



Wakefield City Centre Masterplan

Project Information



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The Team



FARRELLS

Masterplanning
Urban Design Guidance & Placemaking
Public Open Space Strategy
Contract Management



SWOT, & Property Market Analysis;
Viability, Phasing, Funding & Delivery

FUTURE\CITY

Visitor & Cultural Placemaking Strategy



Mobility & Connectivity Framework
Healthy Streets
Green Infrastructure
Cost Consultancy



Community & Stakeholder Engagement
Public Consultation

Project Overview | AIMS + OBJECTIVES

- **Help address issues of decline in the retail and business sectors** within the city centre.
- Create **a positive reputation** for the city as a desirable place to live, work and play, ensuring the long term benefits and positive experience for visitors to the city centre, ensuring accessibility for all.
- Stimulate regeneration of the city centre through **vibrant mixed use development** proposal.
- Create better coherence and **physical connectivity** across the city centre, with key developments and the retail core.
- **Enhance the historic character** and sense of local distinctiveness to enhance Wakefield's appeal
- Recognise the role of the **cultural and creative sectors** in stimulating economic growth and support these assets
- Recognise **the role of the different communities** of the city centre to ensure future development is consistent with their current and future needs.

Project Overview | CONTEXT + SUMMARY

Build on your prior work

- Central Wakefield Area Action Plan, Wakefield Metropolitan District Local Development Framework - Adopted 17 June 2009
- Wakefield City Centre, URBAN DESIGN FRAMEWORK, Supplementary Planning Document, Adopted 4 October 2017
- Wakefield Local Plan 2036 Consultation (in May 2020)

Summary

- Bring together the various piecemeal developments / regeneration areas
- Marketing - Investors / Developers will be signposted to the Masterplan
- Material Consideration - Masterplan is not intended to be adopted
- Funding Bids – Masterplan will help support funding bids (e.g. Towns Fund)

City Centre Boundaries Areas of study



Where are we now with the project ?

- Early stages of the project
- Enabler workshops and public consultation
- Preparing baseline report



How Wakefield is Changing

Planned Development

1 St. Johns Mews

Site Area: 3.6ha Approved Date: Sep 2019



112 dwellings. It comprises land previously occupied by the Police Force Training School. Planning permission has been granted for the residential redevelopment of the site. The proposed development comprises a mix of 2, 2 ½ and 3 storey detached and semi-detached dwellings and town-houses with a number of apartments.

2 Clayton Hospital

Site Area: Completion Date:



Outline planning application for partial demolition of former Clayton Hospital buildings, with retention and conversion of the 'Main Pavilion' and redevelopment of the site to provide a sports hall, swimming pool and performing arts facility outside sports provision (MUGA) and teaching accommodation.

3 CAPA

Site Area: 0.465 ha Completion Date: Q3 2021



The creation of a 3 storey new build specialist performing arts college free school. The building will provide teaching facilities for 350 students and staff. It includes 150 seat lecture theatre, dance, drama and singing studios; technical workshops and cafe together with offices and standard classrooms.



4 Cathedral Square

Site Area: 0.35ha Completion Date: Q3 2023



Part of the FHSF. Selective demolition of a number of adjacent properties to create a larger public space that will maximise the rich historic context and urban grain. Creates the opportunity for the design of a world class destination space for hosting events at scale with digital infrastructure to anchor its status as a 24/7 festival city.

5 Wakefield Hub

Site Area: 0.26 ha



Part of the FHSF. Demolition of the current BHS site and development of a new cultural hub in the heart of Wakefield City Centre including an inspirational mixed-use cultural space open 7 days a week.

6 Chantry House Demolition

Site Area: Completion Date: Q3 2020



Demolition of the former Chantry House. Will deliver an enabling package of works to include the acquisition and demolition of the Chantry House office block to facilitate a new Residential development of the area.

7 Tileyard Studios (Rutland Mills)

Site Area: 10.709ha Completion Date: Q4 2025



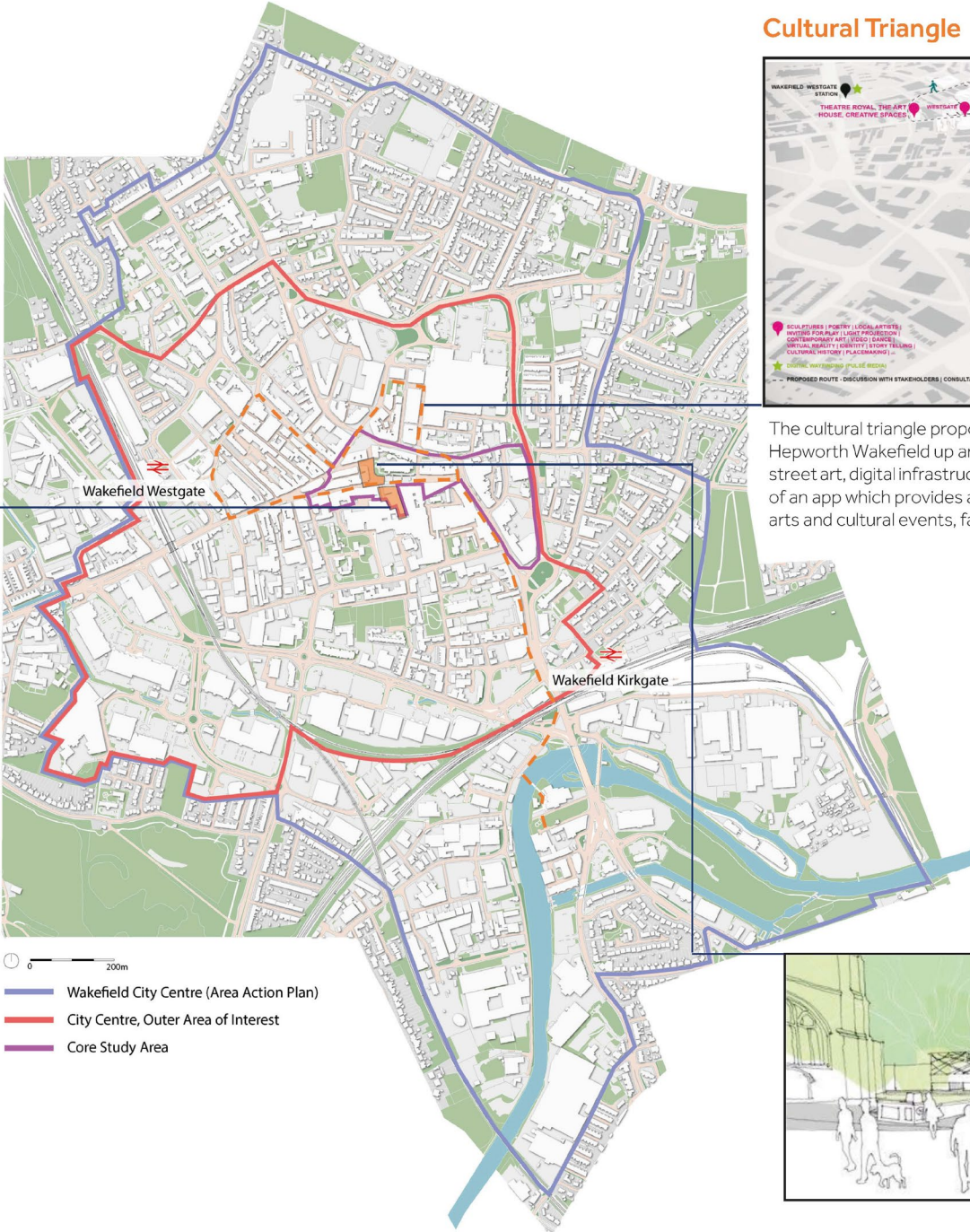
Demolition and repair, adaptation and alteration of existing buildings forming part of the listed mill complex and Caddies Wainwright building; erection of new external stair and lift cores; repairs and alterations to chimney and construction of a new building. Providing potential of a flexible mix of uses including retail, restaurants and cafes, offices, workshops and studios and a hotel.

FHSF Projects

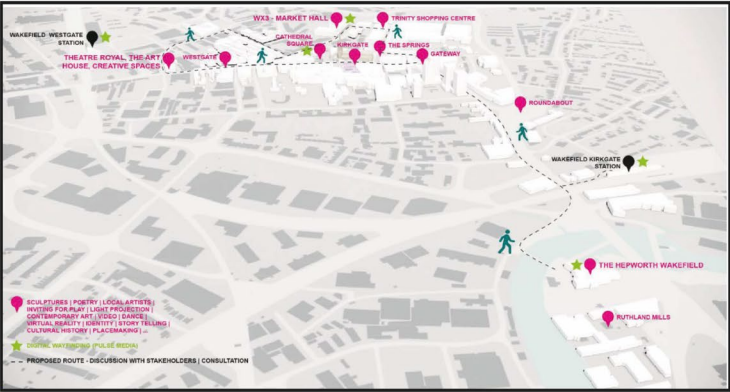
Wakefield Hub



The development of a new cultural hub will include an inspirational mixed use space, providing a comprehensive and family interactive zone this will accommodate heritage and contemporary exhibitions to reach local and worldwide audiences. It will support The Hepworth Wakefield, encouraging linked trips and increase footfall on the high street acting as a catalyst for private sector investors in this area.



Cultural Triangle



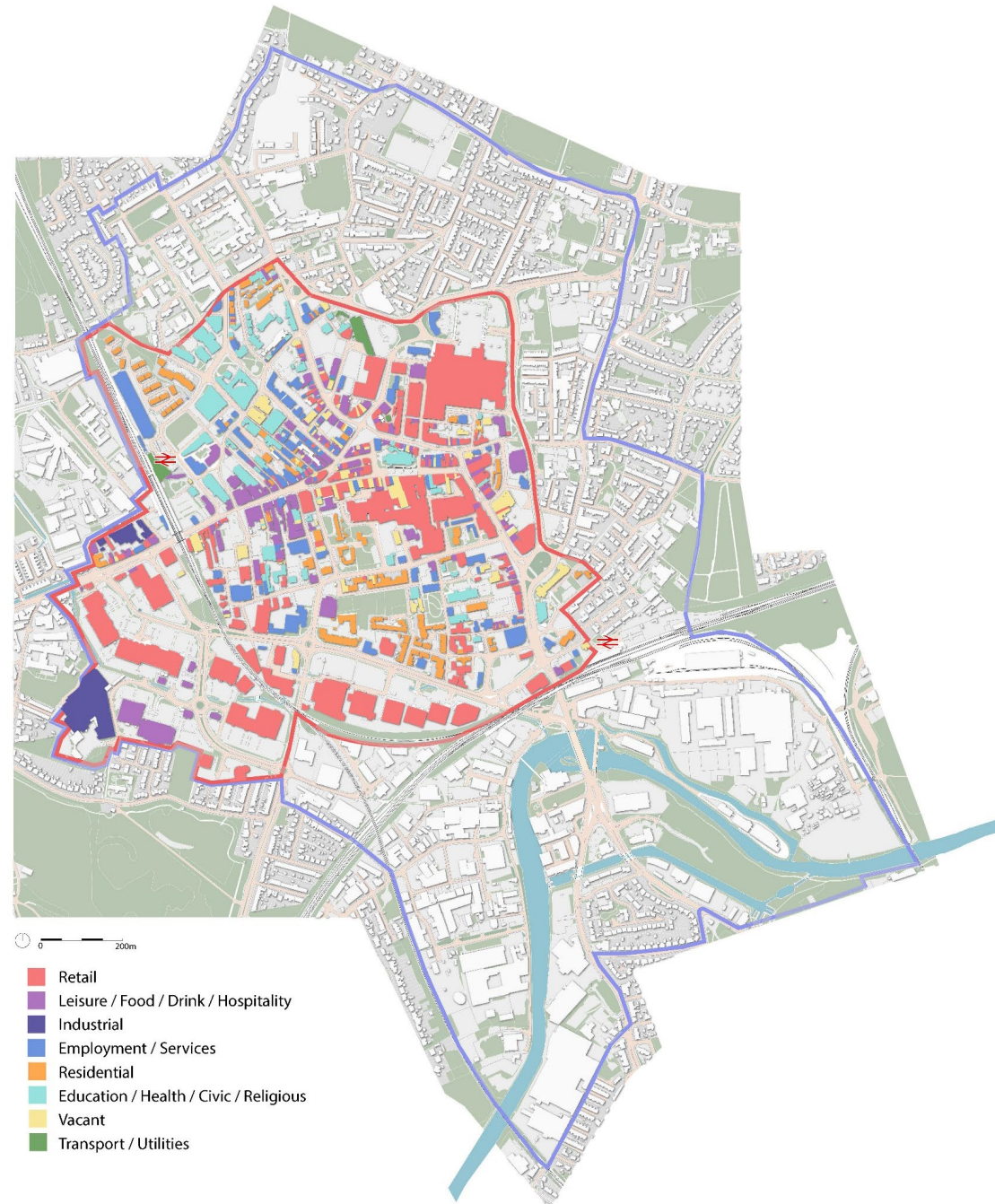
The cultural triangle proposes a number of interventions along the route from The Hepworth Wakefield up and around the Cathedral. Including interactive wayfinding, street art, digital infrastructure and creative lighting, a free wifi zone and the creation of an app which provides a free 'Arts Triangle' application to provide information on arts and cultural events, facilities on offer, timetables and opening hours ect.

Cathedral Square

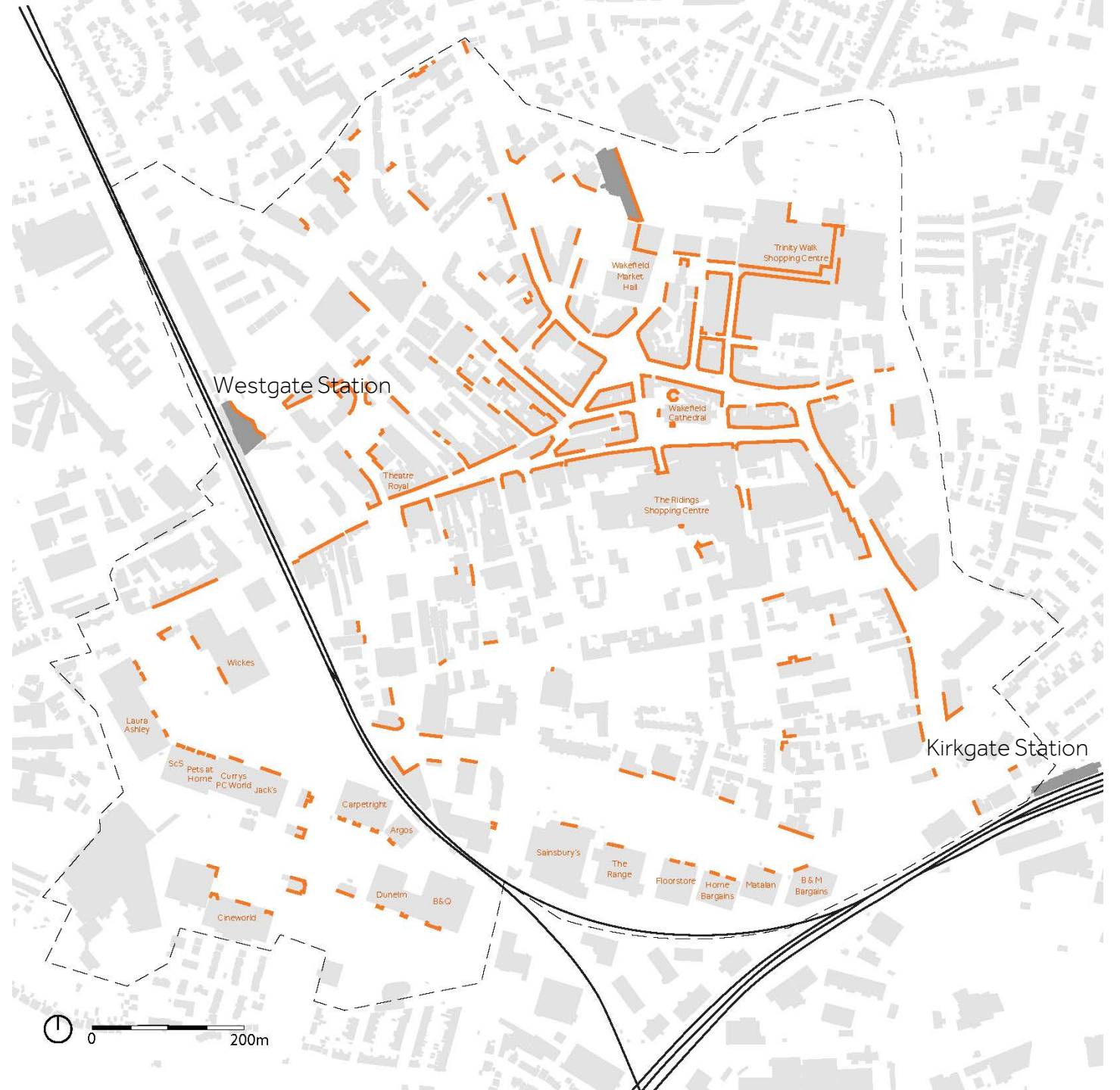
The acquisition and selective demolition of a number of adjacent properties including vacancies to create a larger public space that will maximise the rich historic context and urban grain. This will provide the opportunity for the design of a world class destination space for hosting events at scale with digital infrastructure to anchor as a 24/7 festival city.



Land Uses Plan

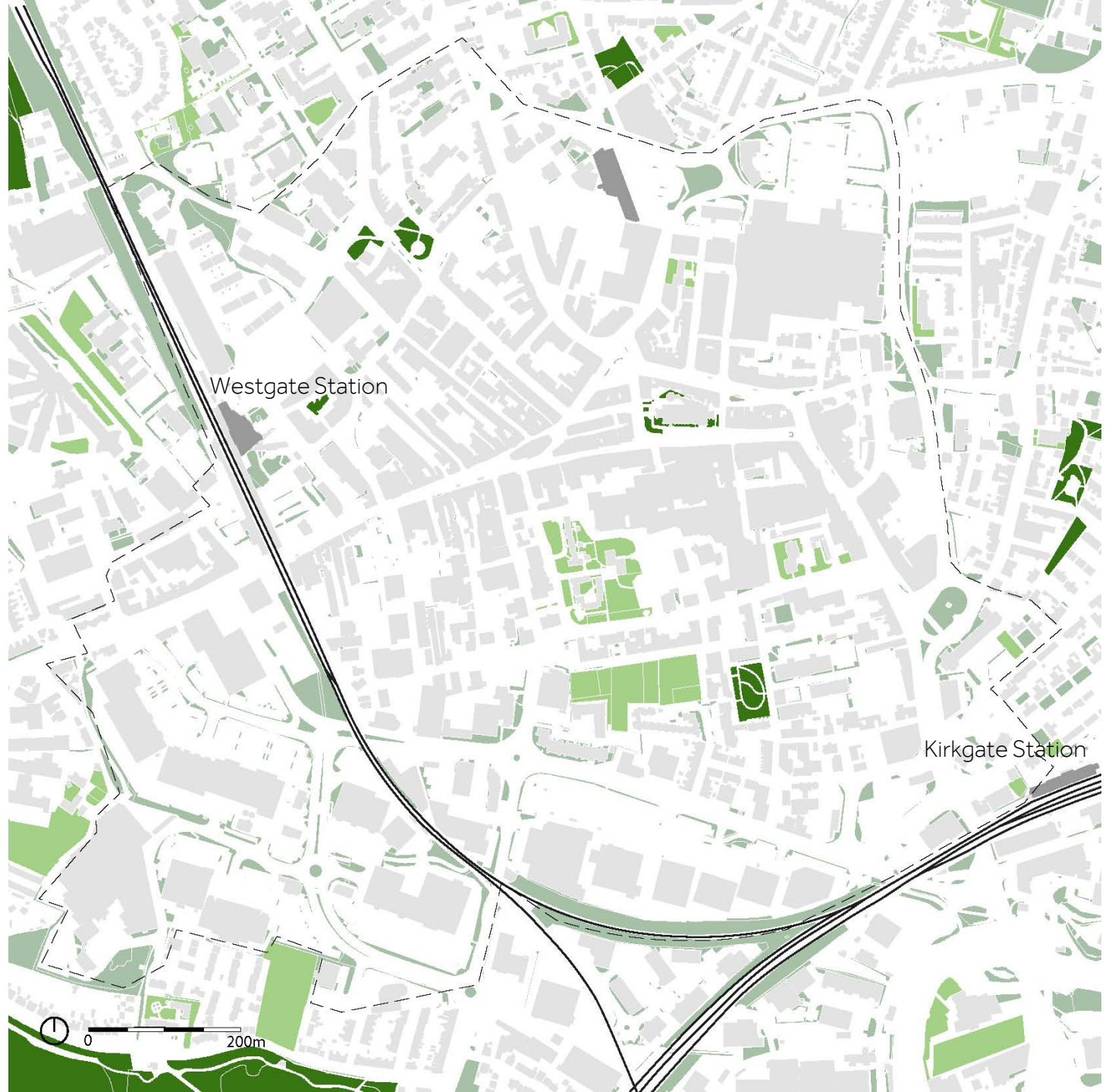


Active Frontages



Green Open Space Provision

- Urban Grain and Buffers
- Public Open Space
- Semi-Public/ Private Space

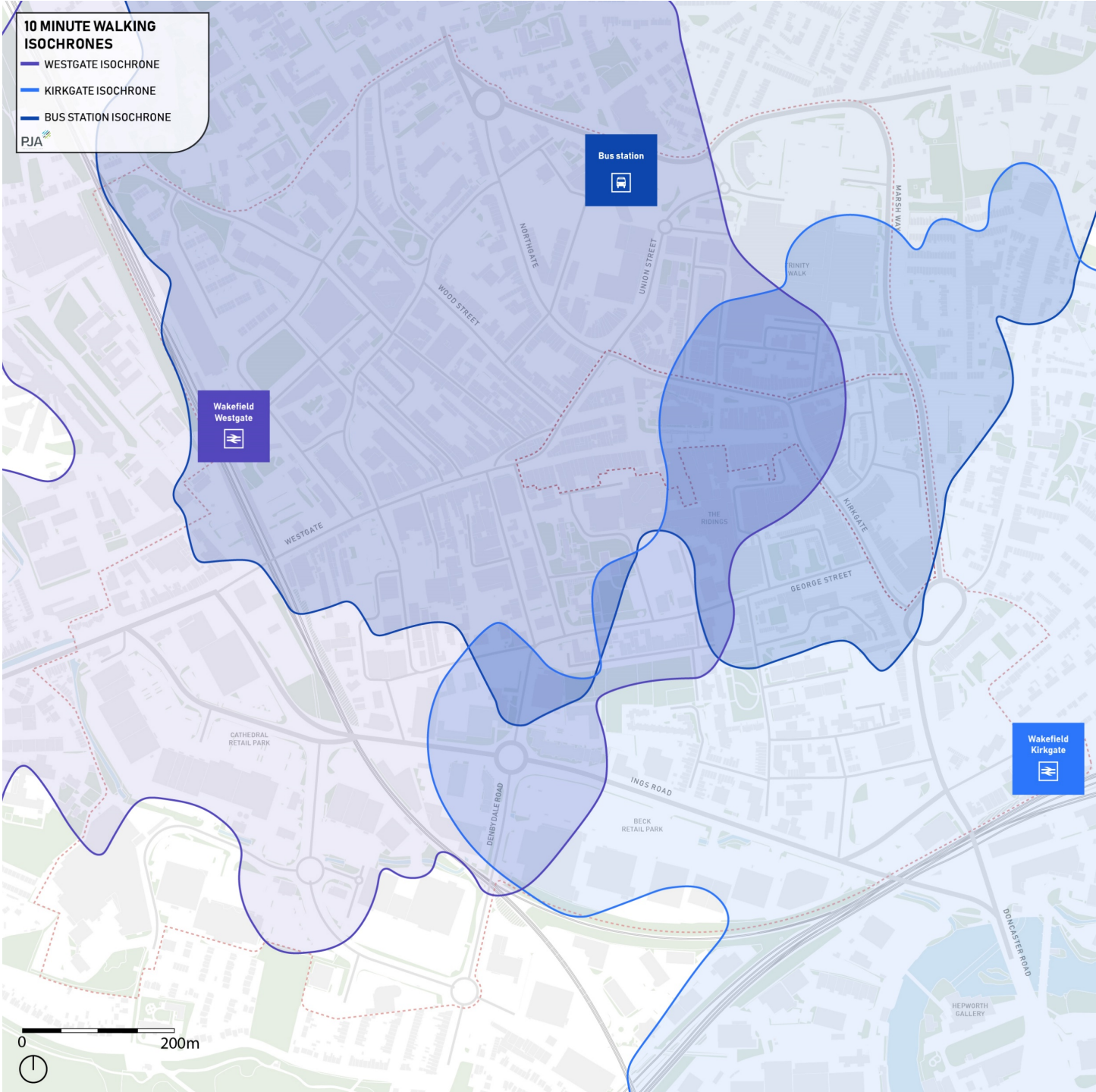


Key Buildings

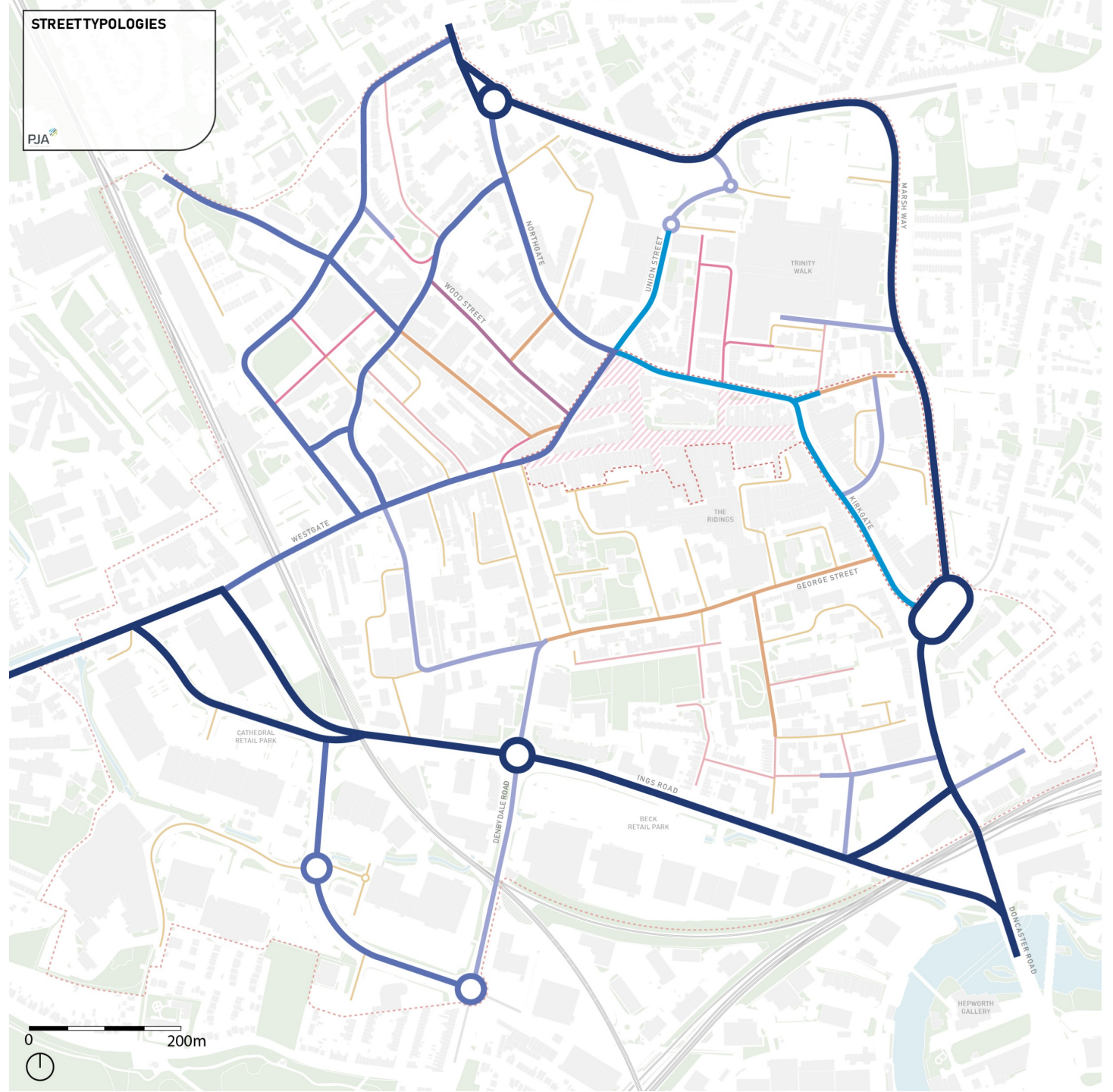
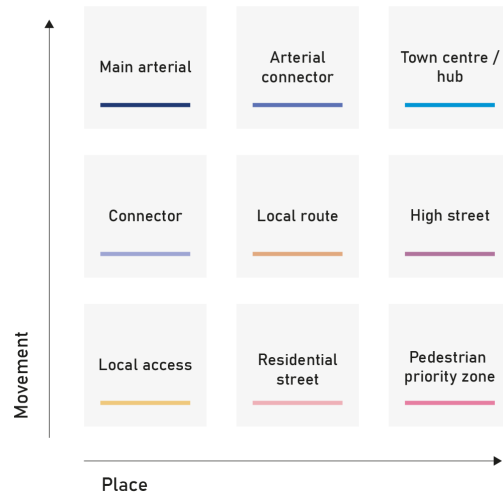
- 1 Wakefield Bus Station
- 2 WX3 - former Market Hall
- 3 Trinity Walk Shopping Centre
- 4 Town Hall
- 5 County Hall
- 6 Wakefield Westgate Train Station
- 7 Theatre Royal and Centre for Creativity
- 8 Wakefield Cathedral
- 9 The Ridings Shopping Centre
- 10 Wakefield Kirkgate
- 11 The Hepworth Wakefield
- 12 West Yorkshire History Centre
- 13 Wakefield Museum and Library
- 14 Crown Court
- 15 Art House
- 16 Unity Hall



Walking Distances

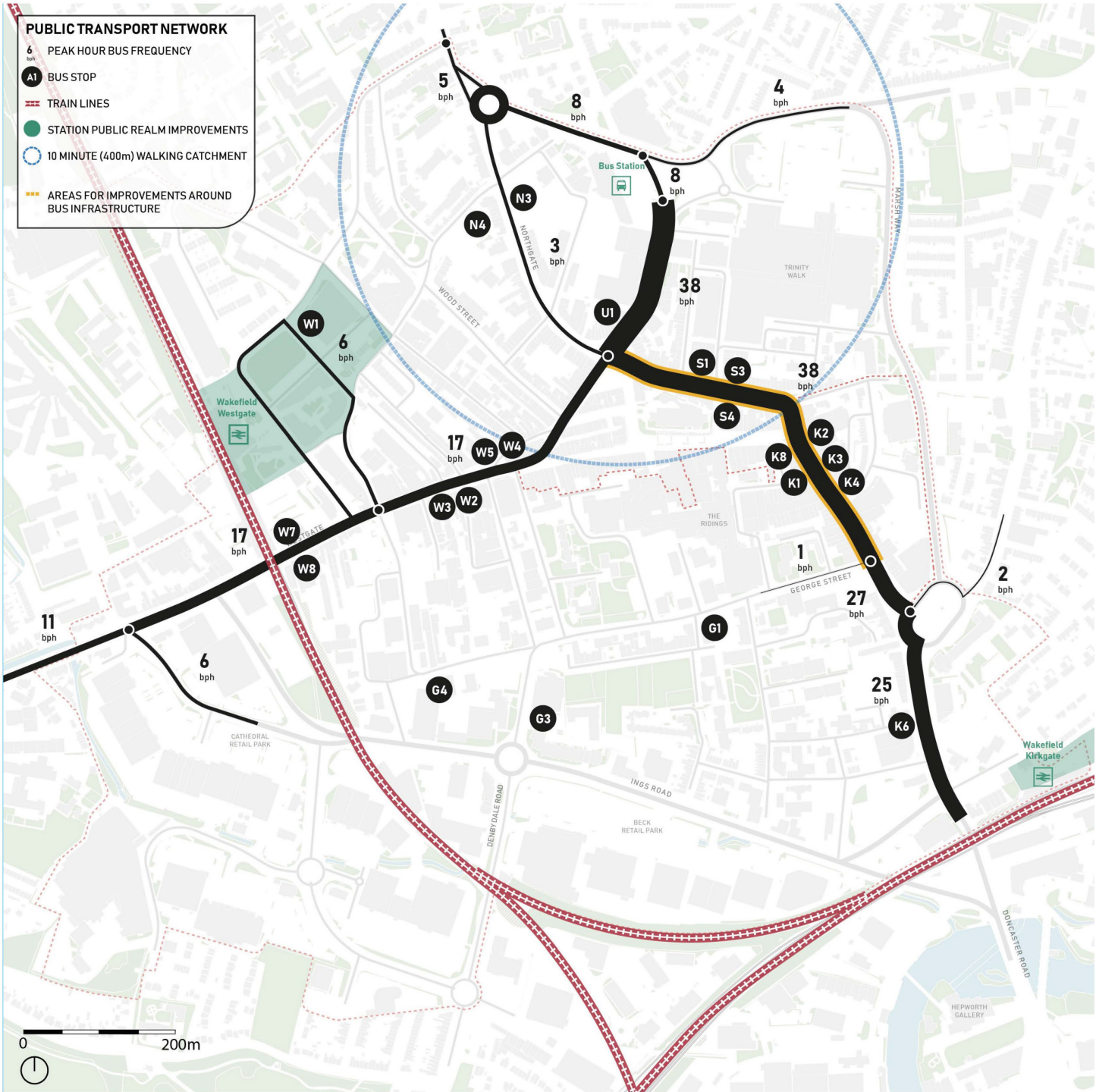


Street Typologies



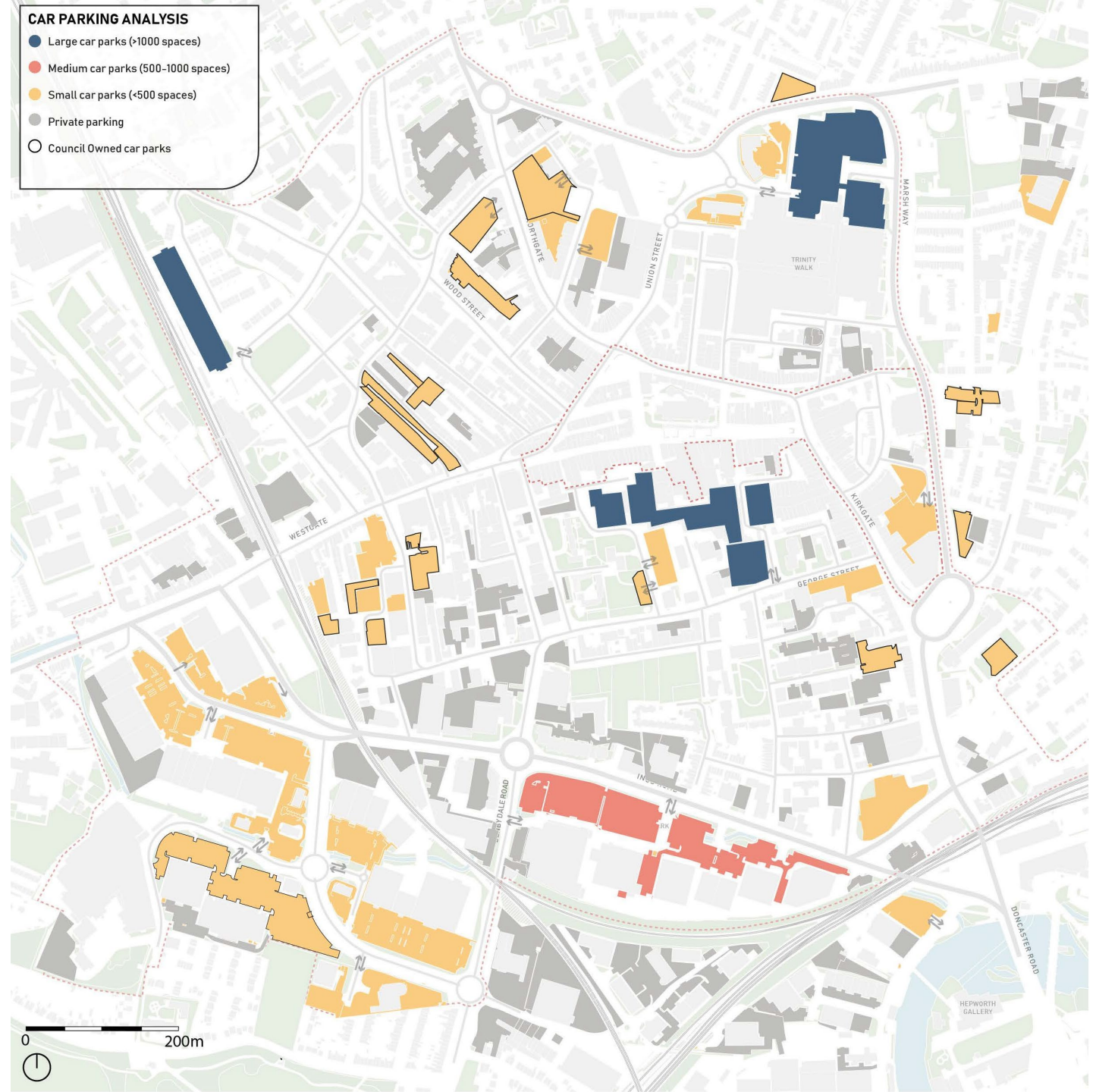


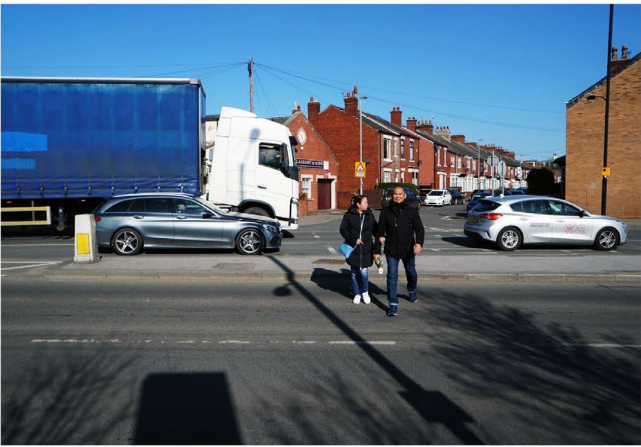
Public Transport Network



Parking Provision

Car Parking Analysis





Staying Connected

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