

## A VISIONARY OPPORTUNITY FOR THE CITY

- Once in a generation opportunity
- Connect the riverside – delivering the One City Plan and My City Centre Vision objectives
- New family friendly and inclusive city centre destination
- Revitalise Coney St as a shopping destination
- 3 years of discussions with Council officers and interest groups to evolve the proposal
- Overwhelming public support
- Extensive restoration of listed buildings
- Large new public open space and urban greening
- Increase visitor spending and New jobs
- Mix of retail units, smaller ones suitable for independents and larger for anchor stores
- The development will be a catalyst for investment in the city centre

*“the feedback expresses a strong desire for more interaction with the waterfront: the top issue was increasing access to the river, and the next two were calls for a riverside walkway and new transport options on the Ouse”*

Streetlife project report

(a UK government and University of York funded initiative that considered the opinions of 900+ respondents)



Proposed Riverside (Zone 3)

## Coney Street Riverside (Site of 19 to 33 Coney Street)

City of York Council Planning Committee A, 24th October 2024, agenda items 5a & 5b.  
(Application references 22/02525/FULM and 22/02526/LBC)



## CONEY STREET MASTERPLAN

- Delivered over 4 Zones, this application is for Zones 2, 3 & 4 (19-33 Coney Street & 39 Coney Street to 2 Spurriergate)
- A heritage led masterplan which will provide a positive contribution to the Conservation Area and maintains a sense of Yorkness.
- Phased delivery co-ordinated around existing tenants and to minimise disruption

## ZONES 2-4 IN NUMBERS

<b>358</b>	STUDENT BEDROOMS	<b>4275</b>	SQM OF RETAIL/ RESTAURANT SPACE
<b>247</b>	DWELLINGS TO THE LOCAL HOUSING SUPPLY	<b>1290</b>	SQM OF PUBLIC REALM
<b>238</b>	STUDENT CYCLE PARKING SPACES	<b>94%</b>	BIODIVERSITY NET GAIN
<b>50</b>	STAFF CYCLE PARKING SPACES	<b>2.2</b>	SQM OF INTERNAL AMENITY PER BED
<b>1.5</b>	SQM OF EXTERNAL AMENITY SPACE PER BED	<b>100</b>	PUBLIC SEATING SPACES



## EXISTING BUILDINGS

- Removal of an identified detractor within the conservation area
- Existing buildings are in a poor state of repair. Proposals will secure the future of the listed buildings
- Existing buildings have been poorly extended to the rear, which has removed historic fabric.
- New proposals return historic buildings to their original footprint



Existing Interior



Existing Riverside



Proposed Riverside

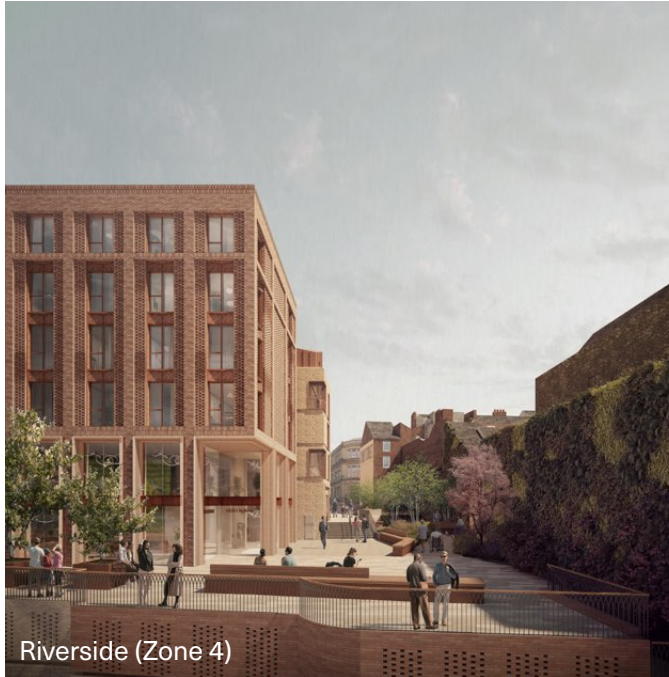


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Coney Street



Riverside (Zone 4)



Waterloo Place (Zone 4)

## HIGH QUALITY INCLUSIVE DESIGN

- Extensive consultation with accessibility groups
- Secure and managed site
- Choice of accessible, ambulant and adaptable rooms which equates to 7% of accommodation
- Sensitive high quality design
- Robust materials and resilient architecture
- High standard of student accommodation and amenity
- New cycle parking for members of the public

## SUSTAINABILITY & HIGHWAYS

- BREEAM excellent
- Highly sustainable location/ access to sustainable modes of transport
- Urban greening which will create an increase of 94% in biodiversity on the site
- Re-use existing buildings
- Visitor, staff and student Cycle parking
- Travel Plan to promote sustainable travel



Jane Simpson Access

**GILLESPIES**



**SCP**  
Transportation Planning - Infrastructure Design

**brown+company**

**O'Neill**  
ASSOCIATES  
Chartered Town Planning Consultants

**MONTAGU EVANS**

**TROUP BYWATERS + ANDERS**