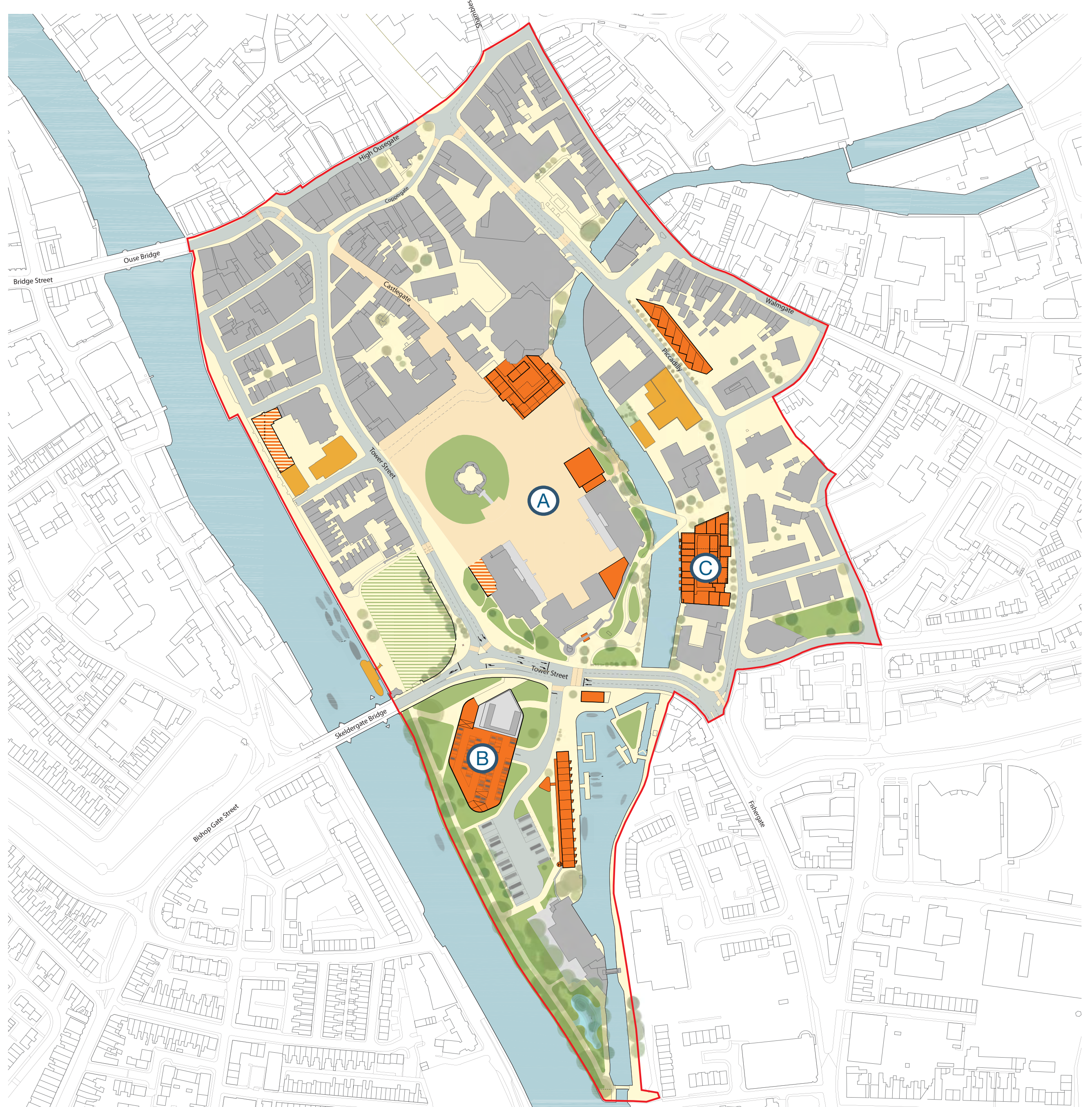


# York Castle Gateway Masterplan

## Introduction

In April 2018 the council approved a masterplan for Castle Gateway. It was produced after the council worked with local engagement experts My Future York to create My Castle Gateway, a very different approach to engaging people in the regeneration projects which will transform our city.

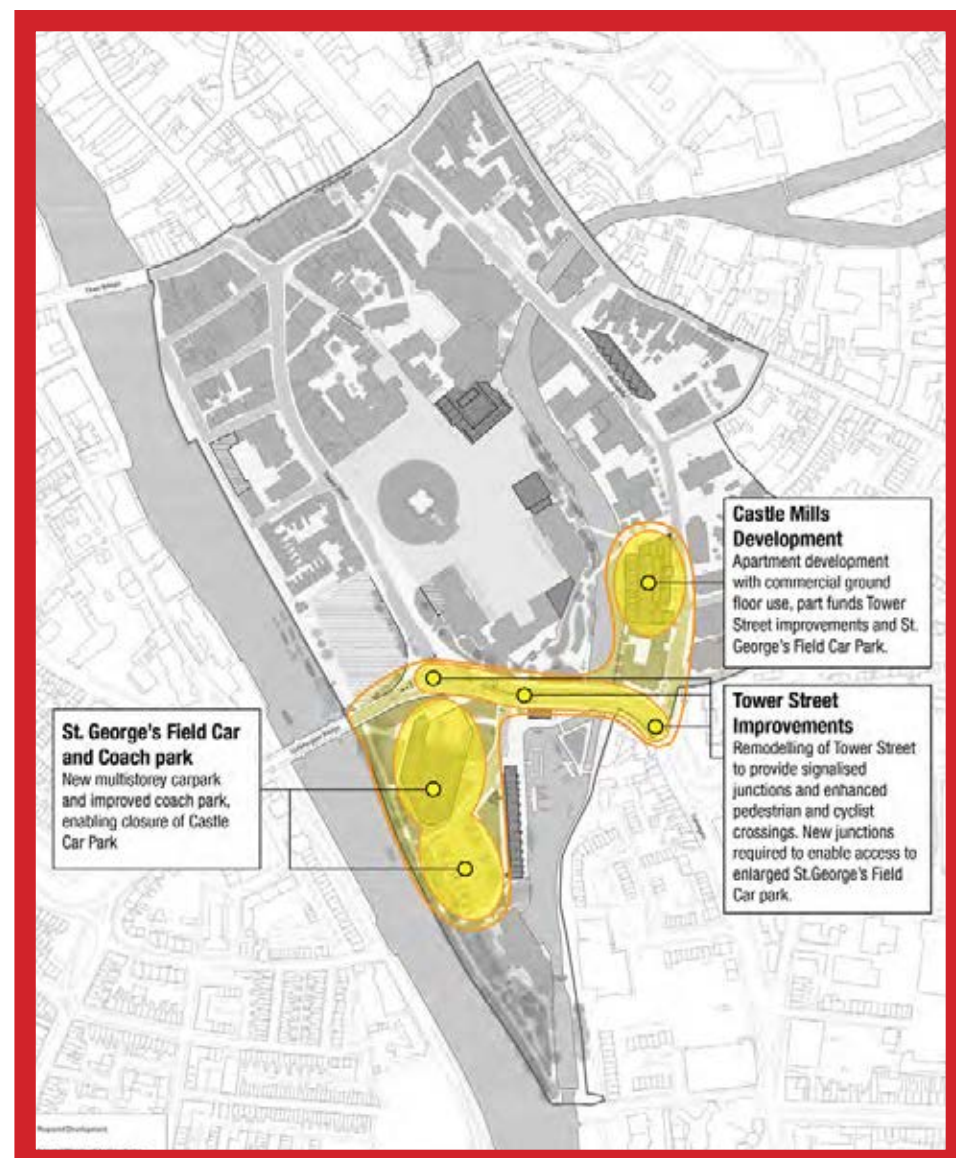
Through events, web pages, and social media discussions we've explored the vision and gained an understanding of what you'd like to see, do, change and protect about the area. The ambitious masterplan balances many views and interests from the public, along with the history and heritage of the area, and the technical, planning and commercial possibilities of the site.



### The main features of the Castle Gateway Masterplan are:

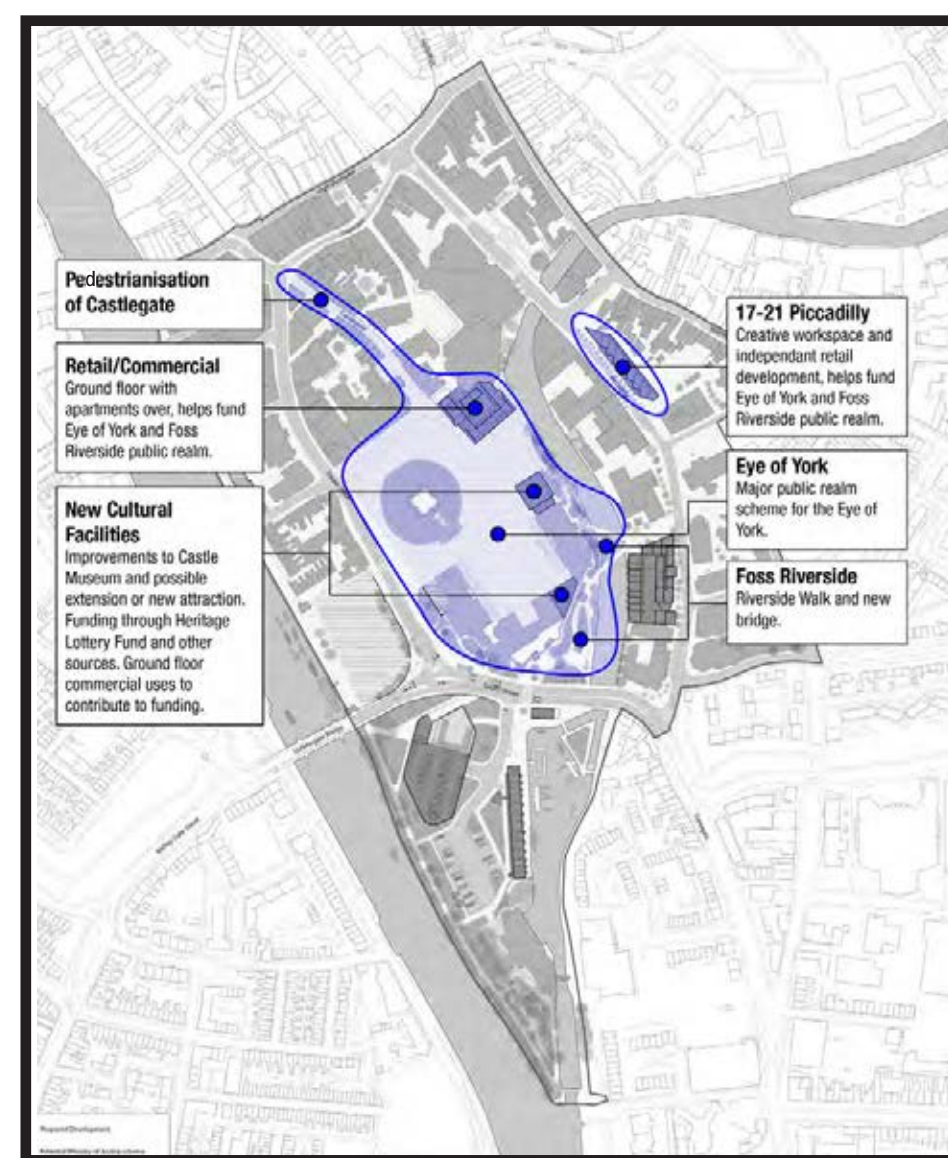
- replacing Castle Car Park with a multi-storey car park and visitor arrival point on St George's Field
- Castle Car Park and the Eye of York to become a new public space, hosting events throughout the year
- a new residential and leisure building visually enhancing and covering the servicing yard at the rear of the Coppergate Centre
- a new riverside walk by the Foss from the south of the city and a pedestrian/cycle bridge connecting with Piccadilly
- bringing life to the Foss Basin, including a new apartment development
- new commercial and residential developments on the sites of Castle Mills Car Park and 17-21 Piccadilly
- significant improvements to public spaces and streets throughout the area

As we move through the challenges of developing the area, we're continuing our commitment to an open process; sharing the issues and working through the compromises which may be necessary to deliver regeneration which responds to the need of York – especially those set out in the public brief.

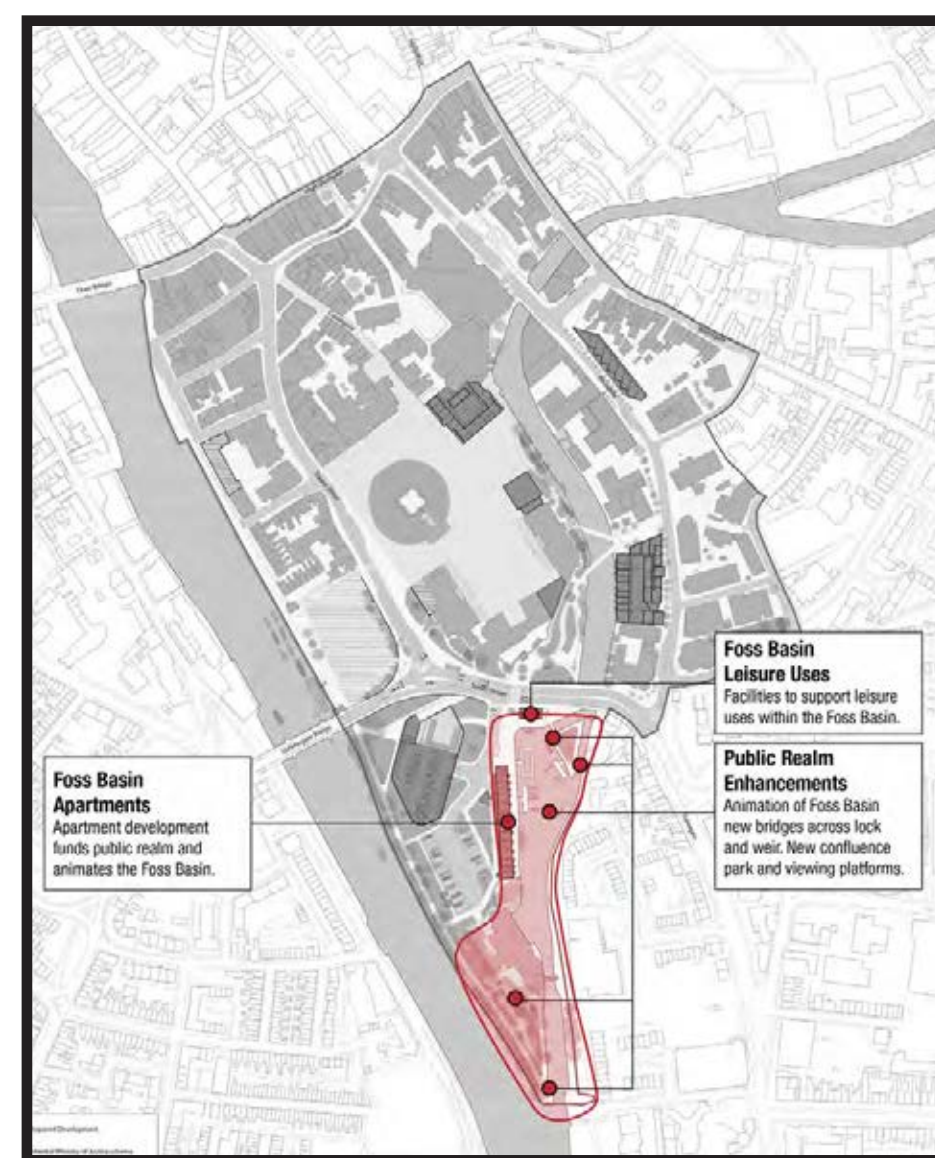


### WORK PACKAGE 1

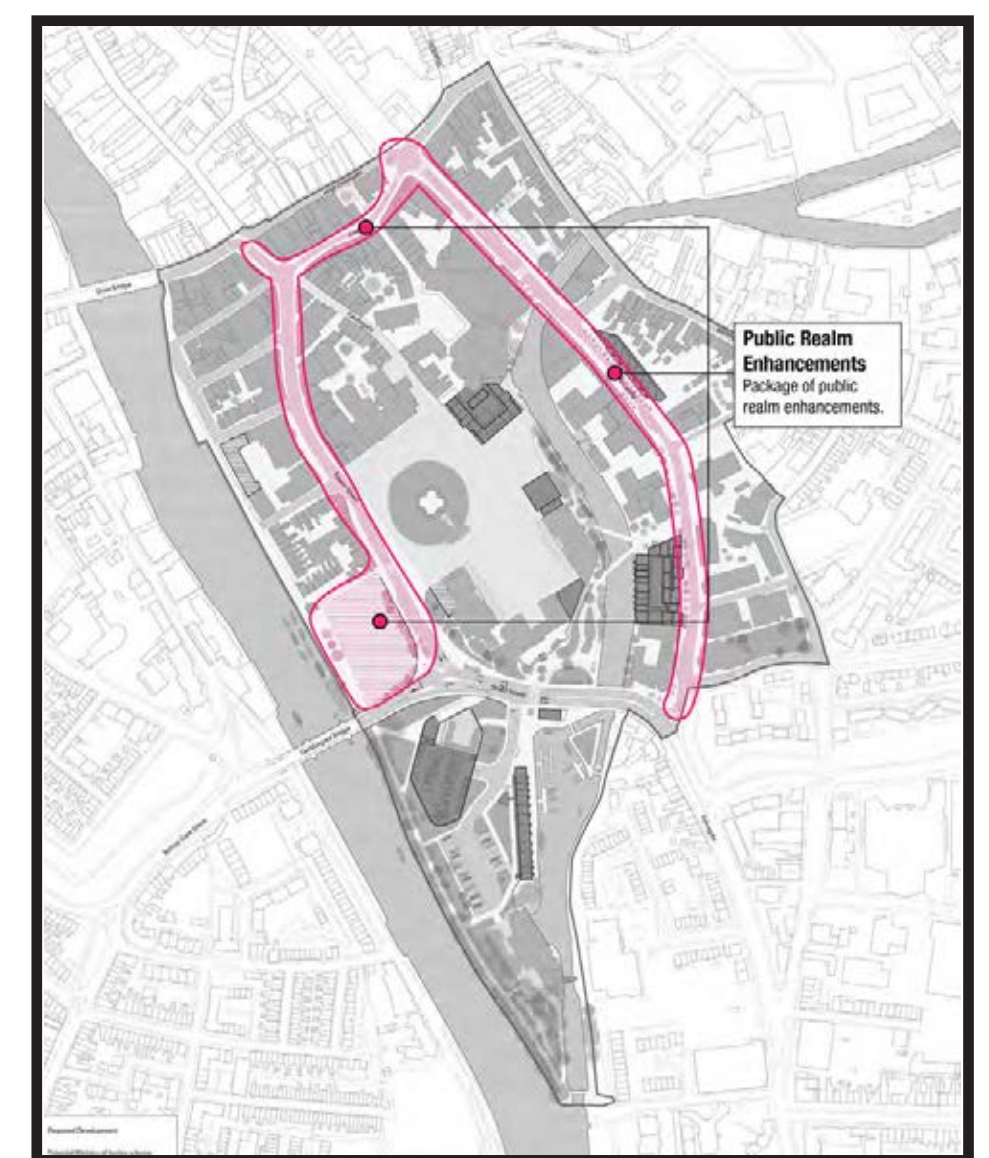
Work Package 1 contains the essential steps to create the public space around Clifford's Tower and Eye of York. The Castle Mills development will fund the multi-storey car park on St George's Field, which once built will allow us to close Castle Car Park.



### WORK PACKAGE 2



### WORK PACKAGE 3



### WORK PACKAGE 4



# ST GEORGE'S FIELD

## Multi-Storey Car Park

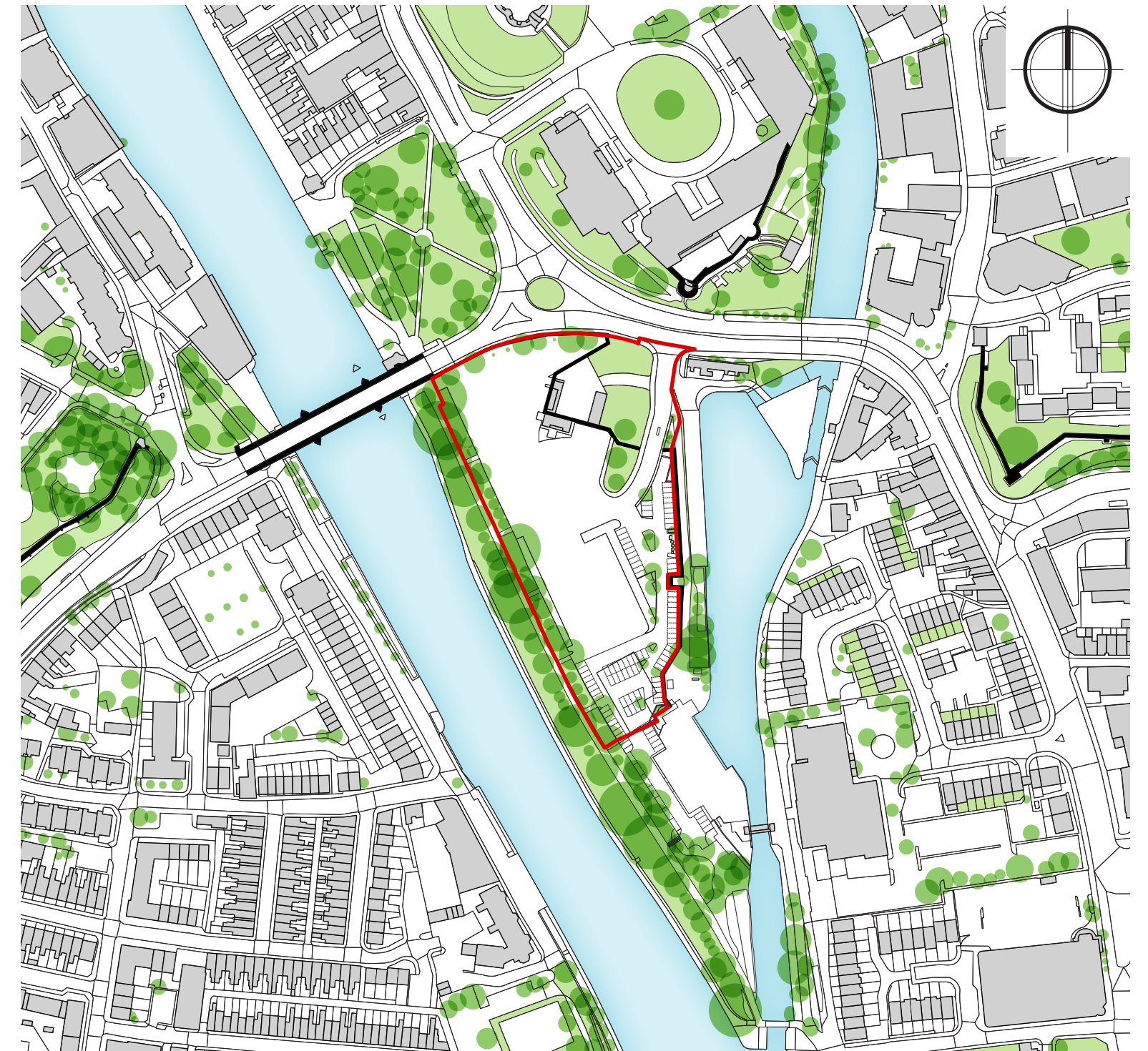
### WHAT MATTERS HERE?

The 'My Castle Gateway' brief for St George's Field:

- Tell St George's Field rich history
- Establish a new arrival point for York
- Reinstate the 'field' through public realm and green space which draw people in and encourage them to stop and enjoy the spaces
- Improve pedestrian and cycle routes to the rest of the city
- A multi-storey car park which responds sensitively to its surroundings
- Use materials which complement the natural environment
- Have quiet, peaceful areas for reflection
- Make the most of the amazing views from the car park's top deck



Site Photographs



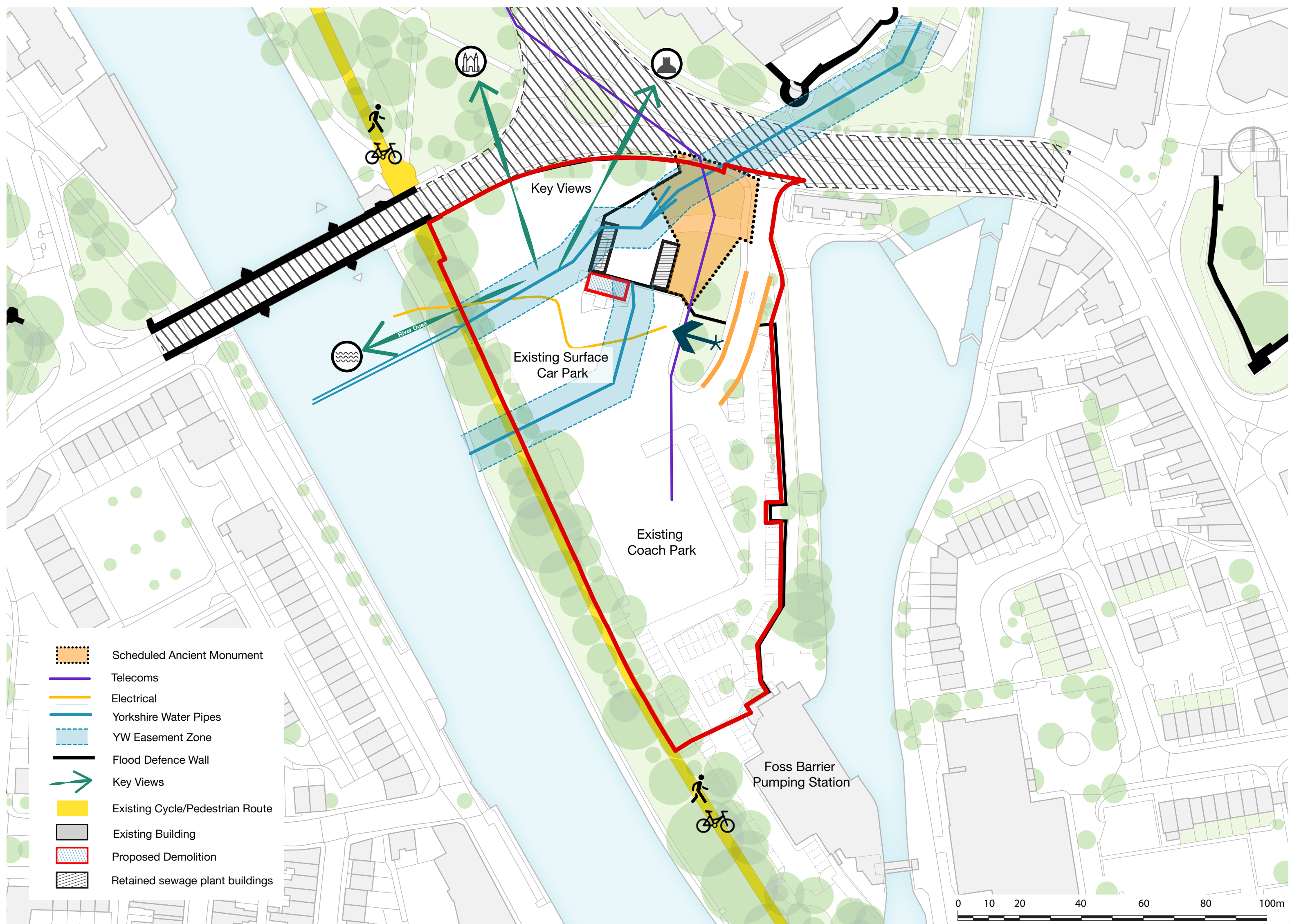
1:2500 Site Location Plan

### WHAT ARE THE CHALLENGES?

The footprint of the car park is shaped by the heritage, utilities and flood defences on this important site.

After the detailed surveys, we've discovered we have less space to build on, so we've added an extra level to create the number of spaces we need to close Castle Car Park.

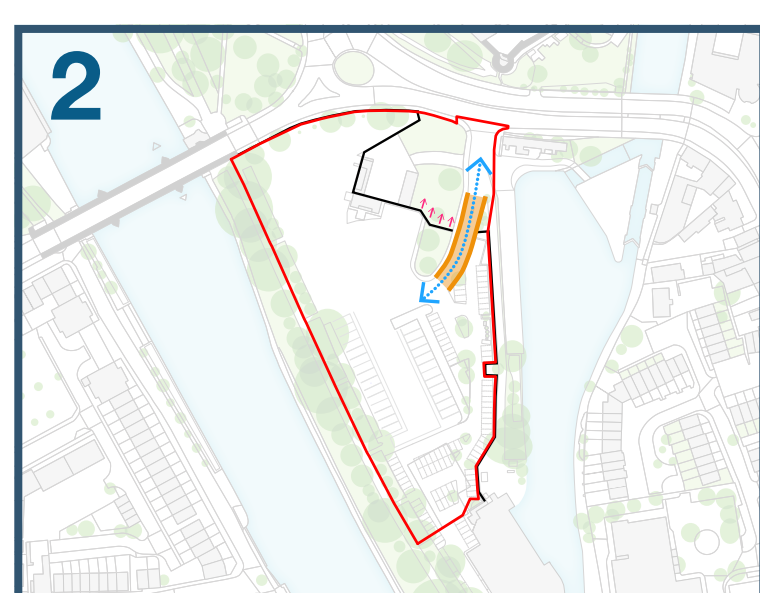
We've also confirmed the position of the Medieval Chapel, and can now make sure it isn't disturbed by this development.



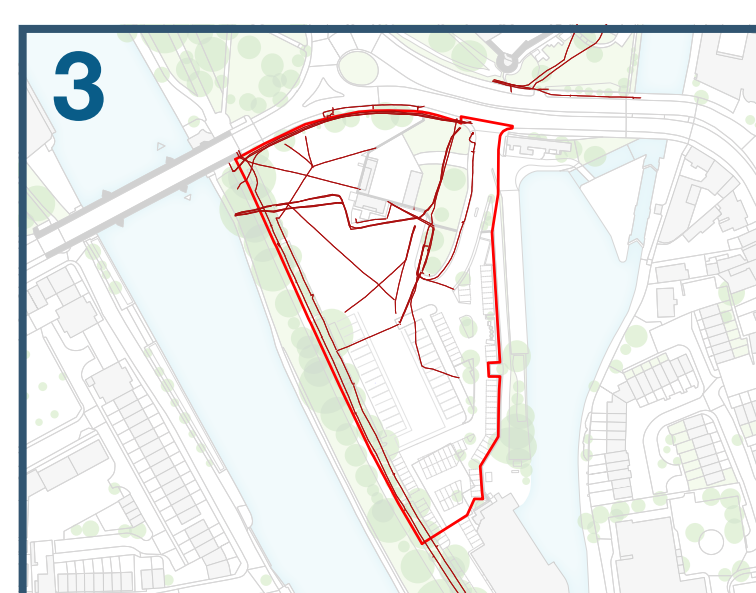
Site Constraints Plan



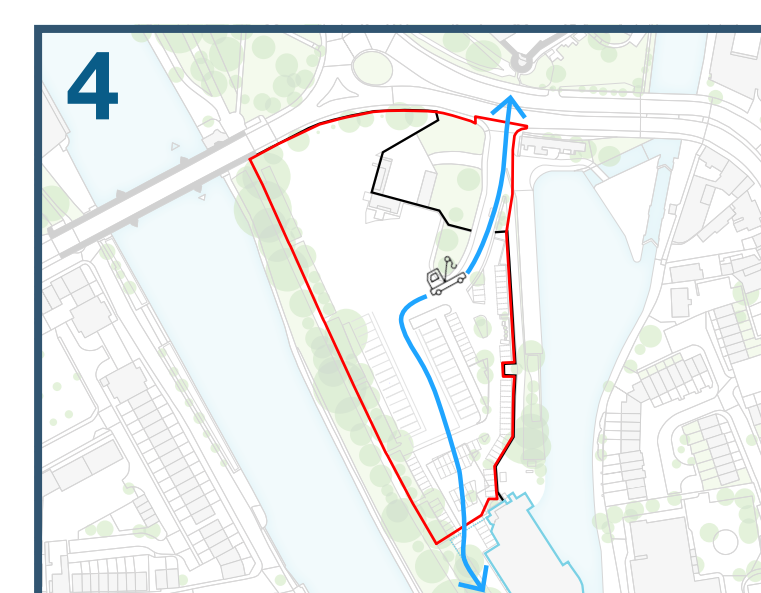
Detailed surveys revealed sewers under St George's Field and the Foss. We can't build over sewers, so we're avoiding the main one and talking to Yorkshire Water about diverting the overflow.



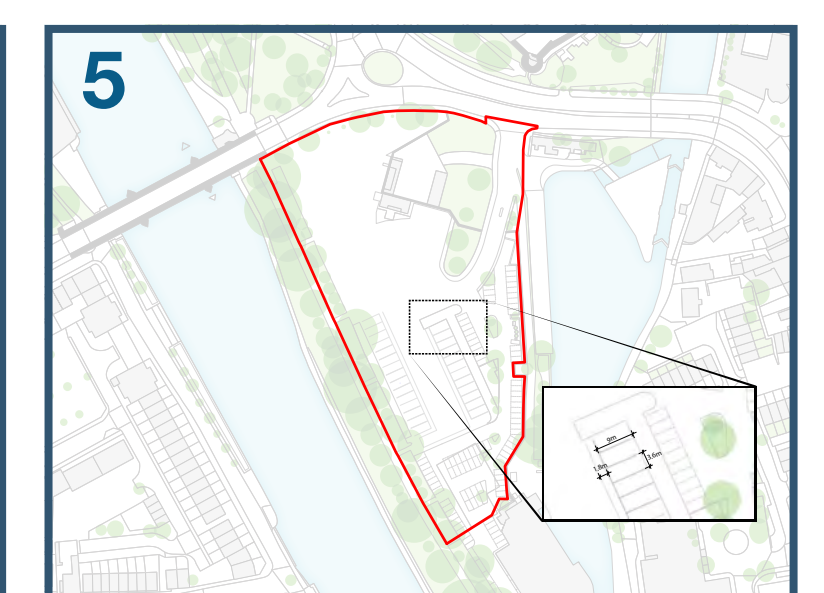
The vehicle entry and exit will be on the second level and tie in with the Environment Agency's plan to raise the flood wall by 500mm. This will allow the car park to be used when the ground floor is flooded.



We will need to divert a series of high voltage electricity cables directly underneath the car park.



We need to keep clear a route for cranes to pass from Tower Street to the Foss Barrier Pumping Station.



We need to upgrade the existing coach parking sizes to meet current guidelines.

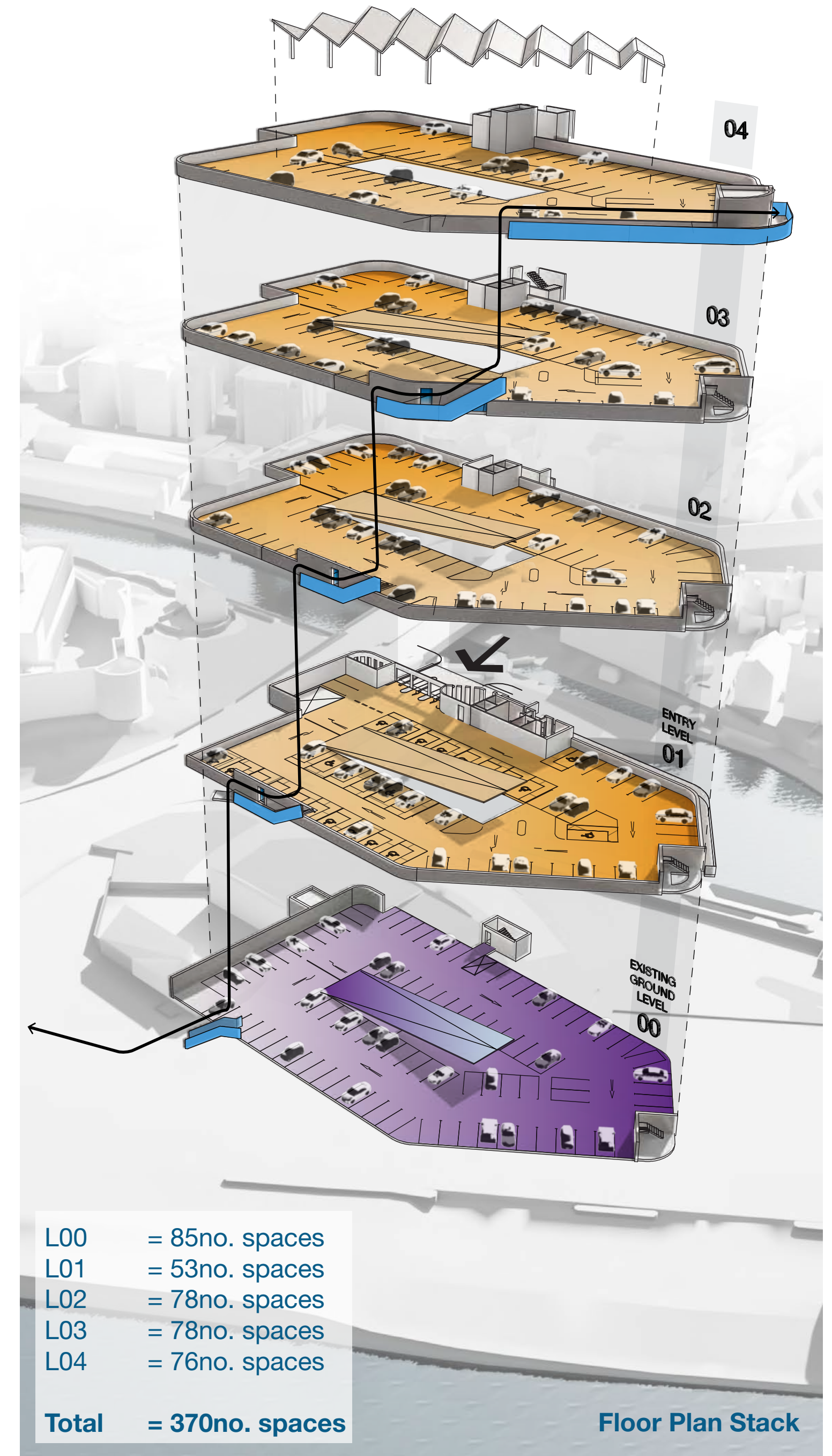


# FLOOR PLANS

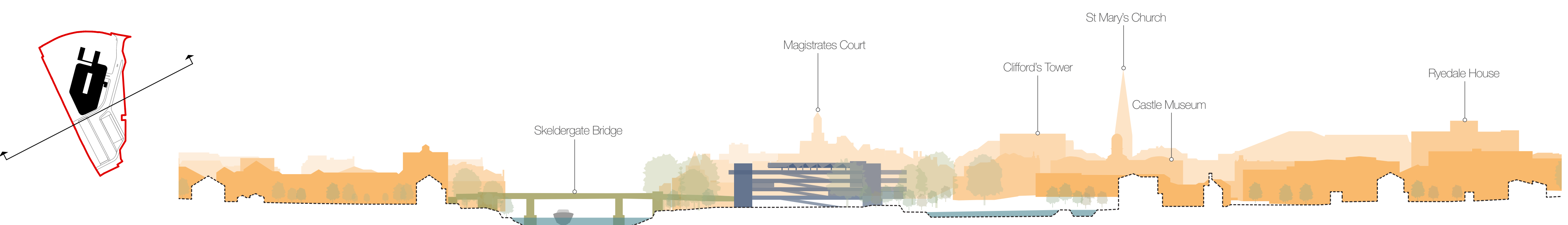
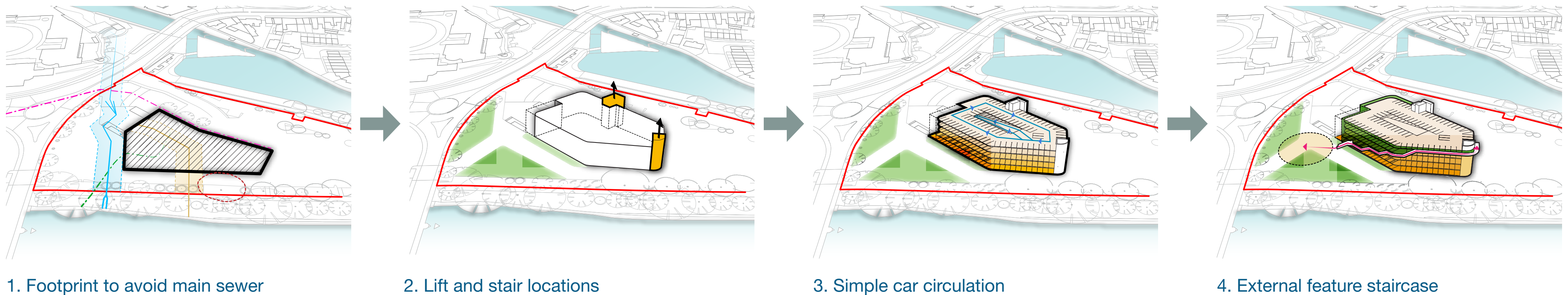
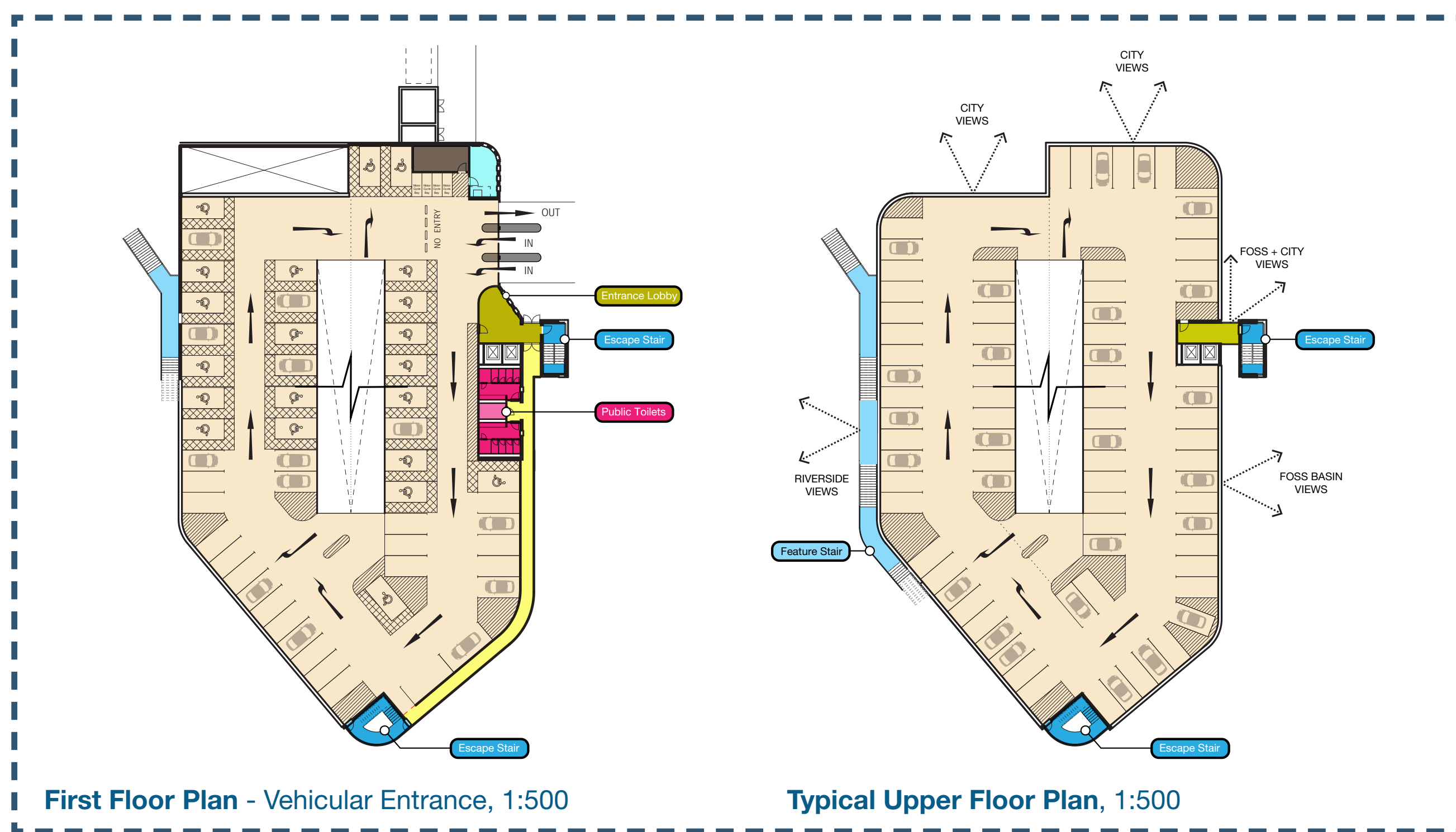
Multi-Storey Car Park

**100 fewer** city centre parking spaces  
**25** coach spaces  
**26** disabled parking bays  
**25** views from top deck  
**26** views from top deck  
**flat deck** with internal central ramp  
**370** total spaces  
**5m x 2.5m** parking bay sizes  
**56** electrical charging points (15%)  
 large area of new green **landscape**

## SITE PLAN, 1:1000



## HOW DO CARS NAVIGATE AROUND THE CAR PARK?



Massing of new car park compared with the rest of the city (not to scale)



# KEY VIEWS

## Multi-Storey Car Park

These images show how the design might look from key views in the area.



Massing view taken from Tower Street junction looking towards the proposed Multi-Storey Car Park



Massing view taken from Tower Bridge



Massing view taken from Terry Avenue looking east over the River Ouse



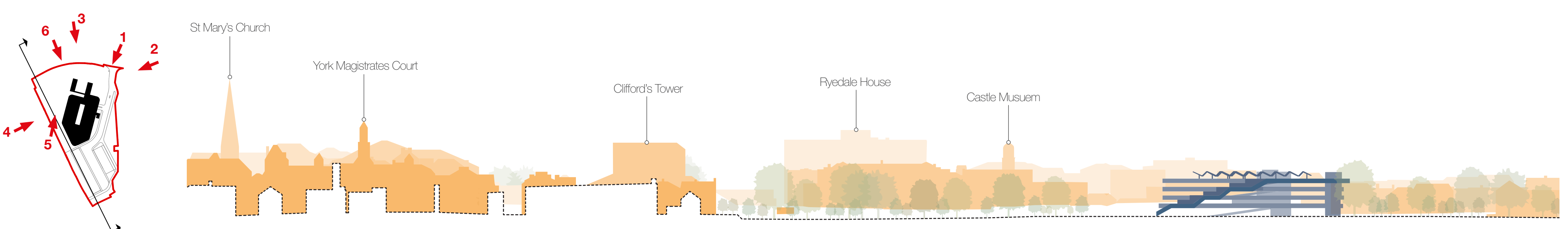
Massing view taken from the top of Clifford's Tower



Massing view taken from New Walk looking towards Clifford's Tower



Massing view taken from the base of Clifford's Tower



Massing of new car park compared with the rest of the city (not to scale)



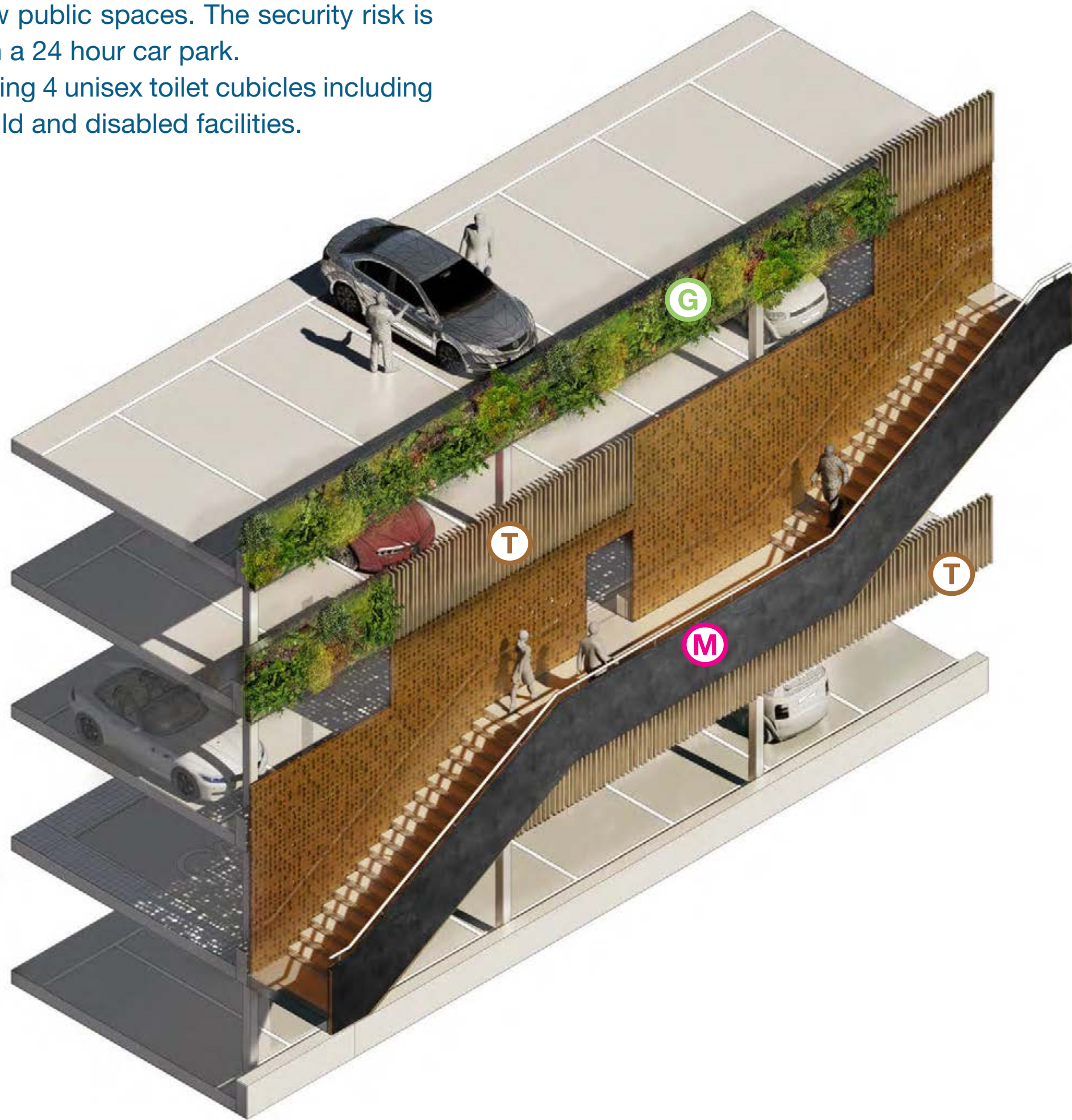
# FINAL DESIGN

## Multi-Storey Car Park

### DECISIONS MADE...

1. Inclusion of solar panel canopy.
2. The new car park responds sensitively to the natural environment of St George's Field by using timber and green living walls as the primary facade materials.
3. There were mixed views on whether the building should have vertical or horizontal cladding. On balance we have chosen horizontal cladding as it allows more natural light in to the car park and better views out across the City of York.
4. Open access to the ground floor will be better in floods and give customers immediate access to the new public spaces. The security risk is minimal in a 24 hour car park.
5. Re-providing 4 unisex toilet cubicles including parent/child and disabled facilities.

### MATERIAL CHOICES



### HOW DO THESE BUILDINGS DELIVER PUBLIC SPACE AROUND CLIFFORD'S TOWER?

The plans for the car park came out of the extensive initial nine-month My Castle Gateway conversation.

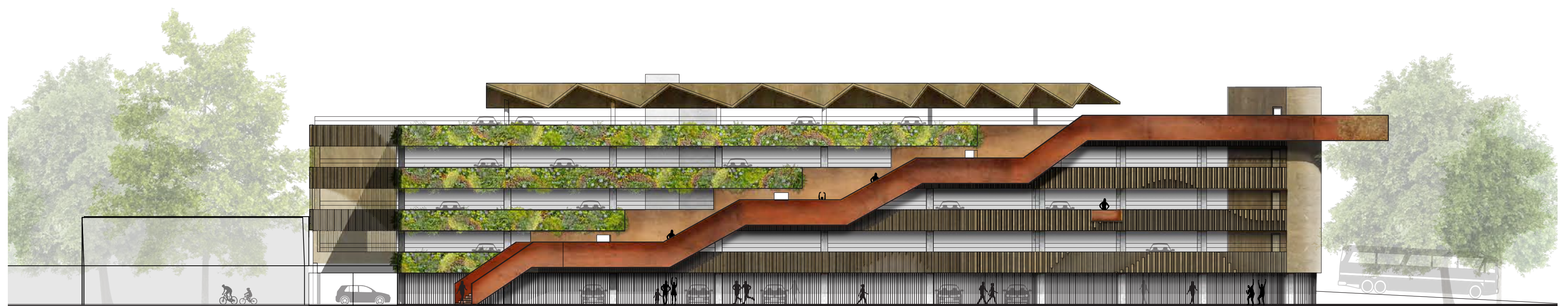
The conversation revealed that while replacing Castle Car Park with public space is a very popular idea, continued parking close to the city centre remained a key aspiration for many. This includes city centre retailers already facing unprecedented challenges on the high street.

The popularity of the car park means it generates around £1.2m for the council. This is a significant amount in a stretched council budget – replacing it would require a 1% increase in council tax or equivalent savings to be found in the council's budget.

So the masterplan provides the car park to replace the parking places which would be lost on the current Castle Car Park. The building and landscaping would be funded through the new residential apartment developments on the site of the now demolished Castle Mills Car Park.

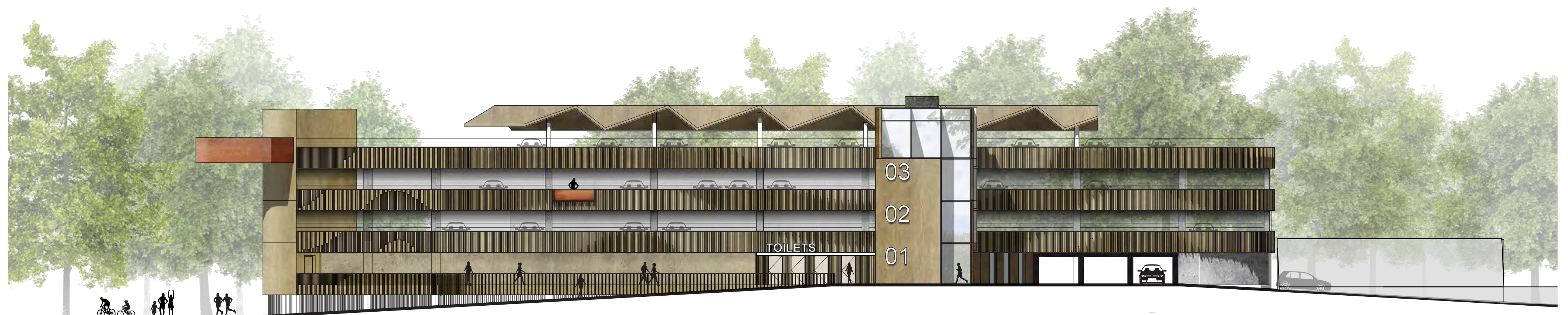
The plan would reduce the overall number of parking spaces in the city centre by around 100, and remove all parking associated with Castle Car park from inside the inner ring road.

### FEATURE STAIR FACADE STUDY



ELEVATION 1, 1:200

(Trees are indicative)



ELEVATION 2, 1:200

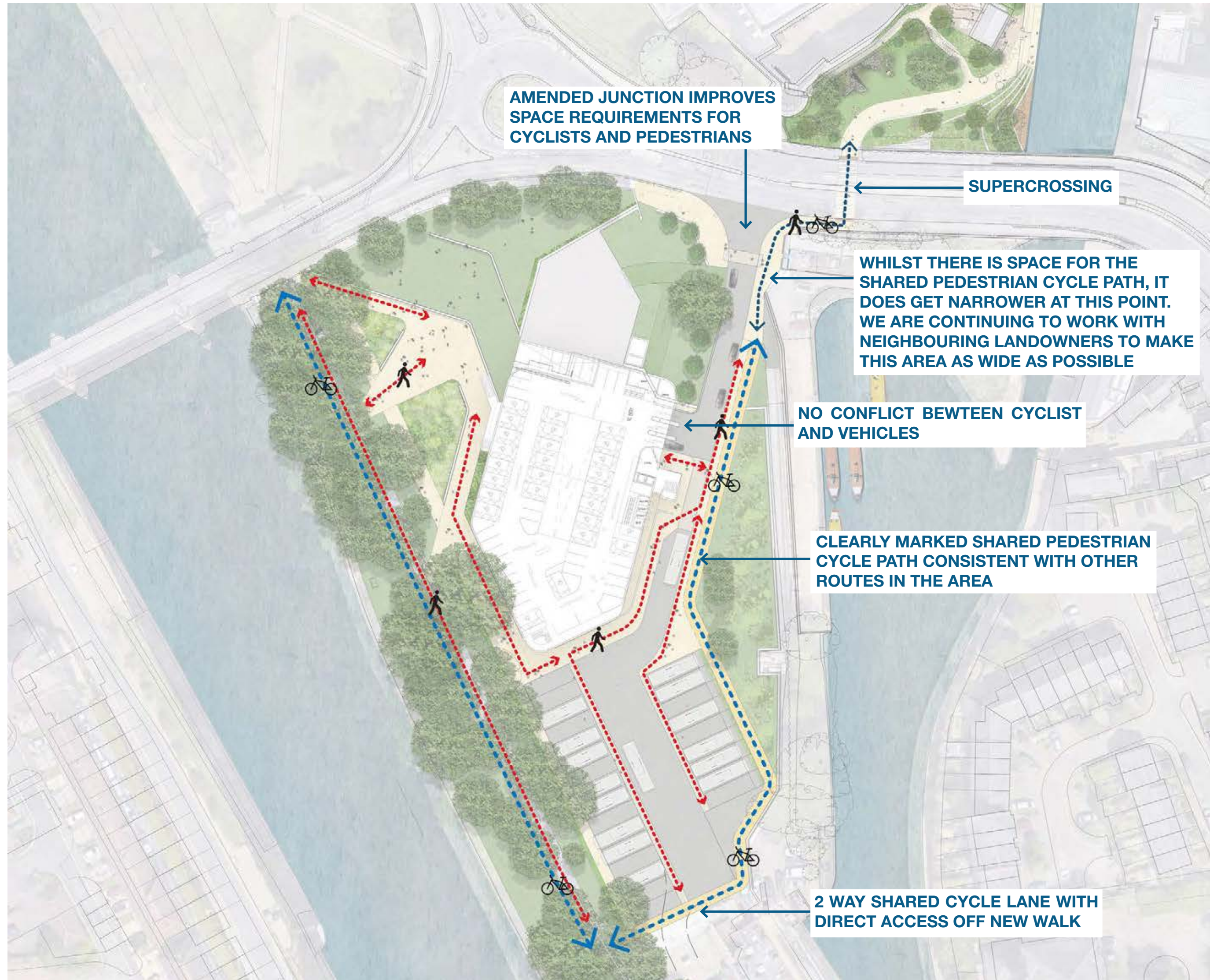
(Trees are indicative)



# LANDSCAPE

## St George's Field

### ACCESS AND MOVEMENT PLAN



TREES TO BE REMOVED



LANDSCAPE MASTERPLAN



The landscape will encourage people to come and enjoy the space.

We have to use materials which reflect the fact that it floods regularly – up to six times a year. This means tough, easily cleanable surfaces and hardy vegetation.

The pedestrian and cycle links will allow and encourage more journeys into and through the Castle Gateway area, linking the historic centre.

We're working with cycle groups to get the best infrastructure on a tight site.

A new super crossing would cross the divide caused by the inner ring road – reconnecting the two sides of Castle Gateway and reducing the dominance of cars.



SKETCH VIEW FROM SKELDERGATE BRIDGE