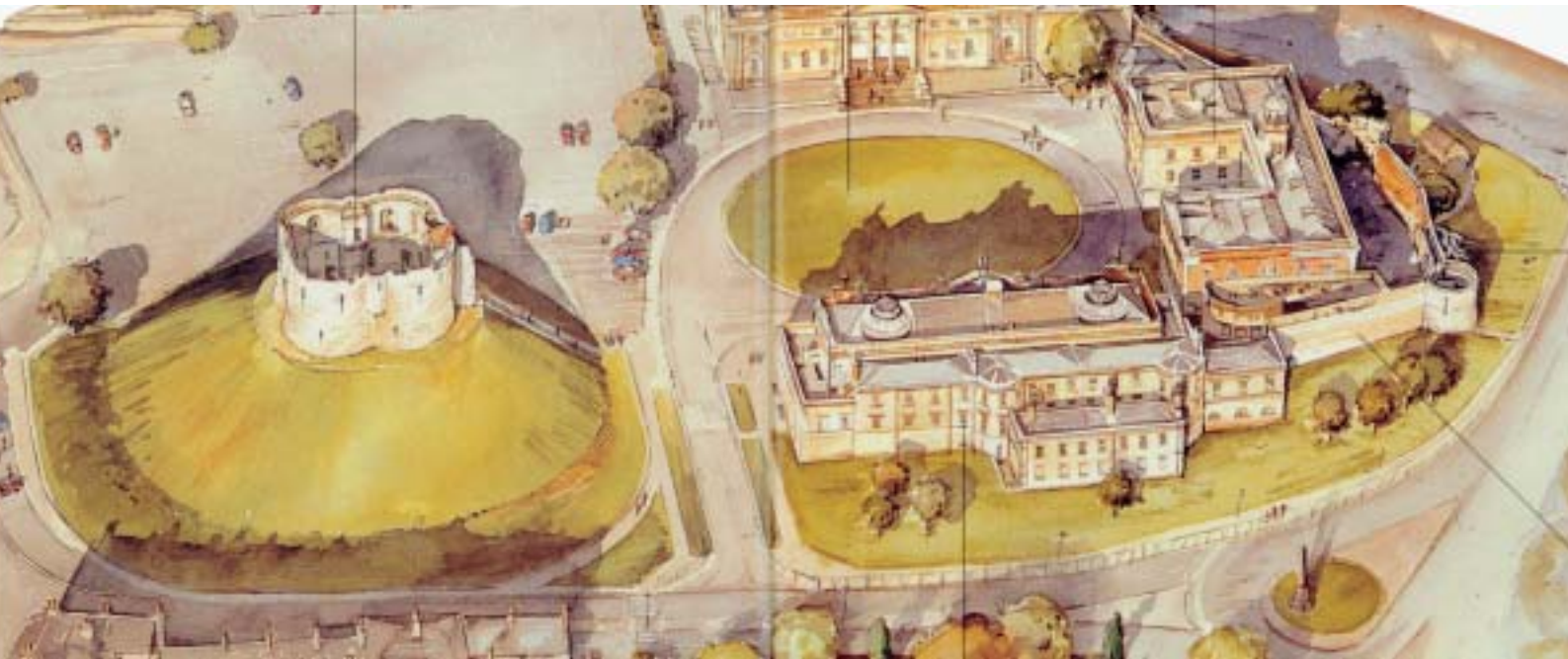


# COPPERGATE RIVERSIDE II DEVELOPMENT

January 2002



*The Coppergate II Riverside Development will destroy many beautiful views of Clifford's Tower if we allow it to go ahead*

York is an ancient city which has striven to retain the appearance and atmosphere which creates its unique appeal to visitors from all over the world.

The skyline of York is still dominated by Northern Europe's largest Medieval building, our very own York Minster.

The city centre itself is a network of ancient streets most of which contain buildings of architectural importance, of those buildings, Clifford's Tower is the only remaining part of the Norman Castle and is one of York's major landmarks.

Land Securities / Ravensfeft Properties Ltd (the developers proposing to build on the Castle area site) are determined to build a massive shopping mall, similar in architecture to those seen at "out of town" shopping centres.

The application was passed by the City of York Council in November 2000, and since then many citizens of York, not agreeing with the Council's decision, have caused, the then Secretary of State, Rt Hon John Prescott MP, to call in these plans and a Public Inquiry will now be held in the Guildhall of York starting 15<sup>th</sup> January 2002.

The Castle Area Campaign group have talked to thousands of residents, day visitors, tourists and shoppers and we know that the overriding opinion of these people is that controlled development on the Piccadilly side of this development should proceed, but the area around Clifford's Tower should be left open and made into a **city centre green and open space**, in keeping with its proposed World Heritage Site status.



## Today

From the Foss Bridge on Piccadilly we have a beautiful view of the Lawcourts, the riverside trees and of course Clifford's Tower



## Tomorrow

This is an artist's impression, this view is again from Foss Bridge on Piccadilly and a very dull view compared to today.





Our picture taken by KL Photographers from the top of Clifford's Tower in December 2001 shows the 300 space car park on which the developers want to build. Many people agree that the area is not very pretty but it affords glorious views of the Tower across the open land. The photo clearly shows the area that, with some imagination, could become a **civic green and open space**, an amenity which is lacking in this city, particularly as we are building more and more smaller dwelling units in the city centre, residents need to be able to relax in an open environment.

York has only one large green and open space within the City walls, the Museum Gardens situated to the north of the main city centre. There is a strong feeling that we need another at the southern side of town. More and more tourists visit York each year and they should be able to relax and enjoy our history, and what better place to do it than the **Eye of York** and **Clifford's Tower**.



Taken from the steps of the Assize Courts (1773-1777), now the Crown Courts, this view clearly shows Fairfax House and Café Andros both very important listed historic York buildings. They are shown to the right of the tower of St Mary's Church.



**Imagine the reality** if Land Securities build on a line from Fairfax House to the bollards in the fore-front of the picture near the white car. We will have a building nearly as high as the 8 storey Ryedale building, the Tower will be dwarfed and the whole effect of the Eye of York area will be spoilt. The distance from the foot of the mound of Clifford's Tower and the proposed building is estimated to be less than the length of three cars! Check it for yourself in the Castle car park.

The River Foss was, in York's history, part of the moat defences surrounding the Tower and the City walls. If the proposed development for a massive store, shops and restaurants, and 27 'luxury' rooftop city apartments is built, up to and around the Tower, the River Foss will be dislocated forever from Clifford's Tower. The Foss and the Castle are part of our history and should be kept together.

Land Securities in their Coppergate Riverside "Review" leaflet distributed in summer 2000 show us a view claiming they would make, the gap between the new buildings, "creating a view that has not been seen from this part of Piccadilly for many years".

But this is not a **view** they promise us. It is an alleyway glimpse between the buildings on Piccadilly and the buildings they propose to build on Clifford's Tower car park, thus taking away completely **all** the views from the east.



Compare these two views.



Above: Taken by KL Photographers from behind the Ryedale building, showing the River Foss, the mature trees, the present car park and the river wall stonework of the earlier 19<sup>th</sup> century prison.

Left: Land Securities alley way view





This panoramic view from the top of Clifford's Tower shows the size of the development around the Tower. **Imagine the reality** if the developers take away this open space and fill it with **a shopping mall**. **Imagine the reality** when it is "Sale Time" and the windows and walls are plastered with posters facing Clifford's Tower!

The Castle Area Campaign group, along with others will put forward a view at the Public Inquiry, that yes, Piccadilly does need developing, but not this historic area at the foot of Clifford's Tower!

### FOOTPRINT VIEW FROM THE YORK EVENING PRESS SHOWING THE OUTLINE OF THE PROPOSED DEVELOPMENT

This view shows the massive size of the Coppergate II Riverside development. This enormous footprint in the very centre of York has been entrusted by City of York Council to one developer, Land Securities/ Ravenseft Properties. Note how the River Foss would become "boxed in". It would be totally isolated from Clifford's Tower, although in days gone by the river formed part of the city's defences. This would destroy forever this historical context of one of Europe's leading tourist destinations.



## Civic Trust's anger at York lost view\*



\* York Evening Press December 5th 2000

**LOST VIEWS ARE NOT NEW TO YORK, ONLY RECENTLY YORK CIVIC TRUST, IN THEIR ANNUAL REPORT, STATED THAT THE NEWLY BUILT TRAVEL LODGE HOTEL AT THE BOTTOM OF PICCADILLY OBLITERATED VIEWS OF THE MINSTER FROM THE CITY WALLS !**

**LETS STOP THIS HAPPENING AGAIN ! VIEWS AND AMENITIES ARE WHAT TOURISM IS ABOUT.**

**IN 1835 THE THEN YORK COUNCIL PROPOSED TO DEMOLISH THE CITY WALLS AND GATEWAYS, PUBLIC OUTCRY AND THE EFFORTS OF WILLIAM ETTY ENSURED THAT DID NOT HAPPEN**



## THE EYE OF THE RIDINGS

The Castle Green, the area around Clifford's Tower was a public meeting place for centuries, and was often referred to as The Eye of the Ridings. At the time of the Parliamentary elections the whole county of Yorkshire voted on the Castle Green. The poll was open for 14 days in the 18<sup>th</sup> century and continued in use until 1885.

This black and white photograph was taken a few years ago but it clearly shows the car park which is the target of the developers. Imagine this as a green and open space ! What an asset to York that would be.



This campaign is supported by many other groups and individuals including the Archbishop of York and Sir Bernard Ingham - a staunch defender of the Castles of Yorkshire. Left, right, 'Greens', traders, citizens and tourists all say 'NO'.

In 1934 the old prison buildings that were on the site of the present car park together with five acres of land were purchased by the City of York, from the Yorkshire County Committee who offered the land at a fraction of its market value because....

“they were anxious that this historic site should not come into the hands of an individual or company who would utilize it for profit, irrespective of its amenities”

It would appear from this statement that we now have a situation in total contravention of what was intended.



This picture shows, that although Clifford's Tower is one of York's most historic sites, it is being treated with contempt. This shows a podium and plaque which is part of the Millennium walk. It has been fenced off with metal barriers almost since the day it was erected a year ago. Two open steps and the podium on the pavement slope have made this not only an eyesore but a danger for walkers, particularly those with sight problems. The Council's uncaring attitude is to leave this as a tourist attraction and Coppergate II would only make the area a million times worse.

**Save Our City!**

**What can we do to stop this development on the castle car park ?**

**Save Our City!**

Come to the Public Inquiry, it starts 15th January, 10am in the Guildhall, behind the Mansion House, St Helens Square. The Inquiry was intended to last one week but it now looks like it may run to three weeks, excluding Mondays & weekends. Sign the Castle Area Campaign Group's petition, available in Mulberry Hall, Stonegate, and Banana Warehouse, Piccadilly. If you would like to collect signatures to help our cause pick up a form from the venues named above or ring Stuart Wilson on tel 01904 789455 or mobile 07768 214798.

**Visit our website [www.geocities.com/cliffordstower/](http://www.geocities.com/cliffordstower/)**

This leaflet has been prepared by the Castle Area Campaign Group with money raised from public subscriptions (monies are still greatly needed - please help.) Many thanks also to KL Photographers of York.

We must also acknowledge pictures used herein from English Heritage and Land Securities / Ravensfeft Properties Ltd.

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