

Hudson Quarter, York

Submitted by	Royal Pilgrim, on behalf of Palace Capital plc
Category	Game Changer
Introduction to the nominated company / project / development / deal - please provide a high level overview of the company / project / development / deal including relevant financial information (100 words):	<p>Hudson Quarter is a stunning mixed-use development, within the historic city walls of York, which was completed in April 2021. It's the most significant mixed-use development for a generation and the first speculative office scheme of this size for over 20 years in the City. Part of the office space has already been let to listed law firm Knights plc, at a record rent.</p> <p>The Palace Capital plc's development includes 127 apartments, 39,500 sq ft of Grade-A office space, car parking, landscaped courtyard and a new dedicated pedestrian route to the Micklegate area from the York railway station.</p>
Tell us why the nominated company / individual / development / deal should win this award (500 words):	<p>Hudson Quarter deserves to win the game-changer award because it is the most exciting mixed-development in York in a generation and is the first investment in speculative Grade-A office space of this size for over two decades, in York City Centre. With no pre letting of the offices or presales of the apartments, Palace Capital which is listed on the Main Market of The London Stock Exchange, took the bold decision to commit to the scheme.</p> <p>Through early engagement with City of York Council, planning approval was secured in August 2017 and was the start of a three-year development journey.</p> <p>The development by Palace Capital plc, with main contractor Caddick Construction, has pioneered other developments in York, acting as a forerunner for York Central and other major regeneration opportunities. It has literally changed the game for development in the historic core of the City.</p> <p>It is located opposite the Railway Station, next to the City Walls and is a key gateway into the City Centre. Working with the local planning officers, the Design Team has delivered a scheme which reflects its unique setting in the City, creating buildings which respond in form, materials and architectural language to the surrounding context and particularly the buildings and roofscapes around Micklegate.</p> <p>Hudson Quarter comprises four brick buildings, set around a courtyard with extensive, high quality landscaping features throughout the site. Three of the buildings are contain apartment for sale and the other building is an office, known as "HQ."</p> <p>Celebrating the unique relationship York has with the nation's</p>

	<p>railways, Hudson Quarter is named after George Hudson, 'The Railway King.' Each of the three apartment blocks is named after some of the country's most famous stations, Waverley, Victoria and Kings. 40 apartments were sold prior to practical completion in April.</p> <p>A central landscaped courtyard boasts a timber clad, contemporary shelter enclosure, complete with tables, seating and power, for those wishing to enjoy home-working in a fully equipped external environment.</p> <p>The office development has sustainable credentials including BREEAM Excellent accreditation and market leading digital connectivity and infrastructure, resulting in the development being awarded Wired Certified Platinum, the highest rating possible and confirms Hudson Quarter as one of the best developments in the country for robust digital infrastructure and connectivity.</p> <p>The exterior and interior of the buildings have been modelled by award-winning designers Fuse, based in Leeds. Despite the challenges of three lockdowns caused by the Covid pandemic, the development was fully completed in April 2021, with Caddick Construction producing an excellent quality development on the site. The build contract was £35 million and development finance was provided by Barclays Bank through their Leeds office.</p> <p>The 2-acre site previously housed the former British Rail offices known as Hudson House, which was completed in 1968 and comprised 103,000 sq ft. It had become outdated and not fit for purpose when Palace Capital bought the Hudson House site in 2013 as part of a 24 properties portfolio from Quintain.</p>
<p>Please list any other companies involved in this project / development / deal:</p>	<ul style="list-style-type: none"> • Palace Capital plc – Developer • Caddick Construction – Main contractor • Emmaus Consulting – Project manager • JLL / Sanderson Weatherall – Commercial agents • Hudson Moody / Carter Jonas – Residential agents • Fuse Studios – Architect/designer / Interior designer • Lichfield – Planning consultant • Royal Pilgrim – PR consultant • Couch Perry Wilkes – M&E • Roscoe – Structural Engineer • Turner and Townsend – QS • Walker Morris – Legal Adviser • Rendall and Rittner – Managing agent, residential • Re-form – Landscape architect • GWP Project services – BREEAM consultant • Belvedere Safety – Principal designer • Fore Consulting – transport consultant • Olsson Fire & Risk – Fire engineering <ul style="list-style-type: none"> • L S Archaeology – Archaeology • Baker Consultants – ecology • Watts – Party Wall consultants

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| | <ul style="list-style-type: none">• Fisher Acoustics – Fisher Acoustics• Ideas Group – branding agency• Pick and Mix Marketing – social media consultant• Squibb Group – demolition contractor• Bureau Veritas Building Control UK – building control• Knight Frank – managing agent, office |
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