

INTRODUCTION



Photo by Robert Loader

Since the council moved out of the Guildhall in April 2013 it has been working to find the best option to secure its future. In October 2015 the council's Executive resolved that a business club and serviced office venue, with ongoing council use and supporting commercial development would be the best mix of uses to secure a viable future for the complex. Work has now begun to review previous feasibility work and to develop detailed design proposals and this event is the first opportunity for public views to feed into the design process.

York's Guildhall is a key building in the City, and one which is strongly associated with its history and development. The Guildhall is also directly associated with the governance of the City. York has an outstanding Civic archive which records over 800 years of the City's history, charting many events and the people associated with them. The construction of the present Guildhall in 1445 and some of the changes made to it since that time are well documented.

York prospered through the regulation of the trade by the Guilds who jointly funded the construction of the Guildhall with the 'council'. The Guildhall has seen governance of the City by the freemen and aldermen, a sheriff dispensing justice in his court, a Lord Mayor and civic leaders, and latterly modern democratic governance by the city corporation / council. The 'new' council offices incorporating the council chamber were completed in 1891. Overtime with further additions the council came to occupy a large and 'rambling' complex on the riverside.

The Guildhall buildings are now largely empty and under used. The council chamber is still used for full council meetings – every other month – and the Guildhall itself is still used for events. However, the remainder of the space (former offices) is largely vacant and empty. The buildings are in need of repair / improvement and new use.



This proposal was seen as an appropriate re-use option, compatible with the heritage of the complex and maintaining the close links between commerce and governance that have existed throughout its history.

The design phase has progressed, but much of the complex will remain the same with sensitive and appropriate refurbishments. There will be new elements, which have been carefully considered as part of the York riverside and designed to improve access / accessibility.



THE GUILDHALL COMPLEX SITE & ADJACENT CONTEXT

THE VISION



THE VISION

The project will:

- Provide a world class business club and serviced office venue
- Support and nurture the expansion of York businesses
- Combine events and exhibition space with state of the art co-working facilities and serviced offices at the heart of a historic and creative city
- Retain full Council Meeting use of the Council Chamber
- Enhance public access
- Secure a sustainable future for one of the City's most iconic buildings
- Enhance and better reveal the architectural and historical significance of the Guildhall Complex

PUBLIC ACCESS & USE

There will be public access to:

- The Guildhall for events and community use
- Full Council Meetings in the Council Chamber
- A new restaurant
- A new cafe
- Exhibitions and events
- Meeting rooms with AV available for commercial hire

CIVIC USE

There will be continued civic use of:

- The Guildhall
- The Council Chamber

FULL COUNCIL MEETING USE

Full Council meetings will continue to be held using:

- The Council Chamber
- AV & webcam facilities

SERVICED OFFICE & BUSINESS USE

A serviced office venue will provide:

- Individual offices for 2-10 people
- Co-working space, with workstations that can be rented on a desk by desk basis
- Meeting rooms with AV
- Hot-desking space

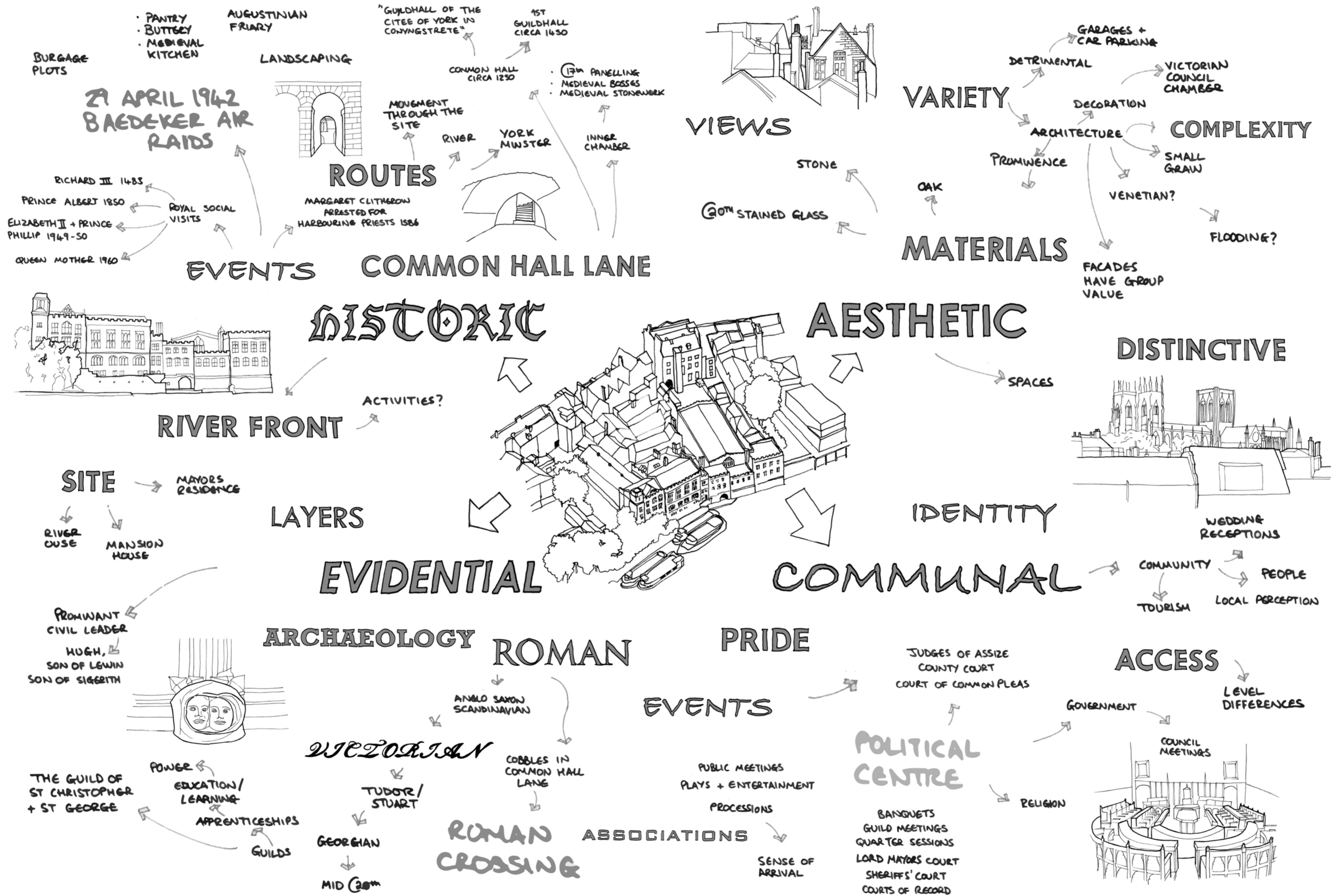
RESTAURANT

- A new restaurant with outside space, taking advantage of river views

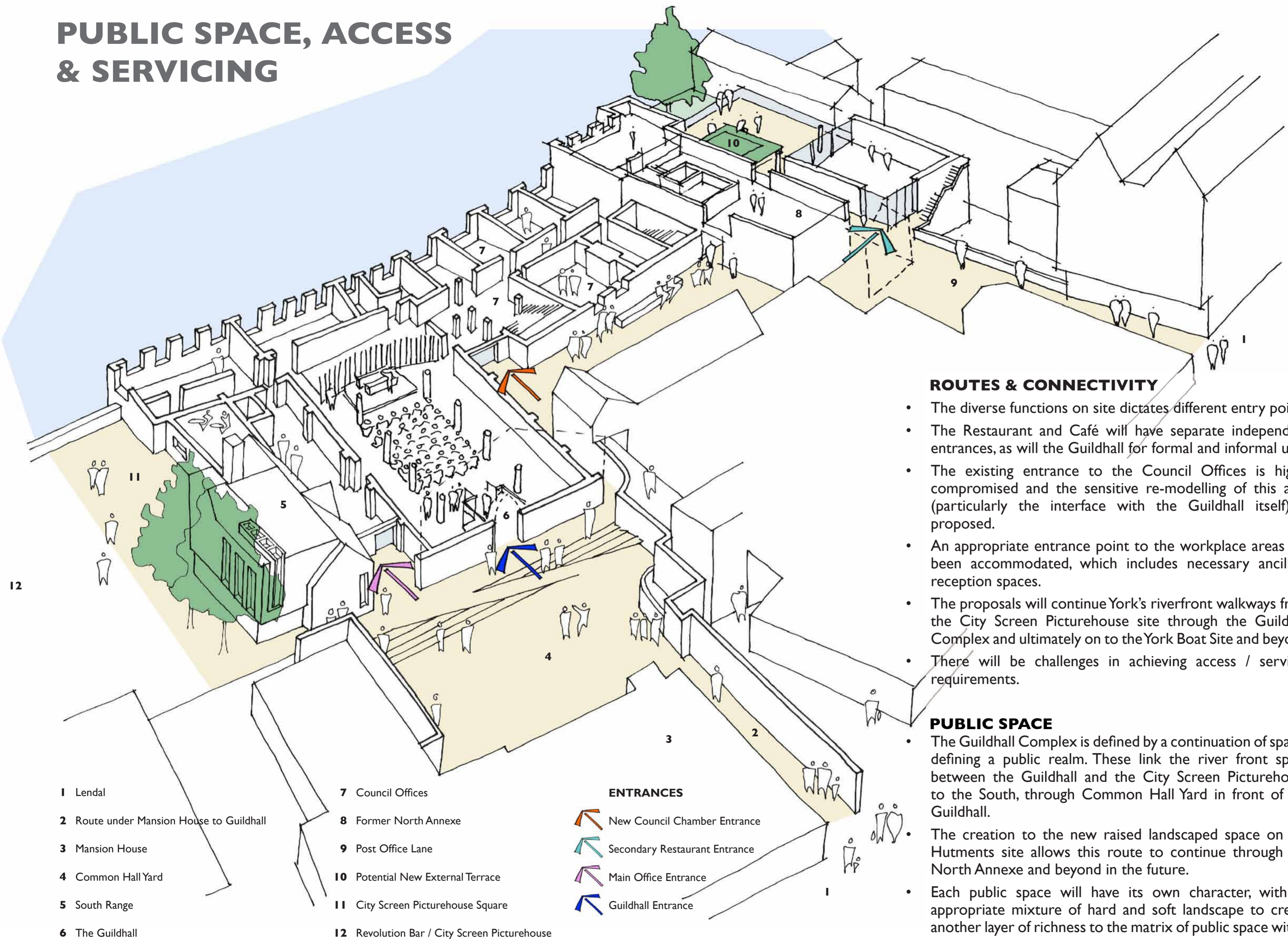
CAFE

- A new cafe with outside space and river views will be provided for use by the public and by tenants and visitors from the serviced office venue





SIGNIFICANCES 'MIND MAP'



PUBLIC SPACE, ACCESS & SERVICING



- 1 Lendal
- 2 Route under Mansion House to Guildhall
- 3 Mansion House
- 4 Common Hall Yard
- 5 South Range
- 6 The Guildhall
- 7 Council Offices
- 8 Former North Annexe
- 9 Post Office Lane
- 10 Potential New External Terrace
- 11 City Screen Picturehouse Square
- 12 Revolution Bar / City Screen Picturehouse

- ENTRANCES**
-  New Council Chamber Entrance
 -  Secondary Restaurant Entrance
 -  Main Office Entrance
 -  Guildhall Entrance

ROUTES & CONNECTIVITY

- The diverse functions on site dictates different entry points.
- The Restaurant and Café will have separate independent entrances, as will the Guildhall for formal and informal use.
- The existing entrance to the Council Offices is highly compromised and the sensitive re-modelling of this area (particularly the interface with the Guildhall itself) is proposed.
- An appropriate entrance point to the workplace areas has been accommodated, which includes necessary ancillary reception spaces.
- The proposals will continue York's riverfront walkways from the City Screen Picturehouse site through the Guildhall Complex and ultimately on to the York Boat Site and beyond.
- There will be challenges in achieving access / services requirements.

PUBLIC SPACE

- The Guildhall Complex is defined by a continuation of spaces defining a public realm. These link the river front space between the Guildhall and the City Screen Picturehouse to the South, through Common Hall Yard in front of the Guildhall.
- The creation to the new raised landscaped space on the Hutments site allows this route to continue through the North Annexe and beyond in the future.
- Each public space will have its own character, with an appropriate mixture of hard and soft landscape to create another layer of richness to the matrix of public space within the city centre.

THE GUILDHALL



Examples of current uses of the Guildhall



Copyright Pilot Theatre



Credit A Swift One



Credit Charlotte Brown



Example of a 'business lounge'



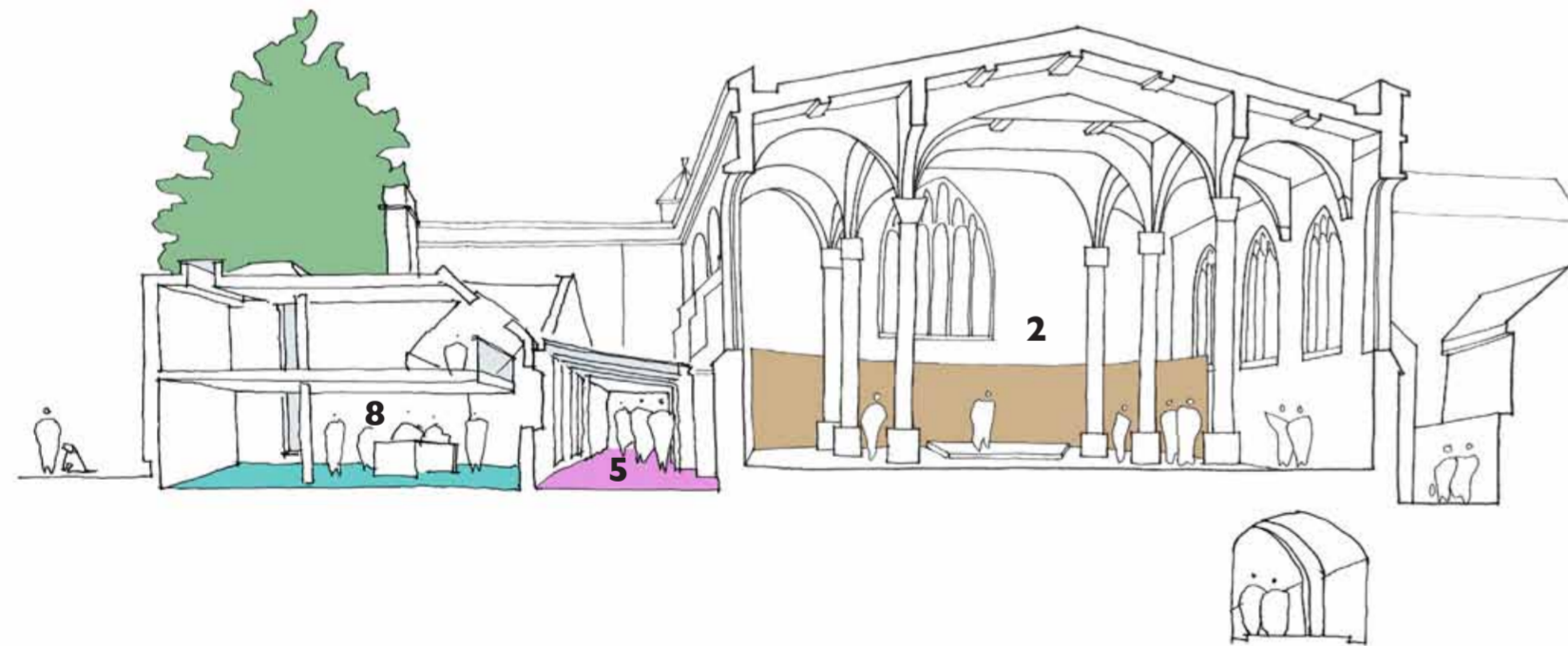
Example of a multi-use space in lecture theatre format



Example of the same multi-use space in exhibition format

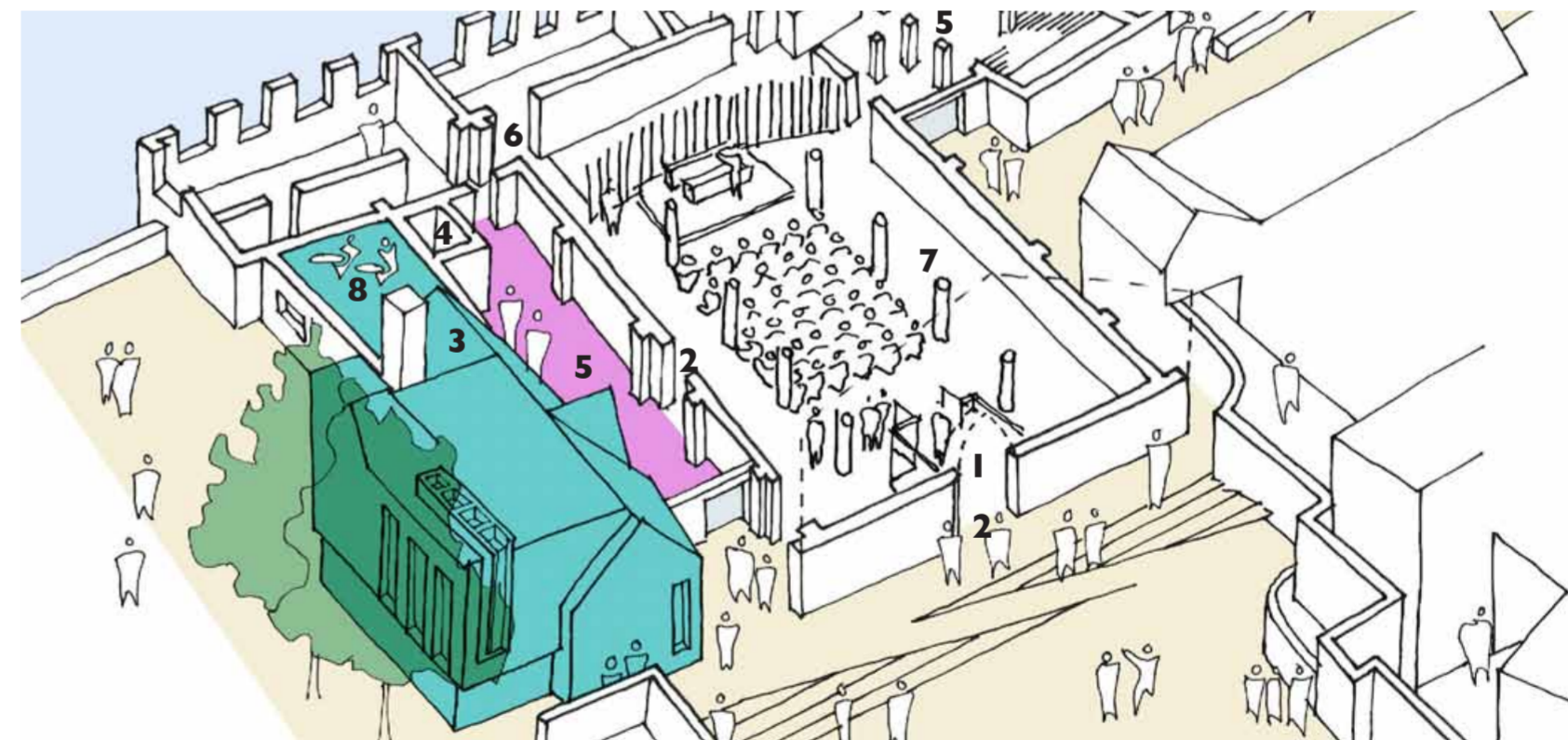


Example of a formal meeting space



EXISTING GUILDHALL USES TO BE MAINTAINED

- Civic Events
 - Community Events
 - Public assembly for up to about 320 people (for example a recital or public meeting)
 - Business Club/Venue
- South Range to provide event / break-out space, WC's, furniture store & ancillary accommodation
 Cafe and Terrace



PROPOSED IMPROVEMENTS

- | | |
|---|--|
| <ul style="list-style-type: none"> 1 New glazed draft lobby 2 Improved exits to accommodate increased capacity of approx. 320 3 Visitor toilets (below) 4 Furniture storage | <ul style="list-style-type: none"> 5 Break-out space 6 Proposed access to Committee Room 7 Improved services i.e heating, lighting and AV 8 Cafe |
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SERVICED OFFICE VENUE



Example of a multi-use reception area in a serviced office



Example of an office reception area



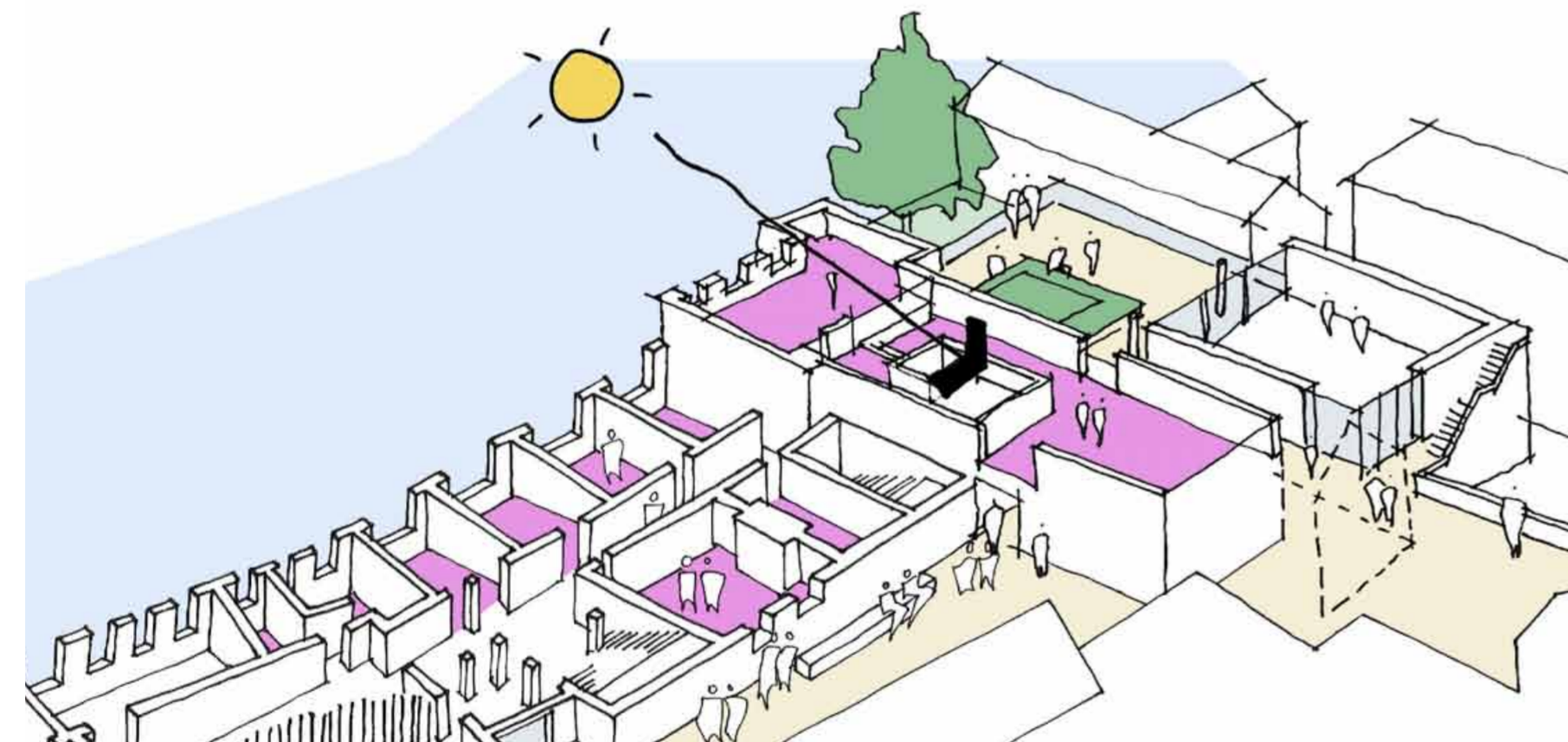
Example of serviced office informal meeting area



Example of office work space

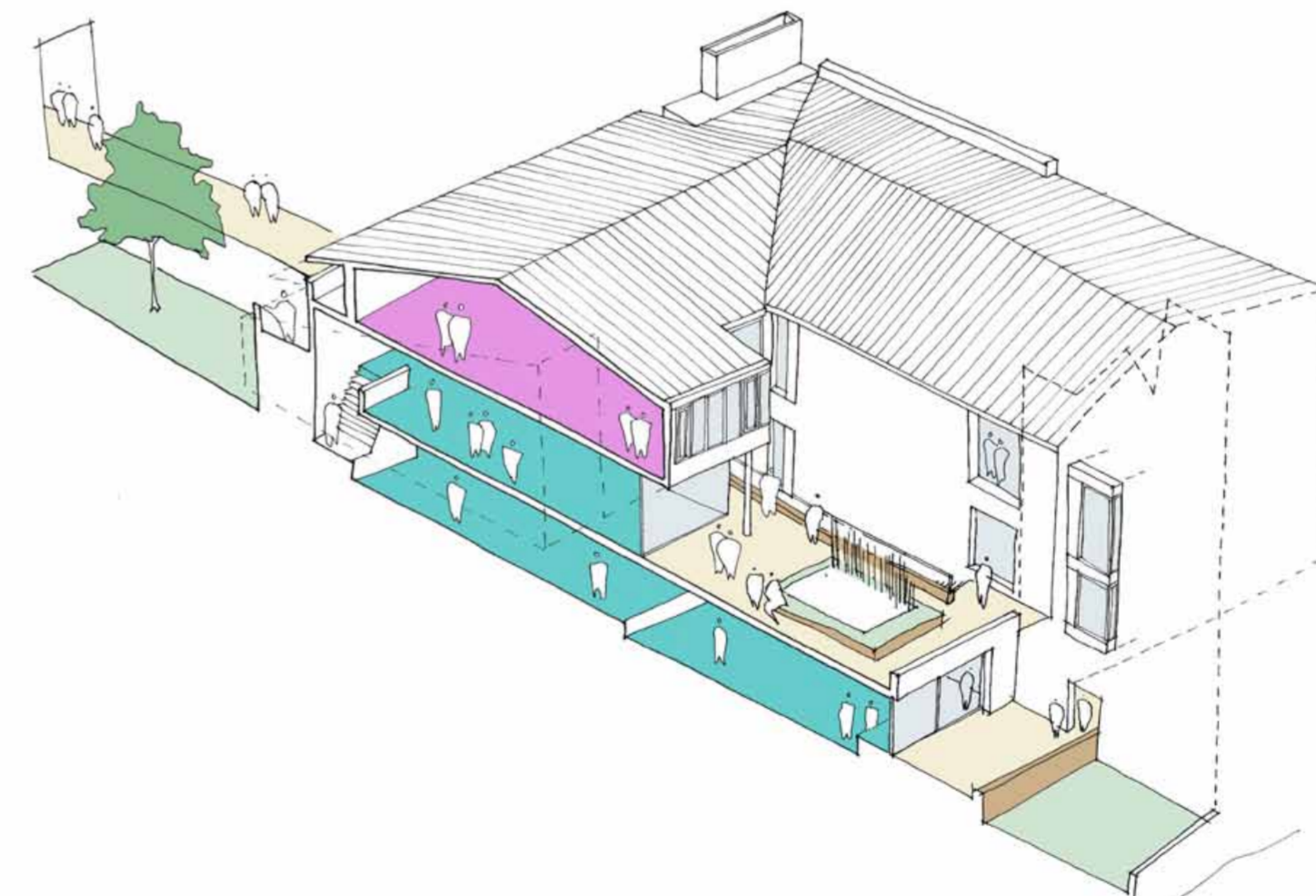


Examples of office space within historic buildings



PROPOSED SERVICED OFFICES AND CO-WORKING OFFICES

- York's Guildhall will provide a world class business club and serviced office venue.
- It will support and nurture the expansion of York businesses, combining events and exhibition space with state of the art collaboration/co-working facilities and serviced offices at the heart of a historic and creative city.
- The project will secure a sustainable future for one of the City's most iconic buildings.



- The use of the buildings as office space contributes to the variety of building uses surrounding Lendal and the River Ouse.
- The office spaces will maintain a certain degree of flexibility.
- There will be meeting rooms with AV available for tenants and external hire.
- The reception to the serviced office venue will ideally link to the cafe and a small events & exhibition space, accessible to tenants, visitors and the public.

RESTAURANT & RIVERSIDE SPACE



TYPE OF PROPOSED RESTAURANT

- Signature Restaurant with river side views
- The Restaurant will have a degree of connectivity with the river
- Independent access for users of the Restaurant
- The Restaurant location will be visible / legible from key public routes
- The Restaurant will connect with high quality external spaces
- The Restaurant provision and the Guildhall itself (in Event mode) will retain a differentiated offer from that of the Mansion House
- The Restaurant entrance to have a strong identity

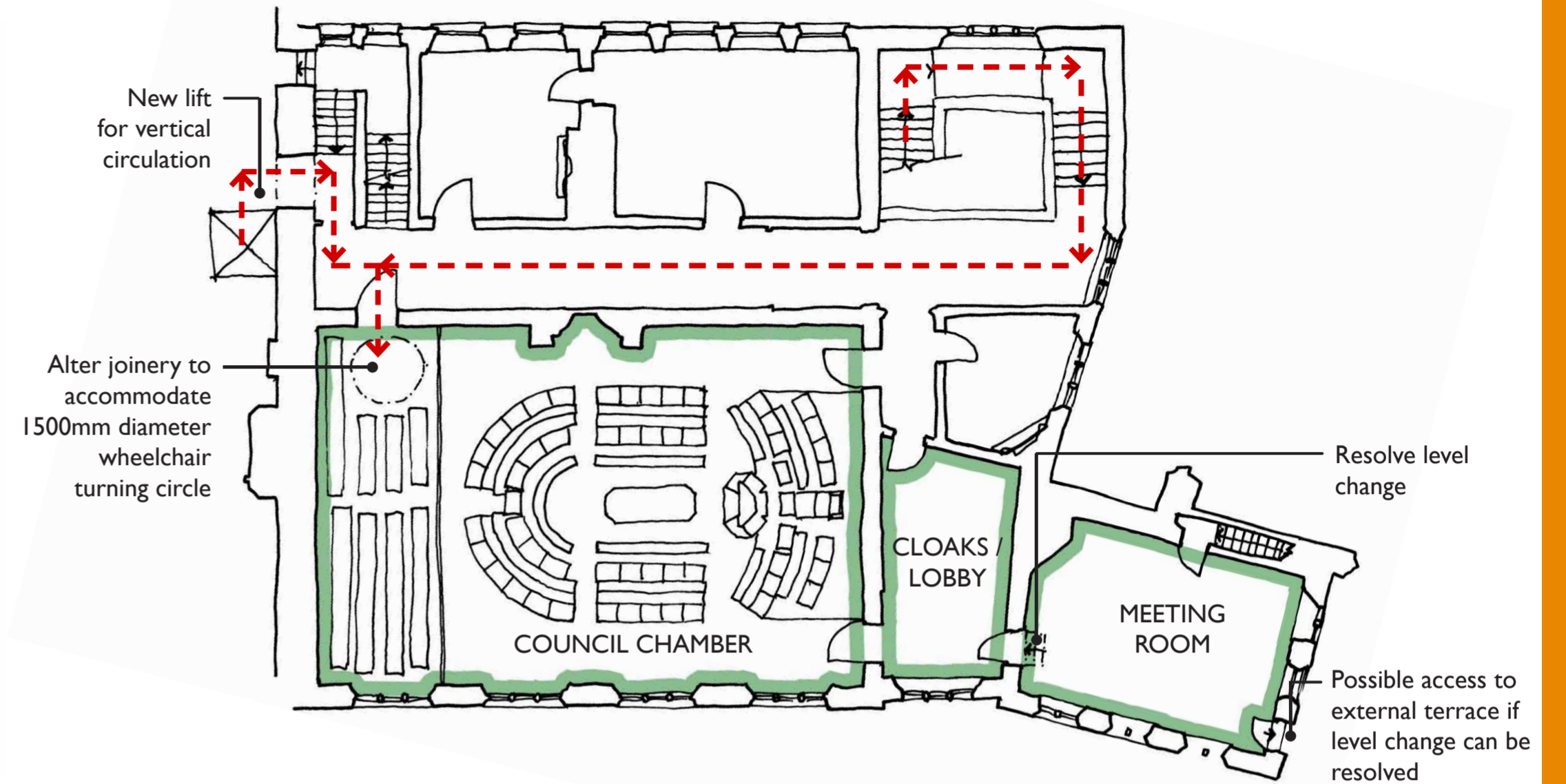
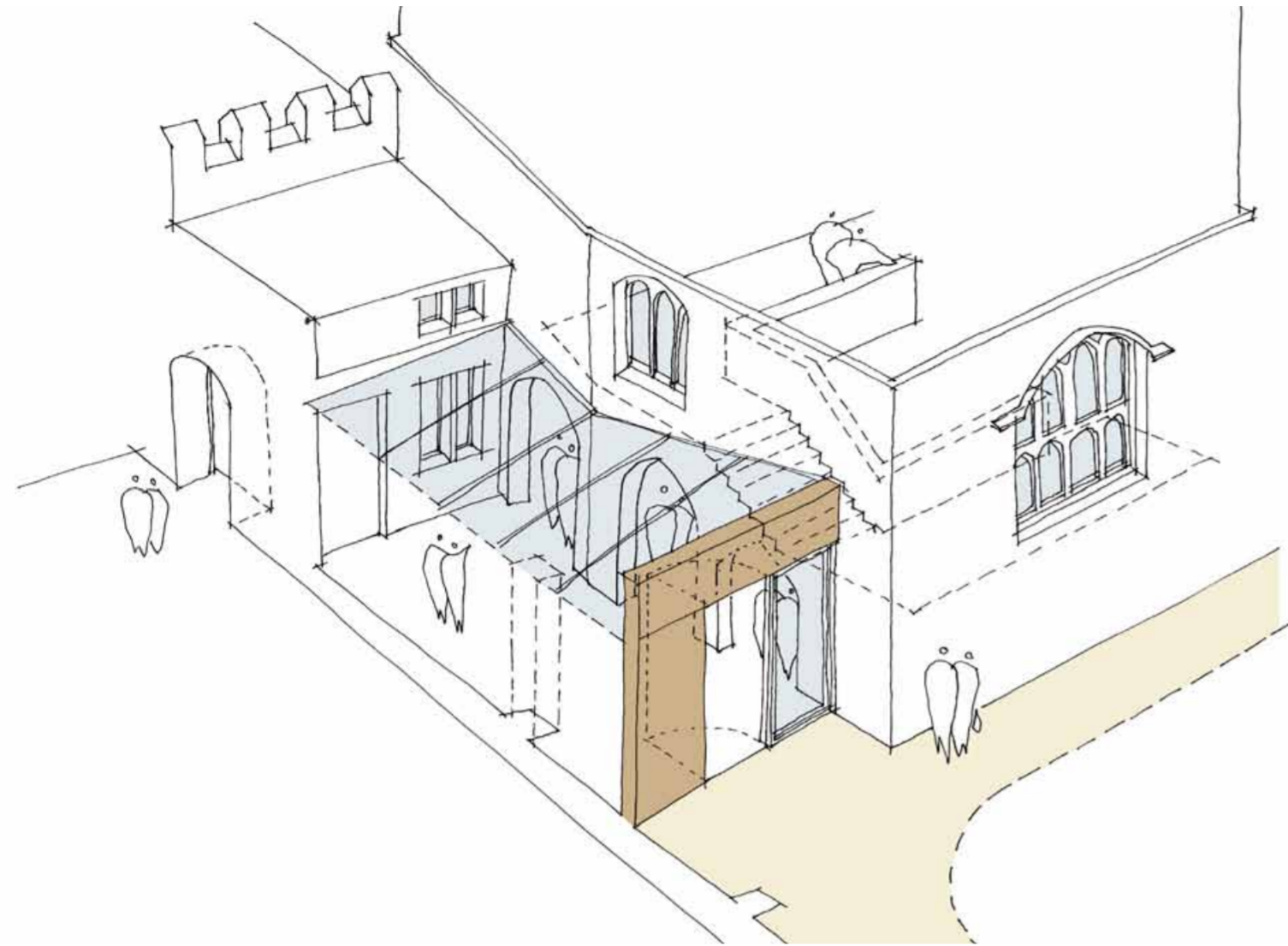
- 1 Council Offices / Council Chamber
- 2 North Annexe
- 3 Office accommodation
- 4 New public route to river
- 5 External terrace with river views
- 6 New passage / 'snickleway' linking to Common Hall Lane
- 7 Public riverside garden
- 8 Restaurant



Examples of restaurants and cafes within historic buildings

Examples of courtyard / glazed spaces for restaurant / cafe

COUNCIL CHAMBER



ACCESS FOR FULL COUNCIL MEETINGS

For use by City of York Council of the Council Chamber:

The Guildhall is one of York's most significant buildings - it has been at the heart of the City's governance for over 800 years & the council's HQ/office base for over 200 years.

When the council relocated to new offices in 2013 it was resolved that use of the Council Chamber for full council meetings would continue.

By retaining use of the Council Chamber and enhancing public access, the importance of direct links between the city's governance, commerce, and culture are not just acknowledged, but remain intrinsically bound together, for the future benefit of the city, in this world class historic location.

To support the continuing use of the Council Chamber consideration will be given to:

- Securing accessible access for Members, press and public from access to the office and co-working areas and to the Guildhall;
- Providing toilet provision without compromising security of other areas of the Guildhall.

As a base line the requirement for City of York Council use will include 6 no. full council meetings (alternate monthly) in the council chamber.

SPACES THAT WILL REMAIN AVAILABLE FOR FULL COUNCIL MEETINGS

- The Council Chamber
- Meeting Room
- Cloaks / Lobby

OTHER USES FOR WHICH THE SPACES WILL BE AVAILABLE WHEN NOT REQUIRED FOR COUNCIL MEETINGS

The existing Council Chamber will be retained in their traditional roles but also to offer exceptional events spaces, such as theatre productions, debates further enhancing the excellent facilities of the site.

The development will also include opportunities to integrate commercial offers to further complement the site's unique facilities, making it a primary location for businesses to operate, meet and network within the historic city centre.

