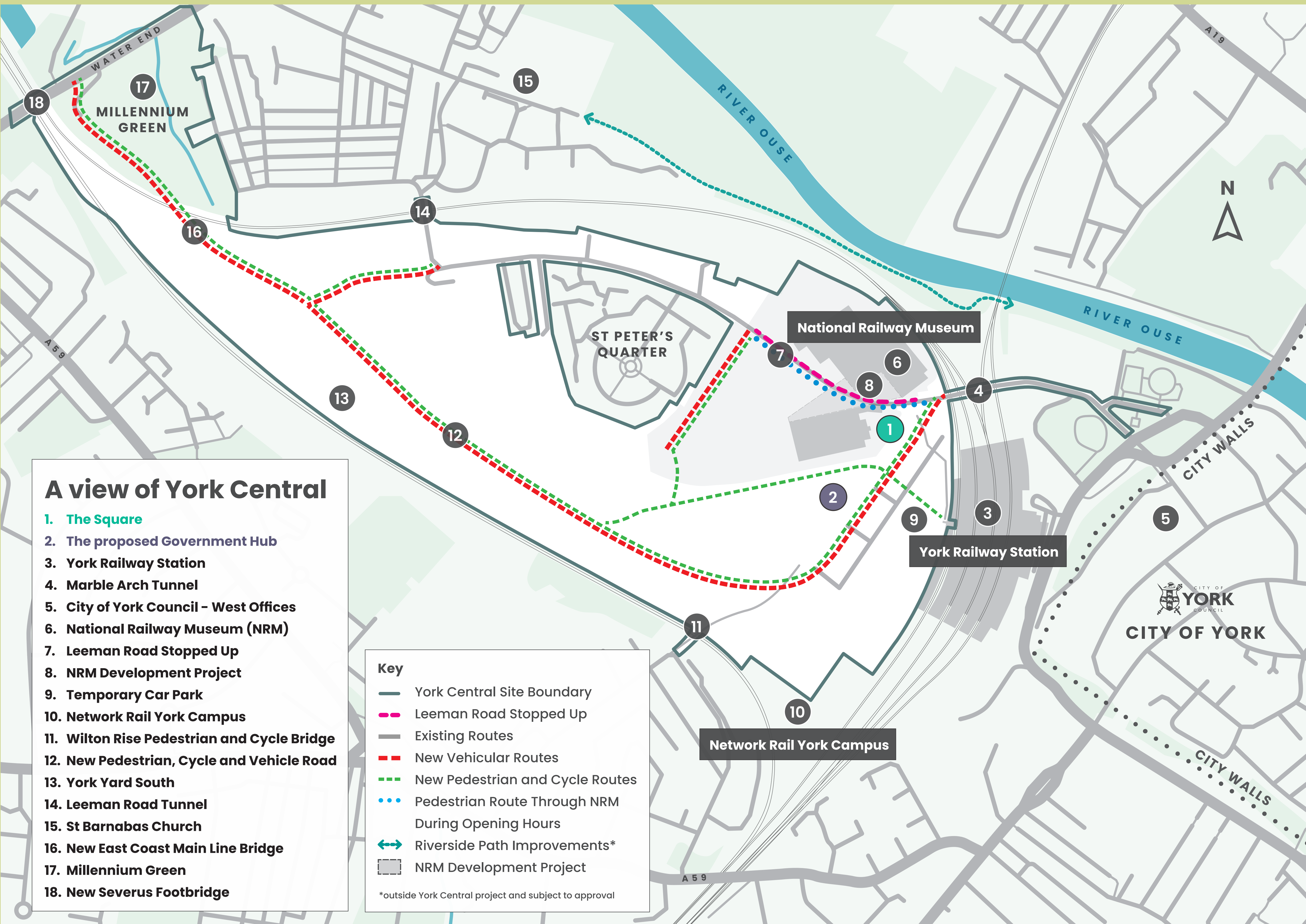


Initial Engagement for
The Square and
the proposed Government Hub

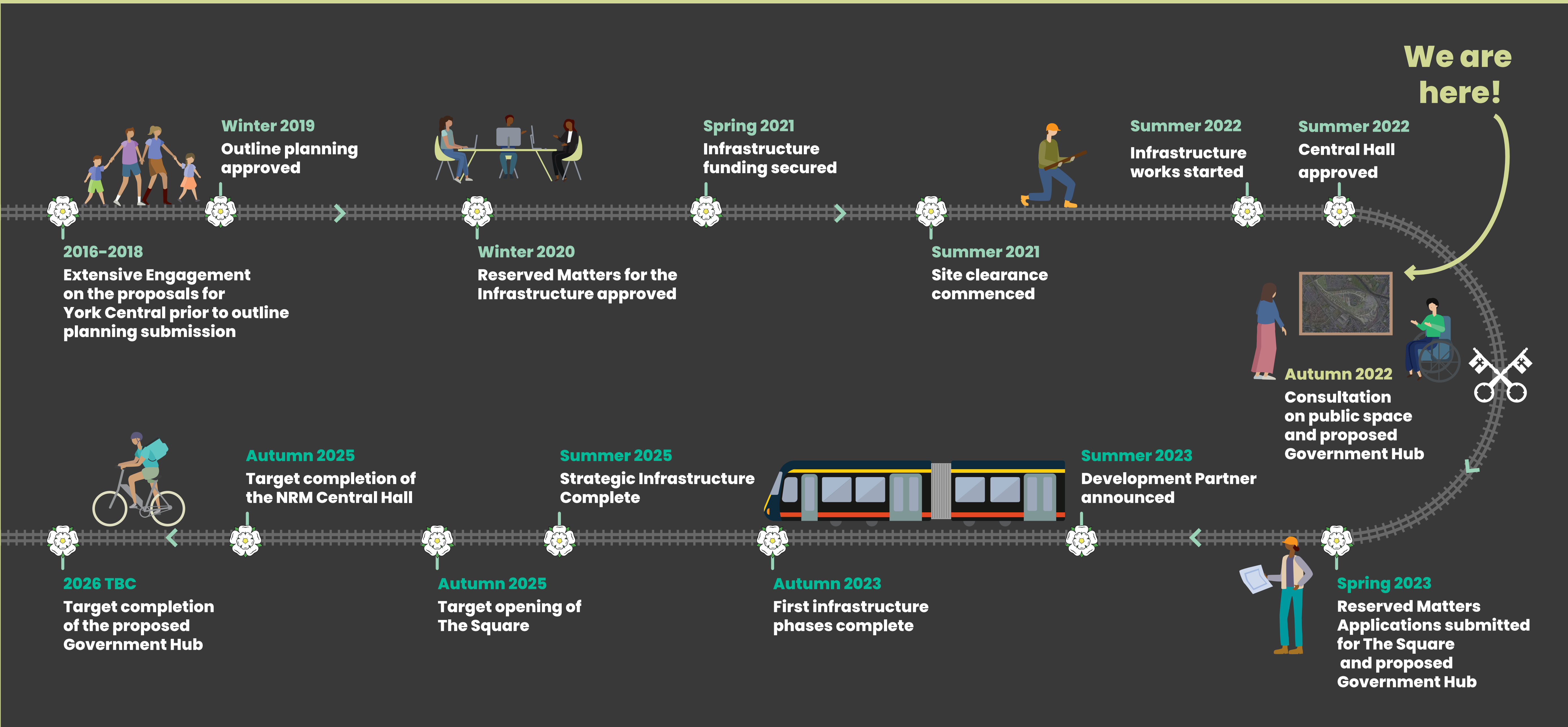


Creating York Central

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). 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. This board summarises progress at York Central since the Outline Planning Consent, and the target timescales for delivery.



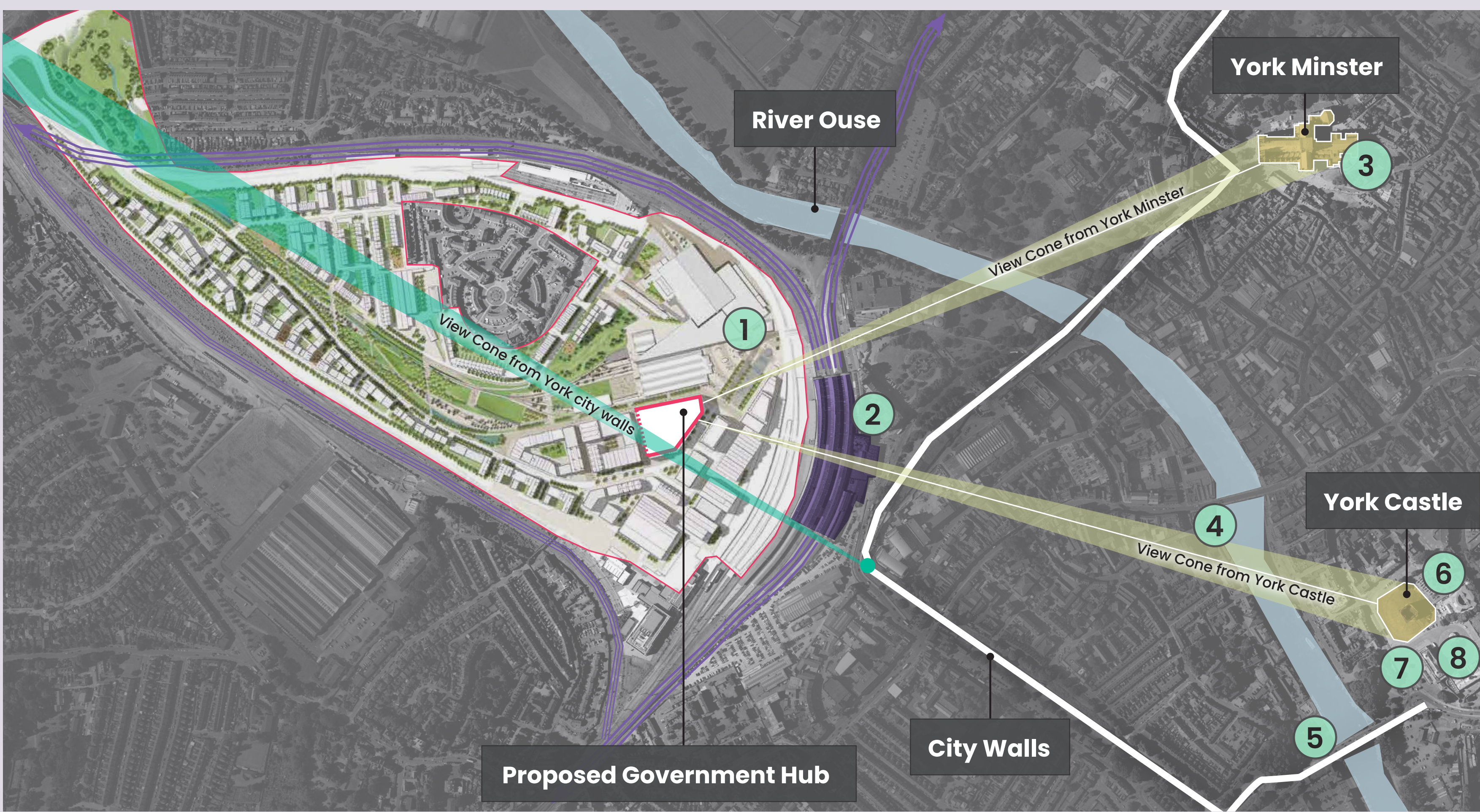
WHAT'S HAPPENED SO FAR?





A Vision for a Government Hub

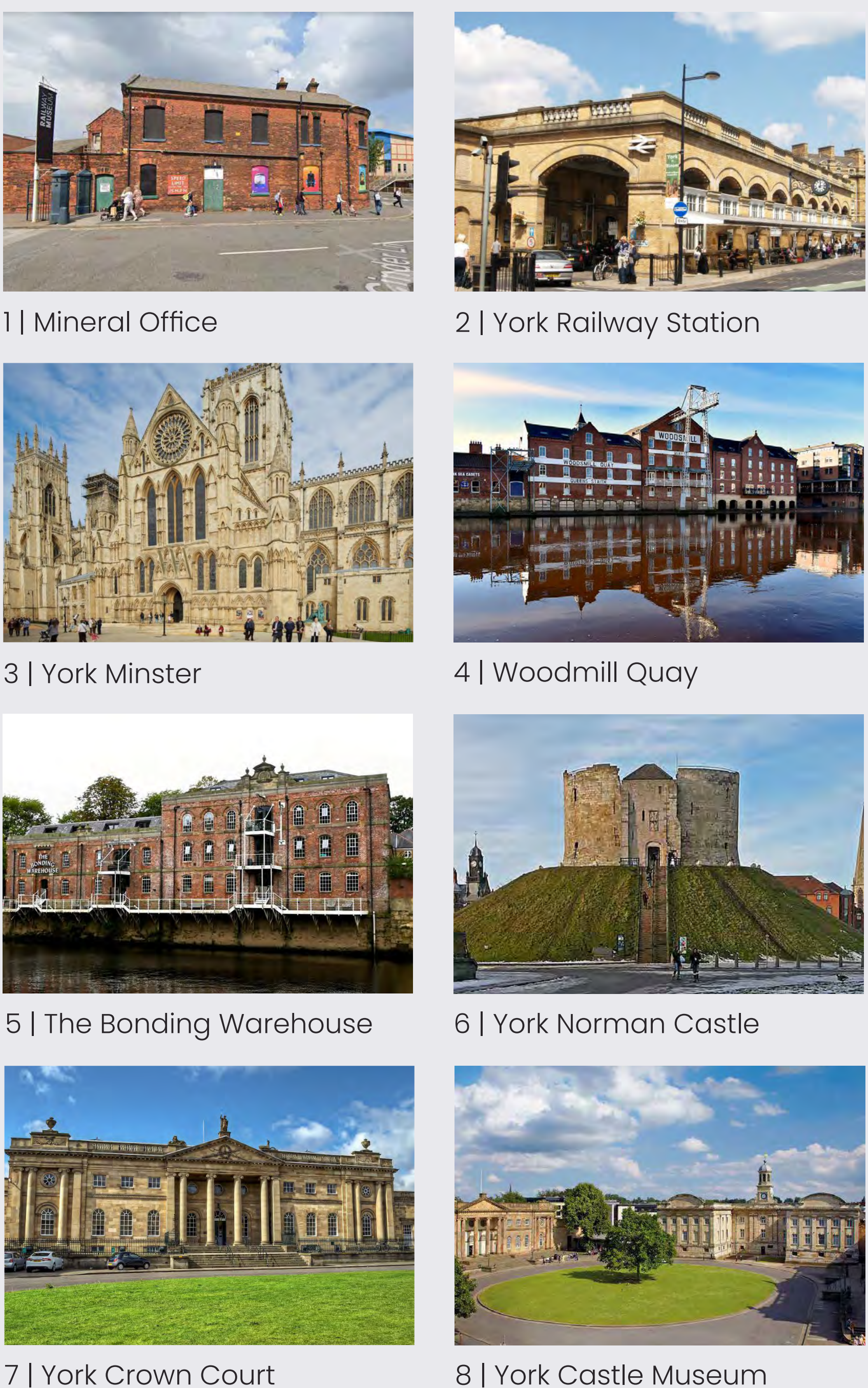
The proposed Government Hub within the York Central scheme presents an exciting opportunity to attract new jobs and talent to the city of York, bolstering public sector capability in the local area. Sustainability is at the heart of the design, promoting modern and flexible ways of working which make 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.



RESPONDING TO CONTEXT

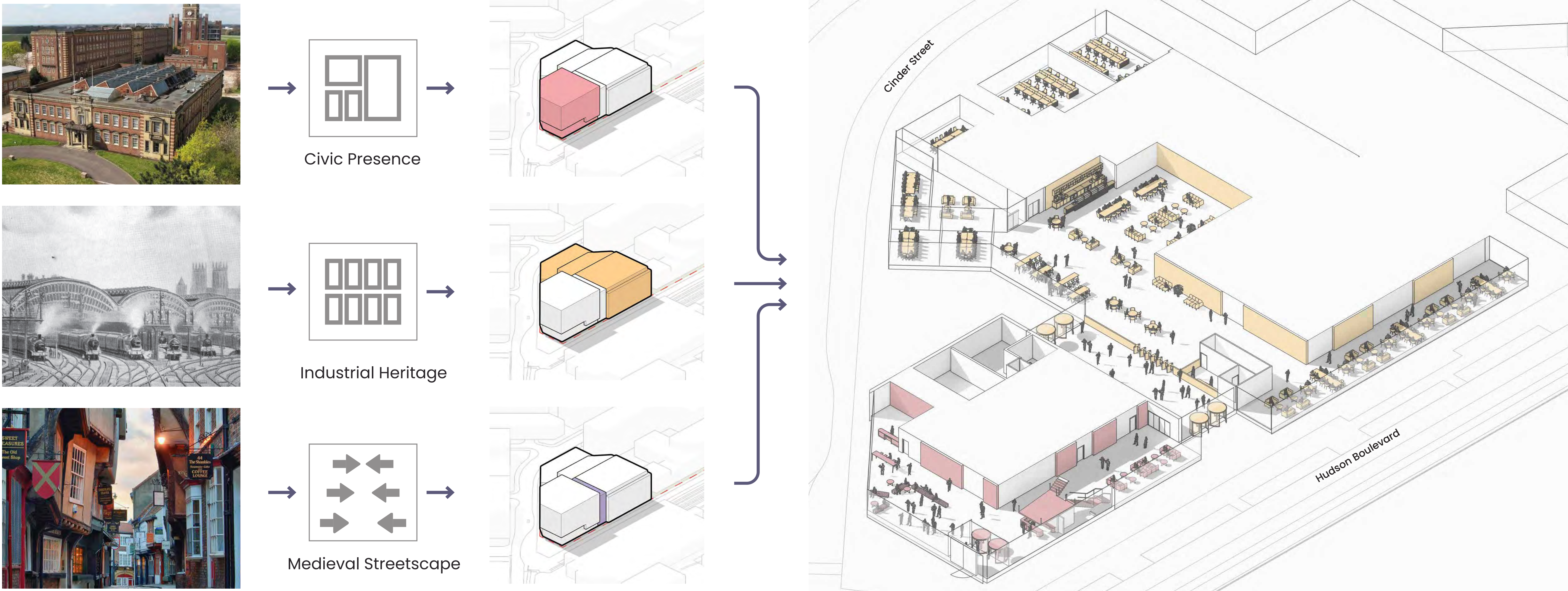
Our intention to create a Government Hub on the York Central Masterplan provides a unique opportunity to unlock the prime site in the commercial zone of the masterplan, adjacent to the main public Square and across from a new entrance to York rail station. The proposed Hub would support the growth of commercial, hospitality and leisure development, adjacent to York Station.

Our scheme would be connected visually to the main historic landmarks, such as the Minster and the Castle. Aligned to the Masterplan Height Parameters, the design would take into account the context and the building height ensuring that the view from the City Walls across to the Yorkshire Dales is retained.



THE DESIGN APPROACH

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 A 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

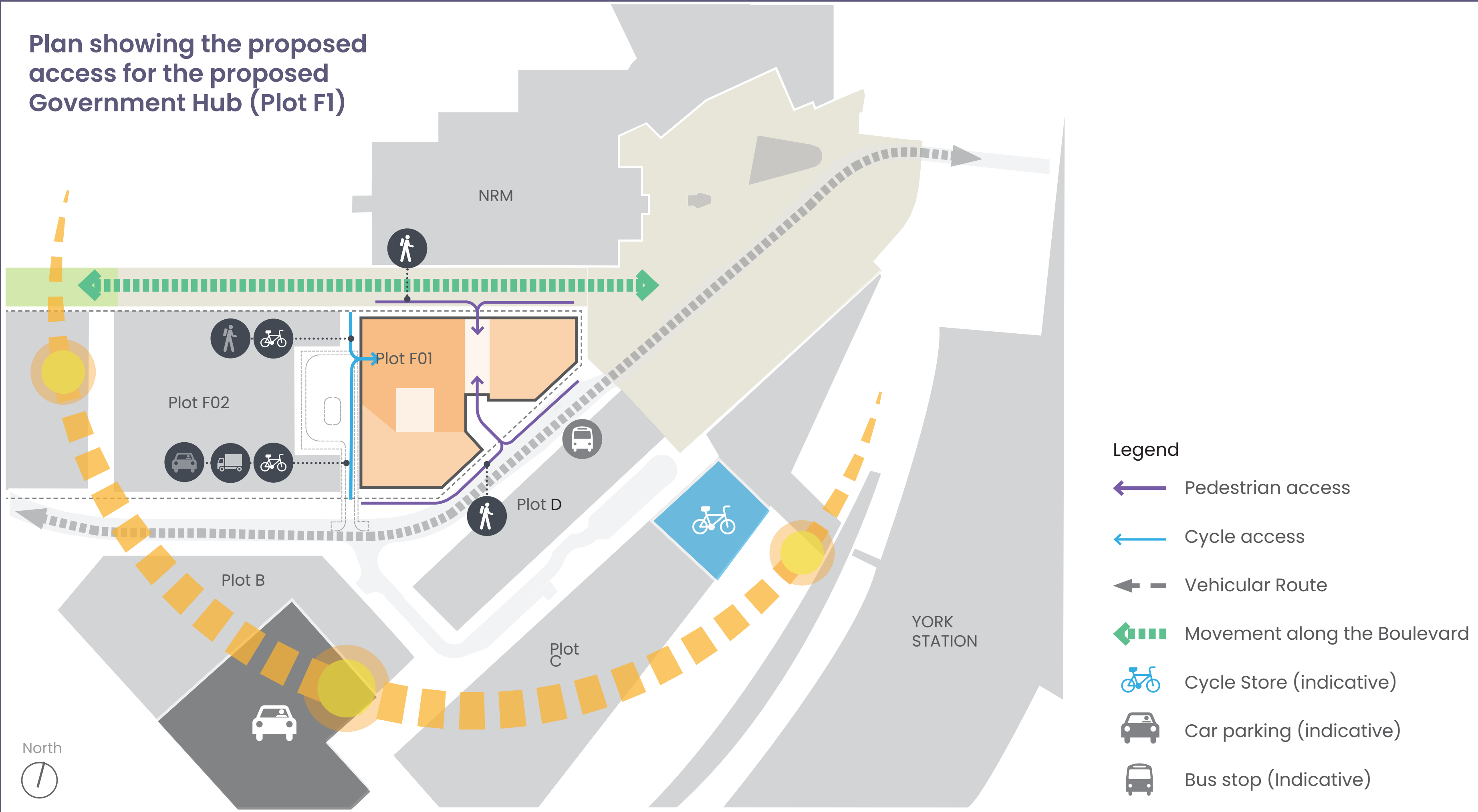
- Clear space hierarchy
- Colour palette
- Lighting





Design Principles

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.



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.

The proposed Government Hub building is likely to create floorspace of approximately up to 16,000 square metres, subject to ongoing design requirements.

We are committed to delivering the UK government's ambition for net zero carbon emissions by 2050. This can be evidenced in our sustainability strategy (comprising a Fabric First and Passive Design approach). The proposed Hub would forecast to meet EPC A and would target BREEAM Outstanding (NABERS 5* Superior Performance) with an independent ecology team Biodiversity Review.

Plot F1 is within close proximity to public transport and our building would actively encourage the use of public transport and cycling, with parking spaces on site kept to an absolute minimum. Thoughtful consideration has been given to provision for a comfortable, safe and secure pedestrian experience.

DESIGN PRINCIPLES

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?

Active Frontages

A diverse number of spaces occupied on a daily basis would be provided at the ground floor, excluding the back of house services (BOH). The facade would be designed with high degree of transparency ensuring security, activation and liveliness.

Access

Two designated entrances would be provided to the building for all employees and visitors. They would be located on the Hudson Boulevard (North) and on Cinder Street (South) and should be used on a day to day basis. The events entrance which would be located on The Square should be used for significant events only. The Back of House and access to the cycle storage, car parking and deliveries would be provided to the western side of the building with a designated service yard and entrance from the Lanes as shown.

Scale and Massing

The building would be developed in three different levels of 3, 5 and 6 storeys respectively. The highest part of the building would face eastwards to increase the public prominence to The Square and Cinder street. The lowest part would face Southwards to ensure unrestricted views towards the Yorkshire Dales from the city walls.

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

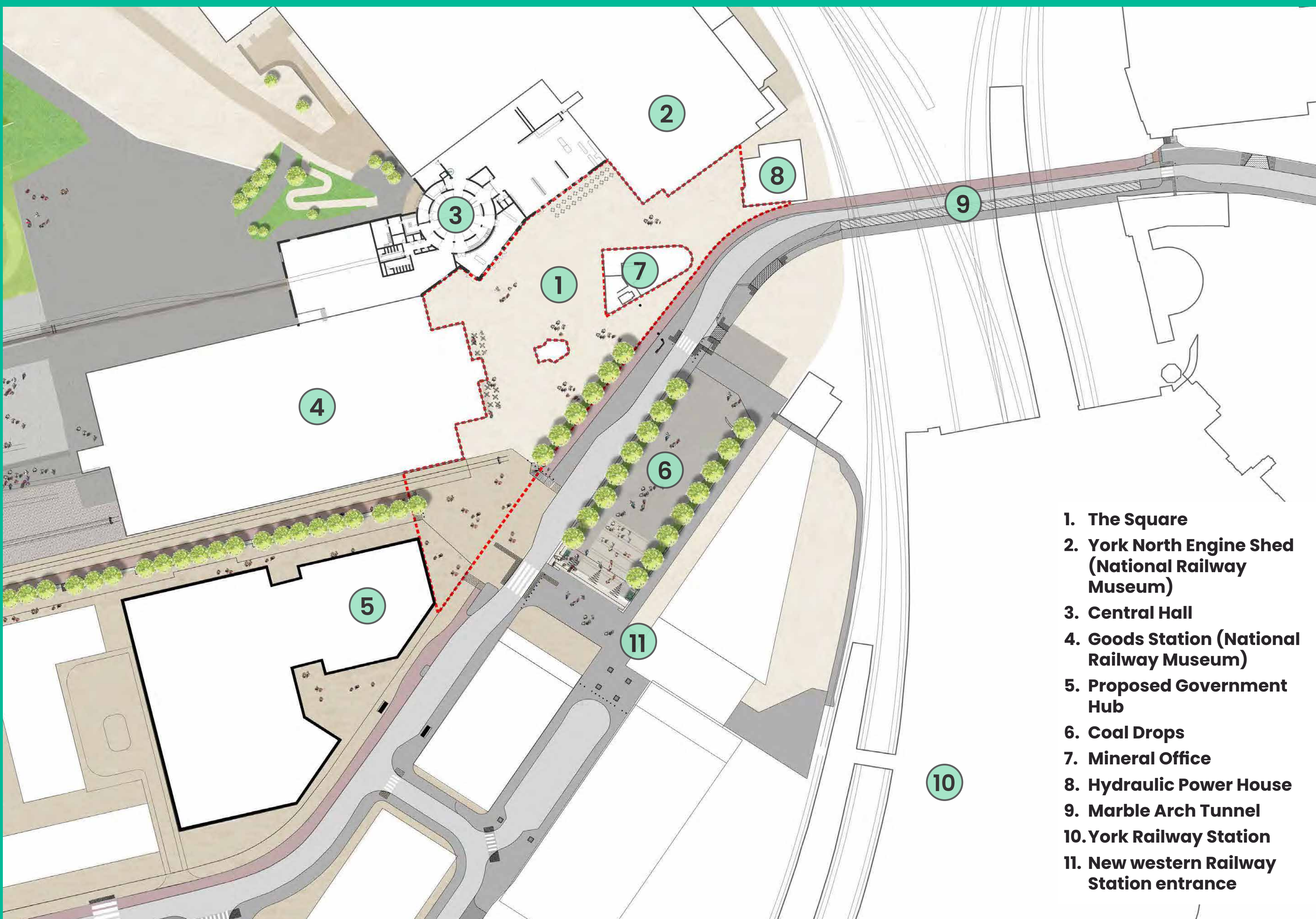
Creating a strong presence on The Square.

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



York's new Square

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. Here we have explained the overall vision, and some of the key technical considerations, so you can share your views on how we can develop it further to suit the future needs of York.



The Square will form a key public space within York Central, creating a gateway from the City Centre. It is intended that The Square will be a pedestrian priority space with shared space for cyclists and occasional vehicular access. The Square is one of the key design proposals from the Outline Planning Permission.

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.

Design of The Square will be influenced by a range of existing constraints, these 'considerations' are set out in more detail below. Your input is vital to the design process, the views of York residents and the local community in particular will help us shape this new space.

To encourage your thoughts, we have suggested some possible features and future uses for The Square under the heading of 'Vision' below. Example images from similar spaces together with potential materials and features are illustrated on the next banner.

DESIGN CONSIDERATIONS

Level Access

Address the changes in level across The Square, and adjacent spaces, to ensure an accessible space for all.

Pedestrian and Cycle Routes

Accommodate both pedestrian and cycle routes across/around the edge of The Square, including Hudson Boulevard and Leeman Road east into the city.

Accessibility to and from the Station

A route for pedestrian access across The Square to Station Square and onward to York Railway Station.

Infrastructure

Underground utility routes for drainage, telecoms and power, the latter to supply lighting and also enable events within The Square.

Heritage

Retention of heritage features including the Grade II Listed Gate Piers to the former Goods Station, Grade II Listed Weighbridge Office and also Grade II Listed Mineral Office.

National Railway Museum

Visitor access, and queuing space, for the National Railway Museum (NRM) together with an outdoor café area.

Transport

A route for the land train, which enables the train to loop around back to Marble Arch.

Servicing

Occasional service vehicle access to NRM and The Square e.g. for deliveries, maintenance of any features.

Emergency Access

Access for emergency vehicles will also be required.

THE VISION

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

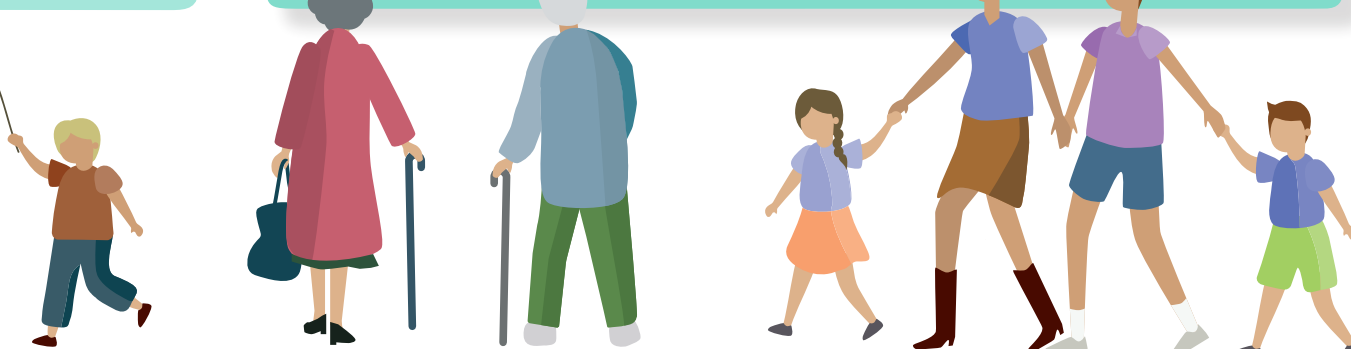
CLEAR PEDESTRIAN AND CYCLE ROUTES

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.



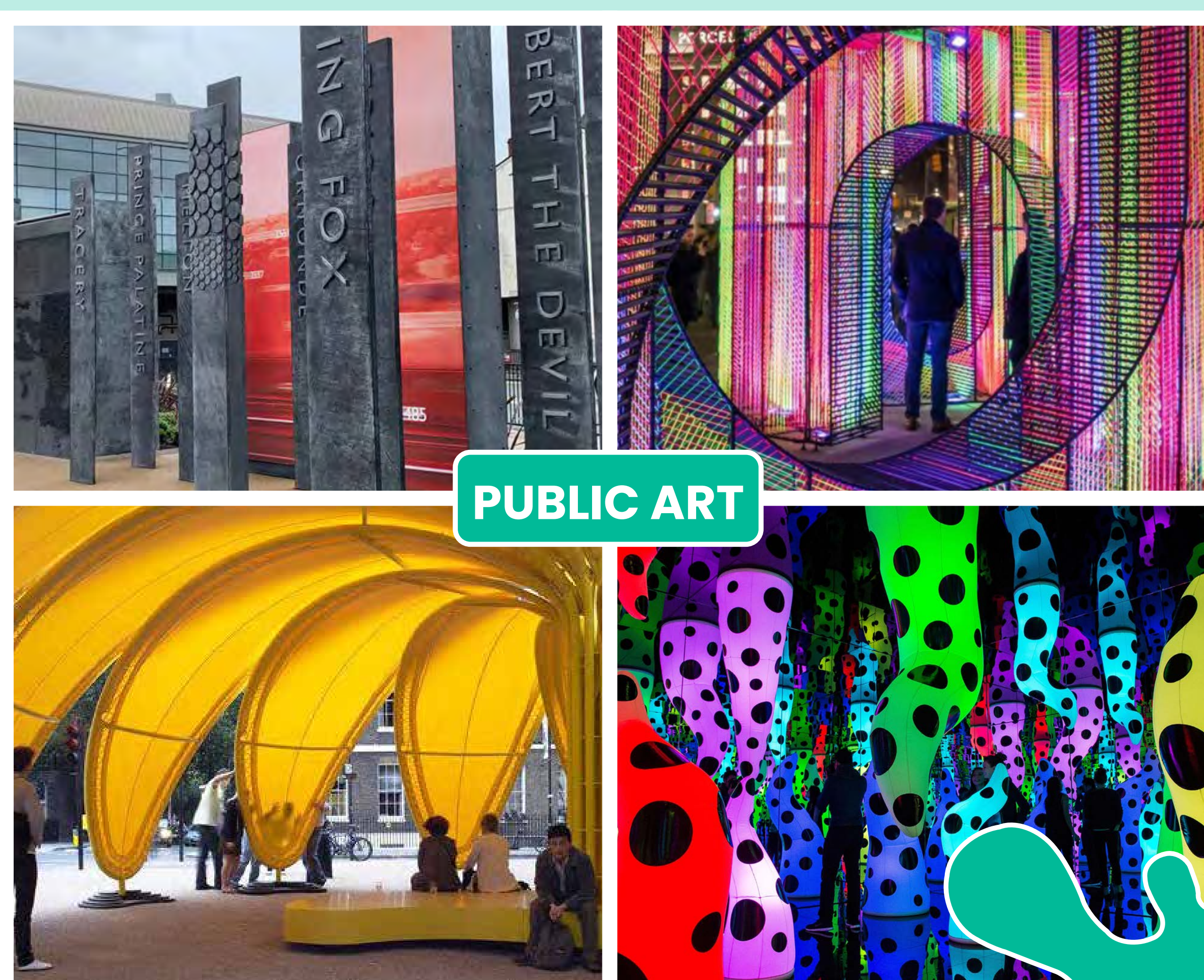
Shaping your new Square

From the fine details of materials to everyday activities and events, we want to know how you would like your future Square to feel and function. Below are several photographs which could inspire or influence the design. We are keen to understand what you like and don't like, as well as what is most important to you about your new Square.

HOW COULD YOUR NEW SQUARE FEEL AND FUNCTION?



CIVIC SPACES



PUBLIC ART

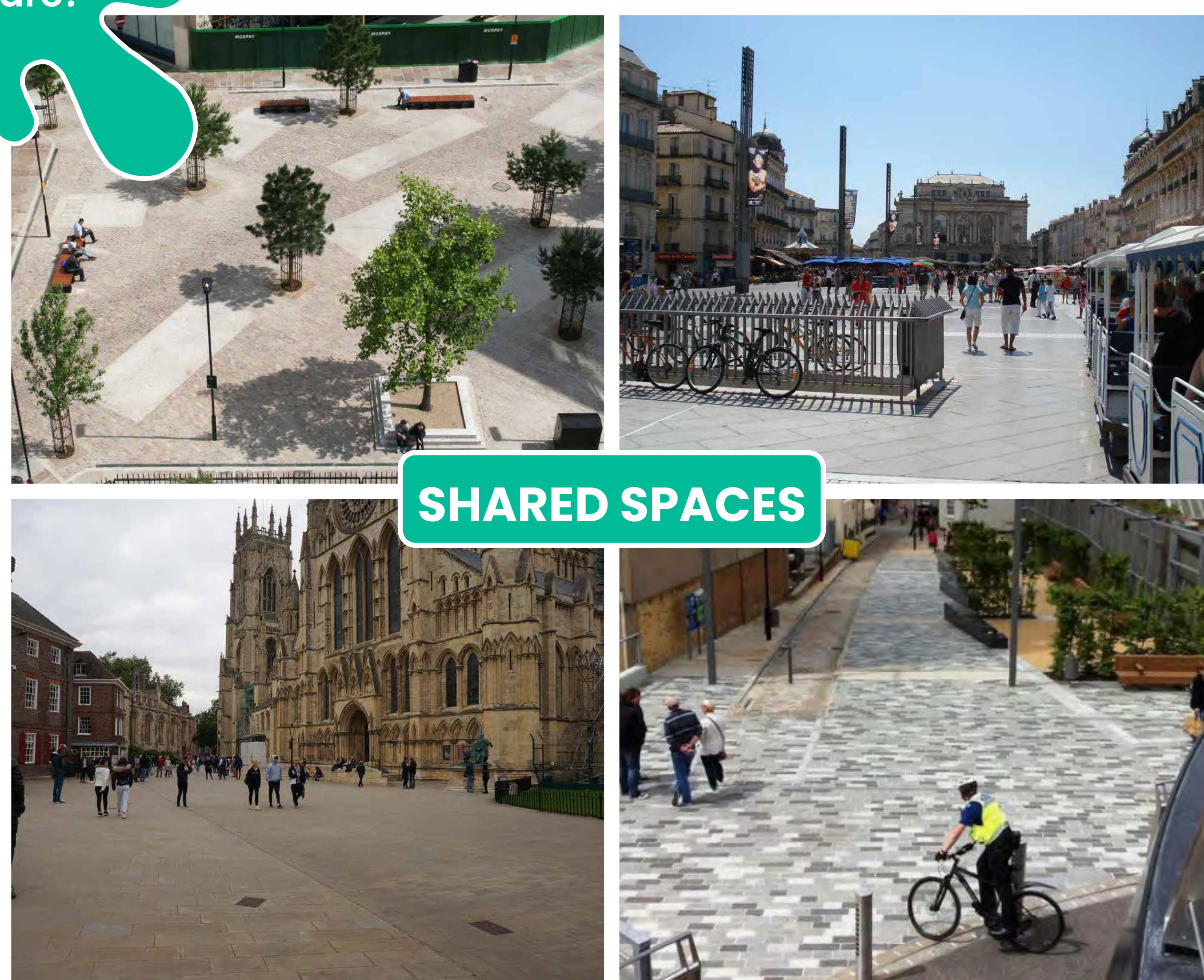


STREET FURNITURE

What are your aspirations for the new Square?



MATERIALS



SHARED SPACES



EVENT SPACES

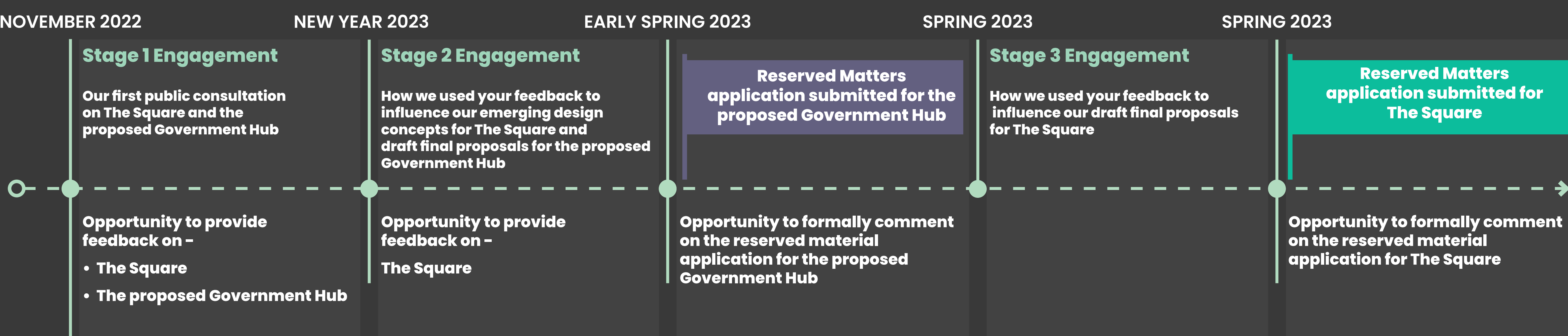


What happens next?

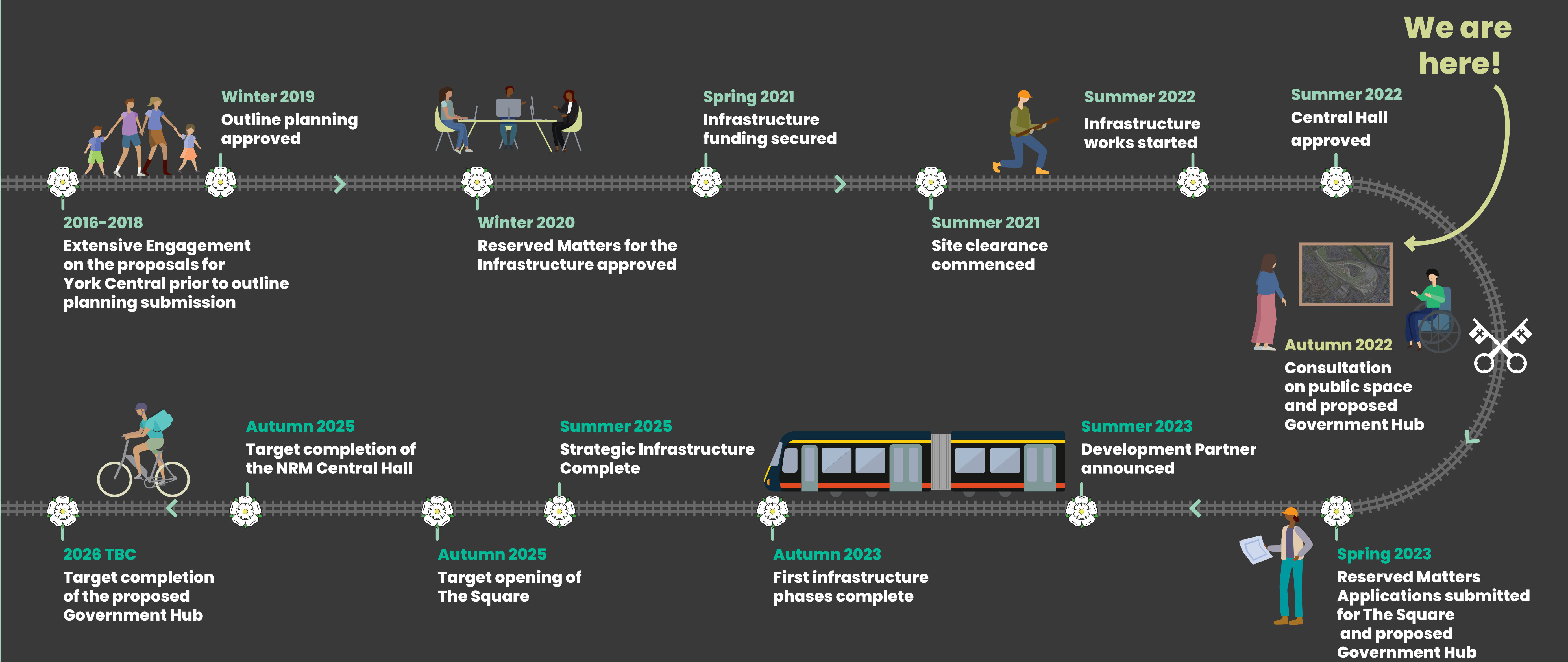
Thank you for joining our exhibition on The Square and proposed Government Hub building as part of the future for York Central. This exhibition is part of an ongoing conversation and series of engagement events

To find out more about the proposals for York Central, come and speak to a member of the team who will have further details on the things that are most important to you.

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



KEY MILESTONES IN CREATING YORK CENTRAL



WE WANT TO HEAR FROM YOU!

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.

To find out more about the proposals for York Central, come and speak to a member of the team, follow us on social media or visit the website.

More Information

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- 🌐 www.yorkcentral.info
- 📘 www.facebook.com/York.Central01
- 🐦 www.twitter.com/YRKcentral

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 this QR code, visiting the York Central website or request a paper form from one of the team at the event.



Initial Engagement for The Square and the proposed Government Hub

