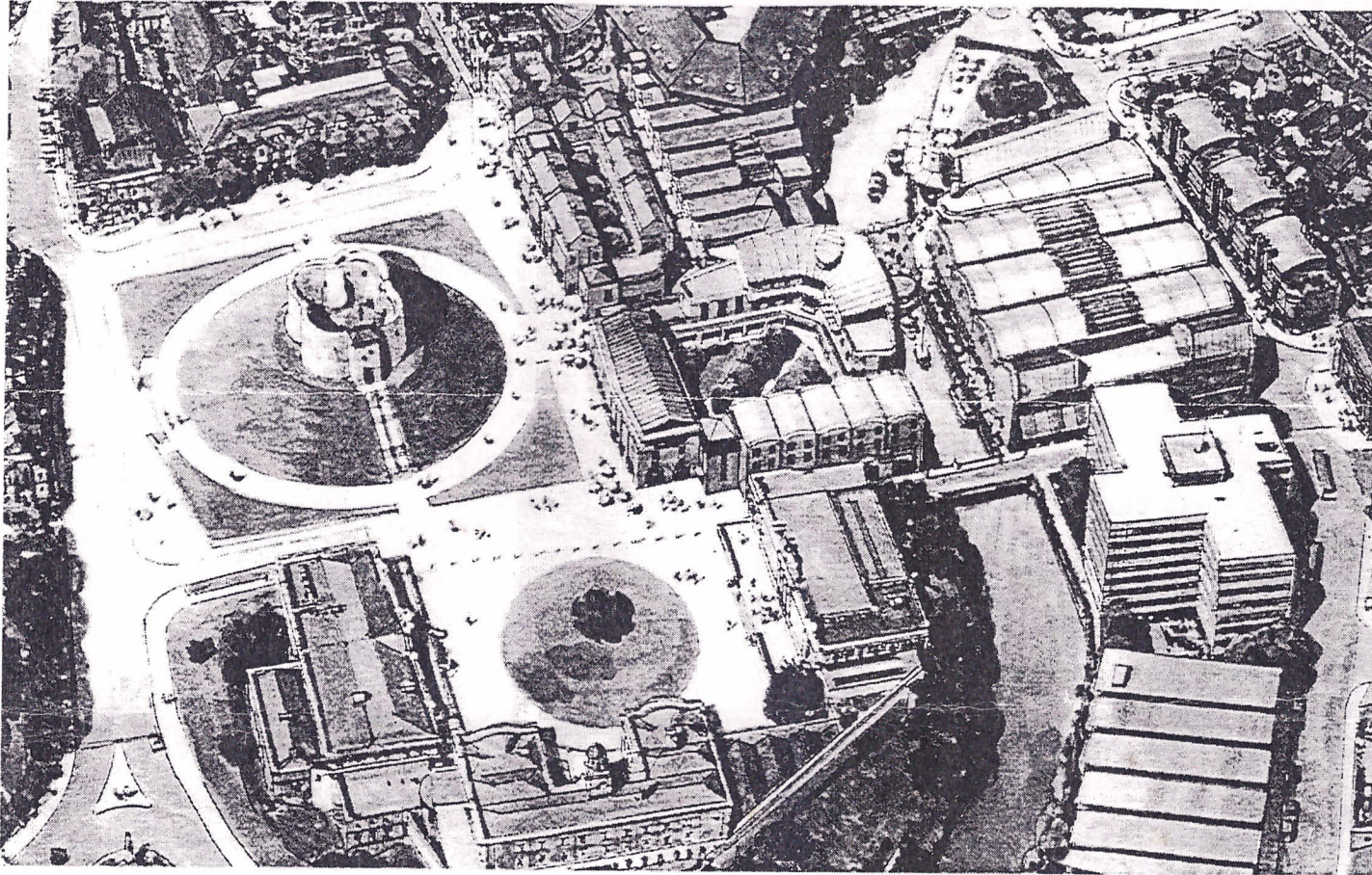


coppergate

Phase II



a further chance to give us your views on the revised plans for coppergate phase II

Wednesday

2nd December 1998

The Guildhall

St Helen's Square

7.30pm



The meeting will be jointly chaired by
Councillor Janet Looker
& **Councillor Brian Watson**

If you require a creche, please book
a place before **25th November**.

Any enquiries, if you have a disability,
or feel unsafe getting to a meeting at
night and need transport, contact:

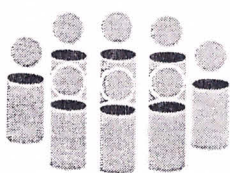
Gary Maidment,

Citizens' Support Group,

City of York Council,

2 Blake Street, York YO1 8QG

tel : 552039 minicom : 551025



**guildhall north and south
neighbourhood forum**



CITY OF
YORK
COUNCIL

coppergate

Phase II

Consultation background

- The original planning application for Coppergate Phase II was submitted in May '98.
- Extensive consultation by the City of York Council and by Land Securities (press publicity; exhibitions; a model of the scheme on public display; leaflets and letters inviting public comment) led to a number of key amendments by Land Securities to their scheme.
- The Council is now re-consulting on these amendments.

Have Your Say at this Forum!

In brief, the key changes to the scheme are :

- proposals to enhance the ecological value of the Foss
- redesigning the new building on the corner of Piccadilly and the Foss
- Cafe Andros, a Grade II listed building, is being retained
- the proposed new Castlegate frontage facing Clifford's Tower has been redesigned to reduce its impact on the Tower and Castle Museum
- Land Securities have also submitted a revised planning application for a new multi-storey car-park on Piccadilly which will serve the new retail and housing scheme.

Re-consultation

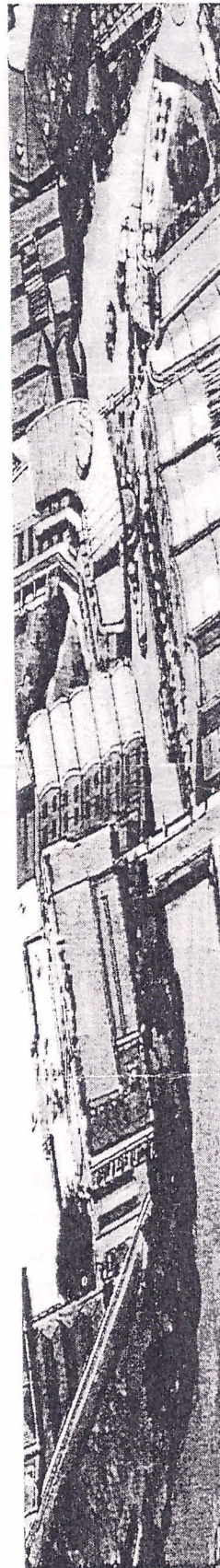
- A mobile exhibition in the city centre took place on 18th - 20th November
- Comments from the joint Neighbourhood Forum will be passed on to councillors when they consider the planning application later in December (the deadline for consultation as advertised in the Citizen - 27th November - has been extended for the forum).

For more information please contact :

Susan Heywood,
Senior Development Control Officer,
City of York Council tel : 613161 ext 1658

Intended Benefits

- * A high quality shopping centre bringing new retailers and vitality to the city centre
- * A mixed use development including restaurants, cafes and 107 flats
- * A new 100,000 square foot Debenhams store and an extension to Fenwick creating two full line department stores
- * The regeneration of a currently run down area which will stimulate further investment
- * Creation of some 750 new jobs
- * Large scale removal of traffic from the Clifford's Tower area enabling better public access to this ancient monument
- * New pedestrian and cycle routes and cycle parking, substantially improving access to the River Foss and the Eye of York
- * Improvement to the number and quality of parking spaces, their accessibility, and to the provision for public transport
- * An array of improvement measures for the River Foss furthering and enhancing the environmental quality of the river



Come along to the meeting and find out more about the proposed amendments!

World's eyes on Coppergate

by Megi Rychlikova

AN international alliance of architects, civil engineers and building professionals have joined with local residents to condemn controversial proposals to extend York's Coppergate Centre.

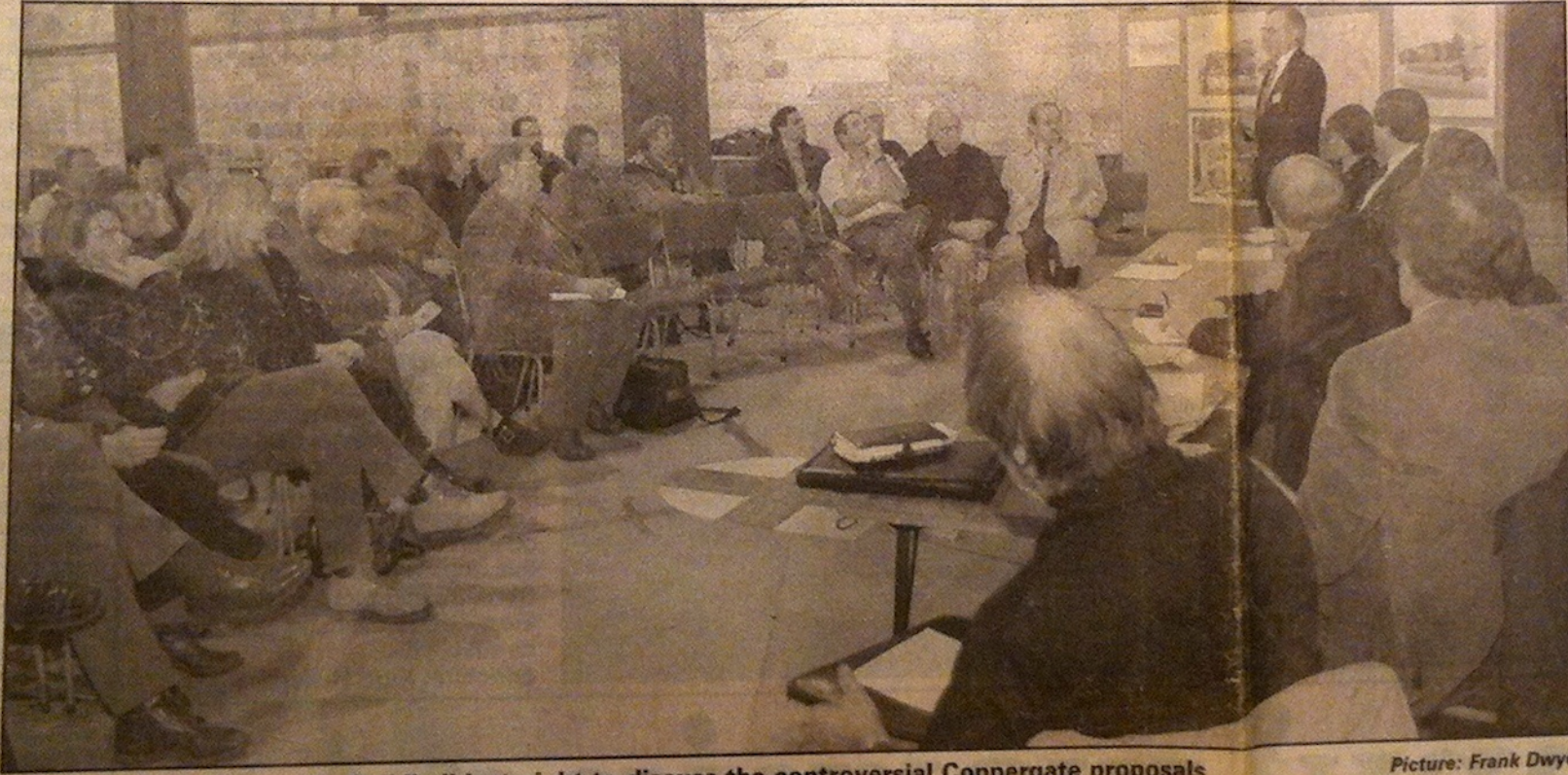
They have accused City of York Council of failing to respect the history in its care – and of planning to turn an internationally-important conservation area into a shopping plaza.

Ege Yildirim, a city planner from Turkey, told a public meeting about the scheme last night that she and more than 20 colleagues from all over the world were shocked by the proposals for the castle site.

"York is renowned worldwide for its conservation and its image," she said.

She is just one signatory of a letter to the planning authority which says: "An international body of conservation students, among us many mid-career professionals, has gathered in the University of York, expecting to find York a centre of excellence in conservation.

"We have been disappointed to see the lack of respect in the city



The public meeting at the Guildhall last night to discuss the controversial Coppergate proposals

Picture: Frank Dwyer

council's approach to conserving its architectural heritage."

The group, which has members from Greece, Italy, Japan, India and Canada, also says: "The importance of the castle area cannot be overstressed, as it has an

international meaning for the whole of northern Europe. This value should be better appreciated by all responsible for its future."

The castle area has never and should not be a commercial area, say the international profession-

als, and the city has unused shopping areas elsewhere.

"It would be better still to transform the car park into a recreational space for tourists and residents alike."

Residents who crowded last

night's meeting also spoke out against the proposals – and were furious at receiving a letter from the city council inviting them to comment on the scheme only a day before the deadline for making comments was up.

David Stoddart, who lives in the Guildhall area of York, told his local neighbourhood forum the city had no central park and needed one for children.

Valerie MacLeod, also from Guildhall, warned that the developers would build "strong, red strident coloured" buildings if the scheme went ahead.

Architect Chris Cook, another Guildhall resident, told how he had a council letter, dated November 26, telling him about an exhibition on the centre on November 18 to 20 and asking him to send written comments by November 27, the day he received the letter.

Deputy director of planning Ian Thompson apologised unreservedly for the "administrative error," saying the letter was really acknowledging earlier comments.

A spokesman for Land Securities said today the firm felt the Coppergate II proposals did respect the "very important and historic surroundings" of the Cliffords Tower area of York. He said the company was a long-term investor in the city.

He said: "We are furthering and enhancing its role as a major shopping and tourist destination in the UK and Europe."

● Letters: Page 8

● Happy landings: Page 11

York City Council
Planning Department
9, St. Leonard's Place
YORK

Postgraduate Students
The King's Manor
University of York
Exhibition Square
YORK

20.11.1998

To Whom It May Concern,

Re: Coppergate II, York

As a group of postgraduate students of conservation and buildings archaeology, we have been viewing the proposed Coppergate II development and consider certain aspects of the project to be a serious overdevelopment, not to mention an inappropriate use of this space.

The impact of the development will be detrimental to the historical significance of the castle and its precincts. The Castle Museum, consisting of the former Debtor's Prison (1702) and Women's Prison (1780), the Assize Courts (1777), collectively designed or modified by prominent Georgian architect, John Carr, and Clifford's Tower, are all Grade I listed buildings; the whole site is also a scheduled ancient monument. These buildings are not only valuable in themselves, but also for their settings; these values are put at risk by the present proposals. We consider that the precinct is important for its group value as an ensemble, as well as for the "set piece" effect of enclosure (see attached photograph). The line of vision from Castlegate to the Museum will be curtailed by a mass of such proportions as the proposal introduces. The importance of the castle area cannot be overstressed, as it has an international meaning for the whole of northern Europe. York was the second largest city of the kingdom in the middle ages, and the castle and its surroundings were the dominating feature throughout the entire medieval period. This value should be better appreciated by all responsible for its future.

York is perceived to be a town of historic and touristic importance. The castle area, which falls within a conservation area, has never been a commercial zone. We do not think that the idea of commercialising this part of York is justified, for this reason and also because there are still underutilised shopping areas elsewhere in the city. It would be better still to transform the car park into a recreational space for tourists and residents alike. These views are further endorsed by principles stated in conservation area legislation, related to the council's responsibility to preserve and enhance the character and identity of a conservation area.

However, if there must be a development, we suggest the building line be set back, flush with that of the museum, as shown in the attached drawing. This would allow for additional recreation space, as well as retaining much of the development, and preventing the overcrowding and dwarfing of the listed Café Andros, as it does now.

The architectural statement accompanying the planning application takes little or no account of the cultural significance of Café Andros, even though the project uses it as a design "touchstone" in the elevational treatments. Despite the small scale of the building, the main elevation, which is now the side entrance, is well-proportioned, yet will be obscured by the proposed development. The historical meaning of Café Andros, designed by G.T. Andrews, is important for York because of its associations with railway history, and has added significance in that York hosts the National Railway Museum.

It could be interesting to add to the architectural richness of the area in the form of an exhibition space, dedicated to G.T. Andrews and his works, and highlighting the original function of Café Andros.

The idea of a bridge over the River Foss linking the main shopping area of Piccadilly to the cultural focus point of the castle area is a commendable one.

An international body of conservation students, among us many mid-career professionals, has gathered in the University of York, expecting to find York a centre of excellence in conservation. We have been disappointed to see the lack of respect in the City Council's approach to conserving its architectural heritage.

In view of our objections, we suggest that this project be revised.

Yours sincerely,

Jaideep Chakrabarti, Architect, India, Conservation of Historic Buildings

Eleni Efthymiou, Archaeologist, Greece, Archaeology of Buildings

Ben Gourley, Archaeologist, Canada, Conservation of Historic Buildings

Nicola H. Griffith, M.A.(Cantab) CEng MICE- Engineer, UK, Conservation of Historic Buildings

Lauren Gruszecki, Architect, Canada, Conservation of Historic Buildings

Margaret Gustafsson, Landscape Architect LAR, Sweden, Conservation of Historic Landscapes

Elfi Hermans, Civil engineer, Belgium, Conservation of Historic Buildings

Eliabel Hennart, Architect, Belgium, Conservation of Historic Buildings

Mayumi Hosokawa, Interior and Garden Designer, Japan, Conservation of Historic Landscapes

Shona Humphrey, M.A.(Hons) in Historical Studies Aberdeen, UK, Archaeology of Buildings

Nondas Kitsos, Civil Engineer, Greece, Conservation of Historic Buildings

Effie Koulouri, Civil Engineer, Greece, Conservation of Historic Buildings

Eleni Loizides, Archaeological Conservator, Cyprus, Conservation of Historic Buildings

Vivie Melagou, Architect, Greece, Conservation of Historic Buildings

Federica Pascotto, Archaeologist, Italy, Archaeology of Buildings

Hilary Roome, Architect, UK, Conservation of Historic Buildings

Leonie Seliger, Stained Glass Conservator, Germany, Conservation of Historic Buildings

Kosmas Skaris, Architect, Greece, M.A. in Conservation of Historic Buildings

Gerrard Shaw, M.A., Art and Design Historian, UK

+ Ege, Anna Z., ...

Jaideep Chakrabarti
The Kings Manor
University of York
Exhibition Square
York.

If undelivered please return to:
GOVERNMENT OFFICE FOR
YORKSHIRE AND THE HUMBER
PO BOX 215, CROWN HOUSE
NEW STATION STREET
LEEDS LS1 4SS



Your Ref:

Our Ref: YH5343/42

Date: 18/12/98



GOVERNMENT OFFICE
FOR YORKSHIRE AND THE HUMBER

Dear Sir/Madam

Subject: COPPERGATE II, YORK

We have received your letter (and enclosures) dated 20/11/98,
the contents of which ~~have been noted~~ / are receiving attention.

Yours faithfully

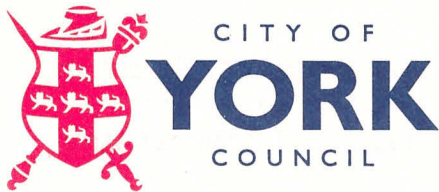
A handwritten signature in black ink, appearing to be 'M. G. G.' or similar.

Directorate of Planning,
Transport & Environment

City House
PO Box 213
LEEDS LS1 4US
DIRECT LINE: 0113 285



INVESTOR IN PEOPLE



**Environment and
Development Services**

Ian Thomson
Assistant Director (Planning & Environment)
9 St Leonard's Place
York
YO1 7ET

Tel: 01904 613161
Fax: 01904 551390

Ext: 01904 551658
Our Ref: 98/00658/GRG4
Date: 9 December 1998

Dear Sir/Madam

Application at: Castle/Piccadilly Site Castlegate York
For: Retail and residential development comprising erection of 1x single storey, 1x two storey, three storey extension to Fenwicks, 1x part three and part four storey and 2x four storey buildings to form retail units and 118 flats
By: Ravenseft Properties Limited
Type of Application: General Regulations (Reg4)

I have received your letter containing your views about the above proposal and write to you to let you know that the Council will make a decision on the application at the Planning and Transport Committee meeting on 10 December 1998 at 2.00pm in the Guildhall, York.

I apologise for the short notice in this matter, this is because the Council did not receive your letter until after the expiry of the deadline for comments on 27 November 1998.

You are welcome to attend the Committee and arrangements have been made for various members of the public and interested parties to speak about the application. Should you wish to receive more information on the speaking rights at this Committee or if you would like to receive a copy of the Officer's Report, please contact Nicki Houseman on 551058.

I will write to you after the Committee has met, to tell you of its decision. In the meantime, if you have any questions, please contact me.

Yours faithfully


Susan Heywood
Senior Development Control Officer

Postgraduate Students
C/O Jaideep Chakrabarti
The Kings Manor
University Of York
Exhibition Square
York



Coppergate II plan refused

THE controversial £60m scheme to expand the Coppergate centre has been given the thumbs down by York councillors.

But it is hoped something can be salvaged from Land Securities' plan to extend the shops and flats into the Castle car park and Piccadilly area.

Much opposition was voiced over the scheme from local residents, as well as architects, historians and conservationists, who argued the new development was too close to Clifford's Tower and would damage ecology on the River Foss.

A decision on the scheme has been officially deferred so that council officers, who had originally recommended approval, can draw up a report on the reasons for its rejection.

Councillors hope this will give Land Securities time to rethink the least popular aspect of the scheme but the company told the Evening Press that it is still too early to say if they will resubmit the scheme and they will need to look at the objections raised in detail.

●Full story: Page 3

Shops scheme is thrown out

Evening Press - 11. 12. 98

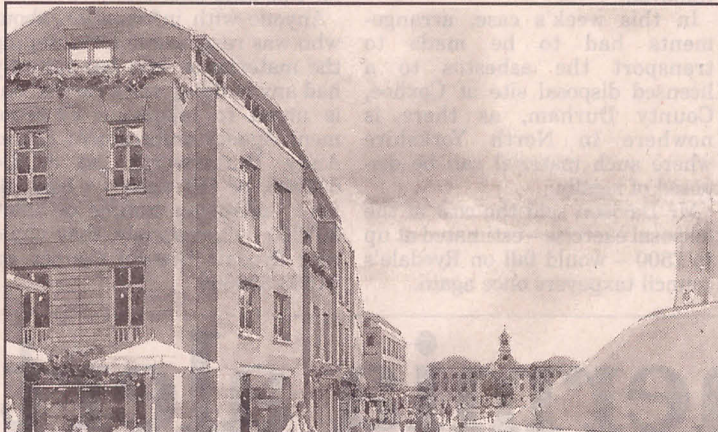
by Caroline Radford

PEOPLE power has saved Clifford's Tower from a controversial new neighbour – but councillors still hope something can be salvaged from the £60 million scheme to extend York's Coppergate Centre.

City of York Council's planning committee voted yesterday for officers to draw up a report on why Land Securities' application for a shopping complex between the tower and Piccadilly should be refused.

Although this is not an outright refusal of the scheme, it is in line with Government guidelines on the procedures for rejecting applications and councillors also hope it will give the company a chance to re-think the unpopular parts of its plan before the final decision is taken.

Speaking to the Evening Press after the meeting, planning committee chairman Councillor Dave Merrett said last-minute information on the detrimental effect on air quality caused by increased traffic had helped him make his own decision to reject the scheme,



This artist's impression shows how close the complex would have been to Clifford's Tower

which has been heavily criticised.

On a recent site visit, when chalk lines and cherry pickers were used to give councillors an idea of the scale of the development, local residents heckled to make their opposition known and architects, historians and conservationists have all raised objections.

"We do actually listen – as you can see from this decision," said Coun Merrett.

"It is extremely disappointing in the sense that it is vital for the future of the city that we strengthen our retailing position.

"We do have to address the shortage of medium to large shops, otherwise we damage the prospect for long term prosperity in the city centre.

"That will mean less money to maintain the historic buildings in the area.

"We have to work with the

developers to find an alternative solution that better matches people's concerns.

"We hope Land Securities recognise what the York Council have been saying and find a different way to achieve a mutually beneficial development."

Richard Akers, Land Securities senior development surveyor, said it was still too early to say whether it would resubmit an application, which could find favour with councillors by moving the development further away from Clifford's Tower.

"Our existing Coppergate Centre continues to be a successful feature of York's city centre retail scheme," he said.

"We are long term investors and have held investments in York since 1960 and plan to continue to play an active part in the development of the city."

Opposition group the York City Centre Alliance greeted the council's decision with delight. "The committee displayed wisdom and courage and is to be congratulated for protecting the heritage of our ancient city from insidious overdevelopment," a spokesman said.

● Comment: Page 8

Evening Press**117th YEAR OF PUBLICATION**

Coppergate II calls for style

RARELY has there been such a public response to a local issue as the outcry against proposals to develop the Coppergate Phase II shopping complex.

Aspects of the scheme, particularly the scale of the development which threatened to swamp the historic Clifford's Tower, produced an unprecedented postbag for this newspaper's letters page.

And 200 people turned out to demonstrate their strength of feeling last night as the issue went before city planners.

Little wonder, then - especially with an election year ahead - that councillors rejected the £60 million proposals after expressing a number of reservations.

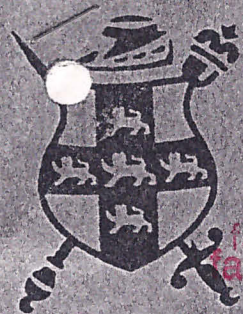
It was a victory for public opinion but also for common sense. Yet the story does not, should not, end here.

Our city centre desperately needs a stylish, attractive retail development to help combat overwhelming competition from the out of town shopping complexes which are draining York's commercial lifeblood. And the Piccadilly area backing on to Clifford's Tower desperately needs tidying up.

But the city does not need this development at any cost. It is right that the area is redeveloped but not in a quick, knee-jerk response to the out-of-town boom. Commercial demand must never take precedence over the survival of York's priceless heritage.

Whatever scheme is finally approved for Coppergate II has to be carefully designed to complement this historic sector of the city. It must sit comfortably and happily alongside the castle on a hill for decades to come, so it has to be thoughtfully planned and considered - and public consultation must result in a satisfactory consensus.

It is not beyond the skill of Yorkshire's architects to come up with such a design. Whoever does press ahead with the redevelopment now has a very clear indication that neither the council nor people of York will stand for any old scheme.



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CITY OF YORK COUNCIL

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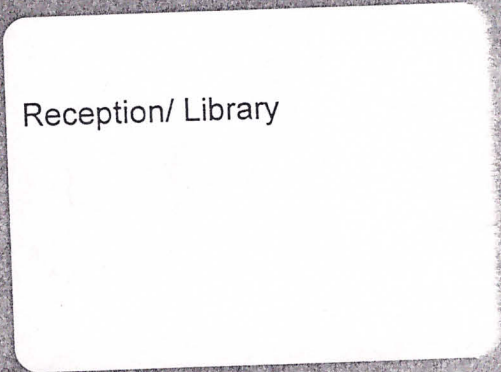
PLANNING AND TRANSPORT COMMITTEE

To: Councillors Boardman, Braund, Brighton, Carr, Carradice, Cregan, S F Galloway, Hogg, Jones, Macdonald, Merrett (Chair), Mrs A Reid, J Vaughan and Walker.

Date: Thursday, 21 January 1999

Time: 2.00 pm

Place: Friends' Meeting House, Friargate



Reception/ Library

A G E N D A

1. Minutes

To sign the Minutes of the meetings held on 10 and 14 December 1998.

2. To consider a resolution to exclude the public and press from the meeting during consideration of part of agenda item 7 as provided by paragraph 9 of Section 100A of the Local Government Act 1972.

3. Public Participation

With the exception of planning applications where previous speaking arrangements and registration procedures still apply, it is at this point in the meeting when members of the public (who have registered their wish to speak regarding an item on the agenda or an issue within the Committee's remit) can do so. Anyone who wishes to register or requires further information, is requested to contact Nicky Houseman on York (01904) 551058. The deadline for registering is Wednesday, 20 January 1999 at 10.00am.

4.

Planning Application : Castle / Piccadilly site, Castlegate - Retail and Residential Development comprising 23 new retail units and 105 flats

To agree the reason for refusal following consideration of the application at the December meeting of this Committee.

Ward affected : *Guildhall*
Councillors : *Looker and Watson*

5. DETR Report : The impact of large Foodstores on Market Towns and District Centres

To consider a summary of the report and its implications for York.



CITY OF
YORK
COUNCIL

**Environment and
Development Services**

Ian Thomson
Assistant Director (Planning & Design)
9 St Leonard's Place
York
YO1 7ET

Tel: 01904 613161
Fax: 01904 551390

Ext: 01904 551658
Our Ref: 98/00658/GRG4
Date: 11 February 1999

Dear Sir/Madam

Application at: Castle/Piccadilly Site Castlegate York
For: Retail and residential development comprising 23 retail units and 105 flats
By: Ravenseft Properties Limited
Type of Application: General Regulations (Reg4)

You wrote to me recently with comments about the above proposal and your comments were reported to the Planning and Transport Committee meeting on 10 December 1998. Members resolved to defer the application at that meeting, however at its meeting on 21 January 1999, the application was REFUSED for the following reasons:

1. That the setting of the scheduled monument/Grade I listed building at Clifford's Tower and the character and appearance of the Conservation Area would be adversely affected because of the proposed proximity of the development to Clifford's Tower.
2. The detailed design and height of the retail buildings fronting Piccadilly and the service road (MSU1 and MSU2) are considered to detract from the character and appearance of the conservation area because of the over-dominating effect they would have on the street scene and the amount of relatively unrelieved brickwork proposed. The design of these buildings and the soft/hard landscaping of Piccadilly adjacent to these buildings need to be reconsidered to reduce the apparent bulk and visual impact and provide an attractive street scene.

The following informatives were also attached to the decision notice for the developers to consider should a revised scheme be submitted at a future date:

INFORMATIVE 1

Consideration should be given to the relationship of the development to Cafe Andros with particular reference to the building heights and whether more space could be achieved to the side of the cafe. Consideration should also be given to whether the existing trees could be retained.

INFORMATIVE 2

Consideration should be given to the line of the development as a continuation of Castlegate and the extent to which views of buildings in the Eye of York are seen from Castlegate.

INFORMATIVE 3

The soft landscaping proposals for the site overall should be reviewed and specific proposals put forward to provide positive landscape enhancements.

INFORMATIVE 4

Detailed consideration should be given of the environmental impact of the development on the River Foss and its function as a natural corridor through the site.

INFORMATIVE 5

The Developer should work with the Council, recognising the current transport policy agenda to encourage accessibility by all modes other than the private car. Particular attention should be paid to the role of public transport accessibility to the development and the mitigation measures which can be taken to minimise the impact of car usage/parking on air quality in the vicinity of the site.

INFORMATIVE 6

The architecture of the scheme should be of the highest quality and reflect the importance of this site within the Conservation Area and its relationship to nearby listed buildings.

INFORMATIVE 7

Consideration should be given to the attractiveness of the scheme in terms of the walkways and vistas both during and outside retail trading hours.

INFORMATIVE 8

The roofscape design and materials need to take account of the setting within the Conservation Area.

INFORMATIVE 9

Uses other than retail and residential could be considered if they are appropriate to the City Centre and help to achieve a scale and form of building appropriate to the civic character of the Eye of York.

If a revised scheme is submitted at a later date, the Council will undertake a further consultation on that application.

If you have any queries on this, please let me know.

Yours faithfully


Susan Heywood
Senior Development Control Officer

Postgraduate Students
C/O Jaideep Chakrabarti
The Kings Manor
University Of York
Exhibition Square
York

COPPERGATE PLAN TO BE REVISED AGAIN

THE scheme to extend York's Coppergate Centre has been turned down by planners following public concern, particularly over its impact on the city's historic Clifford's Tower.

The developers, Land Securities, have agreed to enter into new discussions with City of York Council on how to revise their £60 million plan for housing and shops on the

land between the tower and Piccadilly.

"Land Securities want to work with us to develop a scheme which is acceptable," said chair of Transport and Planning Committee, Councillor Dave Merrett.

The scheme was refused because:

- It was too close to the Grade One listed Clifford's Tower
- The main building facing Pic-

cadilly was too high and the design would detract from the character of the conservation area.

The report recommended that in any new proposal the developers would need to re-examine the environmental impact of the scheme on the River Foss, ensure the architecture was of the highest quality and make the development more accessible by public transport.

York Citizen - Feb. 99

5.2.1999: Alison Sinclair reported that Richard Akers met with the York Alliance with aim of negotiating(?) /agreeing with their expectations. ⇒ The York Alliance is continuing.