

Welcome

Thank you for attending this exhibition. We hope you find it interesting and you will let us know your views. Please add your comments on post-it notes on the boards.

The council is working with local and national health partners to guide redevelopment of the publically-owned assets on the Bootham site and adjacent land.

We are exploring the use of a site featuring three pieces of land including the old hospital, the empty site of the former nurses accommodation, and the coach/car park. Bringing these together allows a more comprehensive approach to redevelopment, with a potentially larger benefit to the city.

We've come together under the government's One Public Estate programme, which supports public bodies to work together to release land and property and to boost economic growth, supply housing and regeneration and integrated public services.

We want to make sure that future developments continue to protect the significant heritage assets on the site. We are also exploring how these sites interact with the wider area at the heart of York.



Background

The Bootham Park site is extremely important to the city.

When the hospital opened its doors in 1777, it was one of the first purpose-built mental health 'asylums' in England. During the long history of mental health services on the site there have been many changes in the way care has been provided and just as many changes and additions to the buildings themselves.

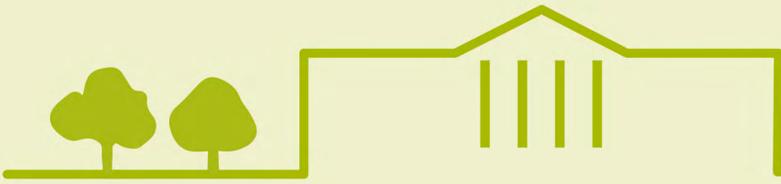
The hospital has now closed after proving unsuitable to provide a viable and appropriate environment for modern mental health services. Following public engagement and planning approval in 2017, a new 60-bed hospital which will meet current high standards of care will open on Haxby Road in 2020.

The NHS has an obligation to make sure that assets like former hospital sites are either re-used or, when there is no longer an NHS funded healthcare use for the site, sold to make sure that released running costs are spent locally on services instead of property costs.

Capital receipts are returned to the Department for Health and Social Care for re-investment in the NHS. However, finding a viable future use for the Grade I and II Listed former hospital site is of utmost importance given the condition of the buildings and the expected cost to convert them for other uses.

City of York Council and local NHS partners have asked Ministers for the potential sale of the land to be put on hold while we explore how best to guide re-development of the publically-owned assets on the wider site. There is a very short window to undertake this engagement. As well as talking in detail to all stakeholders, we're holding this public engagement exercise to help our designers, IBI Architects, develop a brief which outlines the sensitive redevelopment considerations of the wider site.

We need your views to help us shape this site, protect its heritage and consider what potential uses you believe may be appropriate. We've included some ideas for how the site could be used and the constraints that need to be considered when thinking about the site's future.

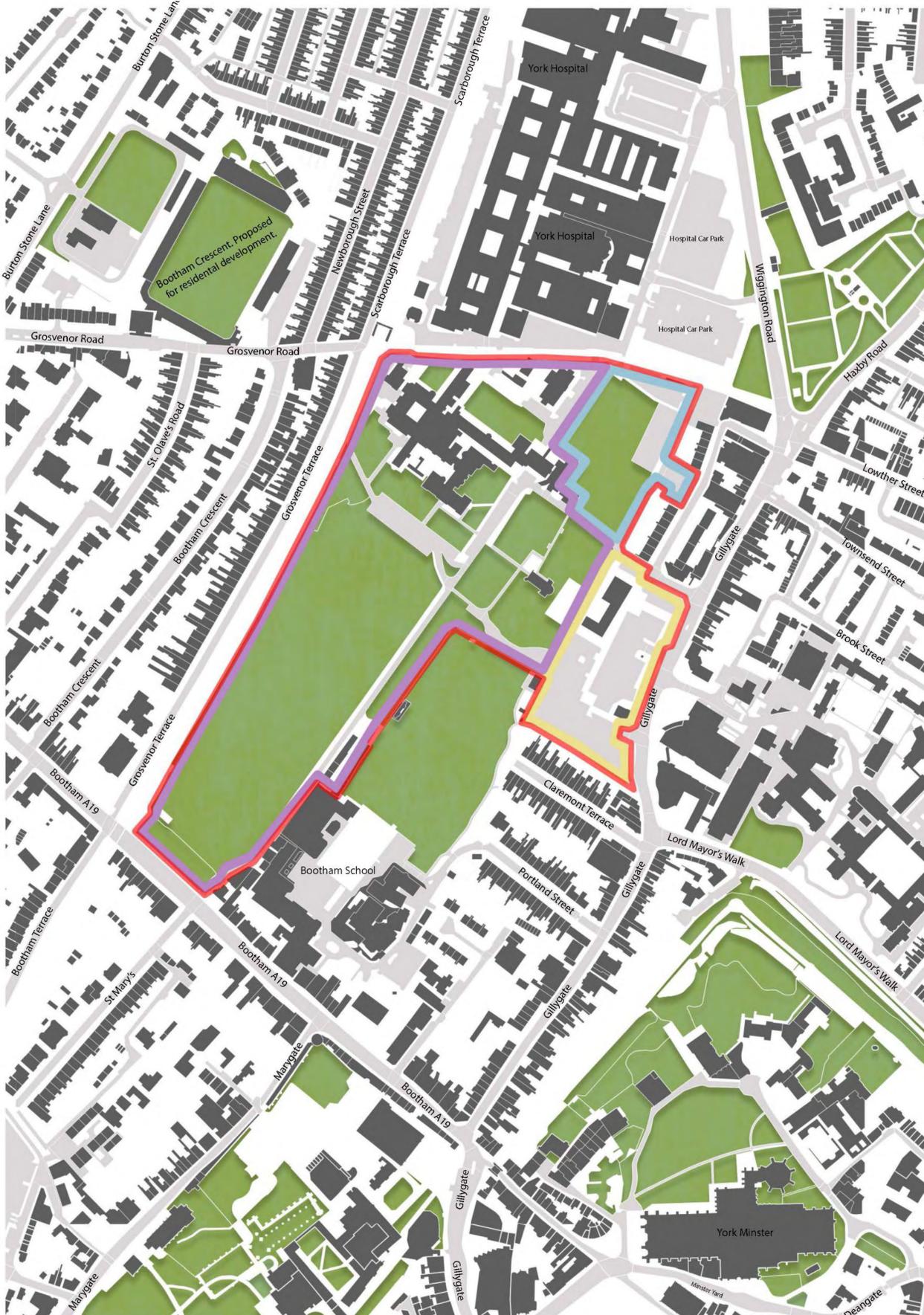


The Site

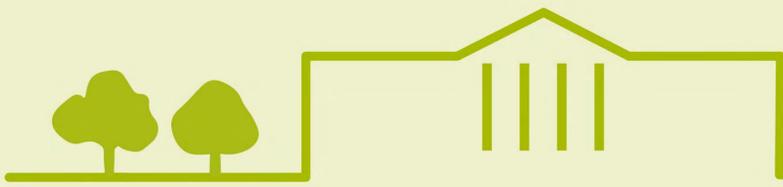
We are exploring the use of three pieces of land. These are:

- The old hospital and its grounds
- The site of former nurses' accommodation NW of the old hospital
- The coach/car park off Gillygate

Bringing the three pieces of land together into one 'study area' allows a more comprehensive approach to redevelopment, with a potentially larger benefit to the city.



Bootham Park Hospital Grounds Site.
 Car and Coach Parking Site.
 Nursing Home Site.
 Site Boundary.



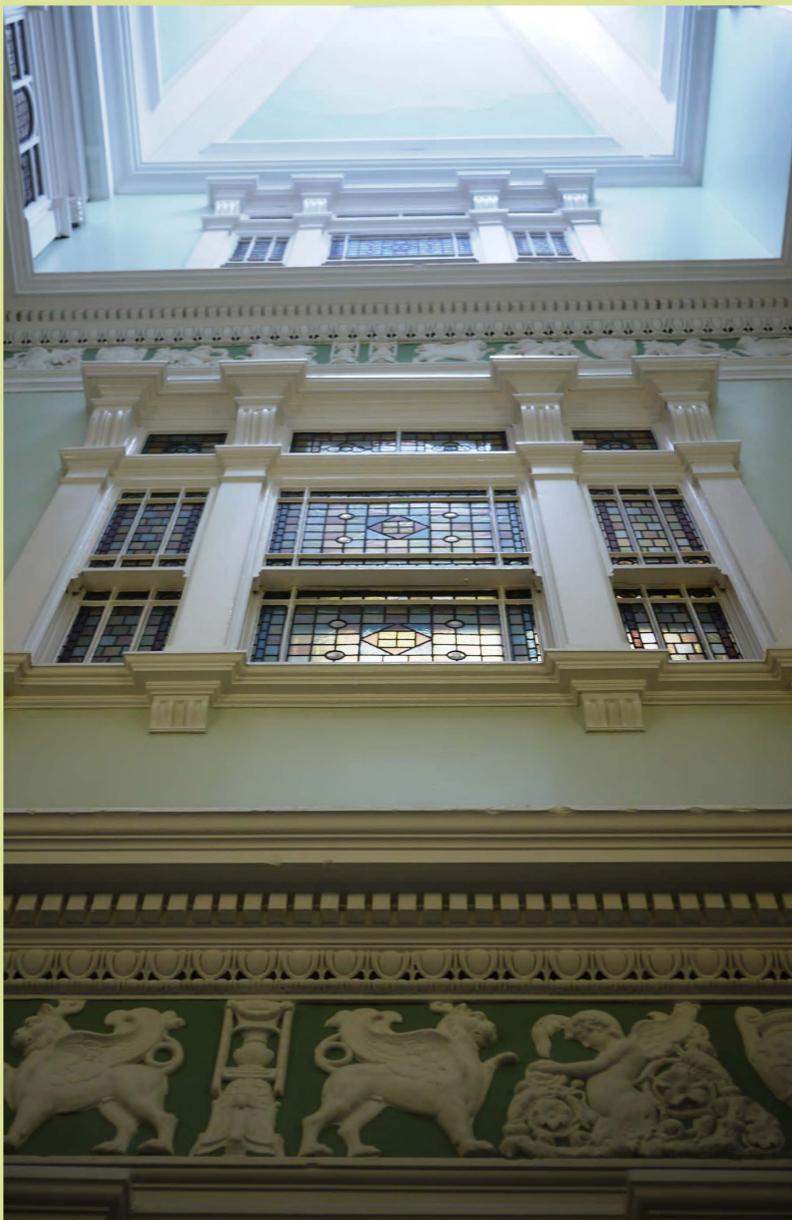
History

The site features a mixture of Grade 1 and 2 listed buildings and elements. The centrepiece is the grade 1 listed hospital building designed by John Carr, an architect responsible for some of York's finest buildings and interiors. The historic use of the building for delivery of mental health services increases its historical significance. It included the first female-only wards, a boardroom containing hand-painted lists of benefactors and a bowling alley.

The main building is now a sprawling 8000 square metres, co-located with a grade 2 listed 19th century, chapel, driveway cottages and a lodge. The 19th Century Chapel and hospital setting are also protected by its listing, as are the railings fronting Bootham.

NHS Property Services Ltd owns the majority of the 24 acre site, including the historic hospital buildings, parkland and 19th Century Chapel.

Bootham Park Hospital's history is firmly linked to the district hospital, which was built on its orchards and allotments. York Teaching Hospital NHS Foundation Trust owns the three acres of land which used to be the site of the nurses accommodation, while the council owns around three acres next to the site including an access route and coach and car park at Union Terrace.



Images courtesy Purcell

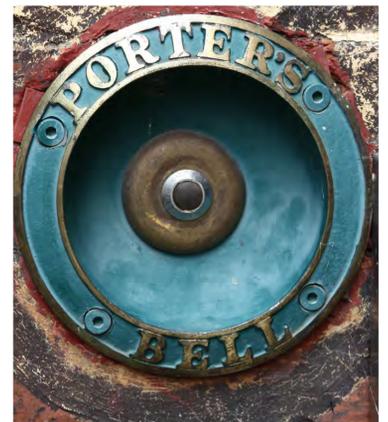


What development can take place on the site?

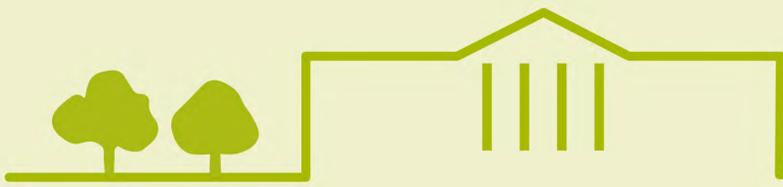
The plan below shows the areas of the site around the buildings which may offer potential for sensitive development. The nature and extent of the development will also be shaped by three main factors:

- The heritage status may limit proposals for reuse of the buildings and surrounding land. Despite the many historic attributes, the buildings are attached to more modern buildings which have lesser architectural and heritage merit.
- Traffic and transport limitations in the Bootham and Gillygate area.
- Funding will of course play a large role, a subject covered below in the 'how will we pay for it?' section.

The council is committed to providing coach and car parking on the site, but is willing to consider remodelling this to support future uses of the wider site.



This engagement exercise is asking your views on how to preserve the best of the past and sensitively reflect the history of the site while considering development potential for its future use.



What are the opportunities?

Health care needs in York

The council and health partners wish to establish how a sensitive and imaginative redevelopment could secure the next chapter in the Bootham Park site's service to York. After looking at a range of potential challenges facing our health and public services, we believe that - amongst a whole range of possible functions elements of the wider site could:

- Provide intermediate / transitional care accommodation for patients who need to leave hospital, giving them appropriate care and accommodation before returning to independent living, while also relieving pressure on hospital beds.
- Provide longer-term care particularly supporting the fast-growing numbers of people living with dementia in York to lead as independent and full lives as possible.
- Contribute towards improving recruitment and retention of high quality clinical staff for local NHS services in two ways:
 - ◆ Building key worker accommodation on site.
 - ◆ Providing more education medical facilities. The hospital is looking for space to create more high quality education facilities in York, which may be able to re-use some of the existing buildings including the hospital itself, or be developed on site.



Other public services

We're actively engaging all providers who can help York to meet the challenges of delivering high quality public services for all our residents. For example, the Police and Crime Commissioner for North Yorkshire and voluntary sector organisations champion a continuing health and wellbeing use focussed on the needs of women.

Q1. Do you think these uses would be appropriate across the wider site?

Q2. What other uses would you like to see on this site?

Housing for all

York needs more housing of all tenures to buy and rent, including accommodation for our older residents, for families and for younger people starting out in life. Any development, including this one, needs to consider how to help deliver this much-needed new housing.

Building 'key worker' accommodation on site could help the hospital overcome its recruitment difficulties. Affordability of housing is one of the reasons given by hospital staff who choose not to work in York, contributing to a multi-million pound agency staff bill. This would also reflect a modern version of one of the site's traditional uses, as a home for nurses.

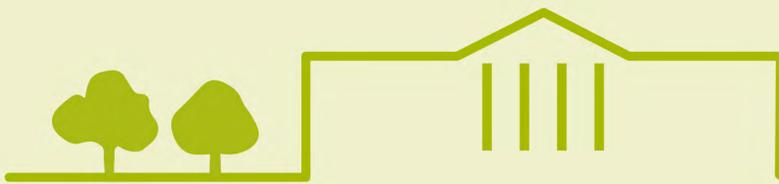
Active leisure and wellbeing

The site can provide public health opportunities as well as health services. The brief will consider if any opportunities might be available to use the parkland in front of the hospital to promote wellbeing.

Q3. What open space in York do you currently use and what makes it special for you?

Q4. What activities might generate income to help cover running costs?





What are the opportunities?

Better connections

The study is also exploring the possibility of improving the strained transport links to the district hospital and surrounding area. Access points and car parking spaces are within the boundaries of the brief. Any future arrangements need to retain both coach and car parking. This exercise will also explore how transport links to and through the site could support traders and commercial activity nearby, such as on Bootham and Gillygate.

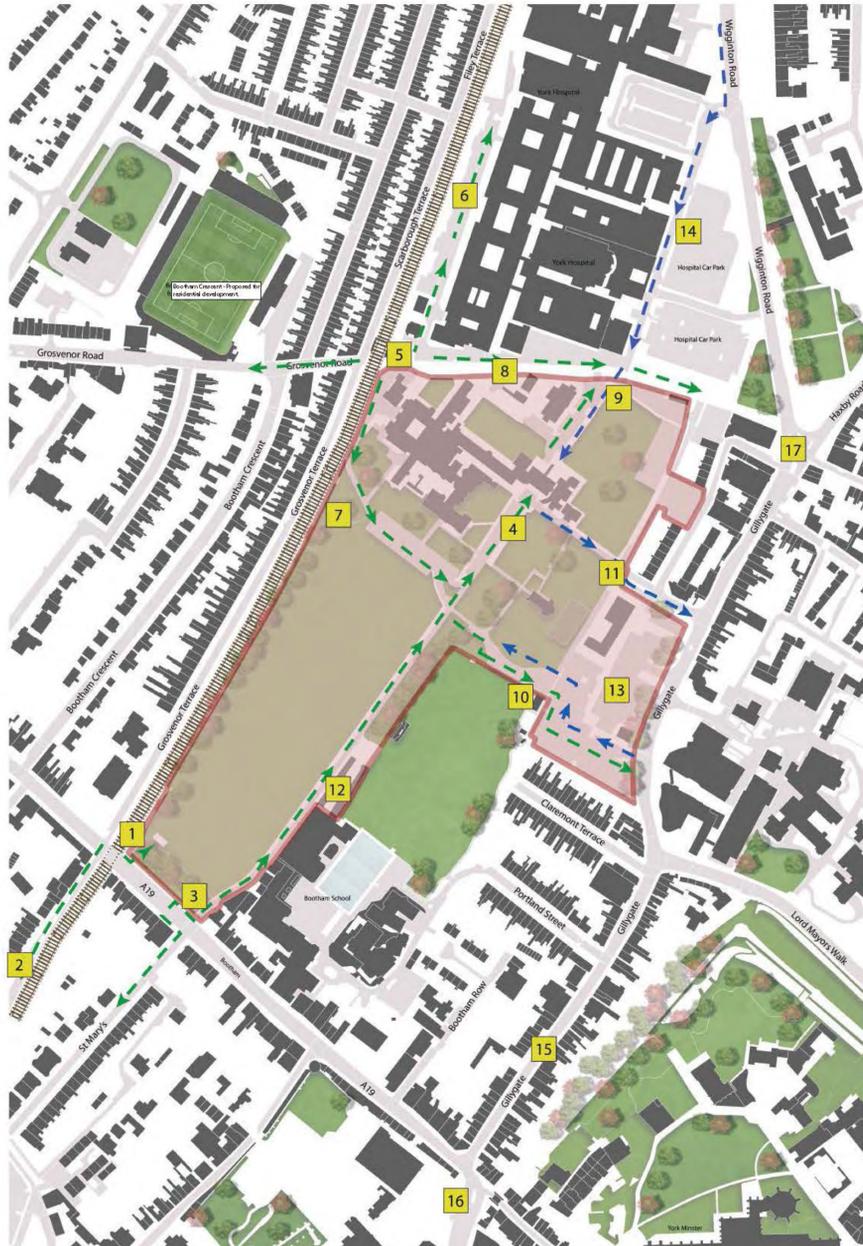
There is an opportunity to improve pedestrian, cyclist, emergency vehicle and bus connections through and into the Bootham Park site. The plan shows the existing links.

Q5. How do you move through the site now?

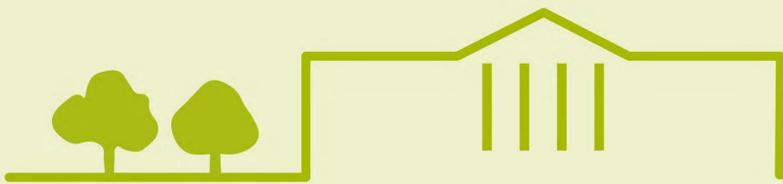
Q6. What would improve your access to or through the site now?



Opportunities for better connectivity



- 1 Opportunity to create new pedestrian / cycle access, linking to route to the north via existing gates within the boundary fence.
- 2 Continuation of pedestrian-cycle route to the south to connect with an improved strategic link over Scarborough Bridge to the York Central.
- 3 Opportunity to improve pedestrian / cycle access through main gates, as opposed to side gates, linked to relocated pedestrian crossing over Bootham (A19), better linking to routes towards enhanced Scarborough Bridge.
- 4 Opportunity to create a more direct north - south pedestrian / cycle route through the site, providing a better connection between the A19 and York Hospital.
- 5 Opportunity to improve the bridged crossing from Grosvenor Road into the site for pedestrian-cycle users.
- 6 Potential continuation of the pedestrian / cycle route to the north, along the west of the hospital.
- 7 Potential for additional pedestrian / cycle routes to be created through the site to improve east - west connectivity to the surrounding areas.
- 8 Enhance the pedestrian / cycle corridor with improved lighting, signage and surfacing.
- 9 Potential to develop an improved gateway through the boundary wall for pedestrian / cycle use.
- 10 Potential to enhance access to the site through the introduction of a new points of entry, to be used by both pedestrians and vehicles.
- 11 Enhanced vehicular access road that improves both emergency services and public transport access to the site.
- 12 Potential redevelopment / repurposing of existing cottages to include facilities that enhance the use of public space and the walking / cycling experience through the site.
- 13 Opportunity to develop the existing car / coach parking site, including both additional site access points and improved car parking provisions for the hospital.
- 14 Potential to improve bus route through the site to ensure users have access to a reliable, high quality bus service. New bus routes would ensure the site is directly connected to the wider city.
- 15 Opportunity to improve the public realm along Gillygate, including wayfinding and improvements to the pedestrian experience.
- 16 Initiatives for Gillygate linked to improvements to this junction – focus on improving the pedestrian / cycle experience and “sense of arrival”.
- 17 Existing signalised junction to be improved by City of York Council.



How will we pay for it?

Working in partnership and jointly delivering services will bring investment, but it is highly unlikely that high quality public services can be paid for without some private development on the site.

If viable to a developer, it is possible that housing to buy and rent could be a feature of any proposed redevelopment. As well as providing money to pay for public services on the site any redevelopment could help to meet York's need for more housing of all tenures.

Any redevelopment will also have to be open to other commercial uses, such as offices, enterprise space or a hotel to attract more investment into the site. There is no pot of funding to preserve Bootham Park or bring the John Carr building up to the high standard to deliver modern health services. Any future owner of the listed buildings will be required to maintain them properly. The money the NHS currently spends on the existing buildings will be reused on healthcare services in the area.

Q7. *Would you support housing if it paid for public services on the site or guaranteed the refurbishment and future maintenance of the listed buildings?*





Next Steps

We need your views by
9:00am on Thursday 1 November 2018.

We will produce a summary of all responses,
 and share these along with the 'brief' for the area in November.

**You can help to shape these proposals
 in a number of ways.**

Exhibitions

These exhibition boards will be on display at:

City of York Council's West Offices, Station Rise, YO1 6GA

The foyer of York District Hospital, Wigginton Road, YO31 8HE

Grab a post-it note and add your views to these boards –
 just place the responses next to the questions,
 on the maps or on the space on this board.

We'll check it regularly so your comments don't get lost.

Meet the team

You can talk through the proposals with a member of the team at:

Wednesday 10 October 2pm to 4pm

Guildhall Ward Committee, West Offices, Station Rise, YO1 6GA

Monday 15 October 1pm to 4pm, York Explore, Library Square, York YO1 7DS

Saturday 20 October, 12:30pm to 4:30pm, York City Church, Citadel YO31 7EA

**Monday 22 October 6:30pm-8:30pm, Guildhall Ward event focusing on regeneration
 proposals in the ward, York Explore, Library Square, York YO1 7DS**

Wednesday 24 October, 3pm-7pm, York City Church, Citadel YO31 7EA

You can also join the conversation:

Online at www.york.gov.uk/BoothamPark

On twitter @boothamparkyork On facebook /BoothamParkYork