

York Guildhall and Riverside Competition Questions & Answers

Q1. Are there any available north south sections parallel to the Lendal Bridge that include the bank of the river, that we could have through several points of the Guild hall specially through the boat hire yard. Basically the same elevations provided but with more information with regards to the levels of the river and its surrounding.

A1. Levels information:

The normal summer river level is 5.0m AOD

The recent flood peaked at 10.06m AOD (ie 5.06m above normal summer river level)

In 2000 the peak flood level was 10.4m AOD ie 5.4m above normal river level

By reference to the 1947 flood where the level is recorded in the basement of the guildhall beneath the main reception

The basement finished floor level can be considered to be 8.5m AOD +/- 0.1m

The street level on Lendal at the middle access point is 14.3m AOD

The road level on Lendal bridge is 13.7m AOD.

Q2. Additional spot levels around the site including street level at all the entrances to the site, river level, boat yard level, hutment level, Lendal Bridge, Common Hall Lane levels, basement levels below Guildhall buildings.

A2. As above

Q3. Elevations / sections to have levels shown.

A3. As above

Q4. Site survey levels are currently showing levels related to an abstract 100m level. What is the real level of 100m?

A4. As above

Q5. Upper section of Common Hall Yard levels to be completed on survey.

A5. As above

Q6. Can I also point out that the various survey drawings provided so far do not align when placed one above the other. The OS map is understandable but could the floor plans and the topo survey be corrected?

A6. We are not able to issue more detailed / corrected information, but minor discrepancies should not cause a problem for the open ideas format where an assumed correction can be applied.

Q7. As the official site visit has taken place is there a further site visit planned?

A7. A further site visit is not planned however there are public areas of the Guildhall and site which may be accessed.

Q8. Are there any available Elevations of the river front buildings beside the complex such as the boat hire house beside the Hutments, Pizza Express and the city Screen?

A8. None available

Q9. Regarding the space program, is it absolutely free to propose any programmes for the site?

A9. All proposals welcome

Q10. Brief says; iso/axonometric on 1:500 scale, but how is it possible to have a scale on Iso/axonometric drawing?

A10. These would normally follow a scaled base plan

Q11. Will proposals that include areas outside the site boundary be looked upon unfavourably by the panel?

A11. No, as an open ideas competition the way in which proposals link to the wider City is of considerable interest

Q12. Can the east lodge terrace and/or boathouse building be altered or demolished?

A12. At this stage entries are free to propose best ideas. The significance of heritage assets has been defined as far as possible – the east lodge is

part of Lendal Bridge, and is listed the boat yard buildings are unlisted. Any alterations / demolitions would need to be justified.

Q13. Can further details of the York Boatyards operations be provided ie What operations and/or services be relocated? How many boats should be accommodated? What type of boats?

A13. The ideal is a pontoon for 3 (large) boats with a length of approx 60m. York boat currently have 5 large boats and 12 or more small boats for individual hire.

Q14. Can you provide some spot levels over the site please?

A14. See Q's 1- 5 above

Q15. Can you confirm what the little building (east lodge) on Lendal Bridge in the south west of the site is used for?

A15. Currently a café

Q16. There is a gap on Lendal between Varsity Pub and Zizzi restaurant. For the purposes of the competition can we assume the site can be accessed via this passage?

A16. Yes a revised site plan highlighting access points to be issued shortly.