

HUNGATE

• YORK •

Brought to you by



FEEL IT FOR YOURSELF

The latest phase is underway in one of Britain's most historic cities. Hungate is York's striking new residential quarter in the centre of the city.

The location couldn't be better. Hungate, cradled in a bend of the River Foss, is just a stroll from the city's beautiful medieval heart and less than a mile from majestic York Minster. It's York in its purest essence.

This is a part of the city that's been ignored for too long. Happily, it's now coming back to life as a vibrant neighbourhood of homes, shops, places of work and leisure, and the latest phase adds 1, 2 and 3 bedroom apartments to this exciting mix. Hungate feels special, and it is.



FEEL CENTRED





FEEL REFRESHED

Hungate is on the eastern side of York city centre, on the banks of the River Foss. It's a location steeped in history.

Citizens from the medieval era would recognise Hungate as the centre of York, as it is located within the ancient city walls built during this period, most of which still stand. For those living in York today, Hungate combines proximity to the shops and restaurants of the lively centre, with a multitude of views of York's splendid historic buildings.

The River Foss flows past the development and provides the opportunity for waterside walks and an outlook over some of the city's splendid industrial heritage buildings at Navigation Wharf.



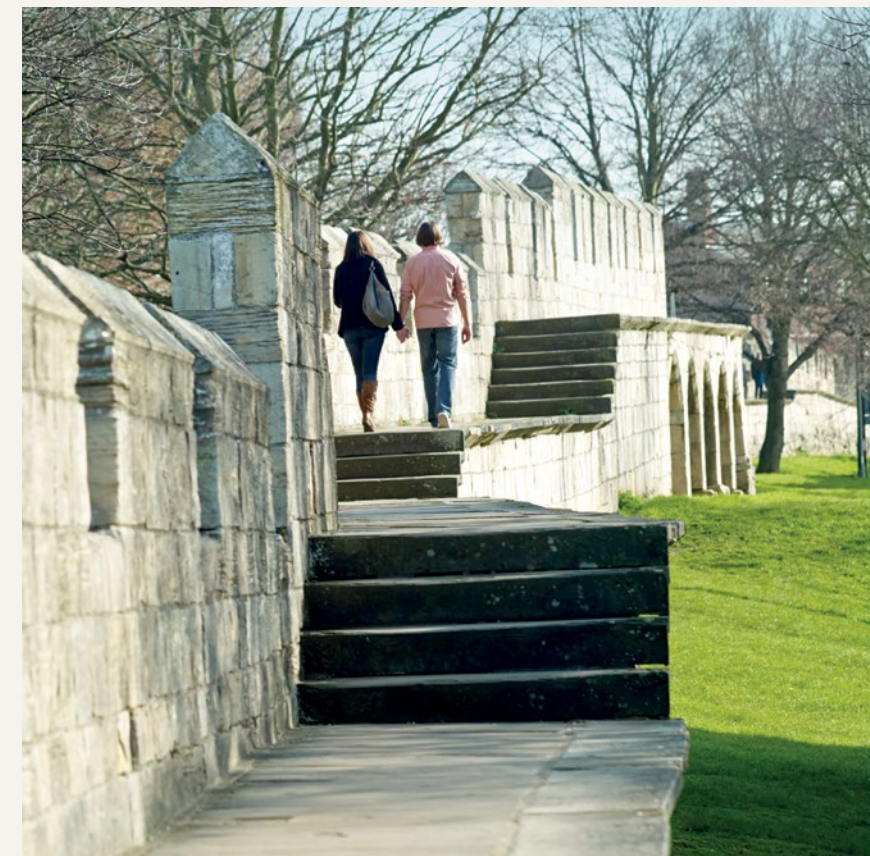
FEEL INSPIRED

Leisure time in York could be as simple as an afternoon on the river. Or you could choose the theatre, a festival, a day at the races perhaps?

Culture is alive and thriving in York, with several theatres in the city and a Grand Opera House. York Art Gallery and York St Mary's are two venues for serious art appreciation, the whole city is a treasure house of art and architecture. A walk along the wonderfully well preserved city walls demonstrates that perfectly.

Festivals make regular appearances on York's calendar: the Jorvik Viking Festival in February, outdoor Mystery Plays and Early Music in July, Food and Drink in September, and there are plenty of Christmas events that make the most of the romantic old-world setting.

Thanks to the world class Knavesmire racecourse, known as the Ascot of the north, there is no need to travel far in order to enjoy the splendor of classic British horse racing.



FEEL THE MOMENT



FEEL ALIVE

Yorkshire is England's largest county and its people are most proud of this fact. Its countryside, wild and rugged, is also some of Britain's finest.

Yorkshire has Dales, Moors and Wolds, all vast areas of unspoilt countryside seamed by the dry stone walls built by sheep farmers centuries ago. It is a landscape that shaped British history. The wool trade founded England's prosperity, and Yorkshire's fast flowing rivers and streams powered the mills of the Industrial Revolution.

Today much of rural Yorkshire still feels unchanged. You can walk, cycle, ride or drive for miles, taking in amazing vistas as you go. Parts of it are gentle and rolling, other parts craggy and challenging. The modern world feels a long way away.



FEEL STYLISH

The beautifully preserved centre of York is characterised by quaintly named winding lanes where medieval buildings create a firm sense of history.

However, like any successful city, York has moved with the times and within the maze of cobbled streets you will find some decidedly upmarket modern shops, restaurants and cafés. The Shambles, Stonegate and Petergate form the quintessential centre of the city where art galleries, antique shops, patisseries, book shops and boutiques now hold sway.

As for dining, York has a truly cosmopolitan selection of restaurants, bistros and bars serving specialities from all over the world, and all are within easy walking distance of Hungate. Traditional pubs abound, several of them reputed to be haunted. It's also a great café city, where you can enjoy a cappuccino while observing the lively street scene. Betty's is the *grande dame* of the cafés, established in the 1920s, but there are dozens of other spots where you can relax and soak up the unique atmosphere of York.



PREHISTORY UPTO 43 A.D. **ROMAN** 71 A.D. ANGLO-SAXON **410** **VIKING** 866 **NORMAN** 1066 **MEDIEVAL** 1199

TUDORS & STUARTS **1485** **GEORGIAN** 1714 **VICTORIAN** 1837 20TH CENTURY **1901** **TODAY** 2000 +

NEOLITHIC COMMUNITIES SETTLE ON HIGH GROUND OF RETREATING GLACIERS AFTER THE LAST ICE AGE IN YORK

THE ROMANS HAVE ARRIVED IN YORK
5,000 MEN OF THE NINTH LEGION MARCH FROM LINCOLN AND SET UP CAMP
EBORACUM AS THE ROMANS CALLED YORK IS BORN

DESERTED AS MILITARY BASE
GERMANIC IMMIGRANTS MAINLY
ANGLO SAXONS COME TO SETTLE
YORK LOSES ITS STATUS AS CENTRE OF TRADE & INDUSTRY

VIKINGS CAPTURE THE CITY
1ST NOVEMBER ALL SAINTS DAY THE VIKING ARMY LED BY HALFDAN AND IVAR THE BONELESS ATTACK YORK

WILLIAM THE CONQUEROR MARCHES INTO YORK
ON APPROACH LEADING CITIZENS GIVE HIM HOSTAGES AND THE KEYS TO THE CITY

GOLDEN AGE OF YORK
THE CASTLE & WALLS ARE REBUILT IN STONE
COMPLETION OF THE GLORIOUS MINSTER

KING CHARLES I MOVES TO YORK FOR SIX MONTHS
YORK WAS, IN EFFECT THE CAPITAL OF THE KINGDOM
THE FIRST RECORDED HORSE RACE

A TIME OF GREAT ARCHITECTURAL STYLE ARRIVES IN YORK
NEW ARCHES CREATED IN THE CITY WALLS
PARTS OF THE FOSS ARE CANALISED

THE FIRST TRAIN RUNS DIRECT FROM YORK TO LONDON
POPULATION INCREASES TO 54,700
CENTRE FOR CONFECTIONERY & COCOA PRODUCTION

YORK IS ATTACKED BY ZEPPELIN RAIDS IN THE GREAT WAR
ONE THIRD OF PEOPLE IN YORK WORKED IN THE CONFECTIONERY INDUSTRY

LEND LEASE & EVANS GROUP AGREE PARTNERSHIP FOR EXCITING REGENERATION OF HUNGATE YORK



FEEL THE HISTORY

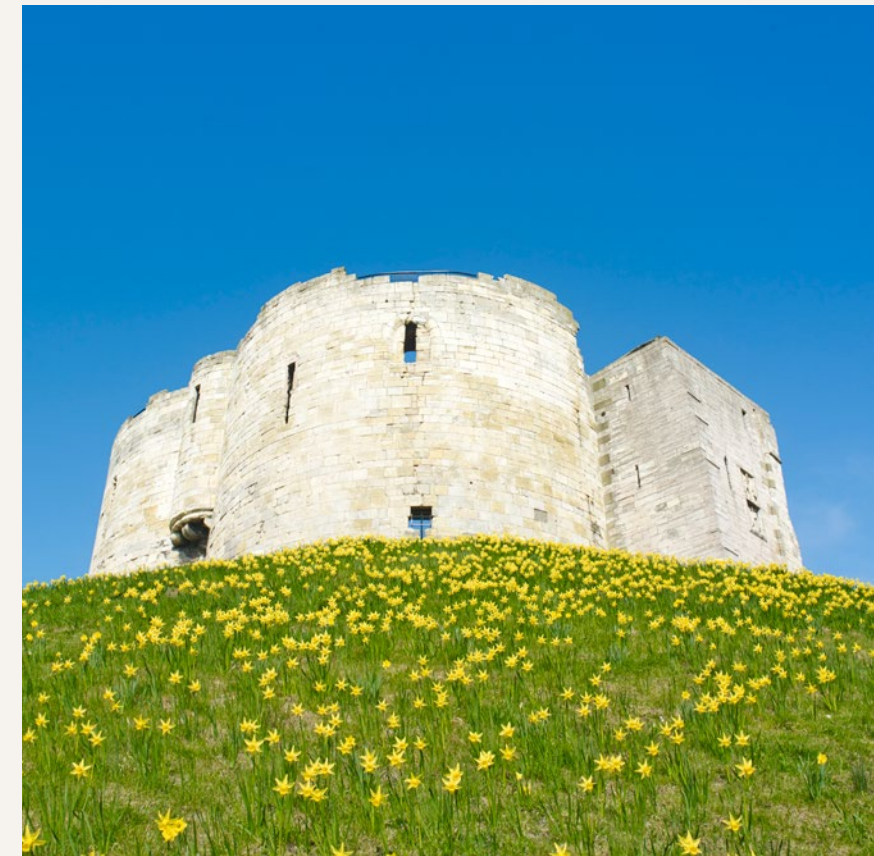
You can't escape history in York: and that's one of its charms. Romans, Saxons, Vikings, medieval merchants and Victorian entrepreneurs have all made their mark on the city.

"The history of York is the history of England," said King George VI, and he was correct. Wandering around the city, you discover beautiful and important buildings that reflect centuries of events and culture.

York Minster is one of the great cathedrals of the world and a remembrance of the time when religion was central to the lives of everyone. Clifford's Tower, with its domineering presence, is a symbol of the absolute power of medieval monarchs. The city walls, partly Roman, mainly medieval, show how cities of the past always needed defences against their enemies. Elsewhere, the narrow streets reveal merchants' halls and Georgian townhouses. History is all around you.

The street of Hungate is 1,000 years old and the area around it is a microcosm of York's history. It is also the focus of a major archaeological investigation, the Hungate Dig. Many fascinating artefacts have been found, shedding light on the human lives that have lived here over the centuries. Roman and Viking jet and amber jewellery, coins and combs, unusual objects such as bone ice skate blades, and even the remains of a Viking ship are some of the oldest discoveries.

The dig also revealed a rich trove of medieval coins and pottery, and, from the Victorian era there are books, census returns, children's toys and even a row of rare toilets, some still in working order!

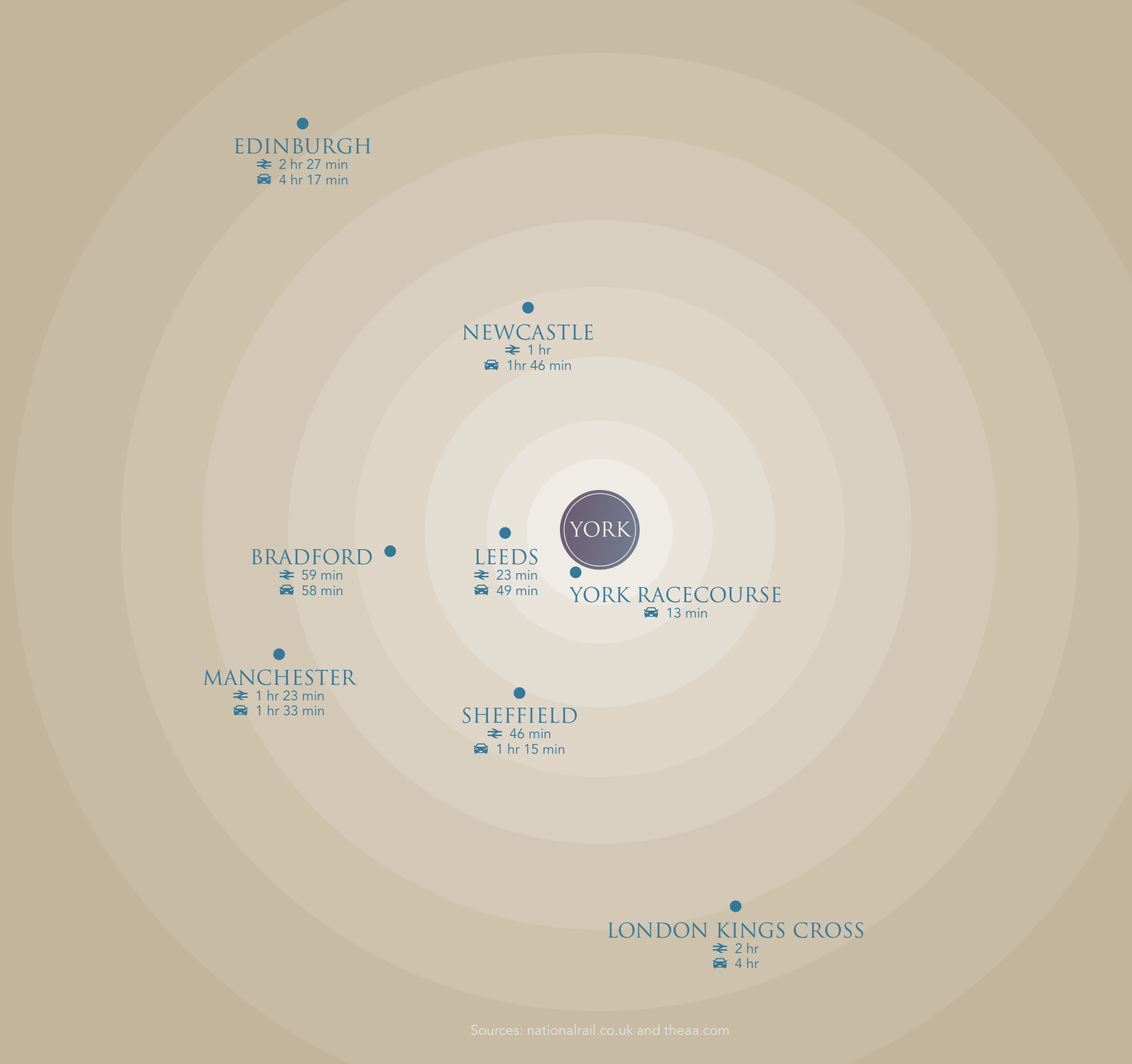


FEEL CONNECTED

York has fantastic rail and road connections to all parts of Britain. The main station is only 15 minutes on foot from Hungate, where all the major centres of work and leisure in the north of England can be reached by direct services.

If you're travelling by car, you'll find it easy to reach the motorways: the A1, M1 and M62 are all easily accessible from York.

The city is also within easy travelling distance of four international airports - Leeds Bradford, Manchester, Humberside and Robin Hood Airport.



FEEL AT HOME



FEEL WELCOME

The Hungate apartments are designed to be as stylish as they are practical. Each room has been thoughtfully designed to maximise space and create light filled interiors with a variety of complementary external finishes.

Kitchen, dining and living areas are open plan with a light and airy feel. Bedrooms and bathrooms provide the perfect place to relax and unwind, and yet still located within the heart of the city.

Sustainable design is at the core of the development, the apartments at Hungate successfully combine classic design and construction techniques, providing you with the highest standards of fixtures and fittings throughout the apartment.





THERE COMES A TIME
IN EVERY WOMAN'S
LIFE WHEN THE ONLY
THING THAT HELPS
IS A GLASS OF
CHAMPAGNE. BETTIE DAVIS

YOU
MAKE
THE
SUN
COME
OUT

“Among those whom I like or admire, I can find no common denominator among those whom I love, I can: all of them make me laugh.” W.H. Auden, 1930





FEEL THE QUALITY

INTERIOR FINISHES

- Non-toxic materials used for interior finishes
- Three colour palette options available
- Amtico flooring to hallway, kitchen and living room
- Carpet to bedrooms
- White painted plasterboard ceilings, walls, skirting and architraves
- White painted solid core grooved internal apartment doors
- Contemporary high quality ironmongery
- Utility cupboards
- Built-in wardrobe to master bedrooms
- Double glazed windows with sliding or casement doors to balconies and terraces

KITCHENS

- Contemporary kitchen units with handleless doors
- Composite stone worktop
- Stainless steel sink with chrome mixer tap
- Wood effect kitchen splash back
- Energy efficient appliances – (Bosch or similar)
- Stainless steel single oven
- Electric hob
- Integrated full-height fridge/freezer
- Integrated multi-function dishwasher
- Space saving waste and recycling bins
- Integrated microwave

BALCONIES/TERRACES

- Well-proportioned balconies and terraces with glass balustrades
- Decking finish on balconies

BATHROOMS/EN SUITES

- Contemporary white sanitaryware to bathrooms and en suites
- White bath with semi-frameless glass screen to the main bathrooms
- White shower tray with glass screen or door (to en suite)
- Chrome thermostatic bath/shower mixer with shower head
- White semi-recessed basin with chrome mono-block mixer tap
- White dual flush floor mounted WC with concealed cistern
- Amtico flooring
- Contemporary large format wall tiles
- Fitted vanity unit with large mirror and concealed lighting
- Heated towel rail

HEATING AND VENTILATION

- Stylish electric panel radiators in all the main rooms with integral thermostatic and timer controls
- Whole apartment heat recovery ventilation system

ELECTRICAL FITTINGS

- Energy efficient recessed ceiling downlighters throughout
- Digital Television & DAB Radio points to living room and bedrooms
- Compatible Sky+ HD points in living room with distribution to the bedrooms
- Condenser washer/dryer unit in the utility cupboard

BUILDING FABRIC

- Concrete structural frame
- Soundproofing of walls and floors separating apartments to outperform current Building Regulations
- Solar P.V. array

MANAGEMENT AND SECURITY

- Development designed in unison with Secure By Design principles to ensure security
- Electronic access control to buildings
- Multi-locking system to front door of each apartment
- Audio visual door entry system to each apartment
- Interlinked domestic fire system with integral battery back up
- 10 year NHBC warranty to each home, from completion of the building

COMMUNAL AREAS

- Main lobby with feature wall panel
- Passenger lifts and stair access from all levels
- Carpeted floors and painted walls
- Basement refuse/recycling store
- Mailboxes located in each main communal core entrance

EXTERNAL COMMUNAL AREAS

- High quality landscaped public areas around the development
- Private courtyard
- Cycle storage in basement
- Car parking spaces available to purchase with selected apartments





FEEL PROUD

At Lend Lease we are really excited to be embarking on the next stage of the Hungate development.

This is a scheme I am personally very passionate about. York is a fantastic city, very historic, and Hungate is an important part of it all. We are proud to be creating something that respects that history as well as creating a whole new neighbourhood for people to live in.

Hungate is unique in many ways. It's unusual for a development of this scale to be built not only in York city centre, but within the old city walls. As you might expect, with such a long history it's a sensitive site in terms of archaeology too. All this means we have been working very hard with the local community and other key stakeholders to create a development that's going to complement the location, the history and York itself. As Hungate evolves, we'll continue to work hard with the local community and other key stakeholders to ensure that it remains true to the original vision.

We have appointed Weedon Architects to design Hungate and they have created a superbly detailed development that is architecturally appropriate and really relates to its setting, making the most of the views over the River Foss and York city centre. We've got Tegerdine Associates on board too to design the interiors. These are contemporary in style and we know our customers will love the look.

It's important that an urban regeneration development has high standards of sustainability, and I'm pleased to say that Hungate meets Level 3 in the Code for Sustainable Homes. Some of the details we've included are green roofs; a new nature reserve; and PV (solar) panels which produce electricity for communal heating and lighting, so everyone benefits.

Hungate is a very important project for Lend Lease, and we look forward to welcoming the residents as they move into this new phase of homes.

RICHARD COOK
HEAD OF RESIDENTIAL





FEEL AMBITIOUS

Our joint venture with Lend Lease has led to the creation of a landmark riverside development in the wonderful old city of York. We are extremely proud to be associated with a development of this stature.

We feel strongly that Hungate has set – and reaches – ambitious new standards in urban regeneration. It's an iconic design, of superior quality and green construction, in a stunning location within the ancient city walls.

Residents are able to relax, unwind and enjoy views of nature from their new home in the heart of the city, feeling the benefits of the high standards of sustainable design. At the same time, the cultured and cosmopolitan city lifestyle of York is within walking distance: truly a best-of-all-worlds situation.

It's no exaggeration to say that Hungate is the future of urban living.

RODERICK EVANS
MANAGING DIRECTOR



FEEL POSITIVE

Weedon Architects are an award winning practice. Founded upon the timeless principles of integrity, creative-thinking, design excellence and attention to detail, providing over 100 years of experience of delivering high quality sustainable developments in the UK. Working with Lend Lease across the country, Weedon Architects put emphasis on designing places for people that respond to individual client needs and integrate carefully into specific site contexts to create sensitive unique places to live.

The design for Hungate Phase 2 builds upon the character and sense of place established by the River Foss and its history, creating an attractive place for residents to enjoy a new vibrant community within the famous York walls. Using traditional materials in a contemporary manner, this landmark riverside development, is designed to respect its surrounding context whilst creating a character of its own, providing modern, stylish, open apartments for new residents.





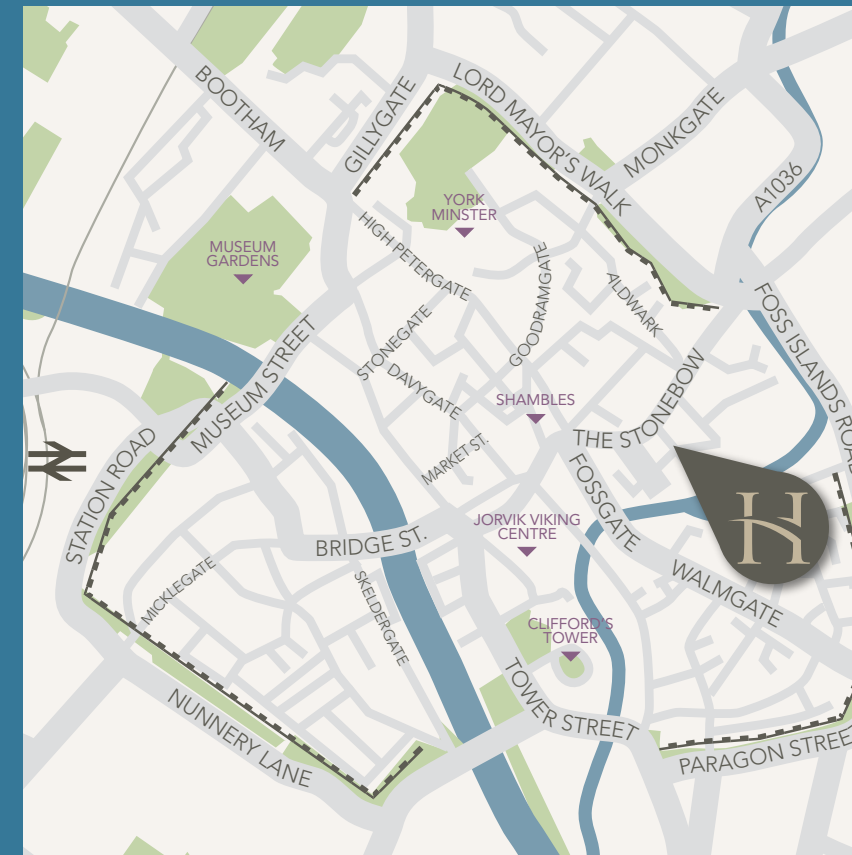
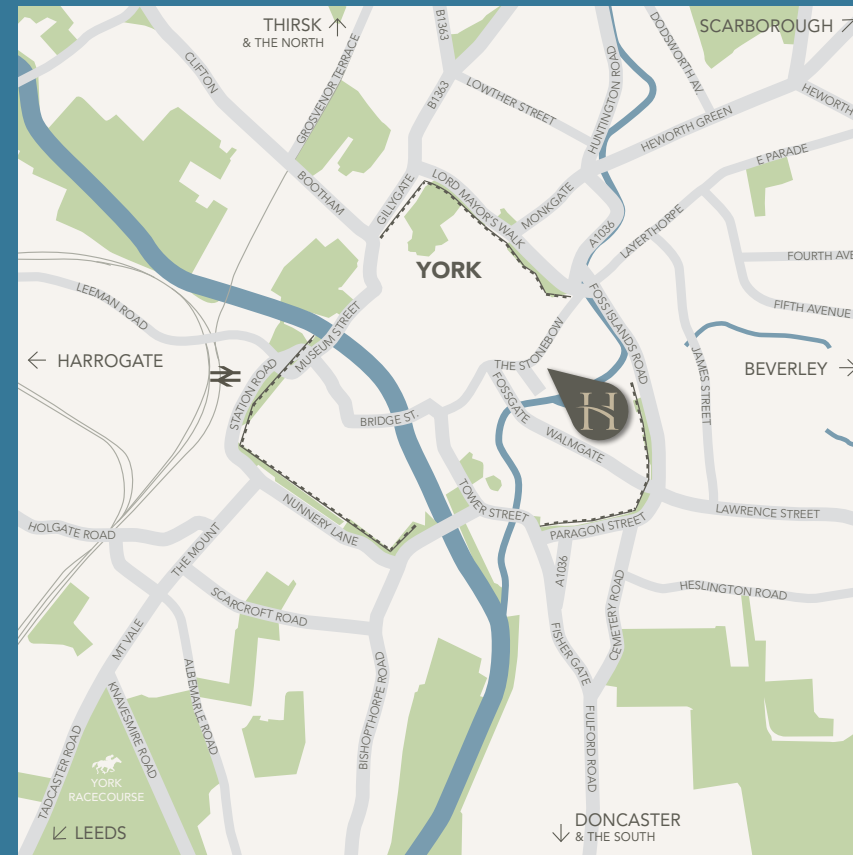
CREATING THE BEST PLACES

With over 50 years' experience, Lend Lease has an unparalleled track record in creating lively, sustainable new neighbourhoods, productive workplaces and retail destinations. In short, places where people love to live, work and visit. We have also successfully transformed areas in need of investment and regeneration into flourishing urban quarters around the world.

Communities, clients and partners trust us to create positive legacies – from funding projects right through to developing and constructing state-of-the-art buildings and infrastructure, including large-scale health facilities, street networks, roads and bridges.

We strive to create a more enjoyable world to live in, where our homes and communities can really benefit the people that live, work and socialise within them. It's about creating healthier environments, exceptional design, stronger communities, a sense of belonging and an improved way of life.

It's not simply what we build that matters... it's what we leave behind.



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