

CASTLE MILLS - NARRATIVE

Residential Scheme & Pedestrian/Cyclist Bridge

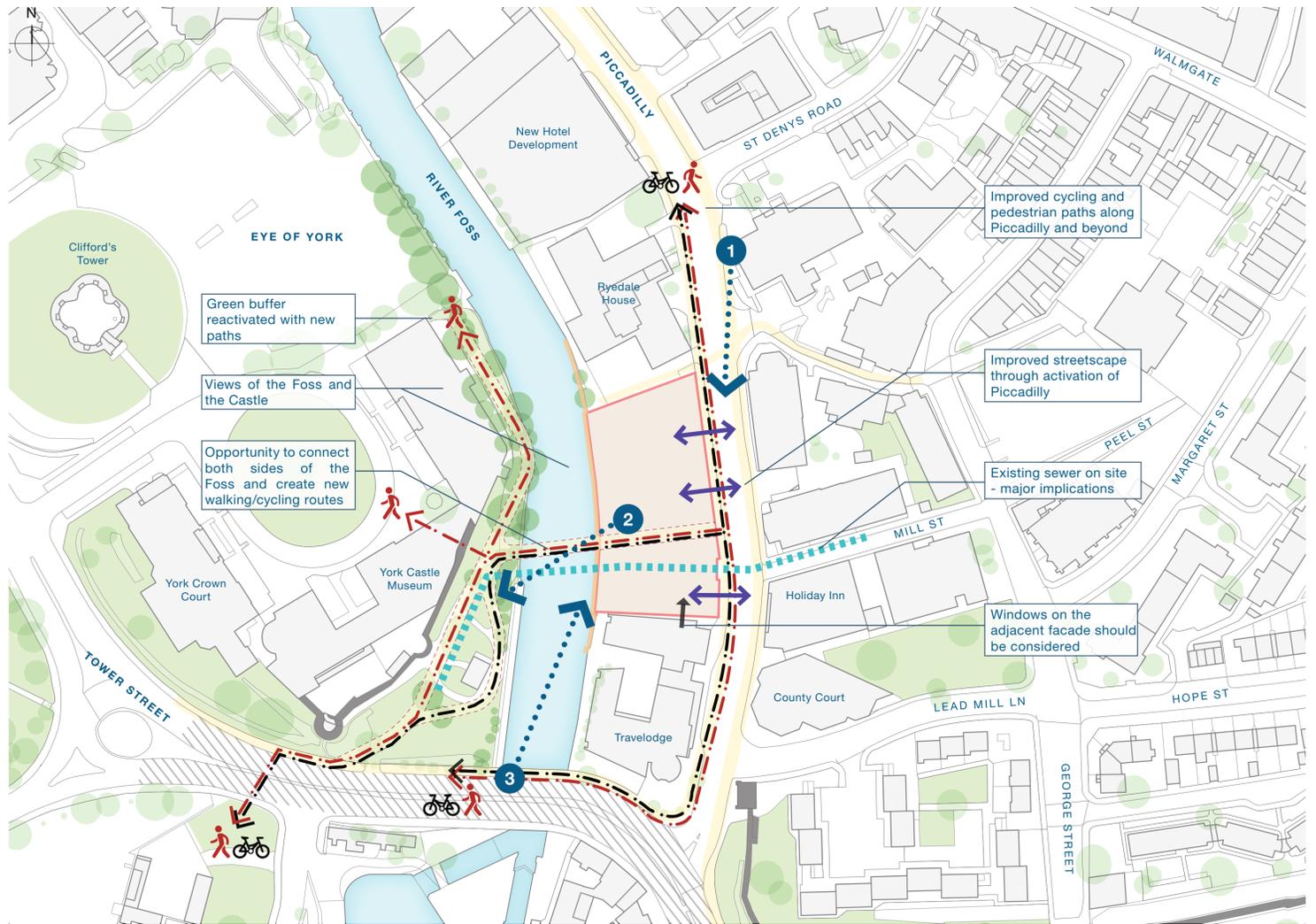
The vision for the old Castle Mills Car Park site is a residential development with commercial uses at ground floor level. This is a key part of the vision to turn Piccadilly into a vibrant city-living neighbourhood.

The new bridge over the River Foss would then play a large role in reshaping how the area is used, connecting Piccadilly's community to the Castle Museum, and the riverside cycle and pedestrian routes which will flow around it. York Museums Trust's plans are part of a much longer term project, and it is likely we are going to deliver this bridge before they have finalised their future designs. So we're working closely with them to produce a design and landscape which could work independently but also offer the flexibility to adapt.

The dated and unsafe Castle Mills Car Park has already been demolished. The council reached an agreement with Newby, who are developing Ryedale House, to demolish the car park in exchange for temporary use to allow their work to happen. This saved the city £180,000.

WHAT ARE THE CHALLENGES AND OPPORTUNITIES?

The same sewer which shaped the St George's Field Car park impacts this design. The main sewer, which runs under the Foss, cannot be diverted. As a result, we've designed two buildings rather than one. This also means the original 'kissing' bridge is no longer possible, we are proposing a single span bridge landing between the two new buildings.



Constraints and Opportunities

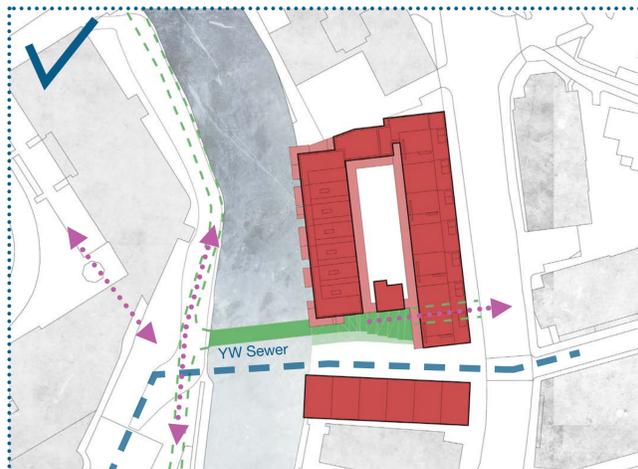


View of the site - from Piccadilly looking south (1); looking west towards the Castle (2); looking from the Castle Mills Bridge onto the site (3).



Original Masterplan | One Block & Twin Span Bridge

NOT POSSIBLE due to the existing sewer on site



Current Proposal | Two Blocks & Single Span Bridge



Current Proposal | Development Principles

CASTLE MILLS - FLOOR PLANS

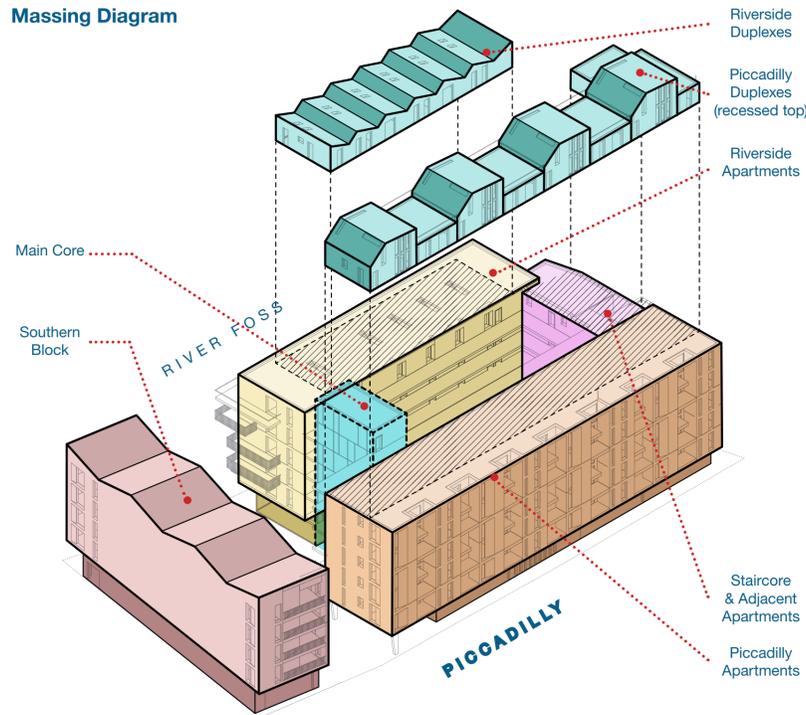
Residential Scheme & Pedestrian/Cyclist Bridge

MASSING & FLOOR PLANS

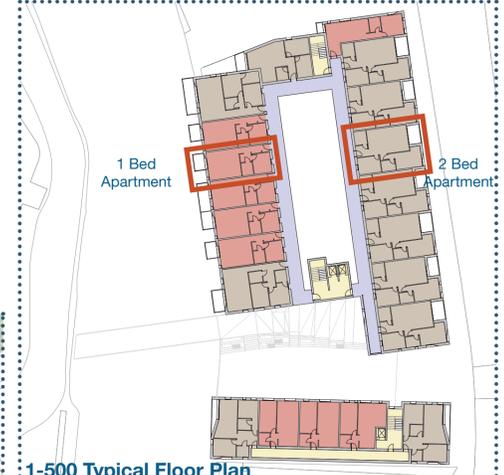
Castle Mills will provide high quality apartments with riverside balconies overlooking Clifford's Tower. Penthouses on the top floor help create an interesting and varied "roofscape" to compliment York's historic skyline. At street level there will be new retail and commercial space to create an active street frontage, and a new public square allowing access to the river and the new pedestrian/cycle bridge over the Foss.

The plan is for the council to act as the designer and developer. This way we can help drive quality and raise the design standard on Piccadilly. It will also put us in greater control of the number of homes available to rent or buy at affordable rates, when they are available for people to live in, not to mention generate a bit more money for the public purse.

Massing Diagram



1-500 Ground Floor Plan



1-500 Typical Floor Plan



1-500 5th Floor Plan

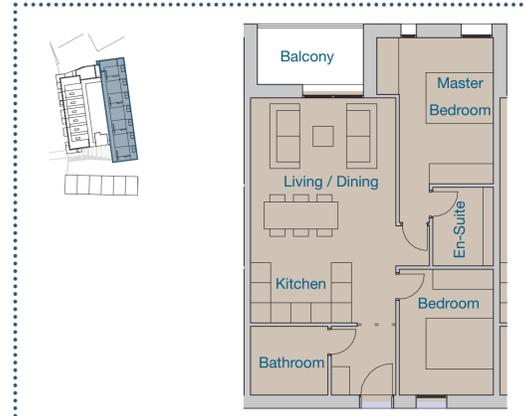


1-750 Site Plan



1-500 6th Floor Plan

- Studio
- 1 Bedroom Apartment
- 2 Bedroom Apartment
- Duplex (2 Bedroom)
- Duplex (3 Bedroom)
- Community / Retail Unit
- Refuse/Plant Room/Lobby
- Cycles
- Circulation/Core
- External Deck

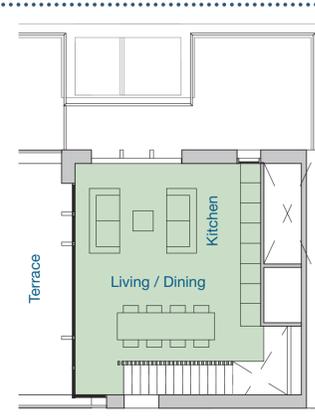


1-200 Typical Apartments (Piccadilly)

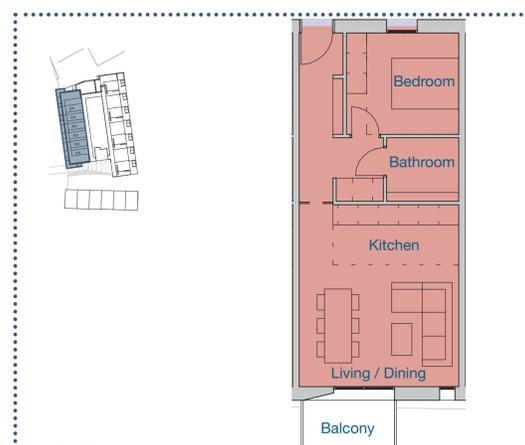
2 Bed Apartment



2 Bed Duplex (lower level)

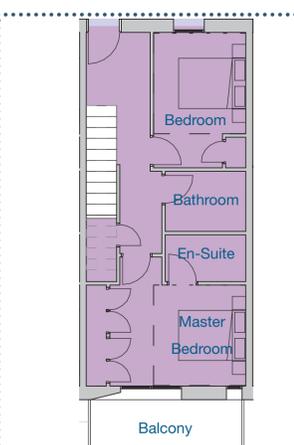


2 Bed Duplex (upper level)

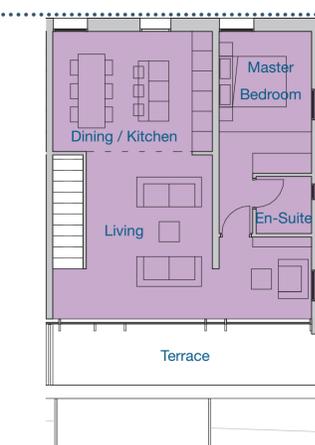


1-200 Typical Apartments (Riverside)

1 Bed Apartment



3 Bed Duplex (lower level)



3 Bed Duplex (upper level)



1-500 7th Floor Plan

CASTLE MILLS - VIEWS

Residential Scheme & Pedestrian/Cyclist Bridge



Aerial View



View from Piccadilly



View from the base of Clifford's Tower



View from the top of Clifford's Tower



View from the Castle Mills Bridge



Western Elevation

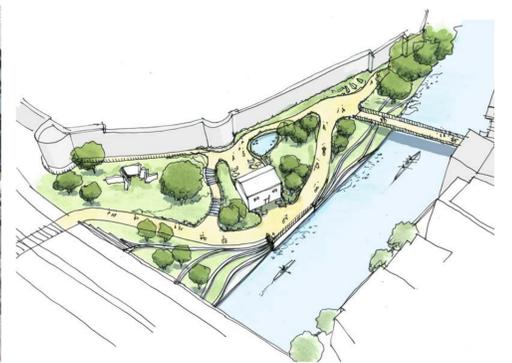
CASTLE MILLS - BRIDGE & PUBLIC REALM

Residential Scheme & Pedestrian/Cyclist Bridge

NEW BRIDGE & PUBLIC REALM

The move to two blocks creates an opportunity for extra public space to encourage people to dwell on Piccadilly and enjoy the Foss views.

A key decision to make on the bridge is whether to make it a single shared space between cyclists and pedestrians, like the Millennium Bridge over the Ouse, or to create segregated sections.



Precedent Images

Aerial sketches of both sides of the Foss

Continued walking route along the river

Mill building to be retained

Pedestrian & Cycle Super crossing



Should the Pedestrian & Cycle Bridge be shared or segregated?

What should the public square look and feel like?

Site Plan



New bridge and public realm spaces will activate both sides of the River Foss

YORK CASTLE GATEWAY - WHAT NEXT?

NEXT STEPS

Work package 1

- Planning applications submitted – end of May 2019
- Contractor appointed - autumn 2019
- Start on site – early 2020
- New multi-storey car park complete - spring 2021

Work package 2

- Public engagement through My Castle Gateway – spring summer 2019
- Planning applications submitted – early 2020
- Contractor appointed - autumn 2020
- Start on site - spring 2021

GET INVOLVED

Join the My Castle Gateway conversation:

Twitter

@MyCastlGateway



Facebook

/MyCastleGateway

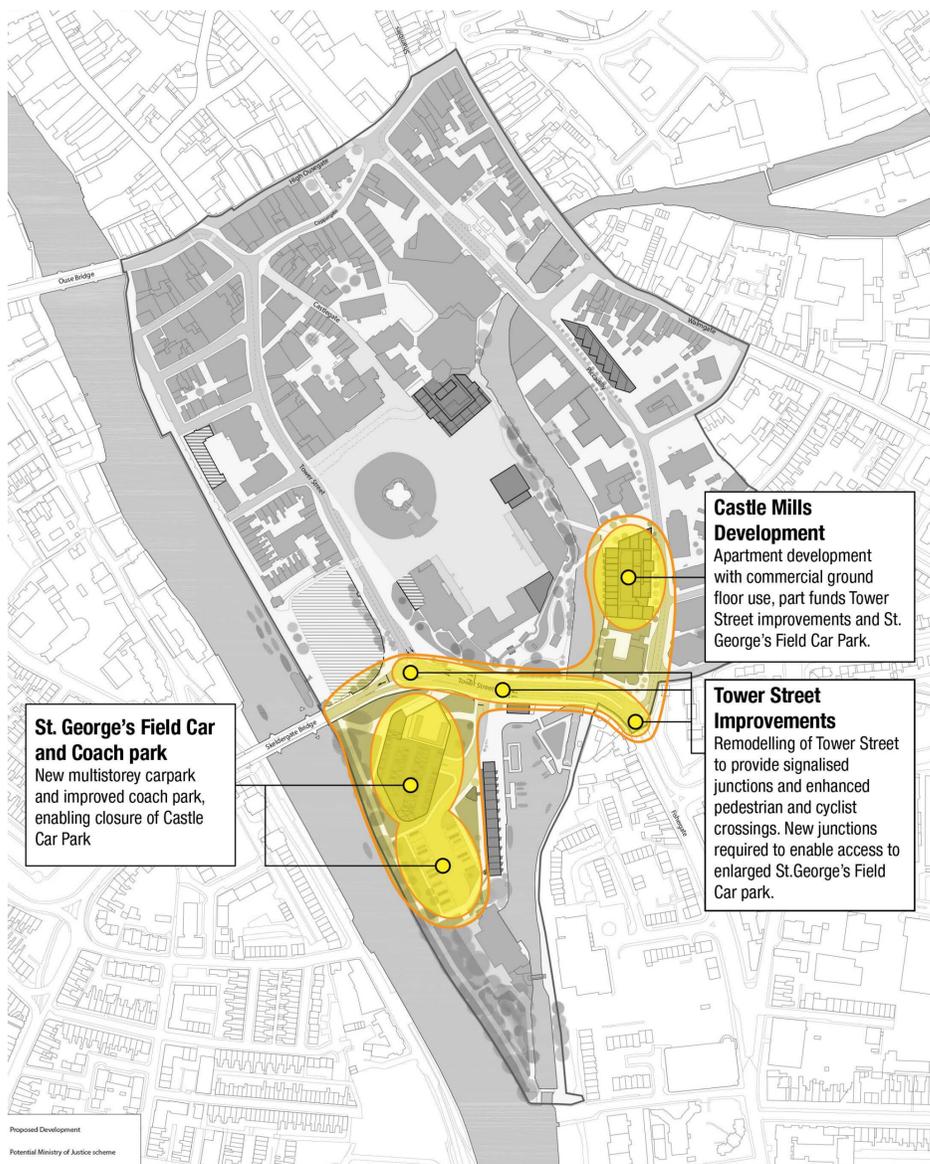


Website

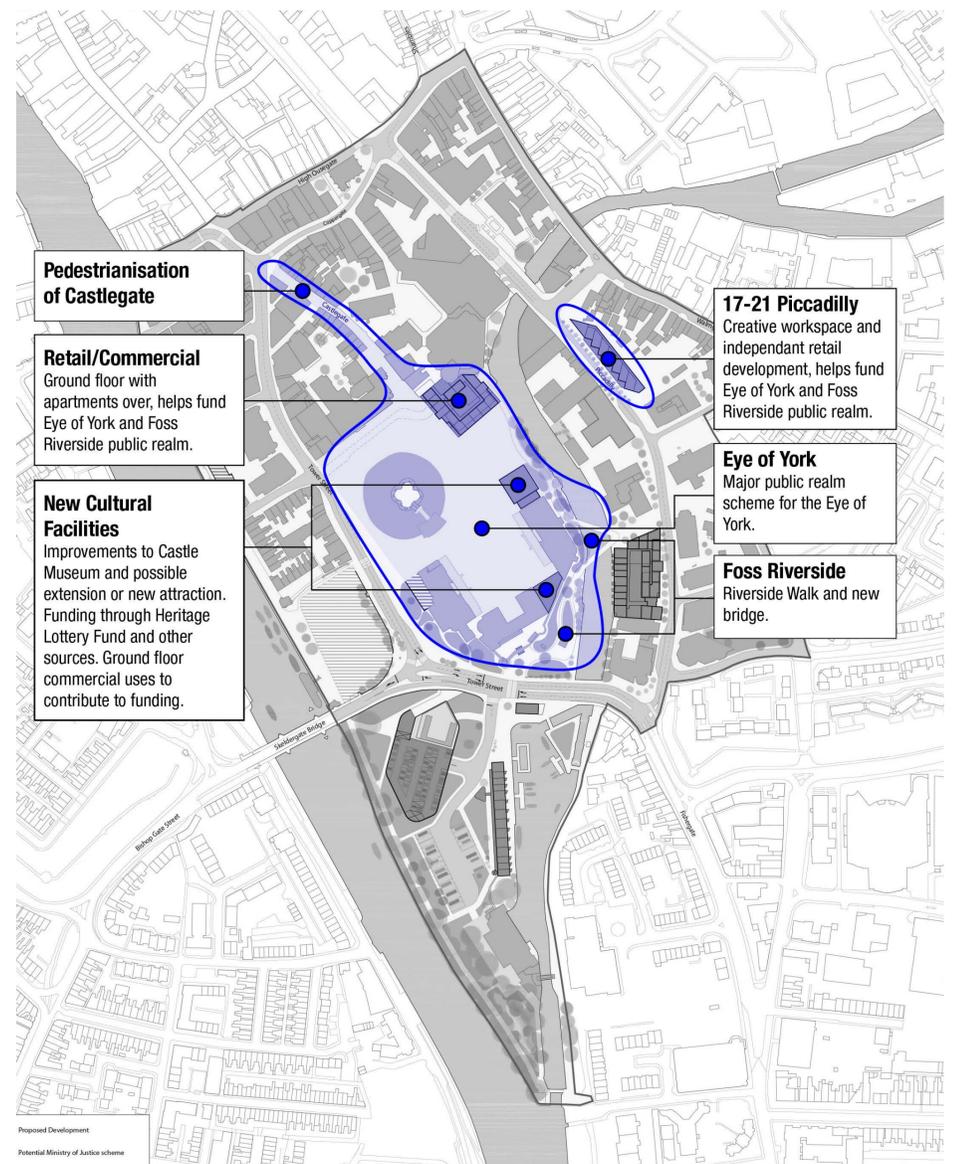
www.york.gov.uk/castlegateway



WORK PACKAGE 1



WORK PACKAGE 2



The key next step is for Yorkshire Water to confirm that our proposals for the sewer diversion will work, how much it will cost and when they can do it.

We've had really positive conversations so far, and if Yorkshire Water agree with our plans then we'll have a further 8 weeks to complete the design work – once we know the exact location of the diverted sewer.

So our aim is to submit the planning applications for both sites at the end of May.

Between now and then we need your views on the proposals and so we will be holding a number of events and using our social media channels to share the plans with you.

We know how much this area means to people, which is why the masterplan just sets out what the space will be used for. How it should look and feel will be the next stage of our public engagement.

The multi-storey car park has to come first, and that means we've got until it is built – hopefully Spring 2021 – to put all our plans in place so the transformation of Castle and Eye of York is as swift as possible.

So once we have submitted planning applications for the multi-storey car park in May, we will turn our attention to this space.

This summer we'll explore your hopes and ambitions for the Castle and Eye of York area. We will also temporarily close the car park throughout the next two years to host events – such as the Shakespeare's Rose theatre this summer – to see what works and what lessons we can learn for the future. This will include a programme of cultural events and conversations about the city.