

MARKET STREET NEWBURY COMMUNITY PLANNING WEEKEND REPORT BACK BROADSHEET

16 July 2015



LOCAL COMMUNITY HELPS SHAPE VISION FOR MARKET STREET URBAN VILLAGE

- A new gateway to Newbury from the railway station with attractive buildings and spaces designed with a Newbury character - “Newburyness” - and with strong pedestrian and cycle links to the town centre;
- A range of housing, commercial and community uses to ensure mixed and active “community living”;
- Work to ensure investment in Market Street helps revitalise Cheap Street and Bartholomew Street

These are just some of the ideas to emerge from the Market Street, Newbury Community Planning Weekend held at West Berkshire Council Offices on 10 & 11 July 2015.

More than 200 people took part in workshops and hands-on planning activities during the Community Planning Weekend process, and helped shape the vision for the Market Street site, adjacent to the railway station at Newbury.

The workshops were led by architects John Thompson & Partners (JTP), on behalf of Grainger, the developer, and gave local residents, including young people, the chance to identify the challenges and opportunities for the site, as well as drawing ideas for the new ‘urban village’. Walkabouts of the town centre also took place, with groups discussing what makes the character of

Newbury and how this could influence the design of the new ‘urban village’.

Following the public workshop days, the JTP led team analysed and summarised the outcomes and drew up a new Vision for the site, including an illustrative masterplan. This was presented to the local community at the **Report Back** on 16 July 2015 at St Nicolas Church, Newbury.

PLANNING APPLICATION

The project team will now prepare a detailed planning application for the site, which we anticipate will be submitted to West Berkshire Council by the end of 2015.

COMMUNITY FORUM

A key outcome was for the community to continue to participate in the development of the proposals for Market Street urban village. In response to this it was announced that the Market Street Community Forum has been established. **Everyone is welcome** to join the first meeting:

Thursday, 24 September 2015, 7.00PM – 8.30PM
St Nicolas Church Hall, Newbury

ILLUSTRATIVE MASTERPLAN



PUBLIC REALM

- 1 Station Place
 - Flexibly designed space in front of station
 - Improved pedestrian footways and cycle paths
 - Relocated and larger taxi drop off and rank
 - Drop off area
 - Maintenance access to railway
- 2 Station Approach
 - Improved public realm with wider pedestrian footways
 - Street trees
 - Drop off and waiting area
- 3 Mayors Lane
 - Existing Plane and Horse Chestnut trees retained as focus of a new green
 - Vehicular and pedestrian links to Friends Meeting House and Thomas Merriman Court maintained
- 4 Station Walk
 - New north-south pedestrian and cycle street
 - Trees and landscape create 'park' street
 - Ramp and steps linking Station Place
- 5 The Green
 - New south facing space with lawn and trees
- 6 Market Street
 - Reinstatement of Market Street frontage with new buildings
 - Break between buildings frame glimpses of Town Hall
 - Relocated bus stops and bus shelters

PROPOSED USES

- 7 Multi storey car park
 - Multi storey car park with lift and disabled car parking spaces providing increased parking spaces for Railway Station and relocated car parking for West Berkshire Council
- 8 Cycle hub
 - Cycle parking and hire, repairs and shop
- 9 Convenience store and/or café
- 10 Community hub
 - Shared flexible space with café overlooking green

- 11 Small commercial units

MOVEMENT & TRANSPORT

- 12 Vehicular access and egress from Market Street to multi storey car park
- 13 Vehicular egress from multi storey car park to Station Approach and Cheap Street

PEDESTRIAN CONNECTIVITY

- 14 Footpath link to Eight Bells and Bartholomew Street
- 15 Footpath link to Inch's Yard
- 16 Footpath link to Cheap Street and Kennet Centre
- 17 Footpath link to Cheap Street

RESIDENTIAL USES

A mix of private homes for sale, affordable homes and private homes for rent.

- 18 Apartments above ground floor mixed uses
- 19 Duplex apartments with front door from the street and staircase to upper floor duplex
- 20 Two storey houses
- 21 Three storey houses

FRIENDS MEETING HOUSE

- 22 Existing building and garden Incorporated in masterplan. Flexibility for relocation or to remain where it is

VIEWS



- 1 A landscaped green space is proposed at the centre of the development
- 2 The proposals include the redesign of the station forecourt, creating a positive gateway to the town
- 3 View west along Market Street with the development on the left
- 4 View east along Market Street with the proposed development on the right

MARKET STREET NEWBURY COMMUNITY PLANNING WEEKEND KEY THEMES



All quotes are from participants at the Community Planning Weekend.

SUPPORT FOR REGENERATION

The Market Street site today is seen as uninspiring and neglected. It fails to create an inviting gateway to Newbury from the station and is more of a barrier than an enticing connection to the town centre. The community is keen that, after many years in the pipeline, progress is made to regenerate the site. This in turn, it is felt, will help stimulate the economic vitality of the southern part of the town centre, including Cheap Street and Bartholomew Street.

“For a long time it’s been the end of the town that people forgot.”

“We’ve got the opportunity to change this part of town from the sad back door of the town to a bright front door.”

AN URBAN VILLAGE WITH “NEWBURYNESS”

The new “urban village” should reflect the charm and character of the town and have “Newburyness”. There should be strong pedestrian and cycling connections from the station to the town centre and east - west linking with Bartholomew Street and Cheap Street. A variety of quality places and spaces, some with trees, should be a feature of the development and while it will be residential-led there is scope for small scale commercial, community and other uses to help create an active street frontage.

“It’s important to build within the Newbury style.”

“It must be light and airy, not dingy. It should look attractive – not be a big block of concrete.”

QUAKER FRIENDS’ MEETING HOUSE

The Quakers have been in Newbury for over 150 years and based in their current location for 60 years. The Friends’ Meeting House and garden, which is within the “urban village” site area, is used for worship and by community groups seven days a week and is a valued local resource. There has been concern about how and whether the plans for the “urban village” will accommodate the Quakers in the future. During the Community Planning Weekend different ideas were discussed and the Vision contains an option for the retention of the existing building and garden and an option for a new facility.

“An urban village needs a community focus - our meeting house can provide this.”

BUSES

West Berkshire Council has determined that the bus station is to be moved to the town centre Wharf area. Although there is currently very little interconnection between the rail and bus station by passengers there was some concern that moving the station would reduce future integration of rail and bus services. However, assessments show that the new location will better serve the town centre whilst the extra distance to the railway station from the relocated bus station is not considered to be unreasonable, particularly given the constraints of operating buses in the road network around Cheap Street.

Furthermore there will still be bus services on Market Street and connectivity to the railway station will be much improved through the new “urban village”. Existing bus services from the south and south west of the town will still serve Market Street and there maybe scope for services from the north of the town to be extended at peak periods so that they also serve it. The location and quality of bus stop provision on Market Street will therefore be an important part of the new development. The

Council are also about to undertake a study into the operation of the forecourt to the south of the station where the Vodafone buses operate from.

“We need easy interchange between trains, buses, taxis on both sides of the rail tracks.”

economy and service provision in the area. The plans for Market Street should be communicated regularly to the wider community through a range of media.

“It would be good to give different people the chance to input on different aspects - developing the detail leads to diversity.”

RAIL AND STATION SQUARE

New investment in the railway station and services is planned and the “urban village” will provide the opportunity to redevelop the station approach and forecourt area on the north side, including the provision of taxi stands, improved drop off, cycle facilities and a new multi-storey car park south of the Council offices providing additional spaces. In addition, the “urban village” should create an attractive and inviting new gateway to Newbury with amenities such as a cycle repair service and a convenience store close to the station.

“When you arrive at the station, you need to know where you’re going but there’s nothing to say where the centre is – so build a gateway!”



COMMUNITY LIVING

There was a desire to encourage the benefits of community living through the creation of a development which has a unique identity, an attractive, calm public realm and a ‘heart’. New homes should be provided for all ages: single people, families, young couples, retirees and the mobility impaired. There was a desire to build on the established community uses on and near the site by providing a place for community groups to meet and providing for calmness and a ‘spiritual’ dimension to ‘community living’.

“I want somewhere that’s nice to walk through to get to where I’m going!”

“What about public art and sculpture, poetry, fountains?”



A VIBRANT SOUTHERN QUARTER

The new “Urban Village” could facilitate investment, footfall and spending for shops and businesses in neighbouring streets in Newbury’s southern quarter. The southern quarter includes the railway station and has an interesting mix of independent shops and amenities - it was described as the ‘bohemian’ part of town. It will be important for enterprising local people to respond creatively to the investment coming to this part of town.

“The town is getting better - it’s on the up. You’re planting the seed. It’s up to people in the town to make it grow.”



CONTINUING COMMUNITY PARTICIPATION

There is a desire for continuing community involvement in developing the proposals for the Market Street “Urban Village” and its relationship with neighbouring areas. The community want the opportunity to see and respond to the emerging plans. A Community Forum should be established to continue the dialogue and sub-groups, including for local business, community and faith, could develop ideas for how the regeneration of the Market Street site can act as a catalyst for improving the local