



Welcome...

York Central is the most significant urban expansion in York's modern history and is currently one of the largest city centre brownfield sites in the UK. Building upon extensive engagement that has taken place for the original York Central Outline Planning Application and reserved matters, and following the engagement we undertook in November and December 2022, this exhibition focuses on the emerging design of The Square, a new public space adjacent to the National Railway Museum. This engagement will also provide an update on the next steps for the proposed Government Hub, which could be the first office building at York Central. We want to hear your views about our proposals for the new space. This will help us to shape the final design which will be submitted as a Reserved Matters Application in 2023.



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

Why are we consulting now?

This round of engagement follows a series of engagement activities which took place in November and December 2022. These events provided information about the proposed Government Hub, and explained the early thinking around the design of The Square.

We have been reviewing this feedback and progressing with our designs for The Square and the proposed Government Hub. The main focus of this engagement, is to share the emerging designs for The Square. Please let us know your thoughts, and help us to refine the design before we submit a Reserved Matters Application later this year.

UNDERSTANDING THE PLANNING PROCESS

The team are here to help with any questions and queries you might have about the proposals for York Central. If you would like additional information including a summary of feedback on the first stage of engagement, the following documents are available either at our in-person events or alternatively online, on the York Central website.

OUTLINE PLANNING APPLICATION (OPA)

- 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

RESERVED MATTERS APPLICATION (RMA)

- An RMA is the next stage after an OPA has been granted
- It provides more detail than what was shown in the OPA
- It will include details about :
 - appearance
 - layout
 - landscaping
 - means of access

HELPFUL DOCUMENTS

Design and Access Statement

The Outline Planning Application for York Central was submitted in August 2018. The Design and Access Statement sets out the narrative for the design approach and rationale for the scheme. It demonstrates how the proposals are a suitable response to the site and its setting.

Design Guide

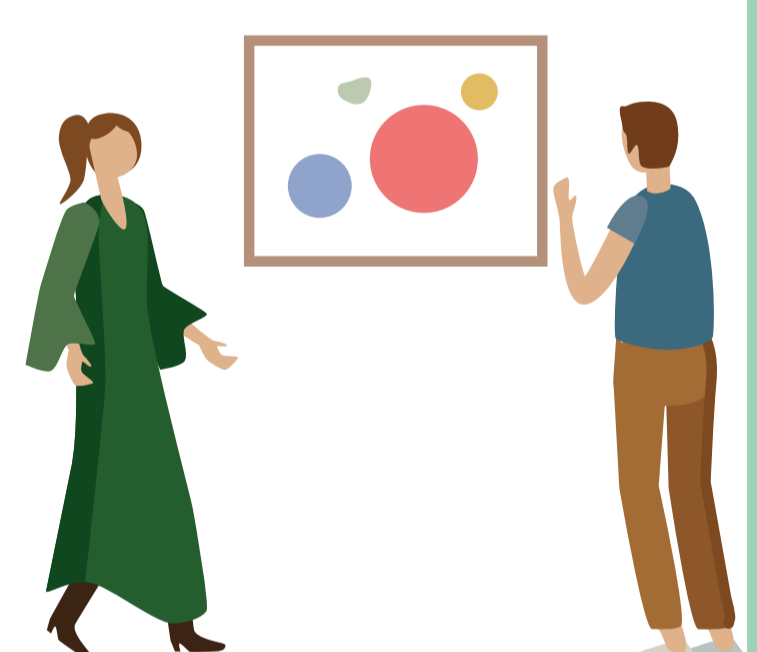
The Design Guide was submitted in support of the Outline Planning Application, to inform the design principles and standards that the development proposals should follow. They are important in communicating the design expectations and requirements.

Parameter Plans

The parameter plans include information on the proposed land uses, building heights, area of potential built development, green infrastructure, access and movement and other key structuring and place making components.

TODAY WE WILL BE LOOKING AT....

1. Hello and Welcome...
2. Understanding the site
3. Your feedback on The Square
4. The Vision for The Square
5. How will The Square feel and function?
6. Emerging proposals for The Square
7. Your feedback on the proposed Government Hub
8. The next steps



SHARE YOUR FEEDBACK

Go online to share your feedback or ask us for a feedback form!



Your feedback on the first stage of Engagement

The summary of Stage 1 Engagement and the Q&A document for The Square and the proposed Government Hub outlines your feedback and questions during the webinar with responses from our team, and is available on the York Central Website.

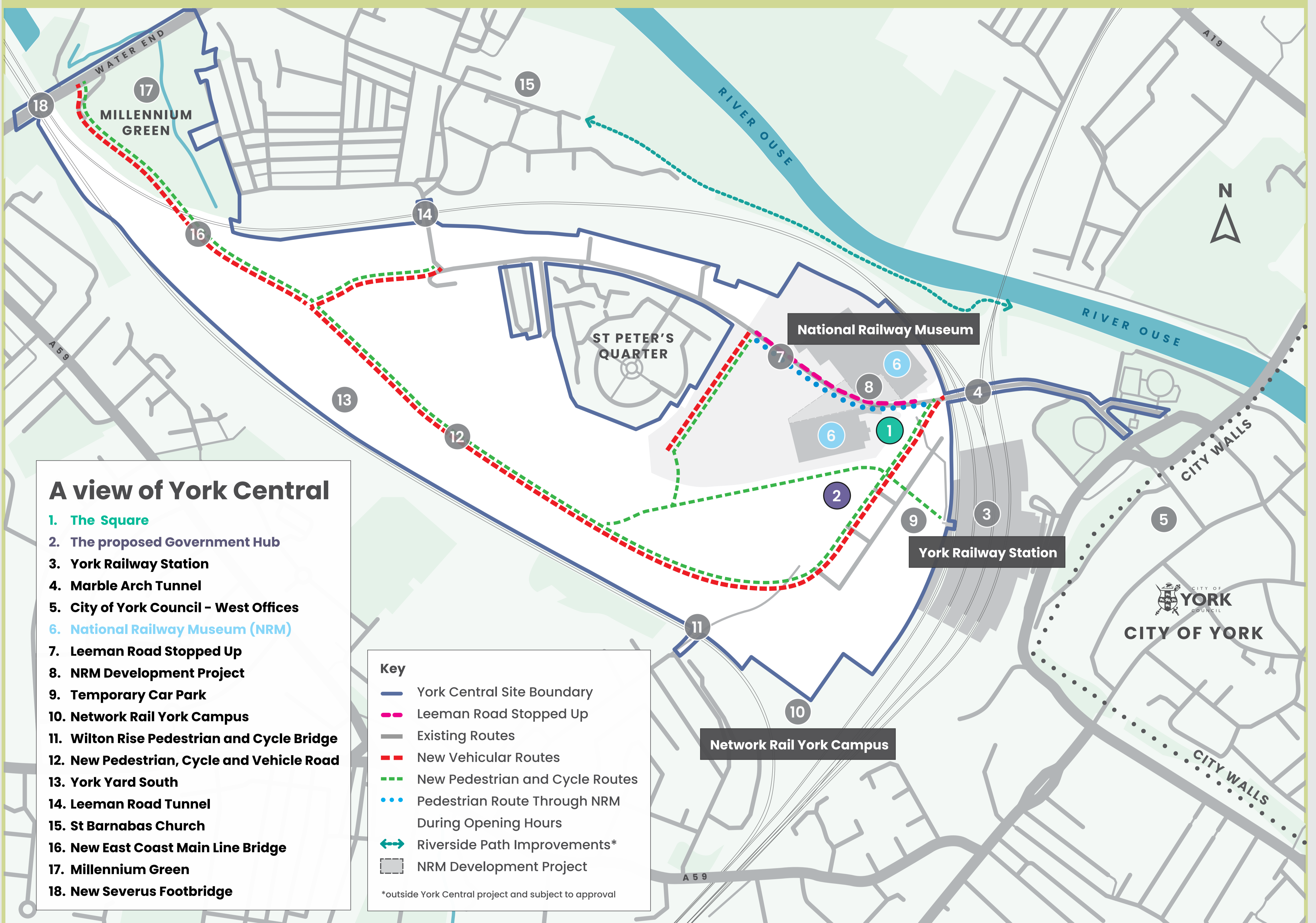


Stage 2 Engagement for The Square and the proposed Government Hub



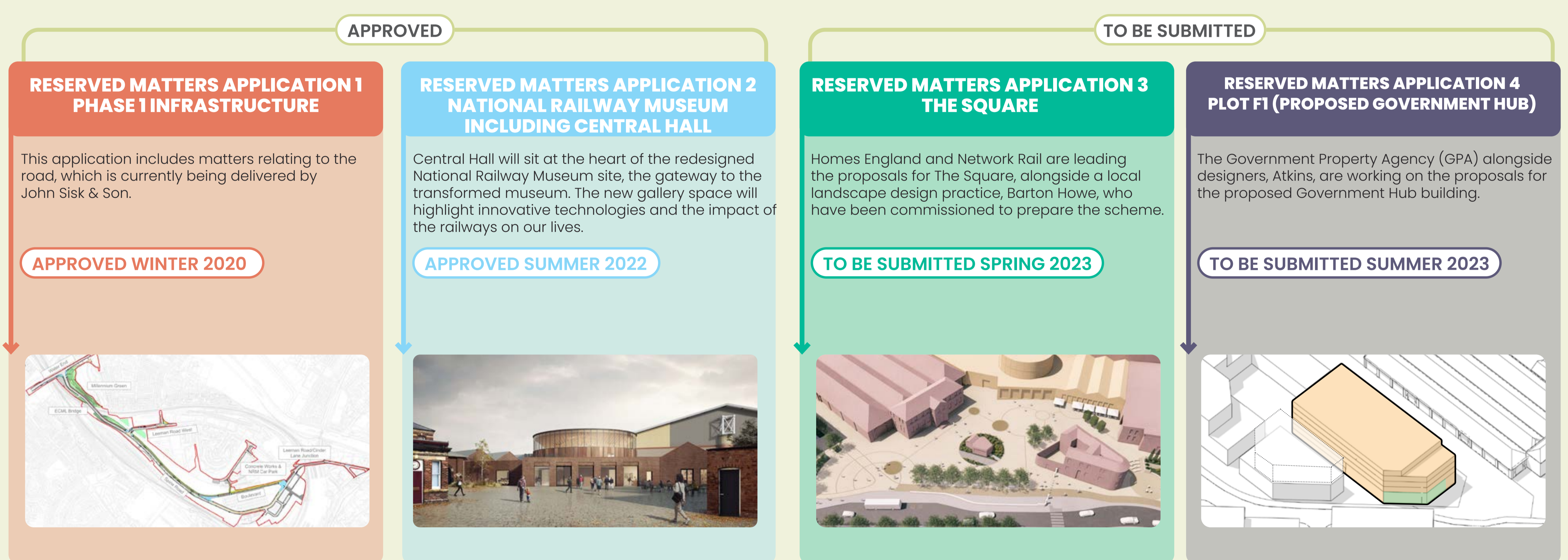
Understanding the Site

Located on one of the largest city centre 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 whole site received Outline Planning Permission in 2019, and the first phase of infrastructure is now underway. The proposed Government Hub and new Square mark a major step in building this vision. The diagram below illustrates the location of The Square (see number 1) and the proposed Government Hub (number 2). It also highlights other elements which are currently being progressed, and other key local landmarks.



UNDERSTANDING THE DIFFERENT APPLICATIONS

An application for reserved matters (RMA) is the next stage after an Outline Planning Permission has been granted. 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. Permission has already been granted for the first phase of infrastructure (RMA 1) and the National Railway Museum's Central Hall (RMA 2). York Central Partnership is now preparing Reserved Matters Applications for The Square (RMA 3) and the proposed Government Hub (RMA 4).



Your feedback on The Square

During the first stage of engagement, we sought your views on a series of design ideas for The Square. In the feedback gathered, there was a clear message that The Square should feature a contemporary design whilst respecting the heritage of the site and the city as a whole. These thoughts have been carried through to the initial design proposals, which are illustrated on the following boards.

RANGE OF USES

You told us you wanted opportunities to incorporate a wide range of civic and community uses in the space. Events and pop-up activities were also uses which many wanted to see in The Square.

Our designs for The Square have incorporated spaces for events and pop up activities, and we are developing a programme for meanwhile uses.

"As a flexible and evolving space that supports small local enterprise and creative arts. A place that is part of the community."

"Public performance spaces for schools and dance schools."
"A place where events can be held such as music and exhibitions."

ENGAGEMENT

You told us you wanted greater community involvement.

As part of this further stage of exhibition, we are broadening our programme of outreach with local schools, and expanding our communications programme. We will be talking to local artists about opportunities for temporary and permanent public art.

"Engagement activities for kids."
"Have the community involved."

"Must encourage local artists"

MANAGEMENT

Governance and management of public space was raised as a key question.

As part of the developer procurement, prospective partners will set out a long-term plan for site wide Stewardship, which will include a long-term approach to management including the curation of meanwhile uses, public areas and events.

"Consider future maintenance requirements"
"Management is key."

MOVEMENT

Some of you were concerned about how The Square will feel in relation to the safety of Cinder Street.

Proposals have been designed to manage and alleviate negative impacts of traffic, including safety, acoustics and air pollution. Pedestrian and cycle routes have been carefully designed, with safety and lighting as a priority.

"A space that is for sitting and enjoying the surroundings away from traffic and cyclists."

"The cycle route needs to be designed to be safe for lone cyclists, especially after dark."

PUBLIC REALM

A wide range of opinions were expressed in relation to the design of The Square.

Responding to the feedback and your priorities, the design team have focused on the public art, materials, lighting, planting and the use of water features and street furniture in the design proposals for The Square. These are illustrated in this exhibition.

"Local artists, art by children and young people. Changing art displays"

"Playful, innovative, inclusive, creative, natural features."

HERITAGE

You felt responding to local character and the heritage of the site was important in the design of The Square.

The heritage of the site has formed the basis of the emerging design. Key features have drawn inspiration from railway heritage, with innovative and fun elements, bringing the past of York into The Square.

"Use railway-inspired features-design and materials."

CONTEXT

There was a widely shared expectation that The Square should be of the highest design-quality, drawing inspiration from a range of cities.

This feedback chimes with our own expectations and aspirations for The Square. This engagement is part of the process of reviewing and refining the designs to achieve the highest quality.

"The Square will need to fit in with its surroundings."

SUSTAINABILITY

You felt sustainability was a priority in the in the design of The Square.

Sustainability has played a key part in the design process of The Square, with resilience and adaptability to climate change at the forefront of designs, particularly through the selection of materials, plant species and minimising the use of natural resources, such as water.

"Lots of grass, hedges, trees, and even allotments to encourage the presence of wild flowers, insects, birds, and other wildlife."

"Some water features, linked to helping with natural drainage, would be amazing too"

HOW HAS YOUR FEEDBACK BEEN INCORPORATED INTO THE DESIGN OF YORK CENTRAL?

A number of topics were raised which relate to other elements of the masterplan.

We are actively seeking opportunities to incorporate these suggestions on future phases, where appropriate.

These are summarised and annotated on the masterplan drawing.

Please ask the team if you have any queries about subsequent stages in the delivery of the masterplan.

1 ✓
Where are the residential areas situated?

2 ✓
Where are the main commercial areas?

3 ✓
Where are the flexible areas which could include any uses?

4 ✓
Where are the new access routes which are currently being built?

5 ✓
Where are the main areas of new trees?

If you would like more information on this, please see board 2, or speak to a member of the team



IF VIEWING THIS ONLINE, CLICK HERE TO READ OUR Q&A DOCUMENT, OR SPEAK TO A MEMBER OF THE TEAM AT OUR EVENT

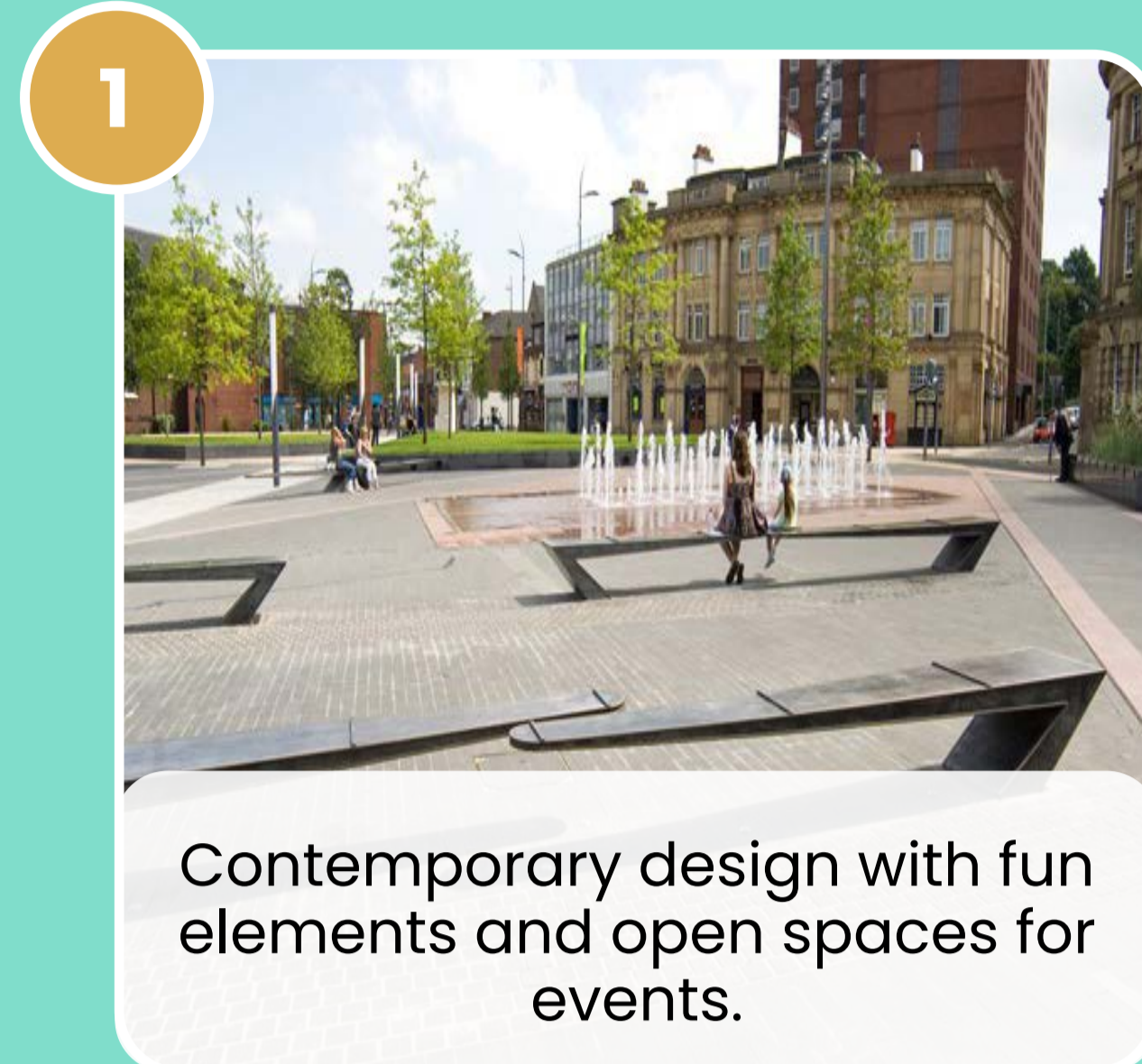
York's new Square

The Square will form a key public space within York Central, creating a gateway to and from the City Centre. The Square will comprise two parts as illustrated below: to the north of Cinder Street, The Square, and, to the south of Cinder Street, the Coal Drops. The focus of this engagement is The Square which will be submitted as a Reserved Matters Application (RMA 3) later this year. The Coal Drops area will come forward at a later date, and is shown here for context to give a sense of how the overall space will work in combination. The Square will form part of an iconic new civic space featuring a contemporary design that is respectful of local heritage with flexibility to accommodate both public art and a range of events accessible to all. Boards 4, 5 and 6 illustrate the emerging preferred approach to the design.

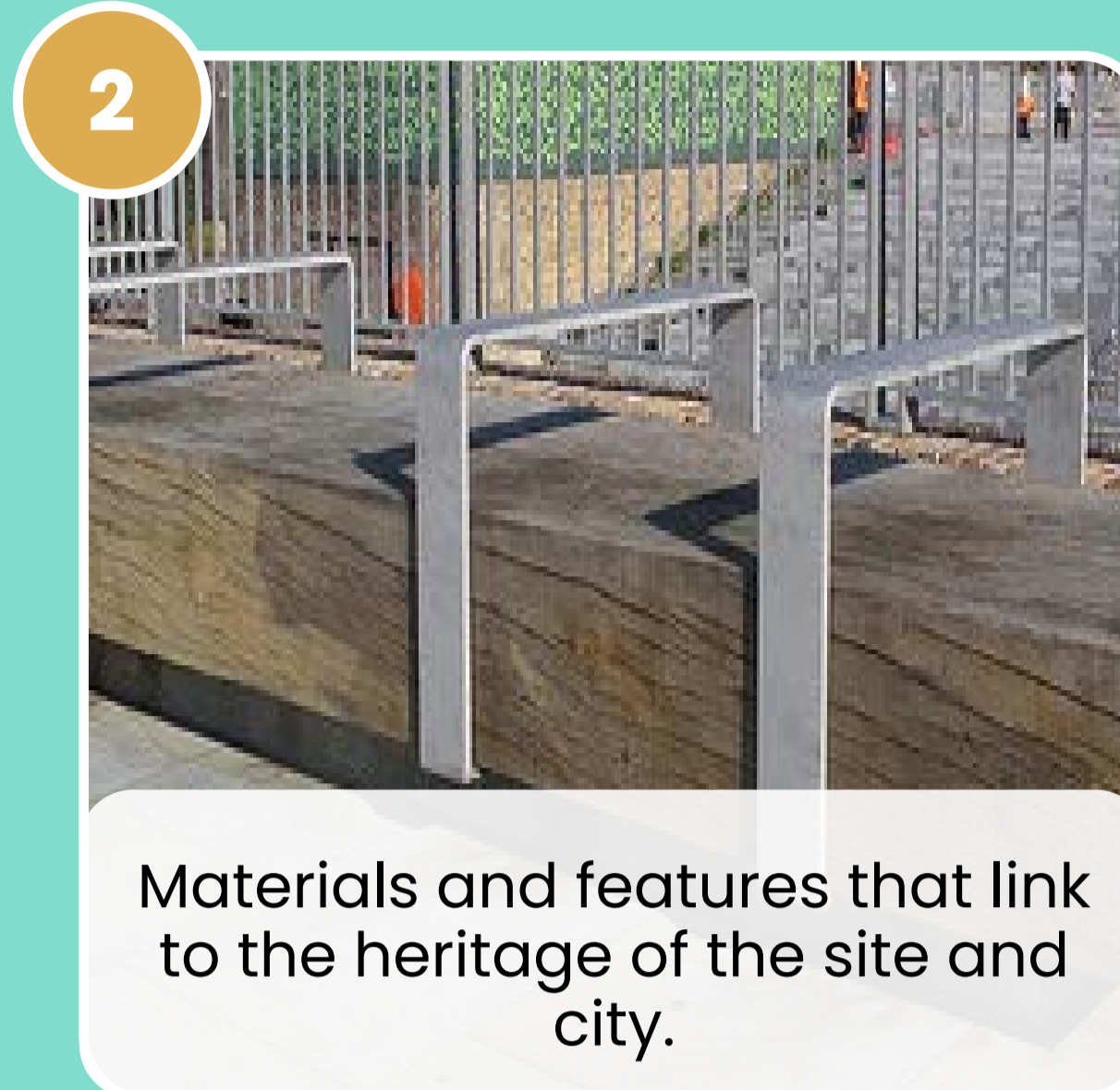
A NEW CIVIC SPACE FOR YORK

We have identified six main design principles which have influenced the emerging proposals for The Square.

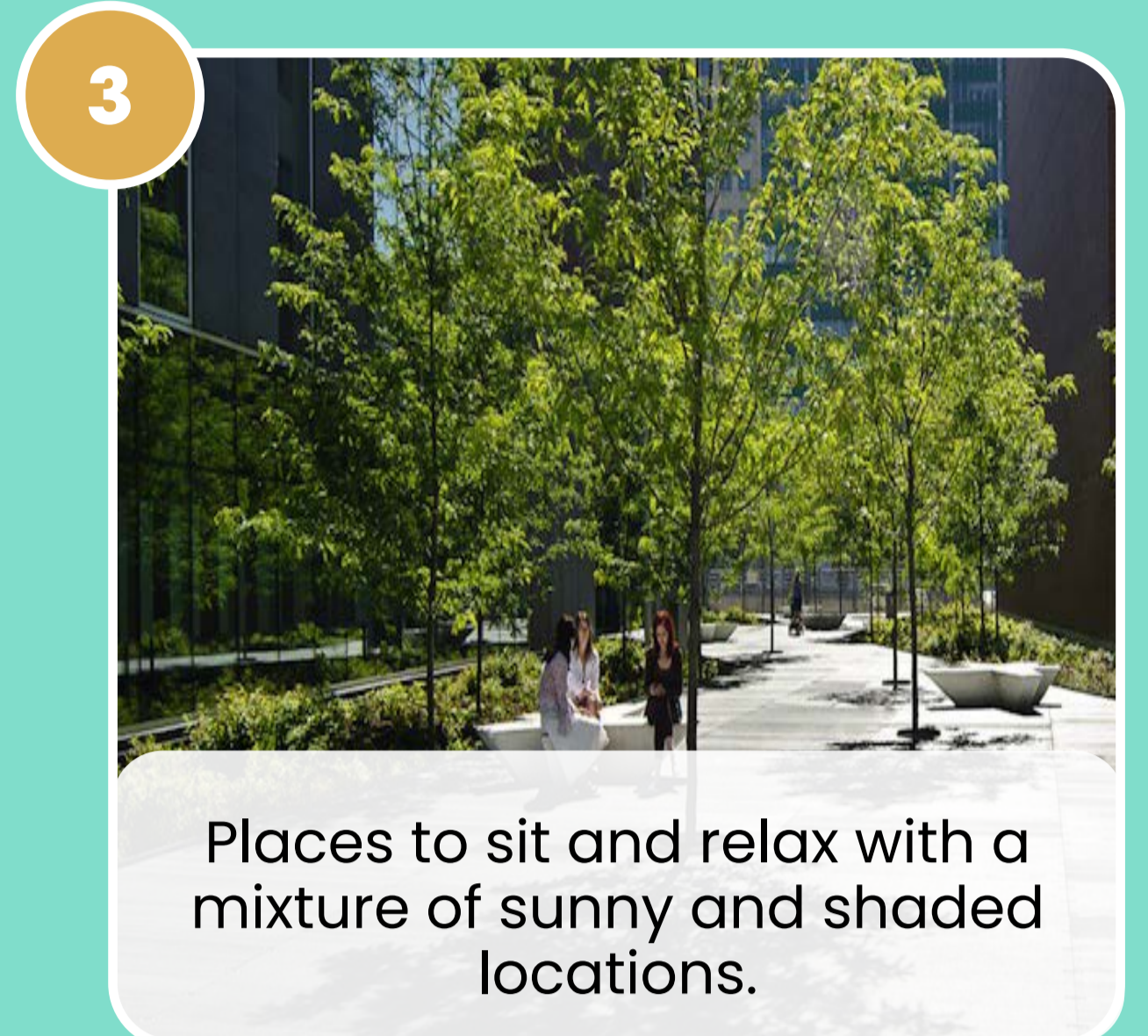
These have been shaped by conversations at the previous round of engagement, and feedback which informed the overarching masterplanning principles at the Outline Planning Application stage.



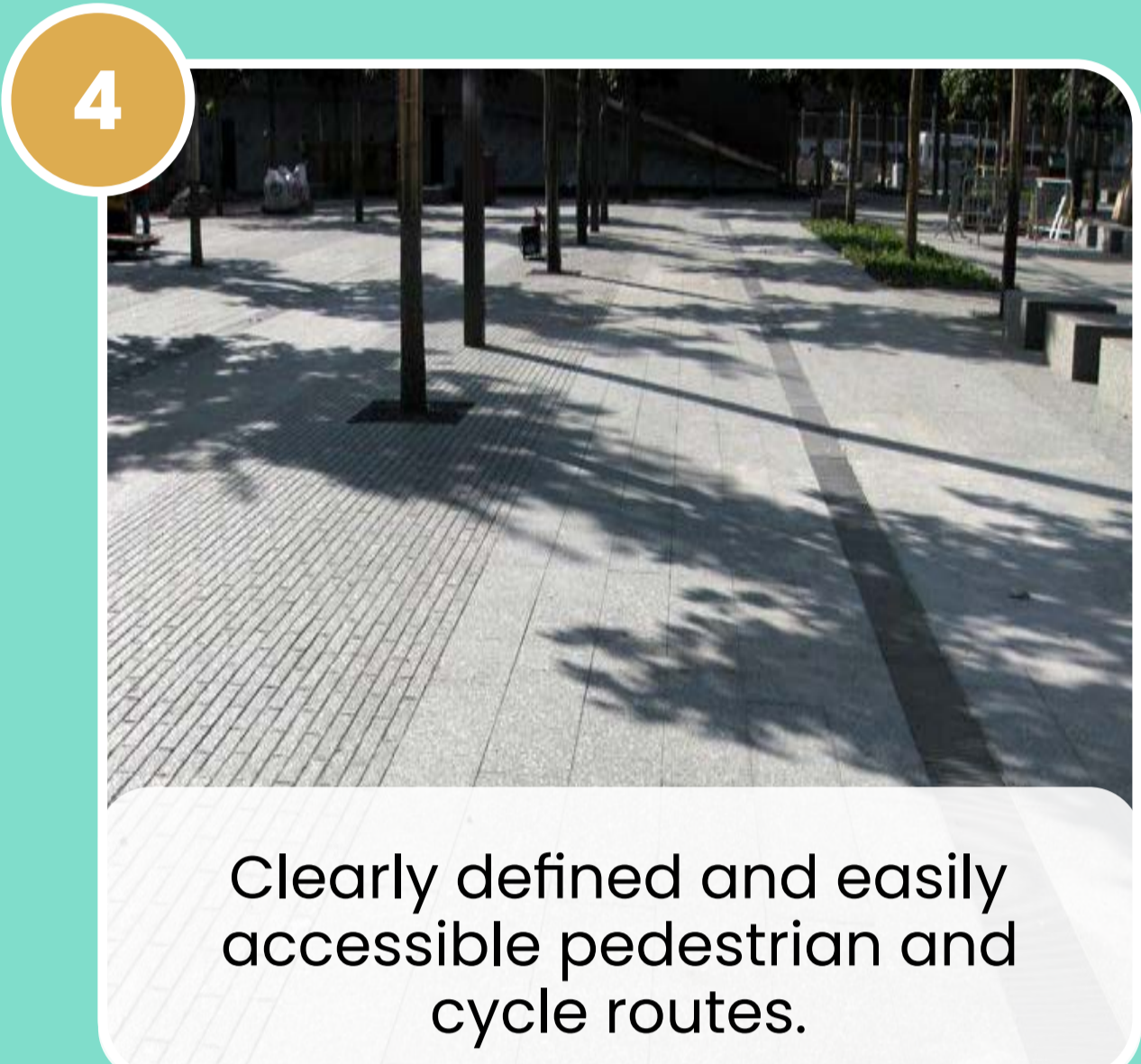
1 Contemporary design with fun elements and open spaces for events.



2 Materials and features that link to the heritage of the site and city.



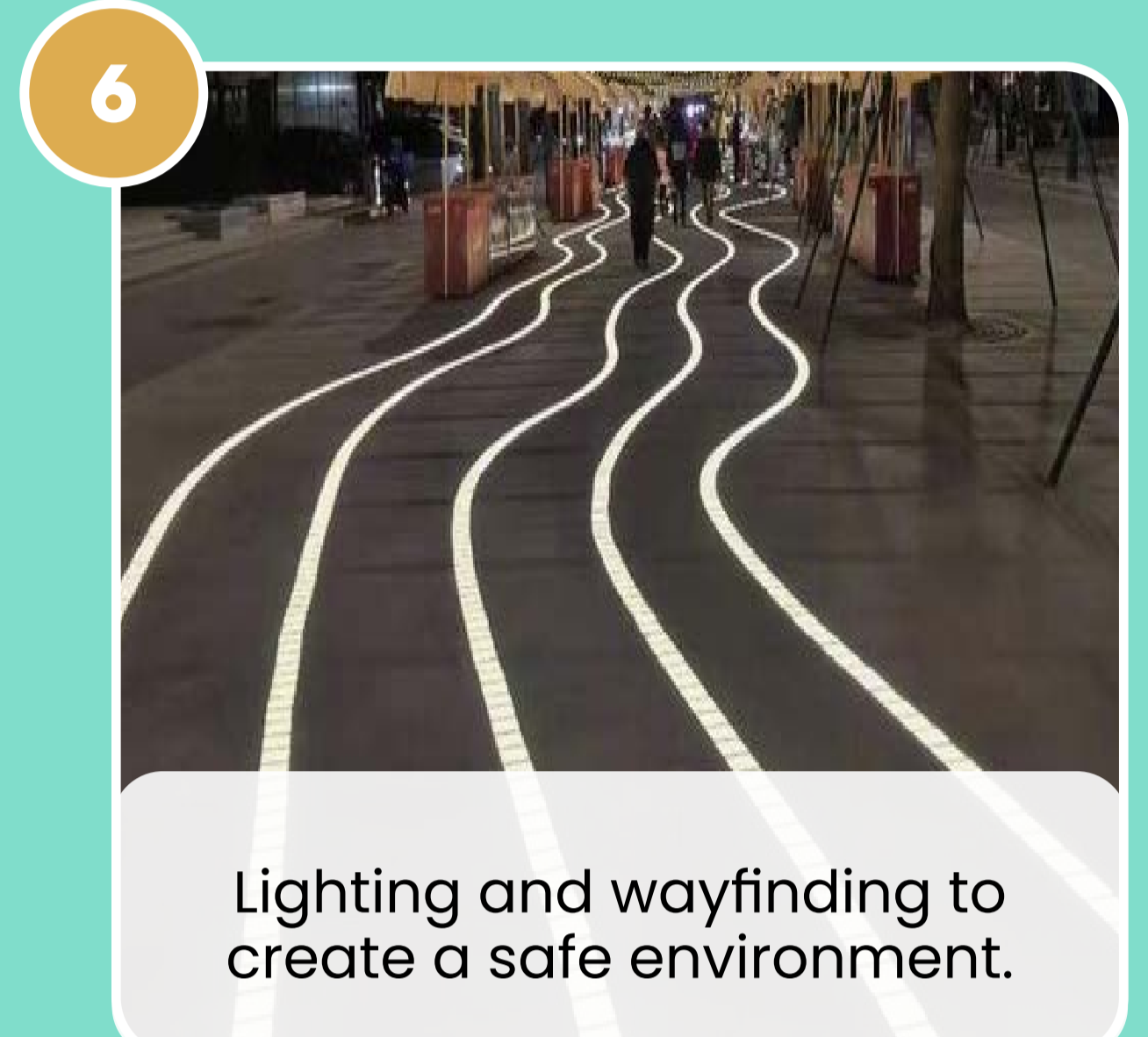
3 Places to sit and relax with a mixture of sunny and shaded locations.



4 Clearly defined and easily accessible pedestrian and cycle routes.



5 Street trees and planting to introduce 'softer' elements and biodiversity.



6 Lighting and wayfinding to create a safe environment.

BRINGING THE SQUARE TO LIFE

The Square has been designed as a vibrant, social and safe public realm, with strong links to the heritage of the site and the broader context of the city.



ILLUSTRATIVE MASTERPLAN OF THE SQUARE

Emerging concepts



GETTING AROUND

The Square will be carefully designed to accommodate clear **walking and cycle routes** which connect to the main routes on Hudson Boulevard and Cinder Street. The Square also reflects the **Walkway Agreement** which guarantees walking routes to Leeman Road via the National Railway Museum during opening hours.

Slopes within, and leading to, the new square will be gentle to maximise **accessibility** for all. The designs will be fully Disability Discrimination Act (DDA) compliant. The design will incorporate clear **wayfinding** to assist movement to and through The Square with seating provided. The Square will be a popular and busy space, with people **arriving** at York Central, **visiting** the National Railway Museum and The Square, and **moving through** the space to get to other destinations including other parts of York Central via Hudson Boulevard and Cinder Street, and areas to the north via Leeman Road.

Vehicles, including buses will be able to access the central part of the city and York Central via Cinder Street. **Delivery and service access** to The Square will be limited to appropriately managed, controlled points of access. The Square will also integrate measures to mitigate against the risk of **Hostile Vehicles** (e.g. bollards, benches, raised planters and tree planting).

HOW WILL YOUR NEW SQUARE FEEL AND FUNCTION?

MATERIALS

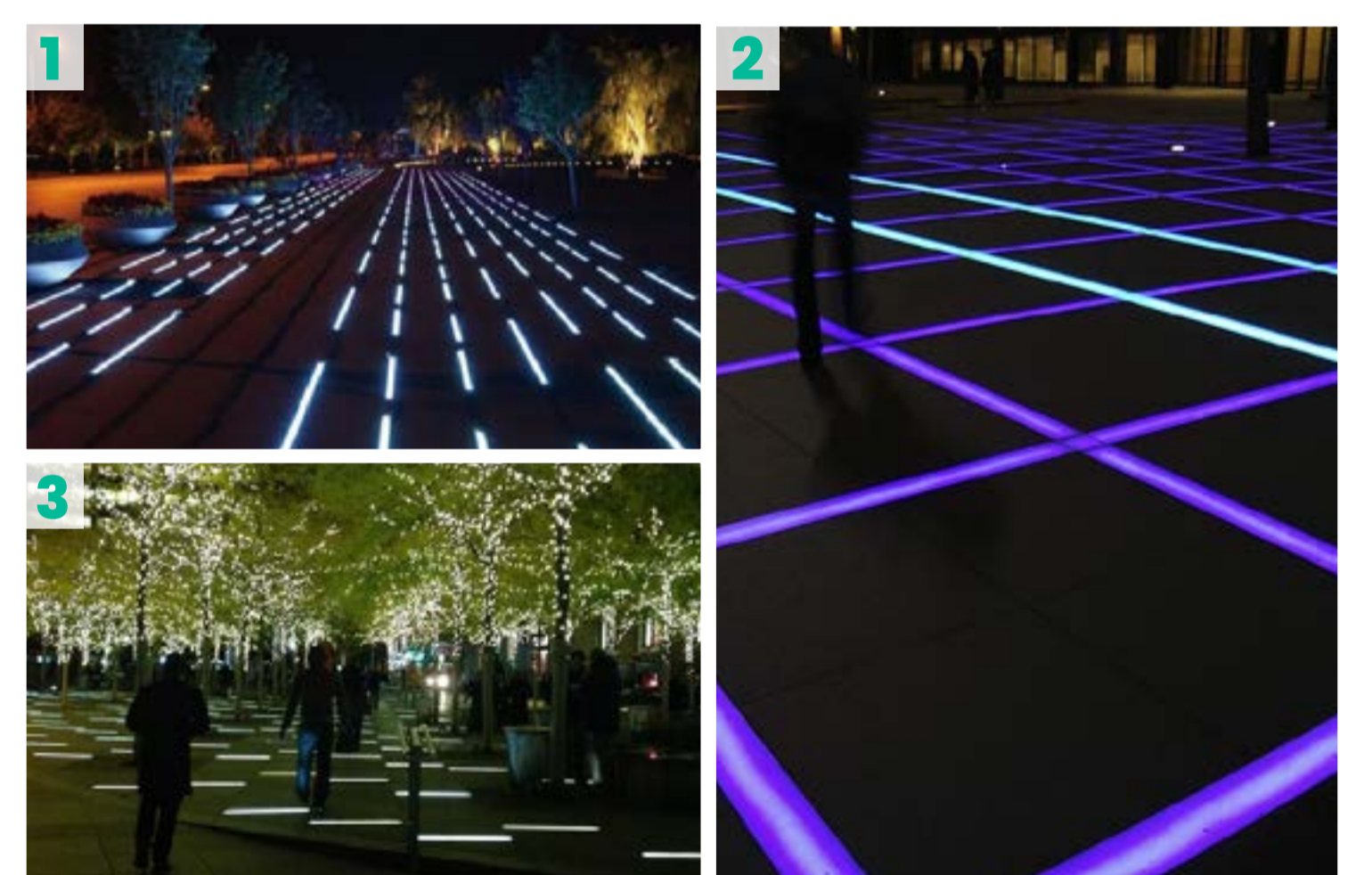
A range of locally sourced paving could be used, such as Yorkstone 'Scoutmoor' paving slabs which could vary in size and pattern to define areas in The Square and direction of movement (1). Yorkstone sets could be used to indicate movement, such as cycle paths (2). Tactile paving could be used at pedestrian crossing points, which is complementary to the Yorkstone (3). Other materials to provide a contrast to the Yorkstone could include black granite sets (4) reclaimed 'Scorrier' blocks (5). Cycleways will be clearly marked out with suitably safe paving, clearly etched to mark the cycleways (6).



LIGHTING & WATER

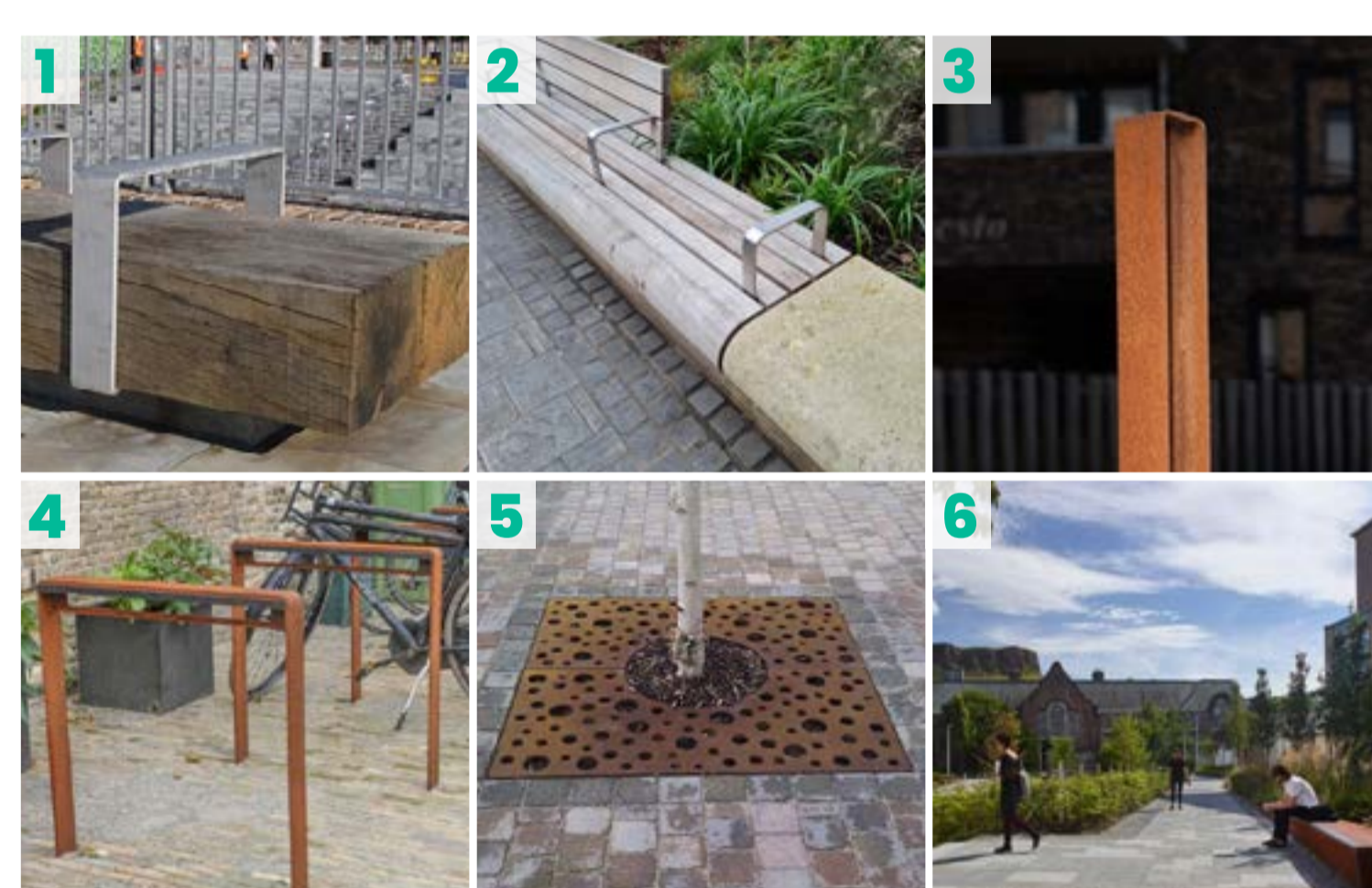
Ground level lighting could be used to dramatically highlight movement and/or reflect the effect of railway lines (1). Lighting could reinforce the paving bands at night time, with different sections featuring differing colours for particular events (2). A combination of ground level and tree lighting will be combined (3).

There is potential to consider a water feature, either as part of the first phase of work on the Square, or as part of a future phase on the Coal Drops area.



STREET FURNITURE

Freestanding benches will echo railway heritage materials. Seating may also be integrated into other features such as walls (1/2). Bollards in The Square may be bespoke, reflecting heritage materials such as Corten steel (3). Cycle parking will use complimentary materials and be designed to create a distinct identity within the new square (4). Where street trees are located within paving there could be Corten steel tree grilles (5). Raised planters will add a variety of height and spatial enclosure within The Square (6).



PLANTING

A range of plant species, including ornamental grasses, form and colours of foliage/flower heads, with movement, echo railway heritage of site (1/2). Street trees such as Pin Oak could be used to reflect heritage and provide tremendous autumn colour (3). Larger trees offer views below canopy and ease of walking beneath. Formal blocks of tree planting, with 'box' head canopies could be used in the NRM cafe area (4). Bands of ground level planting, proposed around the Weighbridge Building, would add texture and colour (5).

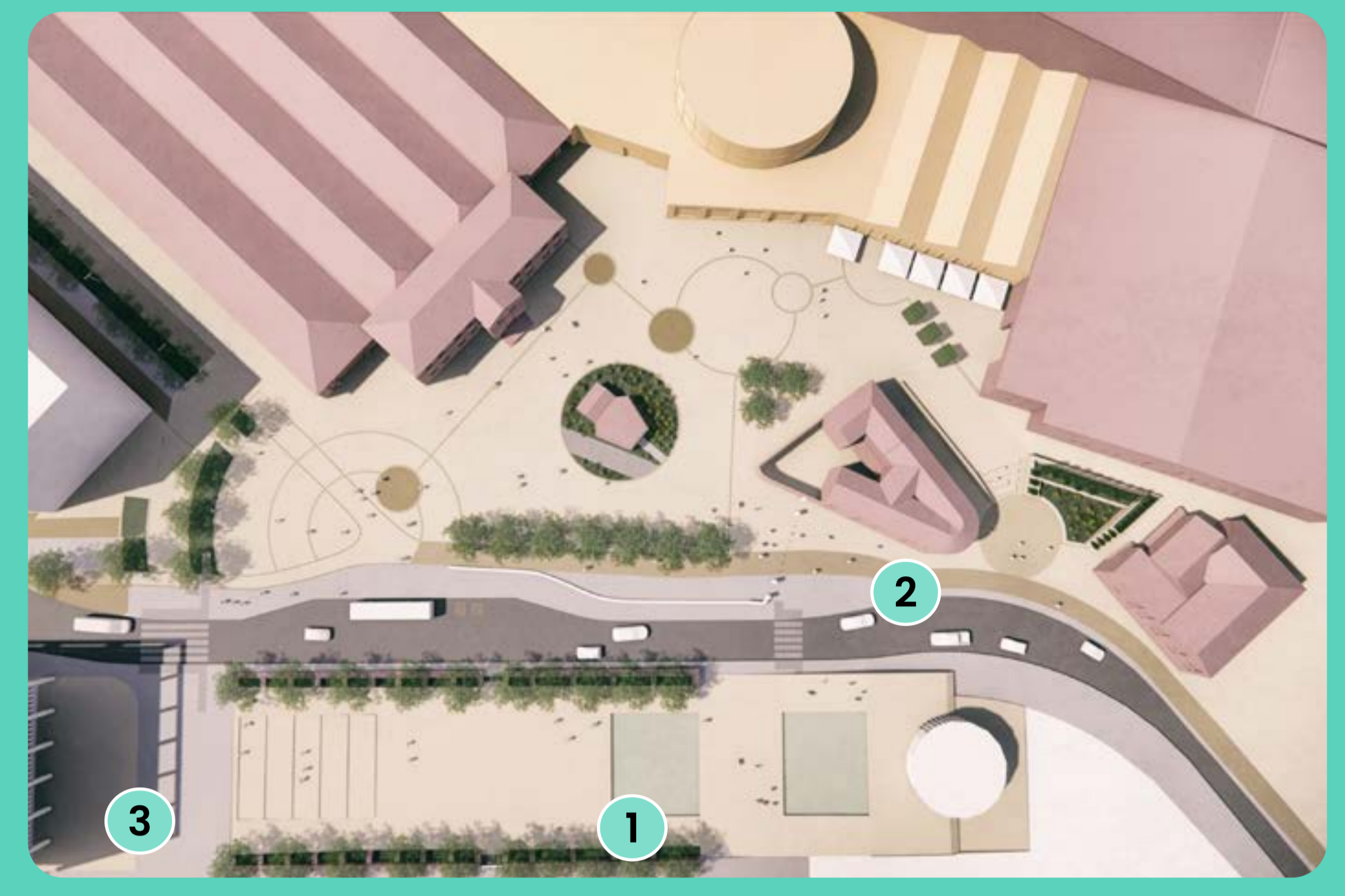


Bringing your new Square to life

LIFE IN YOUR NEW SQUARE...

The following images show 3D visualisations of how the Square could look.

The designs will continue to evolve in response to this engagement exercise, stakeholder engagement and further technical work.



1. VIEW OF THE SQUARE, WITH THE COAL DROPS IN THE FOREGROUND

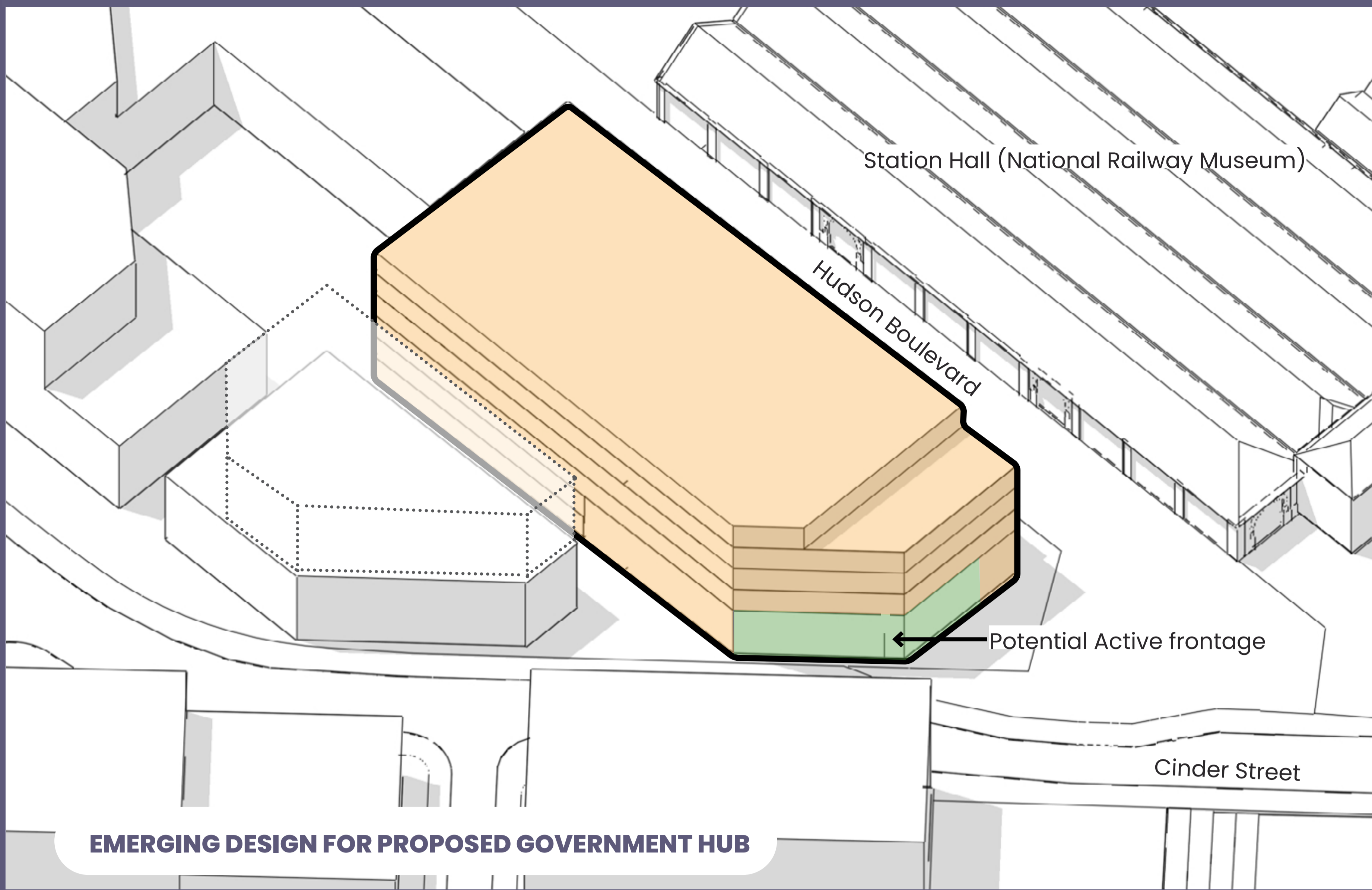


2. VIEW TOWARDS THE LISTED WEIGHBRIDGE WITH THE STATION HALL (RIGHT) AND PROPOSED GOVERNMENT HUB (LEFT) IN THE BACKGROUND



3. VIEW TOWARDS THE NATIONAL RAILWAY MUSEUM STATION HALL (LEFT) WITH CENTRAL HALL (RIGHT).

Update on the proposed Government Hub



Government Hubs form a network of modern, flexible and sustainable offices across the UK. Hubs create high quality workplaces designed to enable smarter working, creating great places to work in large, multi-occupant spaces. They seek to enhance productivity and provide an environment equipped for rapid change. Our proposed Hub at York Central would bring together occupiers from multiple government departments into a shared location making more efficient use of space.

We will continue to evolve and enhance our design with our intention to submit an RMA in early summer 2023.

EMERGING DESIGN FOR PROPOSED GOVERNMENT HUB

RESPONDING TO YOUR FEEDBACK ON OUR EMERGING PROPOSALS

We have listened to feedback from the initial public consultation process about the Government Hub which we propose to create at York Central.

It was clear that social value and preserving heritage are both important factors for the local community.

We continue to respond to the wider Government objectives of ensuring value for money investments are made across the country, ones which reflect the changes to working patterns in the aftermath of the Covid pandemic. As such, we continue to evolve our design, to ensure that we are designing a building which maximises efficiencies.

Our focus is on ensuring that the design is as economically viable as possible, provides resilience in the face of evolving demand, maximises the usable areas and resources efficiently.

We remain committed to creating a resilient, sustainable and adaptable building, designed for change and legacy uses.

CURRENT FOCUS AREAS



SUSTAINABILITY

Sustainability is at the heart of the design, promoting modern and flexible ways of working which make the building adaptable for future generations.

A **Fabric First and Passive design approach** is being adopted, keeping sustainability at the core of the design process. The Hub would be modern and **low-carbon** and would target to achieve **BREEAM outstanding** and **NABERS 5***, through innovative design features and carbon reduction measures.

We are seeking to enhance the **biodiversity** of the scheme by looking at several strategies such as brown roofs, amenity planting and adequate landscaping.

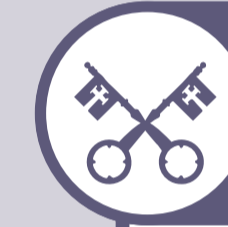


PUBLIC REALM ACTIVATION

The need to **activate the public realm spaces**, which would join the plot with the rest of the York Central development, is of paramount importance to the team.

The Hub would act as an enabler for the commercial, hospitality and leisure development, adjacent to York Station, and would be a key component in unlocking the rest of the development.

Picking up on feedback from the consultation, we are currently exploring whether it would be possible to **activate part of the ground floor** of the building, seeking to activate the street edges at ground floor as fully as possible.



HERITAGE

The current design demonstrates a commitment to preserving a 2,000-year York heritage, seeking to create a contextual and contemporary building, which **respects and reflects the historic qualities of York** and the industrial heritage of the site in a modern and contemporary way.

A simple material palette is intended to be used, that both reflects York's complex mix (brick, stone and metal) and adds a new layer in the history of York.

The current design ensures access to **views** of the York Minster Cathedral, Clifford's Tower and the Yorkshire Dales.



GOVERNMENT INVESTMENT IN YORK

The proposed Government Hub presents an exciting opportunity for the Government to **invest in infrastructure, innovation and people** through large-scale infrastructure and capital investments in cities other than London.

By bringing construction to the **local York economy**, the project would act as a catalyst for growth and social value.

BENEFITS TO THE ECONOMY



The proposed Government Hub building is likely to create a floorspace of up to **13,000 square metres (NIA)**, subject to ongoing design requirements.



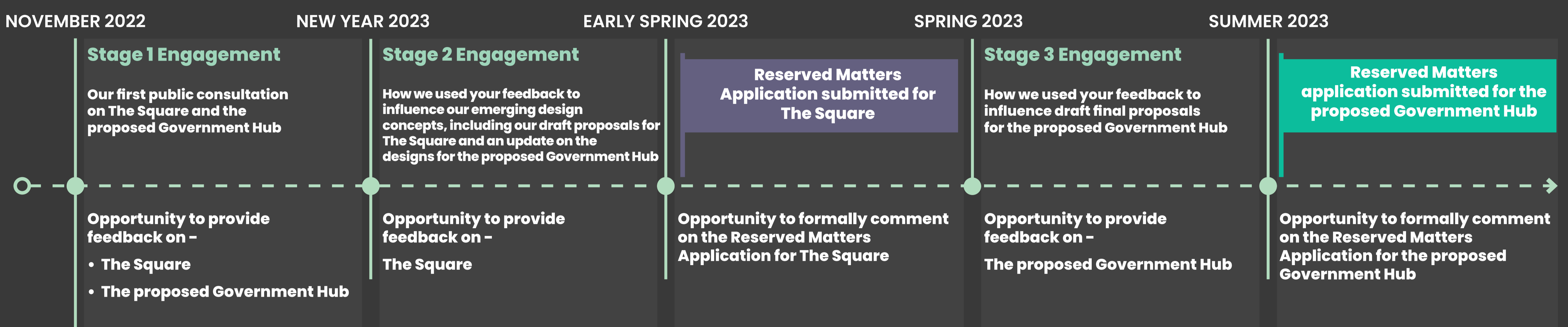
As part of the government estate strategy, we are seeking to consolidate existing roles in the York area into the hub. We expect there to be the opportunity for the Hub to accommodate new roles, supporting the Government's drive to increase job opportunities in the cities and regions across the UK, creating permanent sustainable employment for local people. The current hub design accommodates circa **2,600 Full Time Equivalent jobs**.

What happens next?

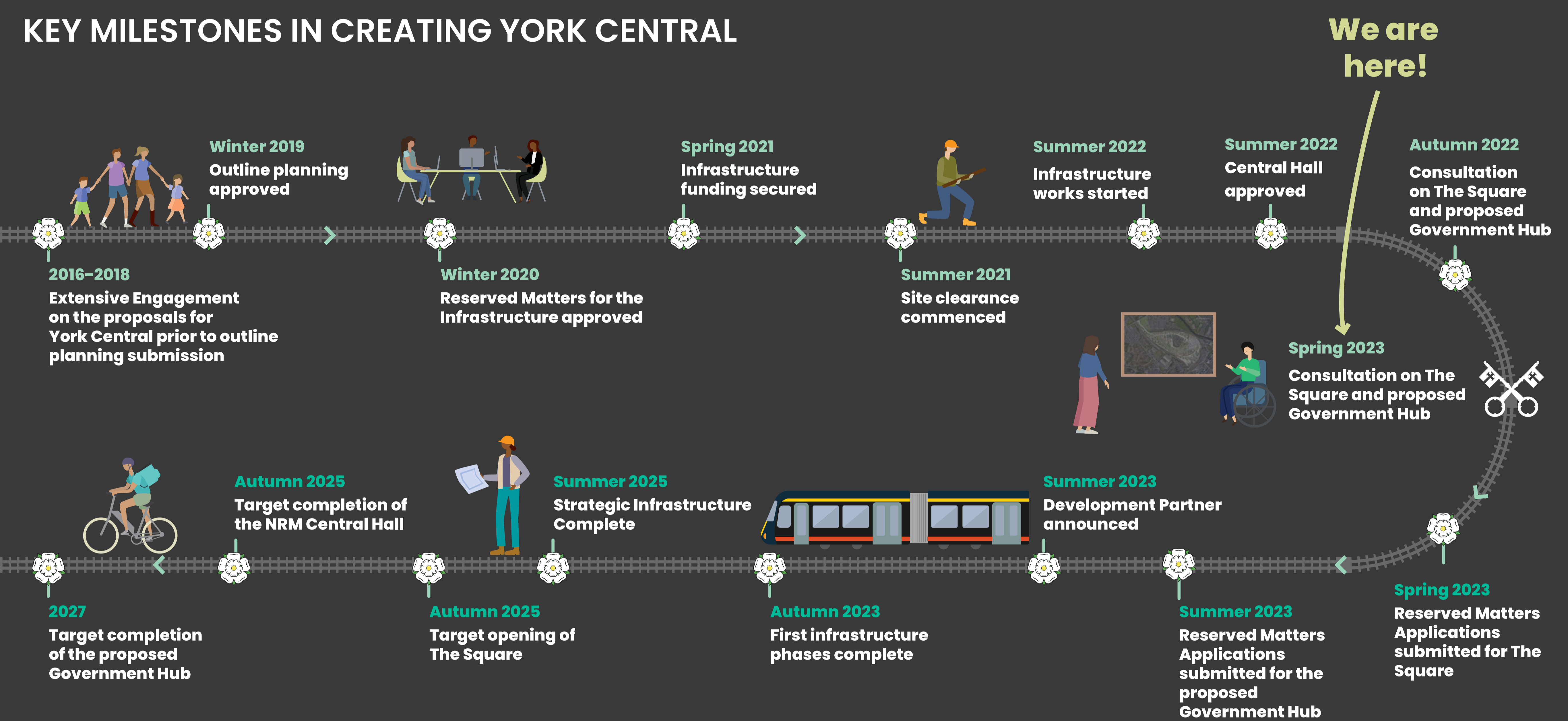
We will review feedback on the emerging designs for The Square. This will be used to shape our final proposals which will be submitted as a Reserved Matters Application (RMA 3) later in 2023. In parallel, we are in the process of updating proposals for the proposed Government Hub (RMA 4). The consultation will be open from Thursday 2 March until Wednesday 22 March 2023.

The diagrams below illustrate our current timeline for The Square and the proposed Government Hub, and the wider programme of delivery for York Central.

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

- ✉ yorkcentral@homesengland.gov.uk
- 🌐 www.yorkcentral.info
- 📘 www.facebook.com/York.Central01
- 🐦 www.twitter.com/YRKcentral
- 🌐 www.linkedin.com/company/york-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 this QR code and visiting the York Central website or request a paper form from one of the team at the event.

