



York Central

York Central...

Developing the vision



Illustrative computer generated image (CGI)

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Leon Guyett

What's been happening at York Central?

"It's been a busy time at York Central with some major milestones reached in recent months.

Most significantly, we are proud to introduce our strategic development partner. Following a lengthy and rigorous selection process, Homes England, Network Rail and York Central partners are enormously excited to welcome Arlington Real Estate and McLaren Property to the team to build out the vision for York Central. You can read more about their expertise, plans and aspirations for York from page 3 onwards.

We've also made positive progress with Reserved Matters Planning applications for both the new Square and the proposed Government Hub. In late 2023, Homes England, Network Rail and the Government Property Agency jointly submitted proposals for the first commercial building. Earlier this year, City of York Council Planning Committee granted planning permission for a brand-new public square, unlocking a huge part of the scheme. Find out more details on page 6.

As one of the UK's largest brownfield city centre regeneration projects, York Central continues to attract

interest from other major development schemes and national programmes to share best practice and learnings. We met the Ebbsfleet Development Corporation Board for a presentation and a walking tour, to learn lessons from York Central. Guy Opperman MP, Minister for Roads and Local Transport, Councillor Claire Douglas, Leader of the City of York Council and members of Active Travel England had a tour of the site too. This gave us an opportunity to show how well-connected York Central is and how it offers great opportunities for 'active travel'.

Projects led by our neighbours are progressing at pace too, with a contractor appointed for the Station Gateway project and works starting on site, plus improvements due to the riverside pathway running between Jubilee Terrace and Scarborough Bridge. The National Railway Museum is also celebrating success after welcoming over 60,000 visitors in the first six months of opening the Wonderlab: The Bramall Gallery. For more details visit our 'Neighbours' page on our website.

We've been sharing information about infrastructure, jobs, homes, improved access, public space and

investment in the future through new signage and QR codes. Plus, we continued our engagement activity with pop-up information events in York city centre, as part of the York Residents' Festival. We also joined a Town Hall meeting with our infrastructure contractor, John Sisk & Son Ltd, at the start of the year and we've sponsored the York College Construction and Engineering Centre 'brick wall'. We're also participating in Make It York's Snook Trail, see page 8 for opportunities to get involved.

This is a hugely exciting time for York and we're always interested in your ideas. Email at yorkcentral@homesengland.gov.uk or look out for pop up information events in the coming months. We look forward to the next phase of York Central, working together with our developer partner and putting York residents at its heart.

Leon

By Leon Guyett, Director of Regeneration Partnerships (York), on behalf of Homes England and Network Rail



"As a local of York, it is a privilege to be chosen as custodians of this hugely significant regeneration project, to build on the great work done by Homes England and Network Rail and deliver a scheme focused on People Place Planet Partnership and Prosperity."

Tom Gilman,
Regional Managing Director
of McLaren Property

MCLAREN

Welcome to our development partners

We are delighted to announce that Homes England and Network Rail have signed the development agreement with McLaren Property and Arlington Real Estate which formalises their selection as strategic developer for York Central, one of the UK's largest city centre regeneration schemes.

The appointment of McLaren Property and Arlington Real Estate as the development partner is the latest milestone in delivering York Central, which will see a key piece of York city centre brought to life by transforming

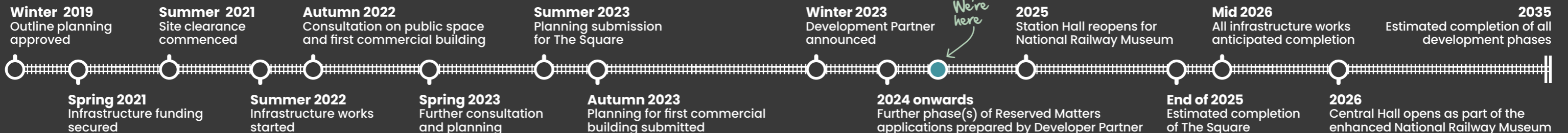
underutilised railway land into vibrant and distinctive residential neighbourhoods, cultural spaces, high quality public realm and a commercial quarter.

Both McLaren Property and Arlington Real Estate were chosen due to their significant experience in delivering major mixed-use regeneration schemes and neighbourhoods across the north of England, including DurhamGate in Spennymoor and Upper Brook Street in Manchester city centre.

As appointed developer for the 45-hectare York Central site, this joint venture will be responsible for the delivery of up to 2,500 homes, 20% of which will be affordable, as well as creating up to 1 million sq ft of commercial space for offices, retail, and leisure uses. This will be delivered in tandem with a network of vibrant public squares linking to surrounding neighbourhoods in the city centre, as well as improvements to York Railway Station and an expanded and enhanced National Railway Museum.

"Having spent the last 15 years focussing on the delivery of major mixed-use development schemes in the north of England, we have witnessed first-hand the positive benefits, to both communities and the local economy, of large-scale regeneration. We are delighted to have been given the opportunity, alongside our partners McLaren Property, to be able to write the next chapter in the story of this great historic city."

Allan Cook,
Founder of Arlington Real Estate



Bringing the vision to life...



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People | Place | Planet | Partnership | Prosperity

“Our vision is to develop a highly sustainable place full of life, vitality, and community. A vibrant new part of the city, bringing a range of homes, public realm, and a new business district which will create jobs and prosperity for the people of York.

At the heart of this vision is our commitment to our core principles of People, Place, Planet, Prosperity, and Partnership.

Recognising the importance of this unique regeneration opportunity, and to be worthy of the site’s historic context, the buildings and public spaces will be high-quality, sustainable, engaging, enjoyable and maximise the excellent connections to the city centre and railway network.

Not only will it be an exemplary, memorable place, of strategic importance, it will have a responsibility for future generations. We will create York Central for the long-term with an acute awareness of the current climate change challenges facing our planet. Housing will play a key role in creating a strong and cohesive sense of community and will be available for all stages of life.

Conscious of the huge responsibility that comes with being entrusted to develop such an important place, we are committed to being there from start to finish to ensure York Central is delivered at pace, in an efficient and holistic way maximising the value of the project to the communities it is intended to serve.”

Tom Gilman,
Regional Managing Director
of McLaren Property



Planning approval granted for York Central's new Square

Reserved matters planning approval was granted by City of York Planning Committee in February. Subject to conditions, the decision approved the submitted plans for detailed access, layout, scale, appearance and landscaping of a vibrant new civic space for both York Central and the city of York. This will link the western entrance of the railway station to the front of the National Railway Museum.

Leon Guyett, Director of Regeneration Partnerships (York), on behalf of Homes England and Network Rail, said: "This is a major step forward for the project. We've gone to great

lengths to make the design inclusive, accessible and safe for pedestrians and cyclists, while improving lighting, seating and planting. Approval for this next section of the scheme is a real positive step in building out the York Central vision.

"We've listened to what people wanted and worked closely with multiple design and planning teams to incorporate feedback from public engagement and specialist groups. Some great ideas were suggested that have not been possible in this section of the scheme, yet we are keen to try and accommodate these elsewhere on the site, where appropriate."



The design of the Square will create an iconic new civic space featuring a contemporary design that is respectful of local heritage and ensures accessibility to all. It will also include seating, lighting and wayfinding with opportunities for public art also under discussion.

Sponsoring a Snook

We're getting behind York's inaugural 'Snook Trail' by sponsoring a 'Snook'.

Taking place throughout March and April, the Snook Trail 2024 invites members of the public to embark on a captivating journey through York's historic streets and hidden gardens while seeking out 20+ book-loving 'Snooks' scattered throughout the city.

Organised by Make it York, alongside charity partner St Leonard's Hospice, York Central is one of several local organisations who have stepped up to sponsor each of the 6ft sculptures around

the free trail. Sian Ellis, a Yorkshire-based illustrator and mural artist, has designed the Snook character, with each one uniquely decorated by individual artists.

York Central's Snook, affectionately known as 'Webbo', has been brought to life by talented UK artist Gemma Wood, complete with hi-vis jacket. She will live in The Principal Hotel grounds. People can come and visit, take a selfie and find a link to learn more about the York Central Project, before they are auctioned off to raise funds for St Leonard's Hospice in May.



Steps forward at Station Gateway

The York Station Gateway project continues to make progress. This is being delivered in partnership by City of York Council, Network Rail, London North Eastern Railway (LNER) and the West Yorkshire Combined Authority as neighbours of York Central.

John Sisk and Son Ltd was appointed as the contractor for the highways phase of the project in October 2023 and have since been making progress. Work has included the removal of the footbridge from the Queen Street bridge to York Railway Institute and a temporary diversion road is being created for when Queen Street bridge is removed.

In the coming months work will continue at pace to deliver the project. Throughout the works businesses in the area, including York RI will be open for business.

More details are available at www.york.gov.uk/StationGateway



Meet more of the team...

York Central Partnership is made up of Homes England, Network Rail, City of York Council and the National Railway Museum. With a project as complex as this, we draw on the specialist expertise of other partners.

We work closely with commercial real estate specialists, Avison Young on planning matters. For support with project, risk and cost management, we partner with property and construction consultancy, Gleeds. Find out more...

AVISON YOUNG

Avison Young is a global commercial real estate company designed to create and act on the most important opportunities for their clients. Their services include property transactions, management, financial and advisory services. They believe in creating positive impact wherever possible and this is evident with York Central.



Chris, Rosie and David

The team working on York Central is based at the Leeds office and includes Chris Jones (Director), Dave Sweeting (Director) and Rosie Bircumshaw (Assistant Planner). Chris has been the planning advisor on York Central since August 2017 and notably obtained the outline planning permission for the development. During this period Chris has provided continuing strategic advice and support on planning matters for all partners.

Following the approval of outline planning, Chris and Dave worked on the first reserved matters main infrastructure application. Granted reserved matters permission in 2021, he has since supported its delivery and prepared subsequent applications for the new Square, which has recently been approved, and the proposed Government Hub submission.

Chris and Dave are ably supported by Rosie, who joined Avison Young in 2023. Having grown up and still living within the local area, Rosie has a keen interest in York and in particular this exciting development in the city centre. All are extremely proud and honoured to have been involved in one of the largest brownfield developments in England.

The delivery of a high-quality space for people and communities is a key reason they became planners. With the announcement of a development partner, the delivery of the infrastructure works, a new public Square for the city and the first commercial development, the future is bright and one that Avison Young is proud to have been involved in. They are looking forward to continuing to support the team.

www.avisonyoung.co.uk

gleeds

Gleeds is a leading global property and construction consultancy employing 2,300 people. Independent since 1885, Gleeds is proud to deliver award-winning projects around the world.

With a strong presence in the North of England, Gleeds provides project management, cost management and building surveying services from offices in Liverpool, Manchester, Newcastle and Leeds.

Working with some of the world's best known brands, Gleeds take pride in its excellent relationships with clients and the industry, having played a key role in some of the UK's most prestigious projects, such as the London 2012 Olympics and Crossrail.

Working with the communities within which we operate is extremely important to Gleeds and this is a key consideration for the York Central project.

Darren Lewis, Director of Management Services, leads the Gleeds York Central team and has been closely involved on the project since 2020. Gleeds is providing project, programme, risk and cost management services to support Homes England and key stakeholders in delivering the major urban redevelopment that is York Central.

Darren is supported by a professional team including project managers Robin Draycott, Emily Foreman, Clair Petersen, Octavian Moise and James Willitts; and cost managers Marc Rutterford, Stuart Atkinson and Luke Smith.

As it is such an exciting project, Gleeds is very proud to be part of the team bringing York Central forward. The scheme builds on the character and heritage of the site, whilst transforming the existing disused railway land into fresh new neighbourhoods, featuring work areas, social and community space, that can be enjoyed by the people of York and its many visitors for years to come.

gb.gleeds.com



Darren

For questions on design or planning at York Central, email yorkcentral@homesengland.gov.uk.

Spotlight on...

Uncovering York Central's Archaeology

Over 130 people joined two free, family friendly archaeology events last Summer.



"Uncovering York Central" at the York Central Project Office at Sisk on Leeman Road, offered members of the public an opportunity to discover what's been found hiding underneath the site so far. It was also another opportunity for people to come and meet the team and get the latest updates on York Central.

More than 200 photos, artefacts and exhibits were shared throughout the events. Budding engineers and archaeologists were given the chance to dress up in PPE and explore finds in two discovery sand pits. Plus, there was excavator equipment on show.

The York Central Partnership organised the events in collaboration with infrastructure contractors, John Sisk and Son Ltd and archaeology consultants Tetra Tech and On-Site Archaeology. The sessions spanned 3,000 years of history underground, showing examples of pots and pottery, railway relics and even human remains.

It was also an opportunity to share information about the vision above ground for the next fifteen years.



Visit www.yorkcentral.info/archaeology to find out what has been uncovered on-site.

What's coming up in and around York Central?

On site:

- April to July will see ground improvements, utilities and drainage works continue. Work on the pavements at Station Rise will carry on and works on Cinder Lane, including some temporary diversions will be in place. Find out more from: YorkCentral@sisk.co.uk.

Near to site:

- Next to York Central, Station Gateway works will be fully underway from April, with bridge removal and new access road created.
- Work continues on the enhanced National Railway Museum. Plus, until early May the Flying Scotsman is on display alongside two new exhibitions exploring contemporary rail travel perspectives.

Around York:

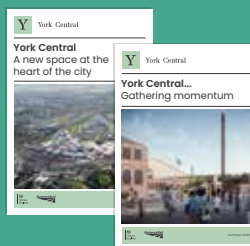
- Residents of York and North Yorkshire have the chance to vote for the region's mayor, on Thursday 2nd May. For details visit: www.yorknorthyorks-ca.gov.uk/mayor.
- The Snook Trail is in 21 locations around York until May 2024. Find your favourite at: www.visityork.org/trails/the-snooks-trail.
- The York Central and Invest in York & North Yorkshire teams are joining the UK's biggest real estate and investment show, UK REiIF in Leeds on May 21-23. For details, visit: www.ukreiiif.com.

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We're moving to a digital newsletter to reduce the amount of paper we use. You can sign up to receive updates via email at: yorkcentral@homesengland.gov.uk.

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York Central Team
C/O Sisk Project Office
Network Rail
Access Gate 2
Leeman Road
York YO26 4XD



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