

York Central Stage 2 Engagement for The Square and the Proposed Government Hub



Stage 2 Engagement for
The Square and
the proposed Government Hub



RAILWAY
MUSEUM



Today we will be looking at..

- **Understanding the site**
- **Your feedback on The Square**
- **The vision for The Square**
- **How will The Square feel and function?**
- **Emerging proposals for The Square**
- **Your feedback on the proposed Government Hub**
- **The next steps**



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.

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.



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.



Homes
England

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.

**RAILWAY
MUSEUM**

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.



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



Avison Young is the planning agent responsible for the discharge of conditions, and progression of the various Reserved Matters Applications on behalf of York Central Partnership.



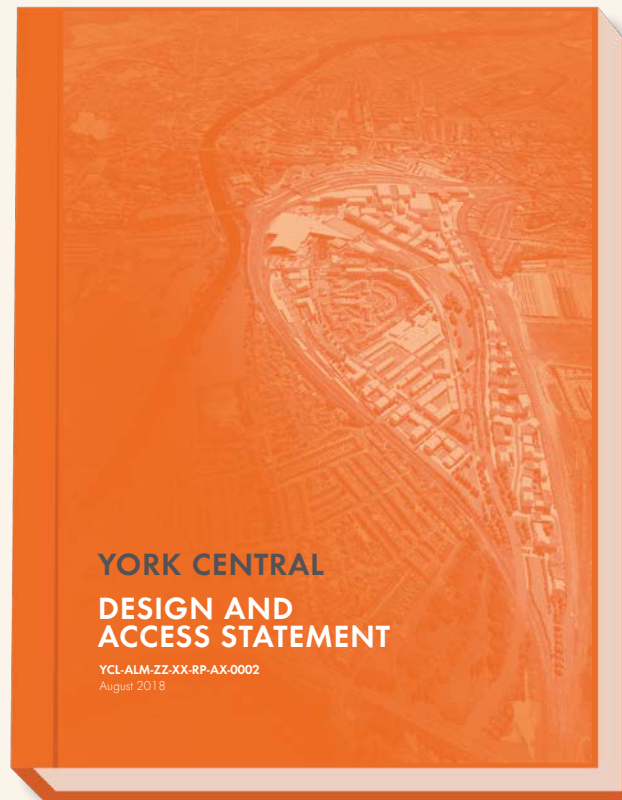
Site Location Plan



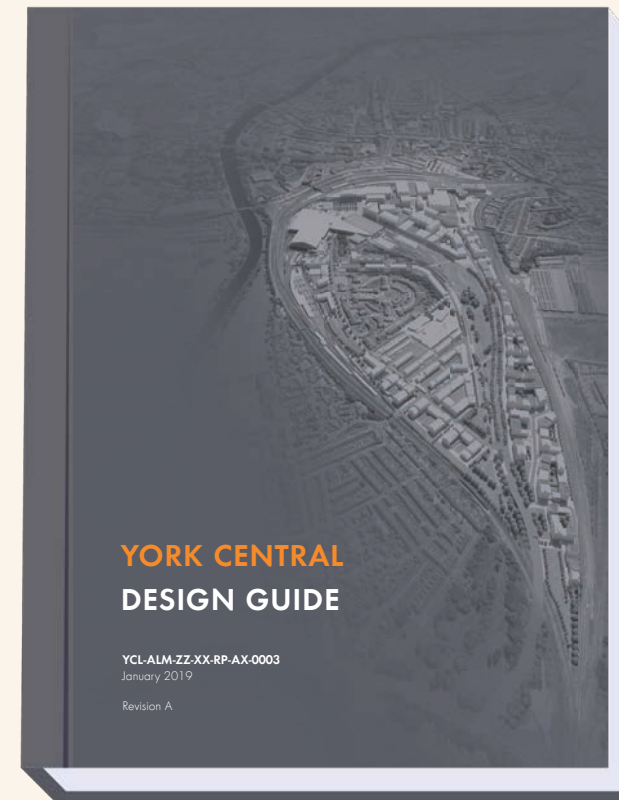
Site location plan, highlighting the development boundary of York Central, and identifying the location of The Square and the proposed Government Hub

Helpful Documents

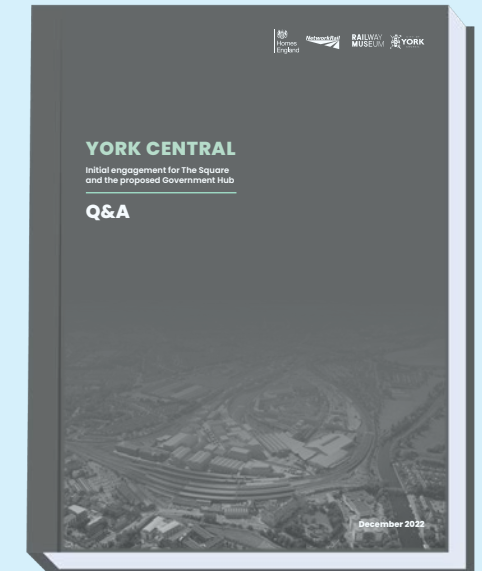
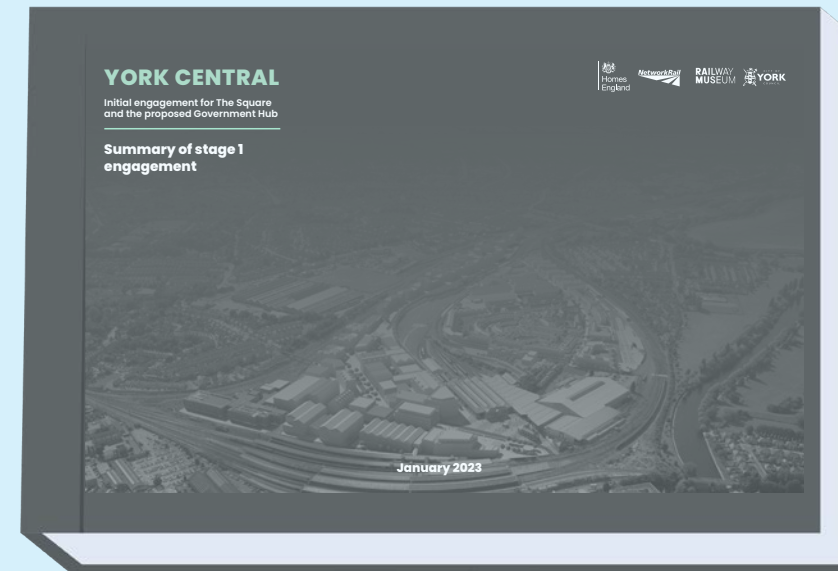
Design and Access Statement



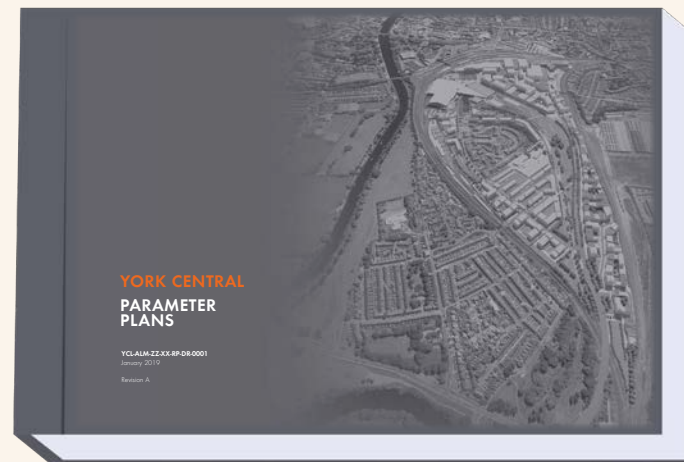
Design Guide



Your feedback on the first stage of Engagement

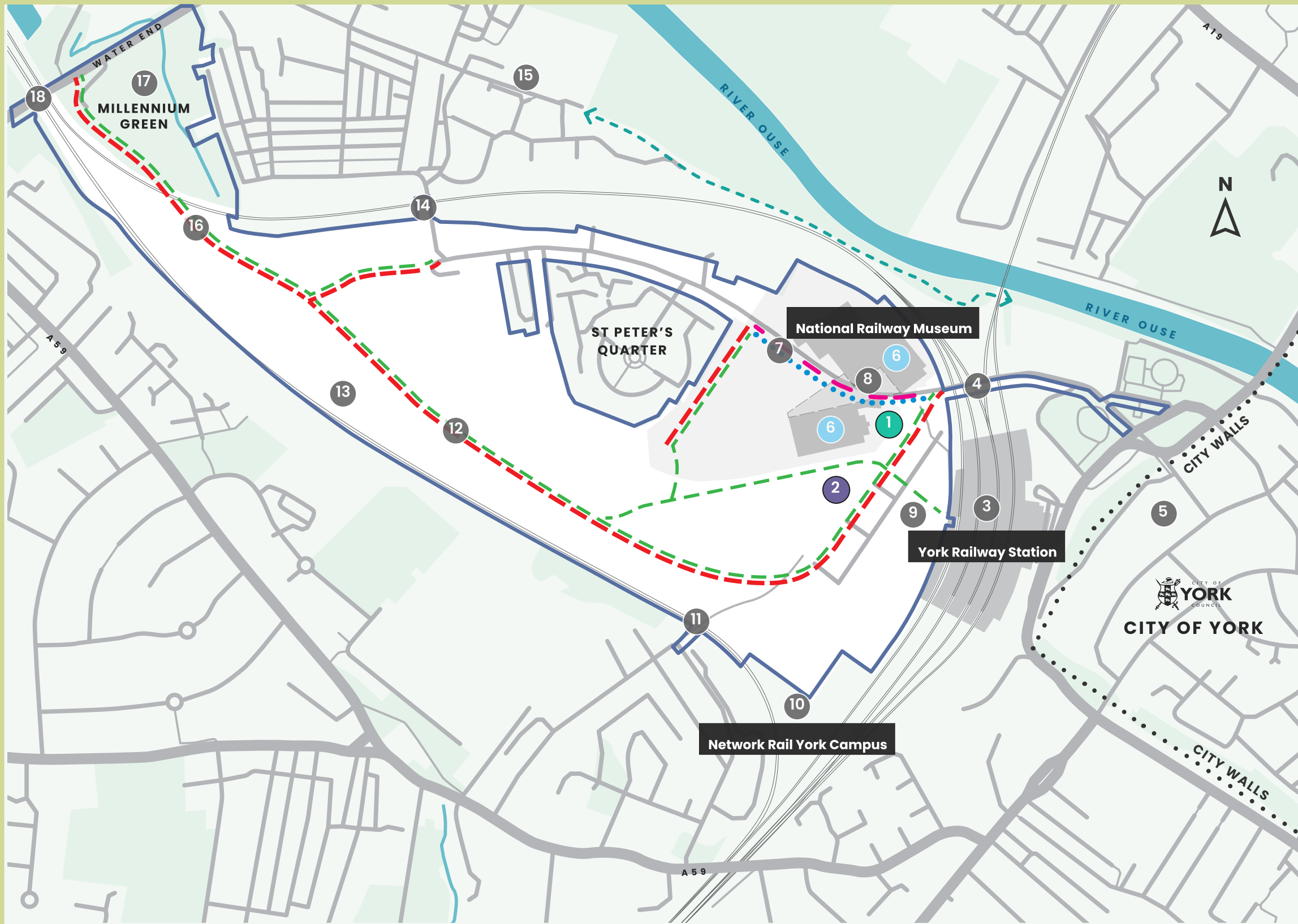


Parameter Plans



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Understanding the site



A view of York Central

1. **The Square**
2. **The proposed Government Hub**
3. **York Railway Station**
4. **Marble Arch Tunnel**
5. **City of York Council - West Offices**
6. **National Railway Museum (NRM)**
7. **Leeman Road Stopped Up**
8. **NRM Development Project**
9. **Temporary Car Park**
10. **Network Rail York Campus**
11. **Wilton Rise Pedestrian and Cycle Bridge**
12. **New Pedestrian, Cycle and Vehicle Road**
13. **York Yard South**
14. **Leeman Road Tunnel**
15. **St Barnabas Church**
16. **New East Coast Main Line Bridge**
17. **Millennium Green**
18. **New Severus Footbridge**

Key

- York Central Site Boundary
- Leeman Road Stopped Up
- Existing Routes
- New Vehicular Routes
- New Pedestrian and Cycle Routes
- Pedestrian Route Through NRM
- ↔ During Opening Hours
- ↔ Riverside Path Improvements*
- NRM Development Project

*outside York Central project and subject to approval



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Understanding the site

APPROVED

RESERVED MATTERS APPLICATION 1 PHASE 1 INFRASTRUCTURE

This application includes matters relating to the road, which is currently being delivered by John Sisk & Son.

APPROVED WINTER 2020



RESERVED MATTERS APPLICATION 2 NATIONAL RAILWAY MUSEUM INCLUDING CENTRAL HALL

Central Hall will sit at the heart of the redesigned National Railway Museum site, the gateway to the transformed museum. The new gallery space will highlight innovative technologies and the impact of the railways on our lives.

APPROVED SUMMER 2022



TO BE SUBMITTED

RESERVED MATTERS APPLICATION 3 THE SQUARE

Homes England and Network Rail are leading the proposals for The Square, alongside a local landscape design practice, Barton Howe, who have been commissioned to prepare the scheme.

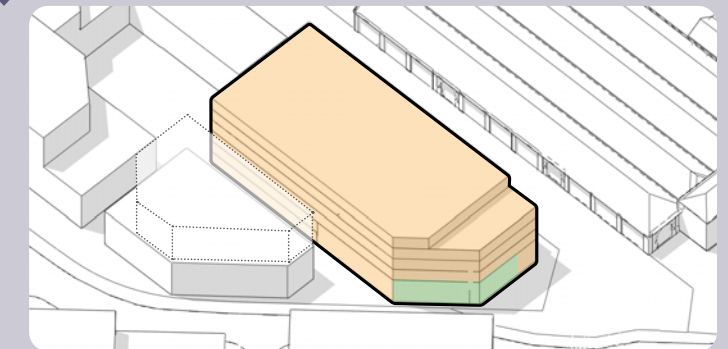
TO BE SUBMITTED SPRING 2023



RESERVED MATTERS APPLICATION 4 PLOT F1 (PROPOSED GOVERNMENT HUB)

The Government Property Agency (GPA) alongside designers, Atkins, are working on the proposals for the proposed Government Hub building.

TO BE SUBMITTED SUMMER 2023



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Your feedback on The Square



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.

- "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."

Your feedback on The Square



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.



HERITAGE

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

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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.

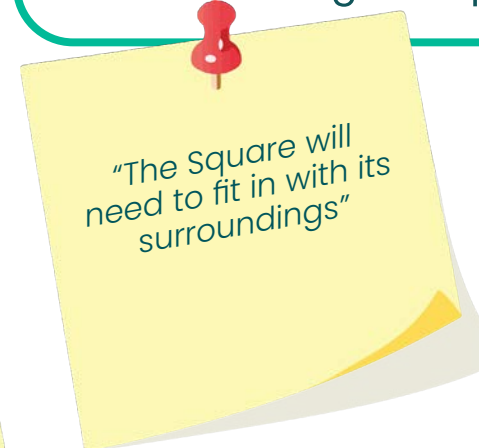


CONTEXT

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.



SUSTAINABILITY

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

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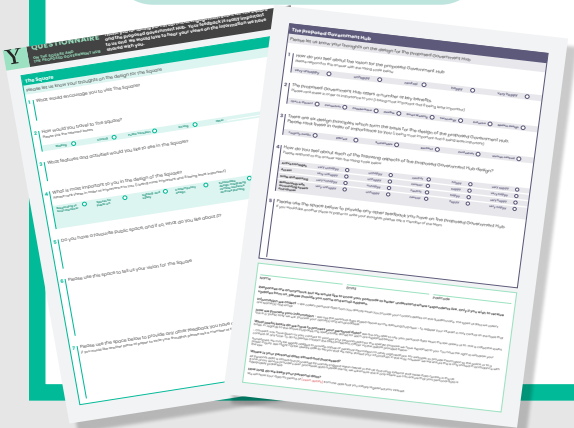
Sustainability has played a key part in the design process of The Square, with resilience and adaptability to climate change at the forefront of designs, particularly through the selection of materials, plant species and minimising the use of natural resources, such as water.



Your feedback on The Square

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

- 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?



York's New Square – Six main design principles

1



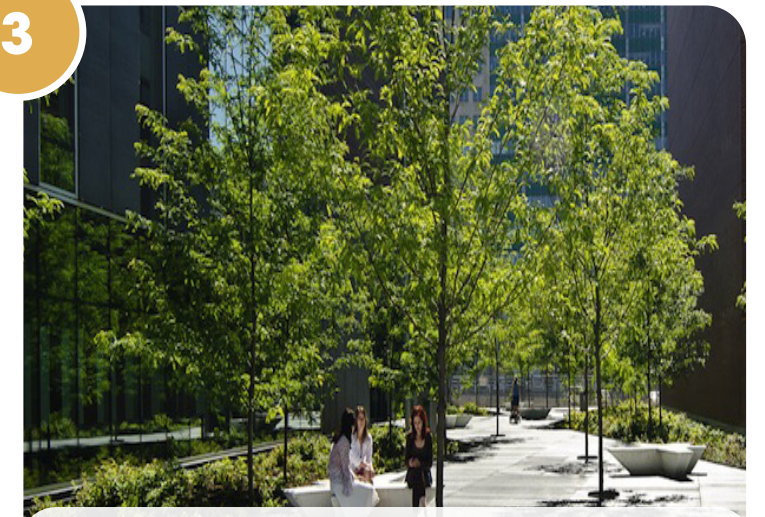
Contemporary design with fun elements and open spaces for events.

2



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

3



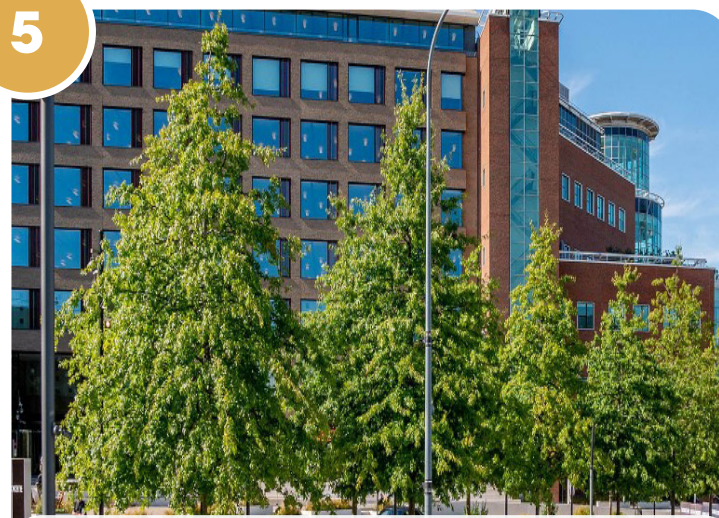
Places to sit and relax with a mixture of sunny and shaded locations.

4



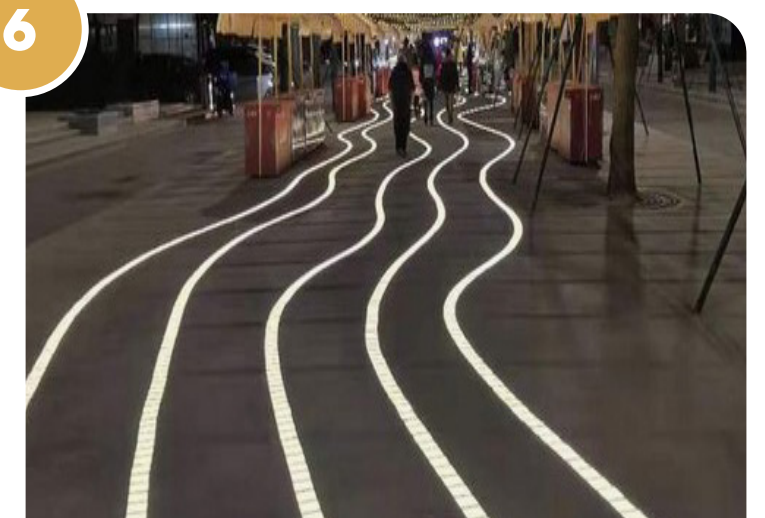
Clearly defined and easily accessible pedestrian and cycle routes.

5



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

6



Lighting and wayfinding to create a safe environment.

York's New Square



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York's New Square



Emerging concepts



GETTING AROUND

- The Square will be carefully designed to accommodate clear **walking and cycle routes**.
- The Square reflects the **Walkway Agreement** which guarantees walking routes to Leeman Road via the National Railway Museum during opening hours.
- The design will incorporate clear **wayfinding** to assist movement to and through The Square with seating provided
- **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 integrate measures to mitigate against the risk of **hostile vehicles** (e.g. bollards, benches, raised planters and tree planting) >

Emerging concepts

MATERIALS



Scoutmoor paving slabs



Yorkstone setts to indicate movement paths



Tactile paving at pedestrian crossing points



Yorkstone black granite setts



Reclaimed 'Scorrier' blocks



Cycle paths with clear etching to mark routes

Emerging concepts

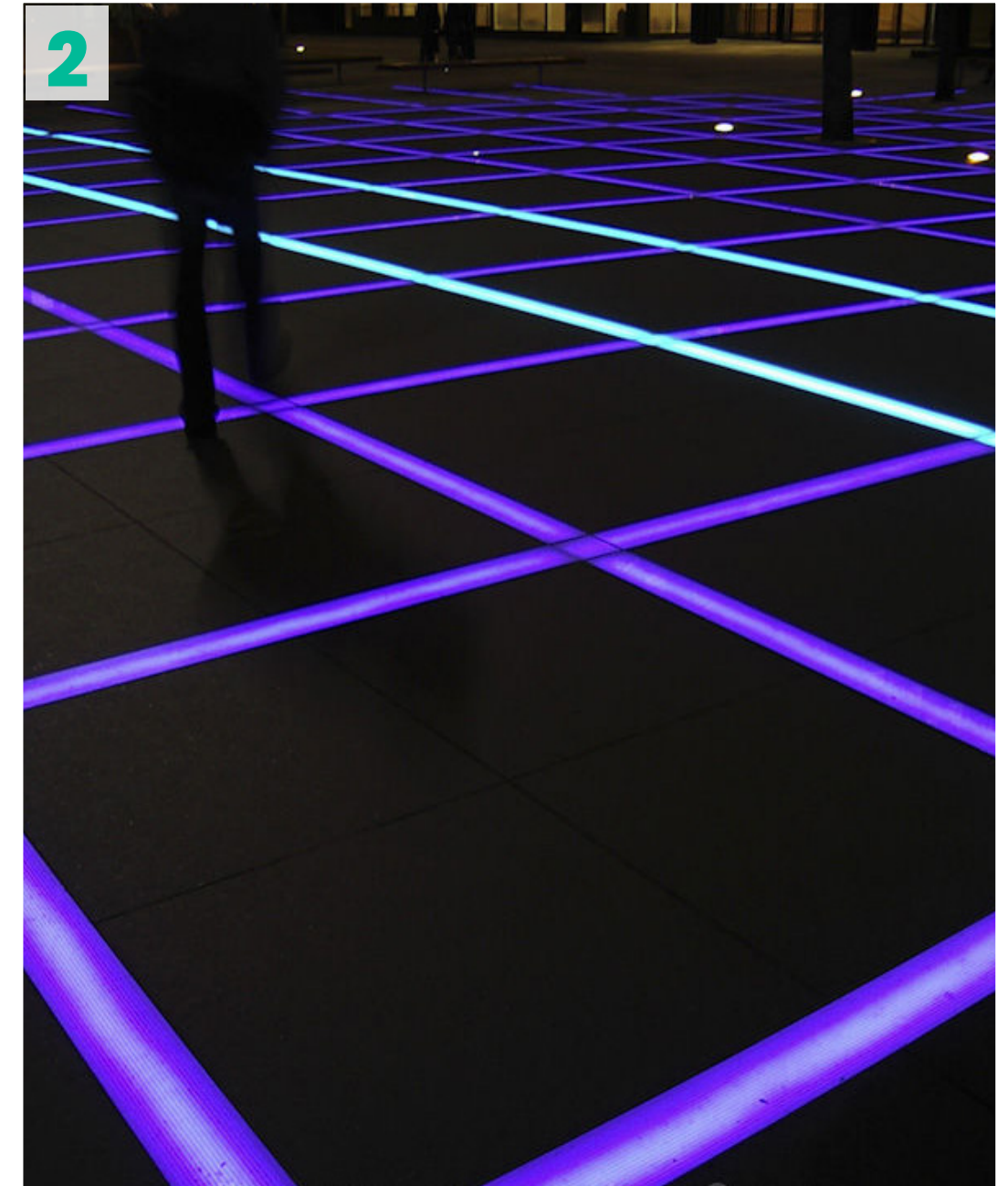
LIGHTING & WATER



Ground lighting highlighting movement and reflecting the effect of railway lines



Combination of ground level and tree lighting.



Lighting reinforcing paving bands at night time, with colours for different events.

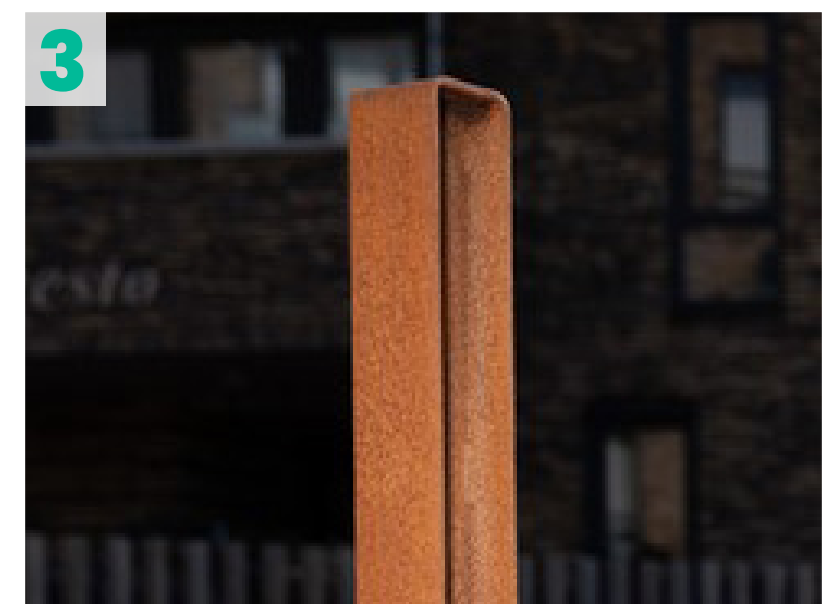
STREET FURNITURE



1 Benches echoing railway heritage materials



2 Range of materials used for seating



3 Bespoke bollards reflecting heritage materials



4 Cycle parking with complementary materials



5 Corten steel tree grilles



6 Raised planters

Emerging concepts

PLANTING



1 Ornamental grass species



2 Range of colours of foliage/flower heads



3 Pine Oak street trees providing autumn colour



4 Ground level planting, adding texture and colour



5 Formal block of tree planting with 'box head' canopies

Bringing your new Square to life



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Bringing your new Square to life



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



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Bringing your new Square to life



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



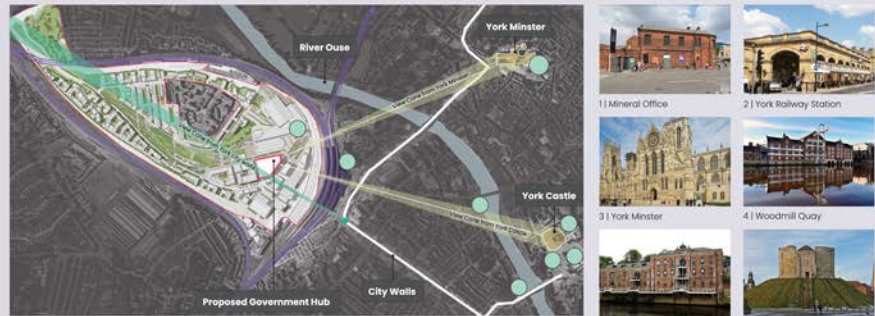
Stage 2 Engagement for
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The proposed Government Hub

The proposed Government Hub – Stage 1 exhibition boards

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.



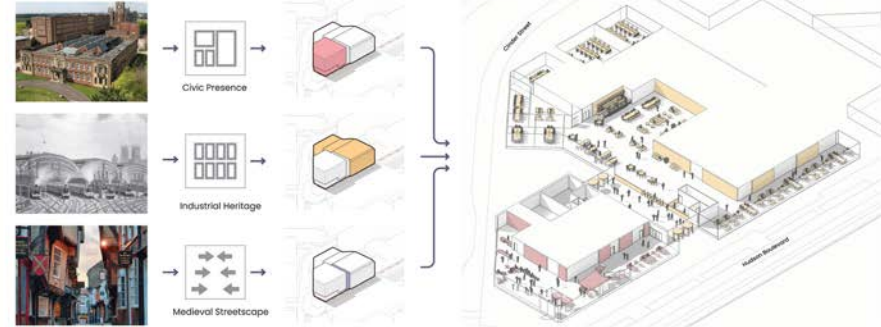
RESPONDING TO CONTEXT

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 Cider Street all providing activation of ground level.



KEY BENEFITS OF A GOVERNMENT HUB



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.

Plan showing the proposed access for the proposed Government Hub (Plot F1)



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 18,000 to 20,000 square metres, subject to ongoing design requirements.

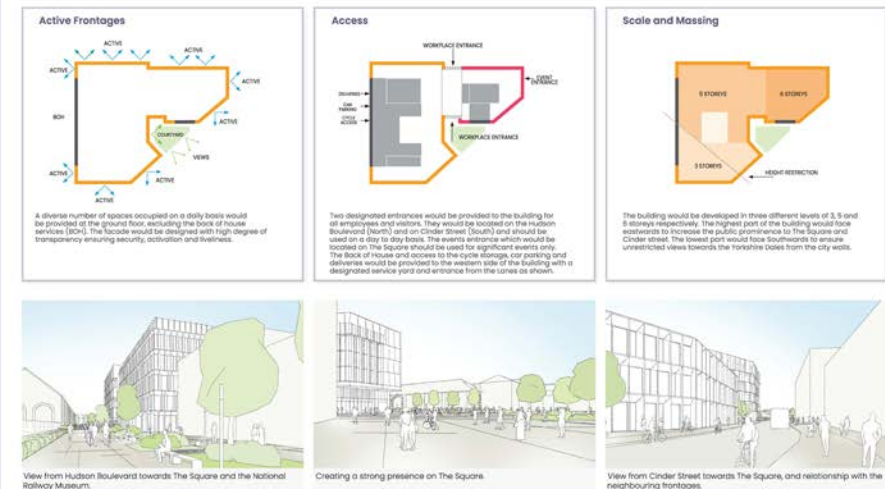
We are committed to delivering the UK government's ambition for net zero carbon emissions by 2050. This can be evidenced in our sustainability strategy (comprising a Fabric First and Passive Design approach). The proposed Hub would forecast to meet BPC A and would target BREEM Outstanding (NABERS 5* 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.

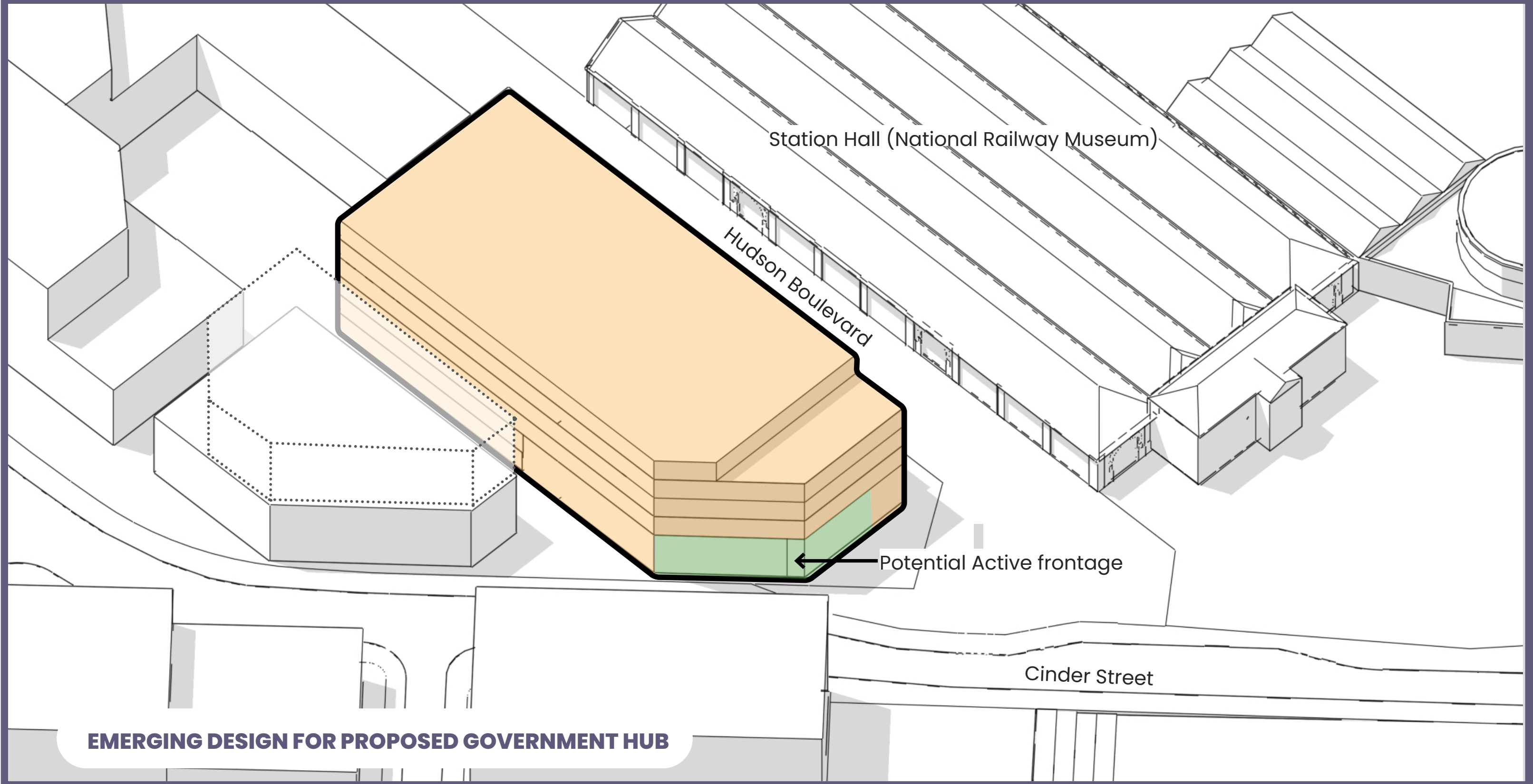
DESIGN PRINCIPLES



WHAT COULD THE EMERGING SCHEME LOOK LIKE?



Update on the proposed Government Hub



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Update on the proposed Government Hub

CURRENT FOCUS AREAS



SUSTAINABILITY

- 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***.
- 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** is of paramount importance to the team.
- The Hub would act as an enabler for commercial, hospitality and leisure development, adjacent to York Station.
- Picking up on the feedback from the consultation, we are currently exploring whether it would be possible to **activate part of the ground floor** of the building.



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



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



Update on the proposed Government Hub

BENEFITS TO THE ECONOMY

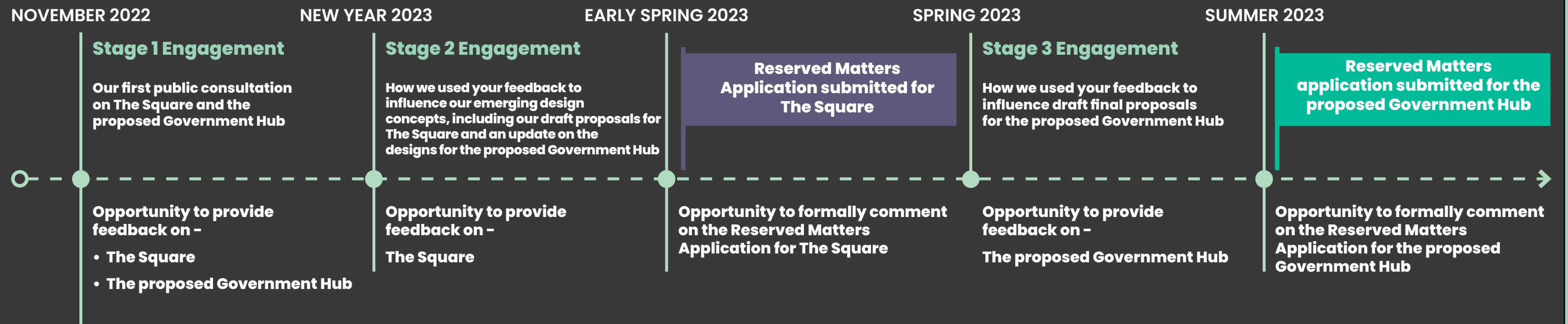
- The proposed Government Hub building is likely to create a floorspace of up to **13,000 square metres (NIA)**.
- We are seeking to consolidate existing roles in the York area into the hub.
- We expect there will be an opportunity for the Hub to accommodate new roles.
- The current hub design accommodates circa **2,600 Full Time Equivalent jobs**.



What happens next?

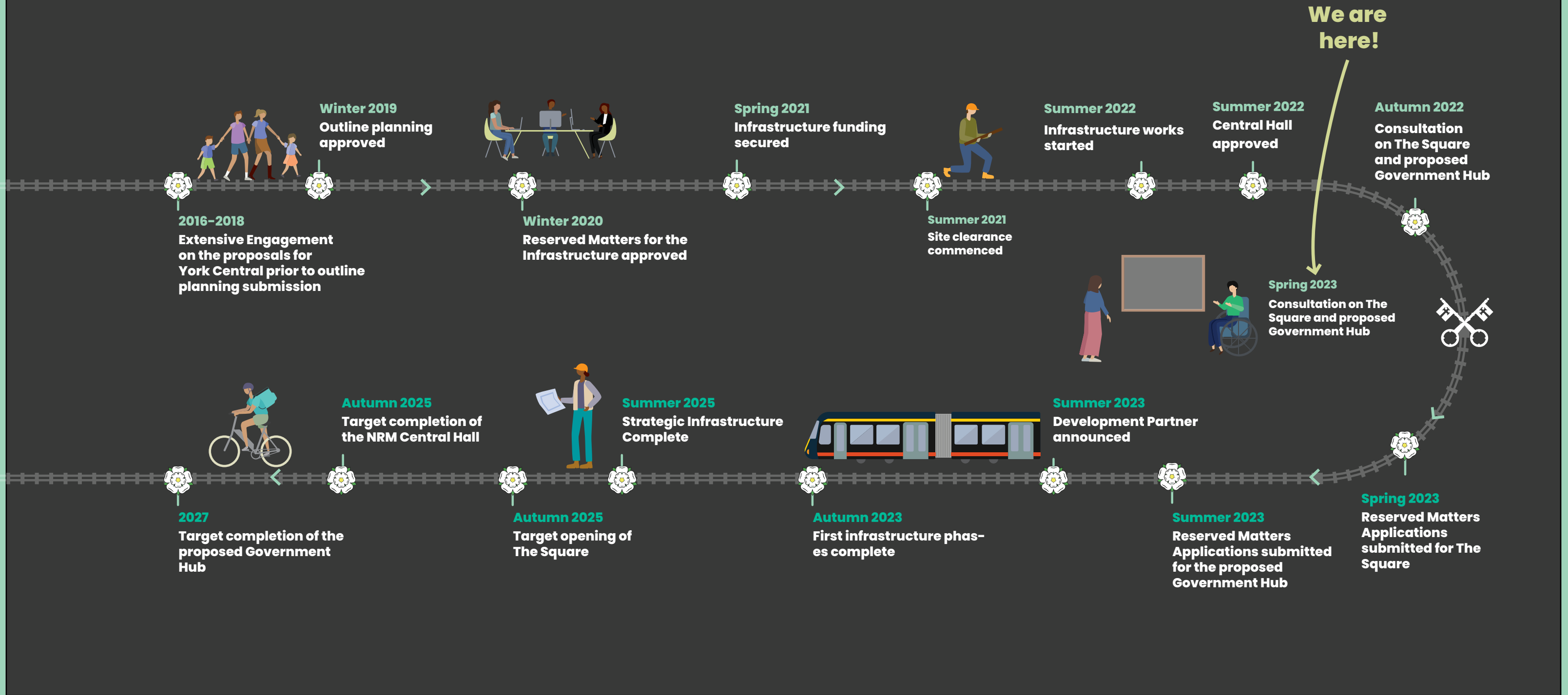
What happens next?

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



What happens next?

KEY MILESTONES IN CREATING YORK CENTRAL



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Y

York Central

Q&A

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

Y

Initial Engagement for
The Square and
the proposed Government Hub



Y

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



www.yorkcentral.info



www.facebook.com/York.Central101



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.



Y

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