

# MARKET STREET NEWBURY

## Introduction

### BACKGROUND

Grainger plc, one of the UK's leading residential property companies and the UK's largest listed residential landlord, has been selected by Network Rail and West Berkshire Council to develop the site. Located between the railway station and Market Street the site includes the existing bus station and council car park.

Grainger has appointed a team of consultants to look at various technical aspects of the site. As part of this team, architects and masterplanners John Thompson & Partners (JTP) will work with the local community to create a Vision for the 'urban village' and its relationship with the town centre.

This exhibition has been prepared for the Market Street, Newbury Community Planning Weekend. This is a public event, open to all, at which attendees are invited to help create a Vision for a sustainable new neighbourhood in Newbury town centre. The Weekend is an opportunity to share local knowledge and contribute to planning the new neighbourhood through workshops, walkabouts, hands-on planning groups and one-on-one discussions.



### PLANNING CONTEXT

The Market Street site in Newbury has been well represented in planning documents for over a decade setting out how the local planning authority, West Berkshire District Council, hope that the site will come forward. In 2005 it was referred to as a potential Urban Village and also referred to in the Newbury Town Centre Plan as a scheme that would contribute to the better integration of Newbury Railway Station with the town itself.

The Market Street development or 'Urban Village' forms a key part of West Berkshire Council's Newbury Vision 2026, which was published in 2003 and has already delivered projects such as Parkway, the cinema, and the popular pedestrian areas in the town centre.

The site was seen as one of the very few opportunities for significant Town Centre redevelopment including a high level of residential development. The document aspired for an Urban Village, creating a mixed-use

neighbourhood with a range of uses but with an emphasis on housing, a public transport interchange improving access from the station to the town centre and to assist the vitality and viability of the town as a whole. Comprehensive redevelopment of this brownfield site at high density was recognised as vital.

In the recent West Berkshire Housing Site Allocations document, these key themes were reiterated and this fits well with the West Berkshire Core Strategy (2006-2026) which sees at least 10,500 homes being delivered across the county and Newbury being the main focus for housing growth over the period, providing approximately 5,400 new homes between 2006 and 2026.

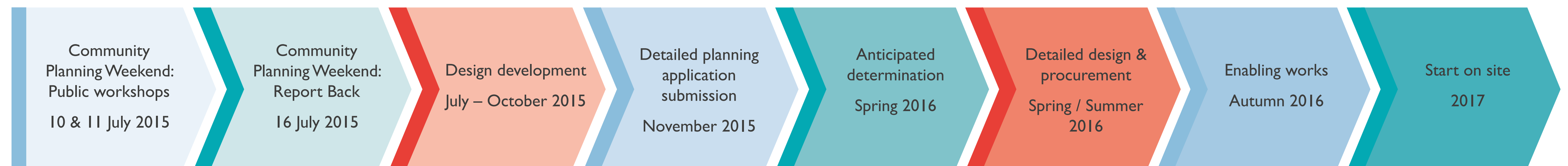


The boundary pictured above is Market Street as identified in Newbury Vision 2026. The development site is within this area.

Source: West Berkshire Council, 2005, Market Street Urban Village, Newbury Planning and Design Brief Supplementary Planning

- Site Boundary
- Newbury Vision Boundary

### PROPOSED PROJECT TIMELINE



MARKET STREET NEWBURY  
COMMUNITY PLANNING WEEKEND

[www.marketstreetnewbury.co.uk](http://www.marketstreetnewbury.co.uk)

Investing in homes since 1912  
grainger plc | [jtp.co.uk](http://jtp.co.uk)



# MARKET STREET NEWBURY

## The Team

MARKET STREET NEWBURY  
COMMUNITY PLANNING WEEKEND

[www.marketstreetnewbury.co.uk](http://www.marketstreetnewbury.co.uk)

Investing in homes since 1912  
grainger plc | [jtp.co.uk](http://jtp.co.uk)

Investing in homes since 1912  
**grainger plc**



### Macaulay Walk

- Redevelopment of 1.8acre brownfield site
- 97 residential units – 65 private, 32 affordable.
- Mix of new build and warehouse conversion.
- Variety of apartments and mews houses.
- Winner: WhatHouse? Awards - Gold Award - Best Apartment Scheme, Gold Award - Best Brownfield Development, Silver Award - Best Mixed Use Development, Bronze Award - Best Development. (logo attached)
- Winner: Sunday times British Home Awards – Best Mixed Use Scheme and Best Development



### Wellesley, Aldershot

- Wellesley, delivered by Grainger PLC, is an exciting development of 3,850 homes on the 255 hectare former Aldershot Garrison site.
- A new slip road onto the A331 and further highway improvements
  - Two new primary schools
  - Extensions to two secondary schools, providing over 675 new school places
  - Two new pre-schools and day care centres
  - 110 hectares of new managed green space, play areas, sports and community facilities
  - The refurbishment of six listed buildings, including the Cambridge Military Hospital and Headquarters 4th Division and provision of a Heritage Trail.



### Berewood, Waterlooville

- Berewood is 209 hectares (516 acres) urban extension to the west of Waterlooville.
- Up to 40% affordable housing
  - Approximately 2,550 residential units
  - Land for 2 primary schools (3ha + 2.2ha)
  - Leisure facilities
  - Employment space
  - New public park

Grainger plc is the UK's largest listed residential property owner and manager, with c.20,000 homes under management across the UK and Germany. Grainger was established in 1912 in Newcastle upon Tyne, where it remains headquartered. Grainger is a constituent of the FTSE 250 on the London Stock Exchange and the FTSE4Good index. Grainger was awarded the UK's Residential Asset Manager of the Year at the RESI Awards in 2015, 2014, 2013 and 2012.



John Thompson & Partners is an international placemaking practice of architects and urbanists with extensive experience of delivering successful projects for both public and private sectors throughout the UK, and internationally. We use participatory techniques pioneered and honed over two decades to build collaborative visions for our projects with the very people who will go on to use them.



Hungate, York is a brownfield site located on the banks of the River Foss on the south-east edge of the historic centre and within 800m of York Minster. It was the largest remaining development opportunity within the city's walls and outside its Conservation Area. Archaeology and flooding issues constrained the site.

The City of York's planning brief set out a vision to create a sustainable and attractive new riverside quarter:



French Quarter is located within the historic old town of Southampton. War-time damage combined with post-war traffic planning had destroyed the historic urban fabric of French Quarter. The existing buildings were of poor quality with frontages set back behind wide pavements, destroying the sense of enclosure and impeding activity on the streets. A four lane carriageway cutting across the historic grid of the city resulted in loss of spatial definition to key streets.

A development was created that recreated the fine grain of the medieval street pattern, helping to enrich the spaces between the new buildings.



Park Centrale, the former New College site on The Avenue, Southampton develops 3.39 ha of brownfield land into a high quality sustainable mixed use, mixed tenure development, which is situated within close proximity to the city centre and all its facilities. The site falls within two Conservation Areas and contained a significant number of existing trees, many of which were retained as part of the masterplan vision.

Through the understanding of local context and character; community involvement and the establishment of a design philosophy and approach, the aim was to ensure the development created a positive sense of place that contributes to the wider urban grain and the creation of a strong local identity.



# MARKET STREET NEWBURY

## The Team

MARKET STREET NEWBURY  
COMMUNITY PLANNING WEEKEND

[www.marketstreetnewbury.co.uk](http://www.marketstreetnewbury.co.uk)

Investing in homes since 1912  
grainger plc jtp.co.uk

## DEVELOPMENT PARTNERS



Newbury is already one of the best connected towns in the South and when Network Rail announced that Newbury station was to benefit from rail line electrification, which will transform the current service from London, delivering faster, greener and quieter travel with extra capacity - and potentially more visitors to the town, the council saw an opportunity to provide a new and enhanced gateway to Newbury and have provided the land for the project. West Berkshire Council is working in partnership to comprehensively redevelop this prominent 5.5 acre site which will ultimately bring significant economic benefits for the whole town.



Network Rail is the owner and operator of Britain's rail infrastructure. We own, maintain and develop the track, signals, bridges, tunnels and stations that make up Britain's railway.

Network Rail is delighted to be working with our partners on this scheme which will bring significant benefits to rail users and to Newbury as a whole. This project, together with our wider programme of investment including the electrification of this line, will help to support and drive economic growth in Newbury and the wider Thames Valley region.



First Great Western operates services stretch from London in the east to Brighton and Gatwick in the south, Carmarthen, Pembroke Dock and Penzance in the west and Banbury, Hereford and Worcester in the north. We have one of the largest and most complex rail networks in the UK, carrying one and a half million passengers every week on 9,000 services, and calling at 276 stations. We are the only UK rail company to operate High Speed Inter-city, commuter, regional and sleeper services.

## PROJECT TEAM



Savills is a multidisciplinary property consultancy with offices around the country as well as in Newbury Town Centre itself. Savills is assisting Grainger plc with the provision of town planning consultancy advice as well as advice on the appropriateness of the development proposals for the local market in terms of the types and form of housing to be provided along with any related commercial space. This will ensure that not only is a successful planning application prepared but that the proposals are viable and deliverable in today's current market.

The Market Street site will help to reconnect the town adding a vital missing link in the jigsaw and will provide much needed accommodation for people to live in as well as necessary services for local residents, employees and commuters.



Odyssey Markides is a local transport planning and engineering consultancy with offices in Basingstoke and London; our expertise includes sustainable travel and drainage solutions for both private clients and local authorities. We are passionate about finding the best solution for each project, enabling residents, employees and visitors alike to enjoy their stay in a pleasant and accessible environment.

We support Grainger and the design team with transport advice to ensure that residents of the new development as well as visitors can take advantage of the site's central location and excellent connections.



Neil Tully Associates are a small team of urban designers, landscape architects and horticulturalists, based in central London and operating throughout the UK and overseas. The practice is led by Neil who has over 30 years' experience in environmental consultancy and has been responsible for the delivery of significant landmark schemes both in the UK and abroad. The practice's overriding objective when approaching any commission is to create a sense of local identity and 'Place' which defines and reflects the users' needs and the restraints of engineering and adoptability whilst maintaining high aesthetic standards.

The Market Street redevelopment provides a unique opportunity to craft a high quality urban landscape in the centre of the town where careful combination of built form and green structure will create a walkable, convivial new urban district.



Buro Four is an independent, specialist provider of project management services to clients across the UK, and overseas. A large part of our work is in the residential and mixed use sectors and we are involved in projects at all stages from early feasibility through planning to construction and occupation. We spend a lot of time understanding how projects will be delivered including phasing, programme and how the different phases fit together, including complex interfaces with neighbouring properties and the public. Every project has its own unique challenges and this is reflected in our approach to our work.



Remarkable Engagement, part of Remarkable Group, is a communications agency specialising in stakeholder relations, public affairs, public relations and consultation.

Our role on the Market Street, Newbury project is to ensure elected members, stakeholders and the media are kept up to date on this exciting project throughout the community consultation process. On behalf of Grainger plc we are working closely with John Thompson & Partners, West Berkshire Council, First Great Western and Network Rail to ensure the final scheme is influenced by the local community.



Hoare Lea is a highly successful, award-winning firm of consulting engineers, specialising in mechanical, electrical and public health (MEP) engineering, and is the largest of its kind in the UK. We lead the way in sustainability and our reputation for an innovative approach, backed up with strong delivery, underpins our ability to help deliver successful projects.

Hoare Lea will be responsible for designing the building services within the new development and leading the sustainability strategy. The town centre location, with great transport links offers the opportunity to deliver an integrated residential development with easy access to local amenities. Low carbon and sustainable design will ensure the new development reduces its impact on the surrounding environment and delivers for the future.



AECOM's structural engineers work confidently at the leading edge of building design and our consistently high standards of creativity and innovation are accompanied by focusing on delivering a sustainable, elegant solution to the design of every building.

AECOM are excited to be given the opportunity to demonstrate how a carefully considered civil and structural engineering solution can influence a sustainable architectural scheme and bring benefits to the local community. AECOM are championing low-rise construction solutions - using traditional materials and shallow foundations - with the sole aim of mitigating heavy piling on site to reduce noise, vibration and traffic disruptions whilst protecting the immediate environment from contamination.



Gleeds is a leading global property and construction consultancy. Independent since our beginning, we are proud to deliver award-winning projects around the world, providing solutions for every stage of the construction and property lifecycle.

We have 56 offices in 18 countries, across 6 continents. Our 130 years of experience span numerous sectors and disciplines; we have experience of virtually every sector in the industry - bringing a diverse capability and specialist knowledge to each and every project.



# MARKET STREET NEWBURY

## Vision

MARKET STREET NEWBURY  
COMMUNITY PLANNING WEEKEND

[www.marketstreetnewbury.co.uk](http://www.marketstreetnewbury.co.uk)

Investing in homes since 1912  
grainger plc jtp.co.uk

These principles will underpin our aspirations for the redevelopment of the Market Street Newbury site.



### A NEW TOWN CENTRE GATEWAY

Creating a new destination in this prominent location to complement and support a range of new local facilities.



### NEW HOMES

Providing much needed new homes within Newbury town centre in a sustainable location.



### PEDESTRIAN LINKAGES AND PUBLIC OPEN SPACE

Creating high quality public realm with strong connections within the town centre.



### A MIX OF USES

Delivering a mix of uses that are complementary to the existing town centre.



### DISTINCT ARCHITECTURAL CHARACTER

Bringing a sense of place that reflects the historical and physical context of the area using locally-distinctive colours, materials and architectural detailing.

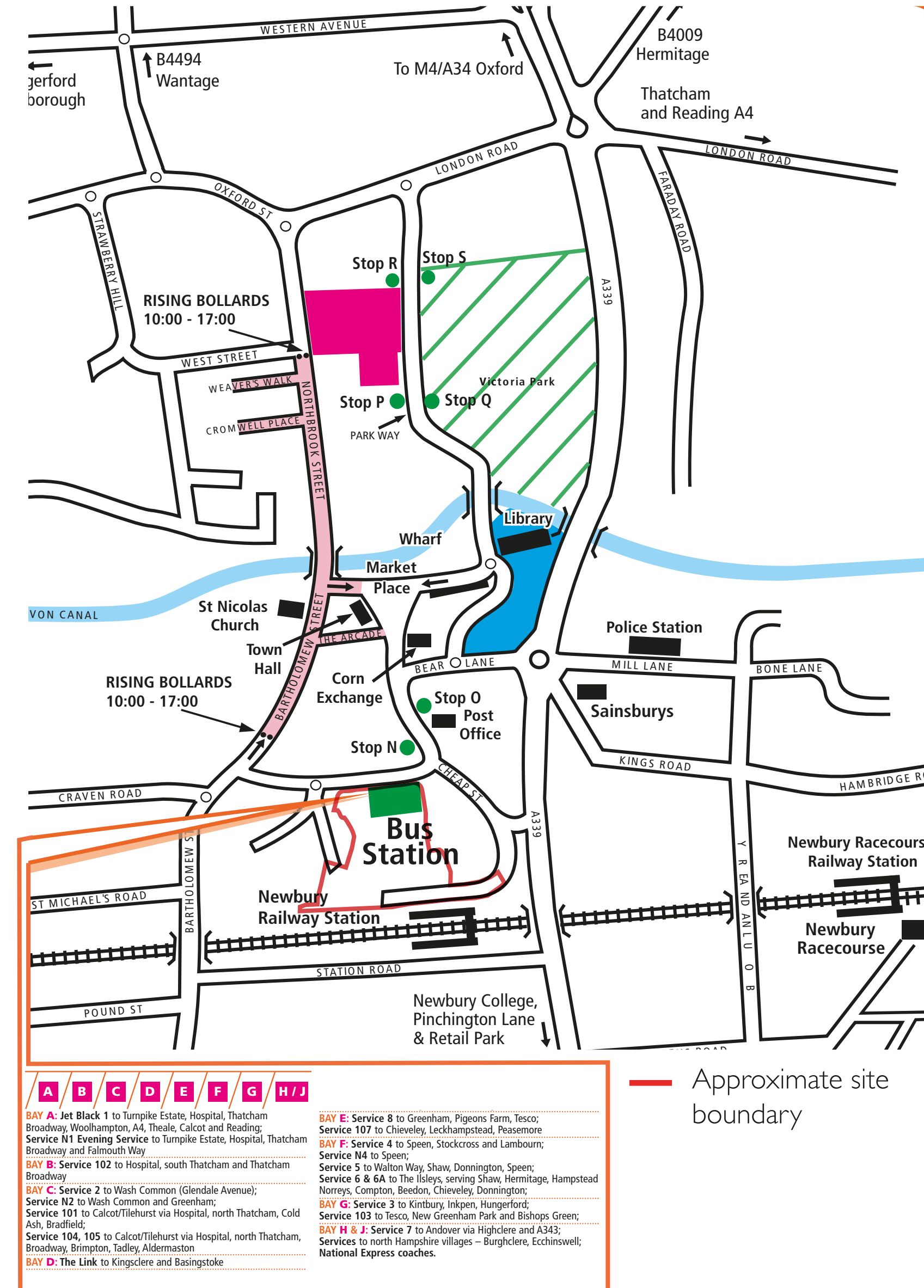


# MARKET STREET NEWBURY

## Site Context: Connections



Source: West Berkshire Council Market Street Urban Village Planning and Design Brief



Source: West Berkshire Council District-wide Travel Guide,

The development site is immediately adjacent to Newbury Railway Station which is served by frequent trains towards Reading and London to the east as well as Bedwyn to the west. Network Rail have already announced that Newbury station is set to benefit from rail line electrification, which will transform the current service from London, delivering faster, greener and quieter travel with extra capacity.

Newbury bus station is set to re-locate ahead of the re-development of the site, however local bus routes will continue to serve Market Street and Cheap Street retaining links for rail users. Residents will also be able to take advantage of the buses running to and from Newbury rail station, giving them access to a range of destinations without the use of a car.

The central location of the site offers a wealth of opportunities to travel sustainably, either on foot, by bike or by public transport. We envisage the site layout to be conducive to walking and cycling by people of all abilities, with an accessible connection to the rail station. Beyond the development good pedestrian connections already exist within Newbury town centre and the surrounding residential areas. These will be enhanced by the development improving connections between the town centre and the railway station.

For those that are reliant on the use of the car, Newbury is ideally located for access to the M4 towards Reading and London as well as Swindon and Bristol. The A34 provides easy access towards Oxford and Winchester. Basingstoke can be accessed via the A339. The location of the development itself enables easy access to those key routes as well as local destinations.

## FUTURE PLANS FOR RAIL AND BUS STATIONS

### Bus station relocation

The Market Street development will be facilitated in part by the move of the present bus depot to a new location. The principle of relocation is agreed and the new location, the details of which are being looked at, will be in the Wharf area. This location retains close proximity to the railway station but at the same delivers an improved town centre location.

### Track electrification

As part of their multi-billion pound investment to upgrade the rail network, Network Rail is electrifying the Great Western Main Line from London Paddington through to South Wales. This involves erecting overhead line equipment to power a new fleet of electric trains to run underneath. These trains are longer, faster, quieter and greener benefitting passengers and those who live close to the railway line. This major upgrade will not only transform journeys for passengers but will also help support economic growth across the Thames Valley.

### Rail station footbridge

Network Rail as part of the Western electrification programme will be providing step free access to all operational platforms at Newbury Station for the introduction of electric trains on this Route. This will be a most welcome benefit for rail passengers at this location. The new bridge will be located at the western end of the station as per the adjacent diagram.



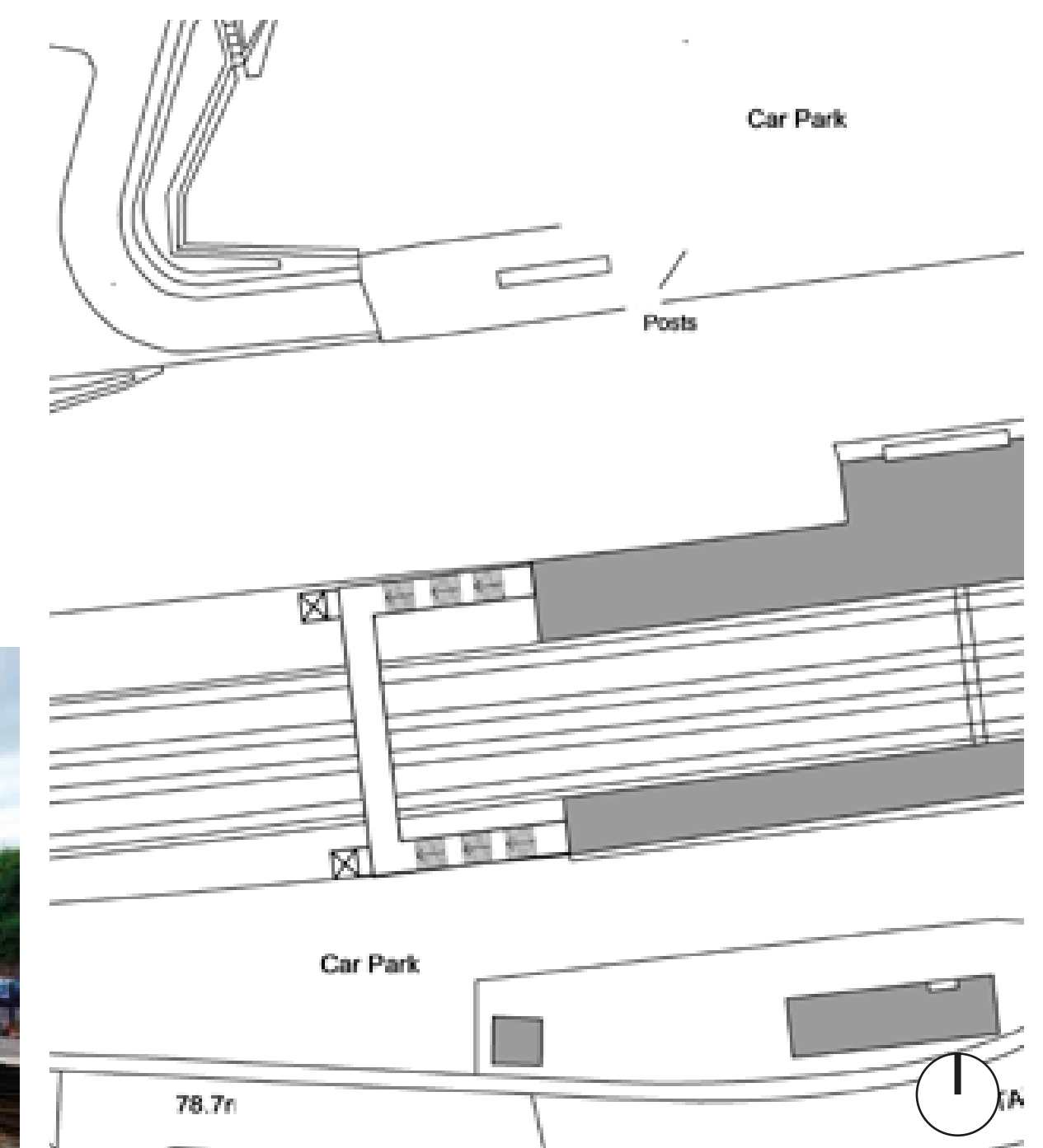
Existing bus station



Newbury Station



Existing station bridge



Possible bridge location plan

MARKET STREET NEWBURY  
COMMUNITY PLANNING WEEKEND

www.marketstreetnewbury.co.uk

Investing in homes since 1912  
grainger plc jtp.co.uk



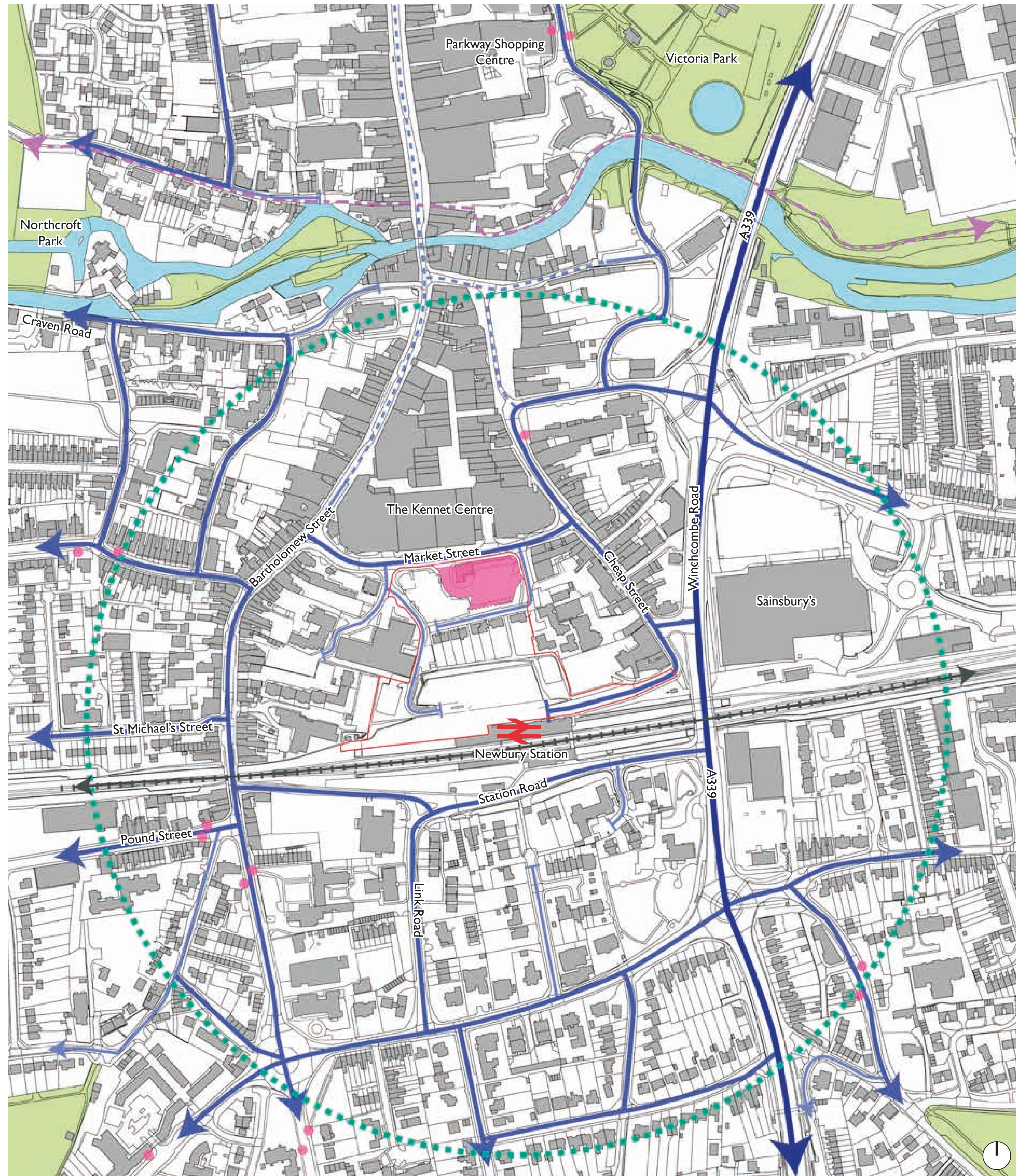
# MARKET STREET NEWBURY

## Site Context: Local Area and Connections

MARKET STREET NEWBURY  
COMMUNITY PLANNING WEEKEND

[www.marketstreetnewbury.co.uk](http://www.marketstreetnewbury.co.uk)

grainger plc  .co.uk

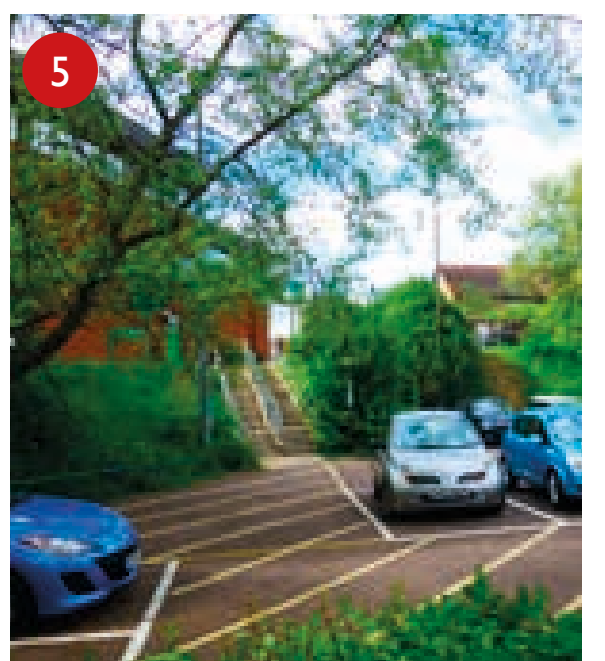
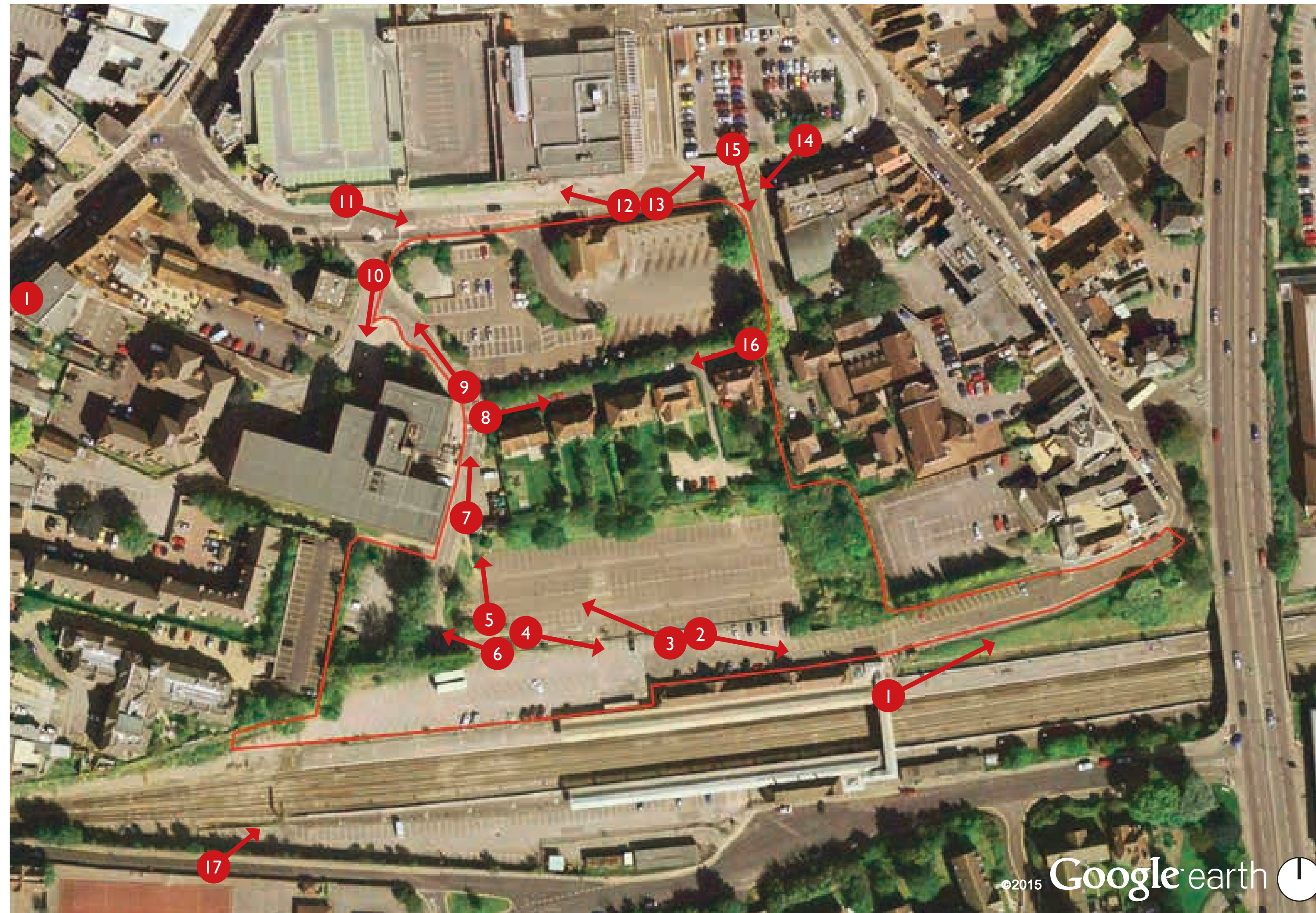


- Key**
- Site boundary
  - Primary vehicular route
  - Secondary vehicular route
  - Tertiary vehicular route
  - Tertiary vehicular route (restricted access)
  - 5 Minute walking distance from Newbury Station (400m)
  - National cycle route 4
  - Bus station
  - Bus stop
  - Railway line
  - Public green space



# MARKET STREET NEWBURY

## The Site



MARKET STREET NEWBURY  
COMMUNITY PLANNING WEEKEND

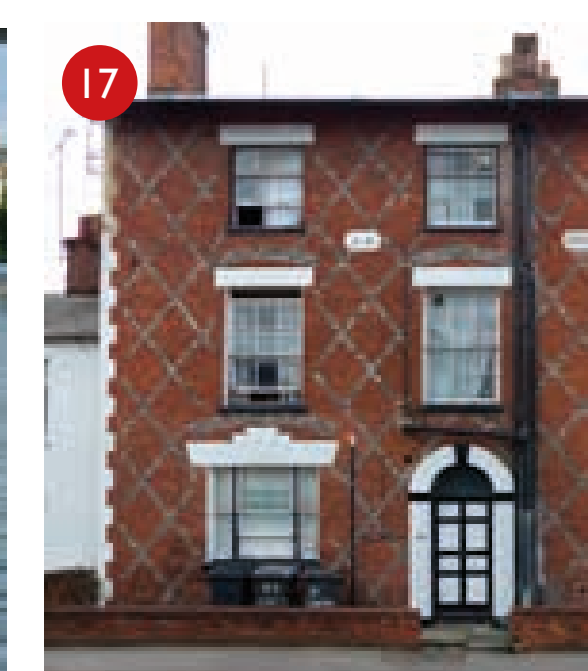
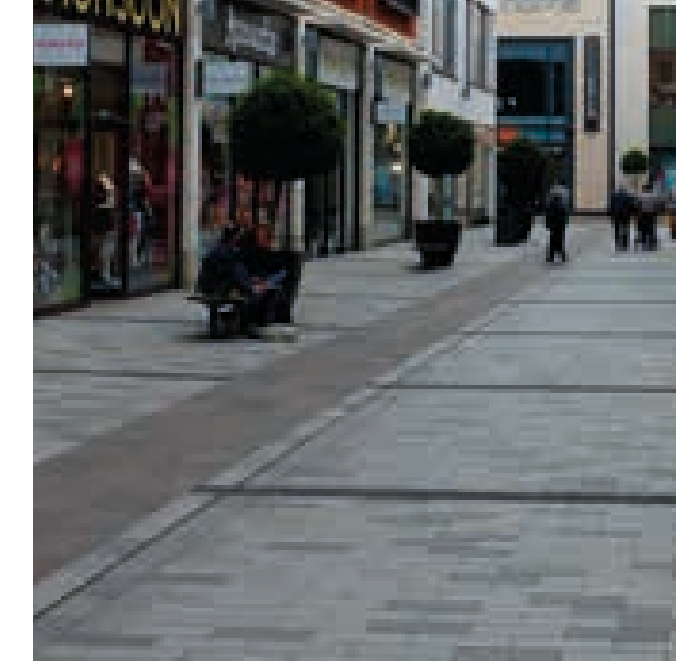
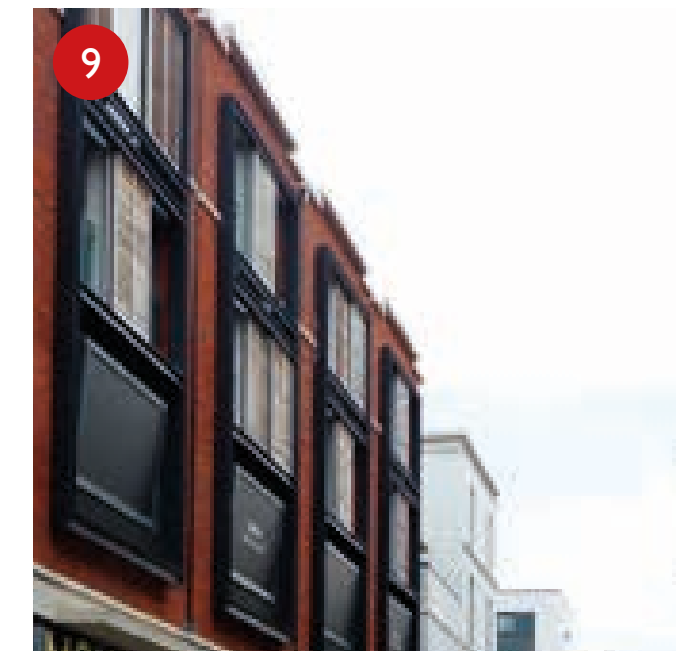
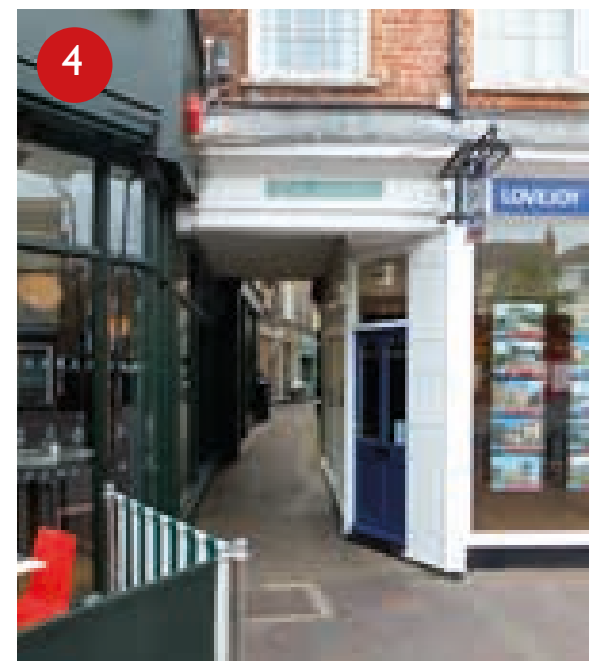
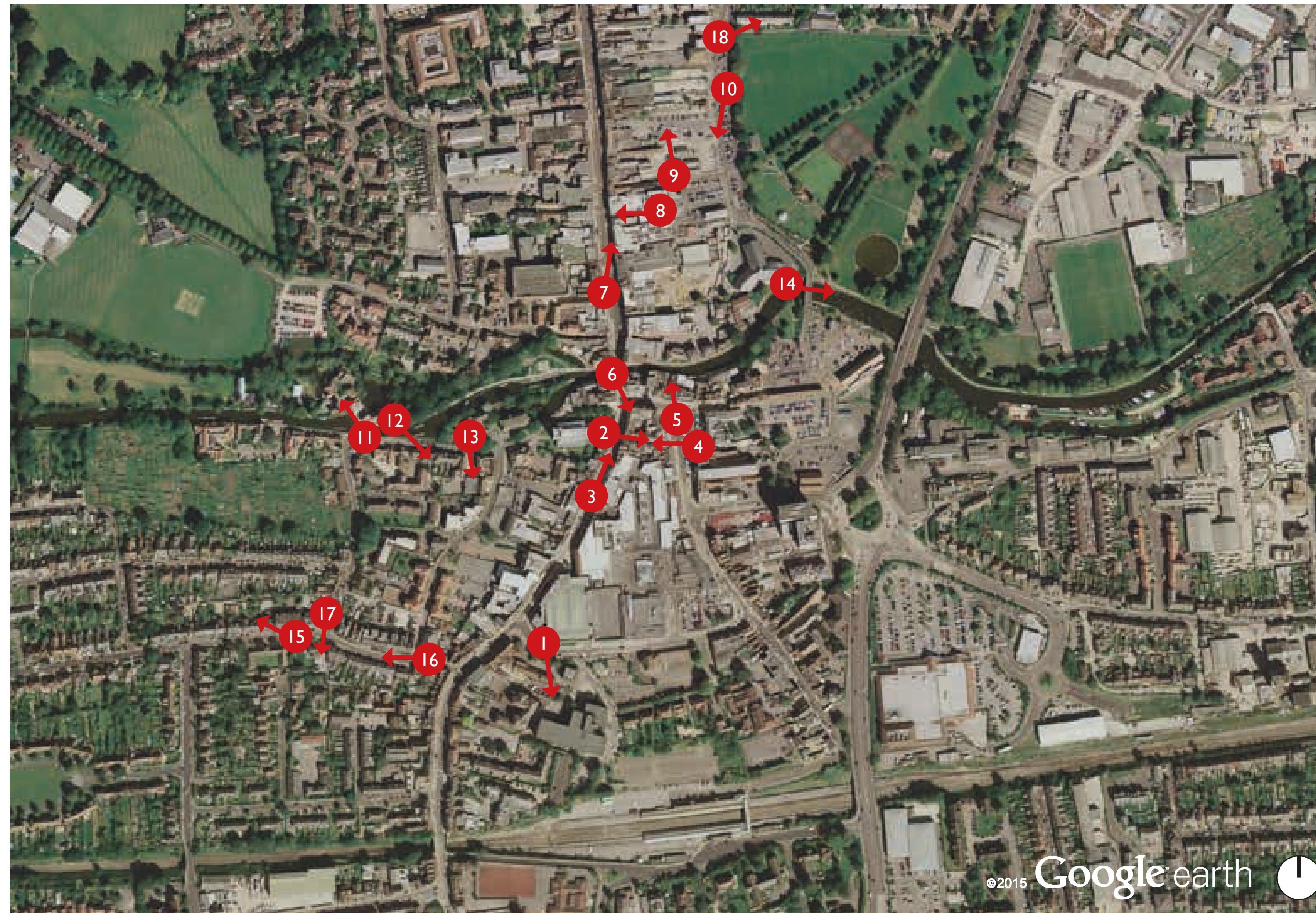
[www.marketstreetnewbury.co.uk](http://www.marketstreetnewbury.co.uk)

Investing in homes since 1912  
grainger plc jtp.co.uk



# MARKET STREET NEWBURY

## Local Character



MARKET STREET NEWBURY  
COMMUNITY PLANNING WEEKEND

[www.marketstreetnewbury.co.uk](http://www.marketstreetnewbury.co.uk)

Investing in homes since 1912  
grainger plc jtp.co.uk



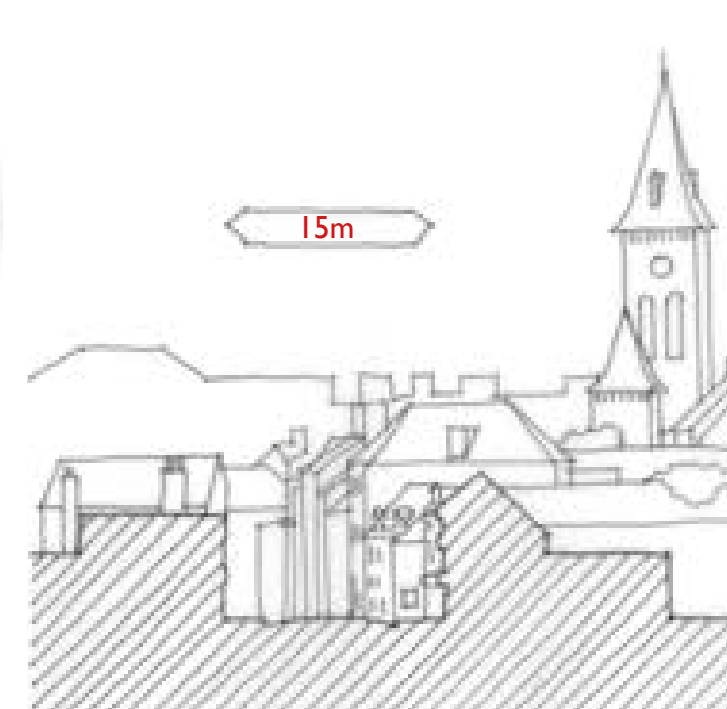
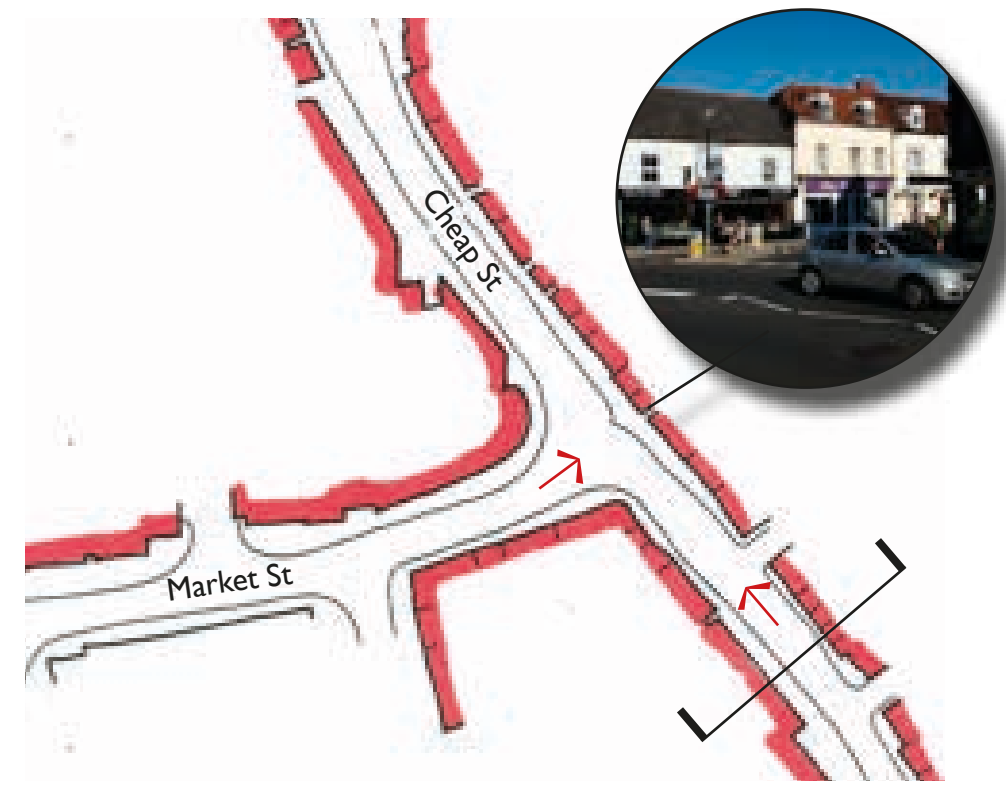
# MARKET STREET NEWBURY

## Local Character

MARKET STREET NEWBURY  
COMMUNITY PLANNING WEEKEND

[www.marketstreetnewbury.co.uk](http://www.marketstreetnewbury.co.uk)

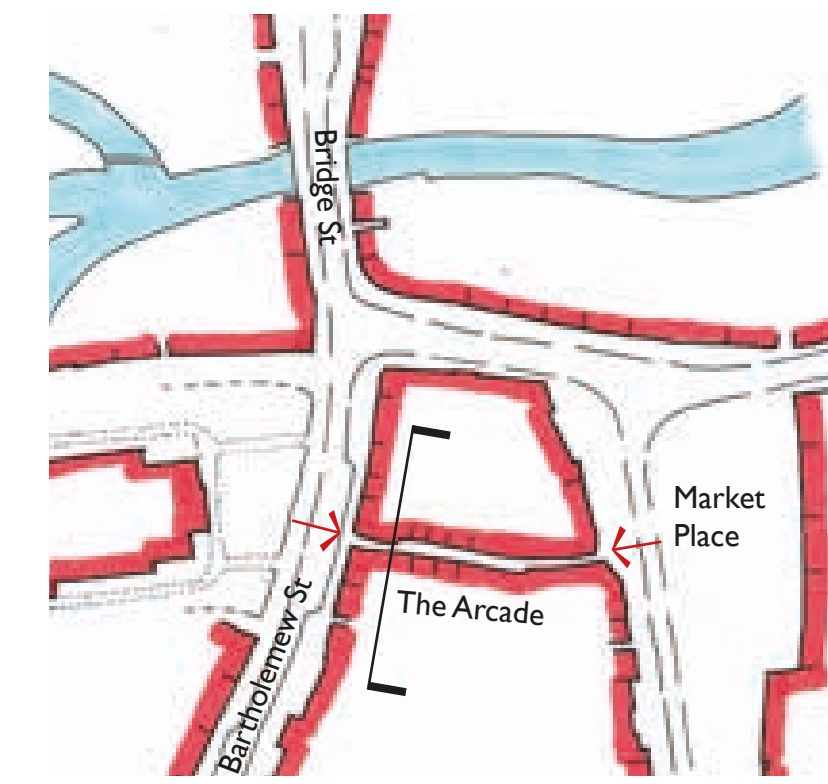
Investing in homes since 1912  
grainger plc jtp.co.uk



**CHEAP STREET**  
Width to height ratio = 2:1



**CHEAP STREET**  
View north



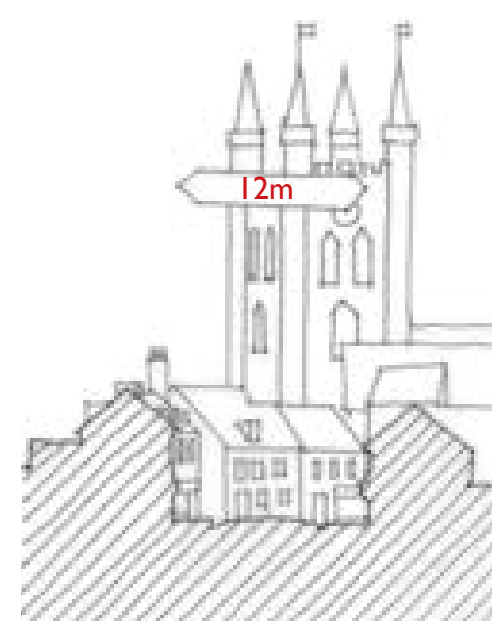
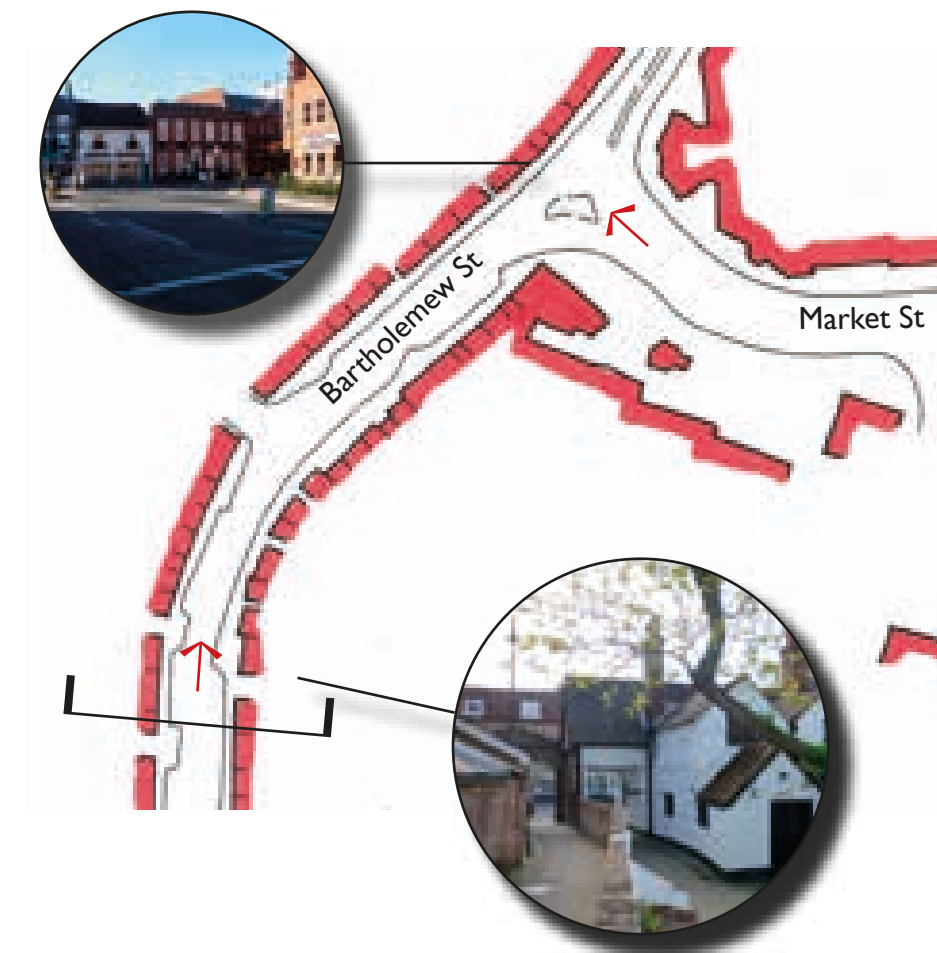
**'THE ARCADE'**  
Width to height ratio = 1:2.5



**'THE ARCADE'**  
View west



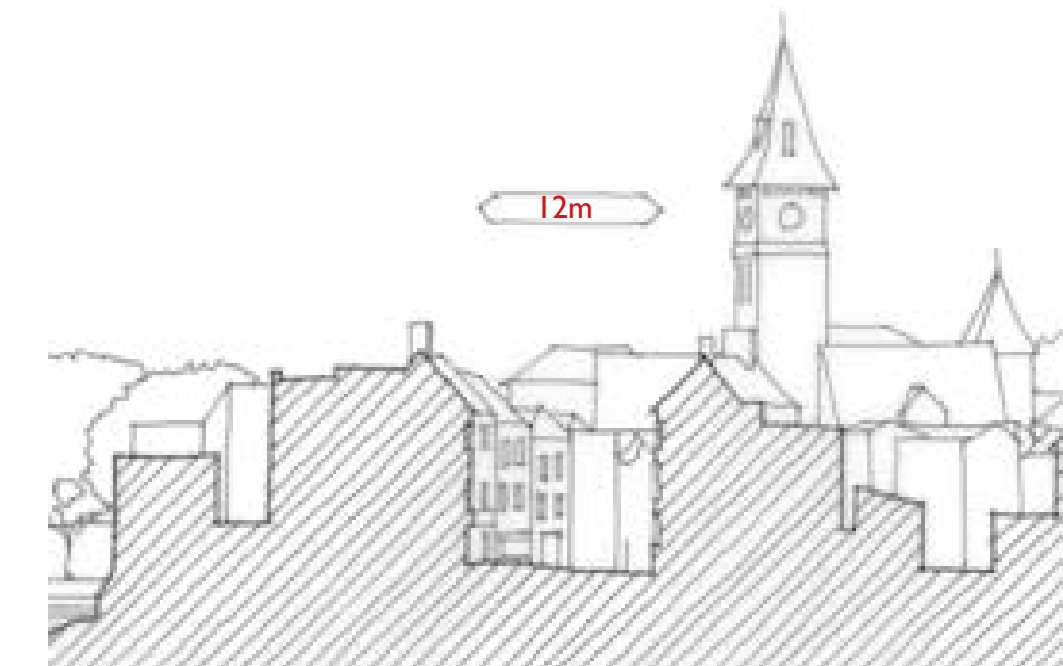
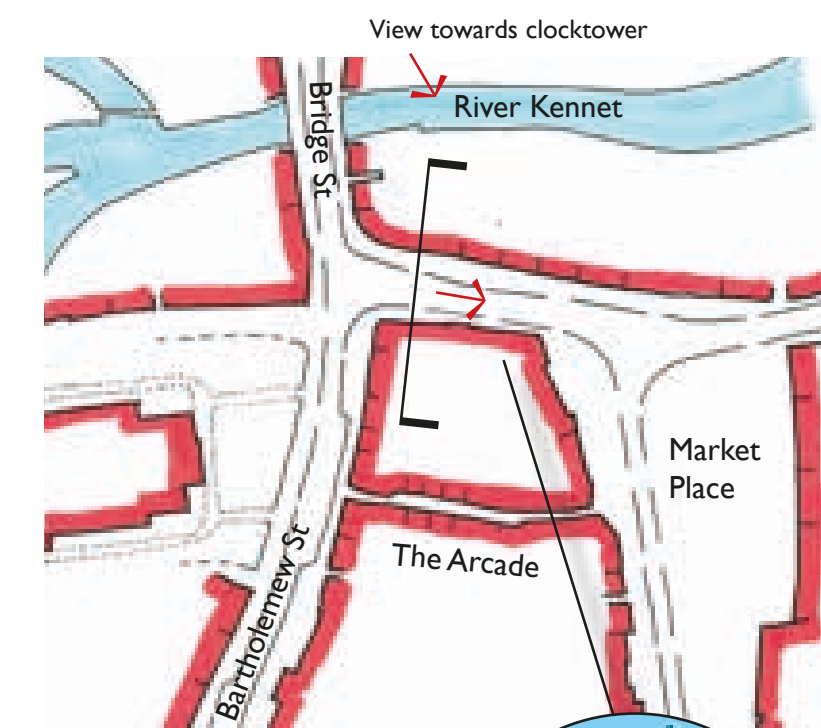
**'THE ARCADE'**  
View east



**BARTHOLEMEW STREET**  
Width to height ratio = 2:1



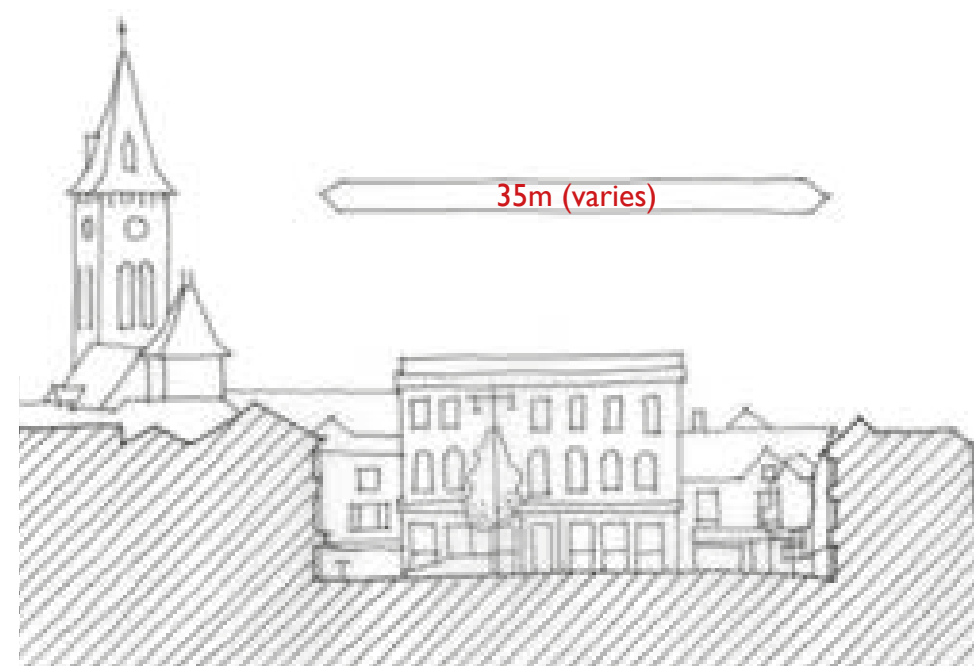
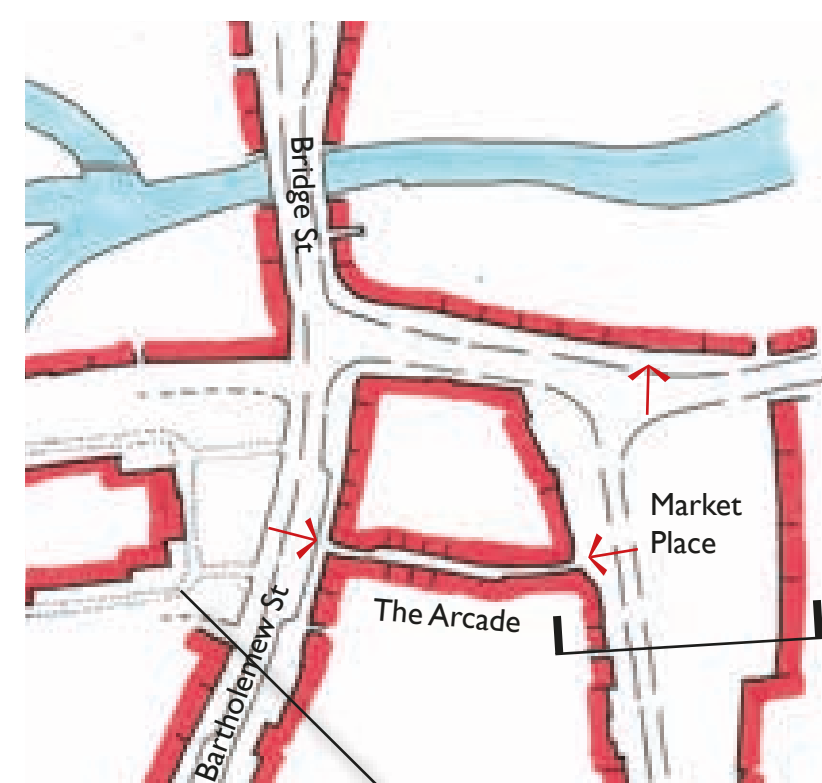
**BARTHOLEMEW STREET**  
View north



**JUNCTION BARTHOLEMEW STREET/MARKET PLACE**  
Width to height ratio = 1.2:1



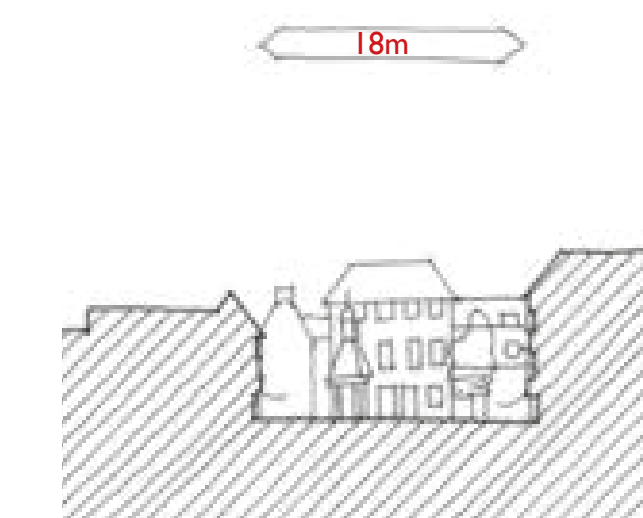
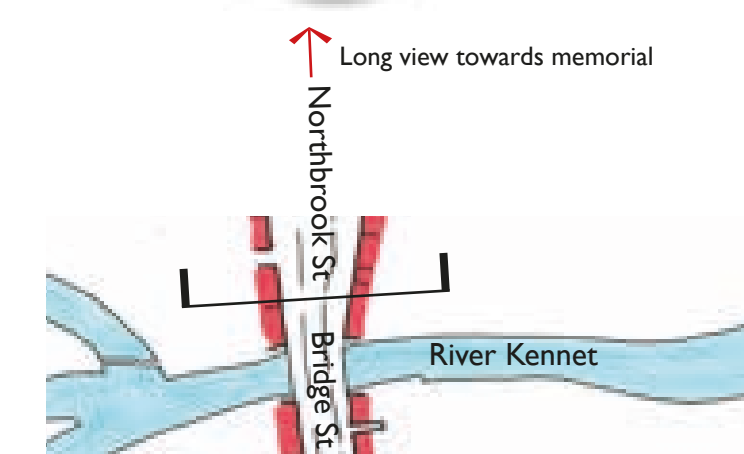
**BARTHOLEMEW ST/  
MARKET PLACE**  
View east



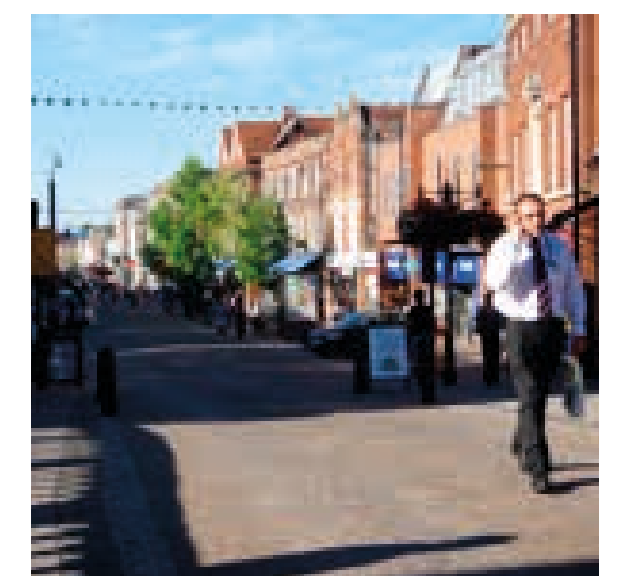
**MARKET SQUARE**  
Width to height ratio = 3:1-4:1



**MARKET SQUARE**  
View north



**NORTHBROOK STREET**  
Width to height ratio = 2.5:1



**NORTHBROOK STREET**  
View north

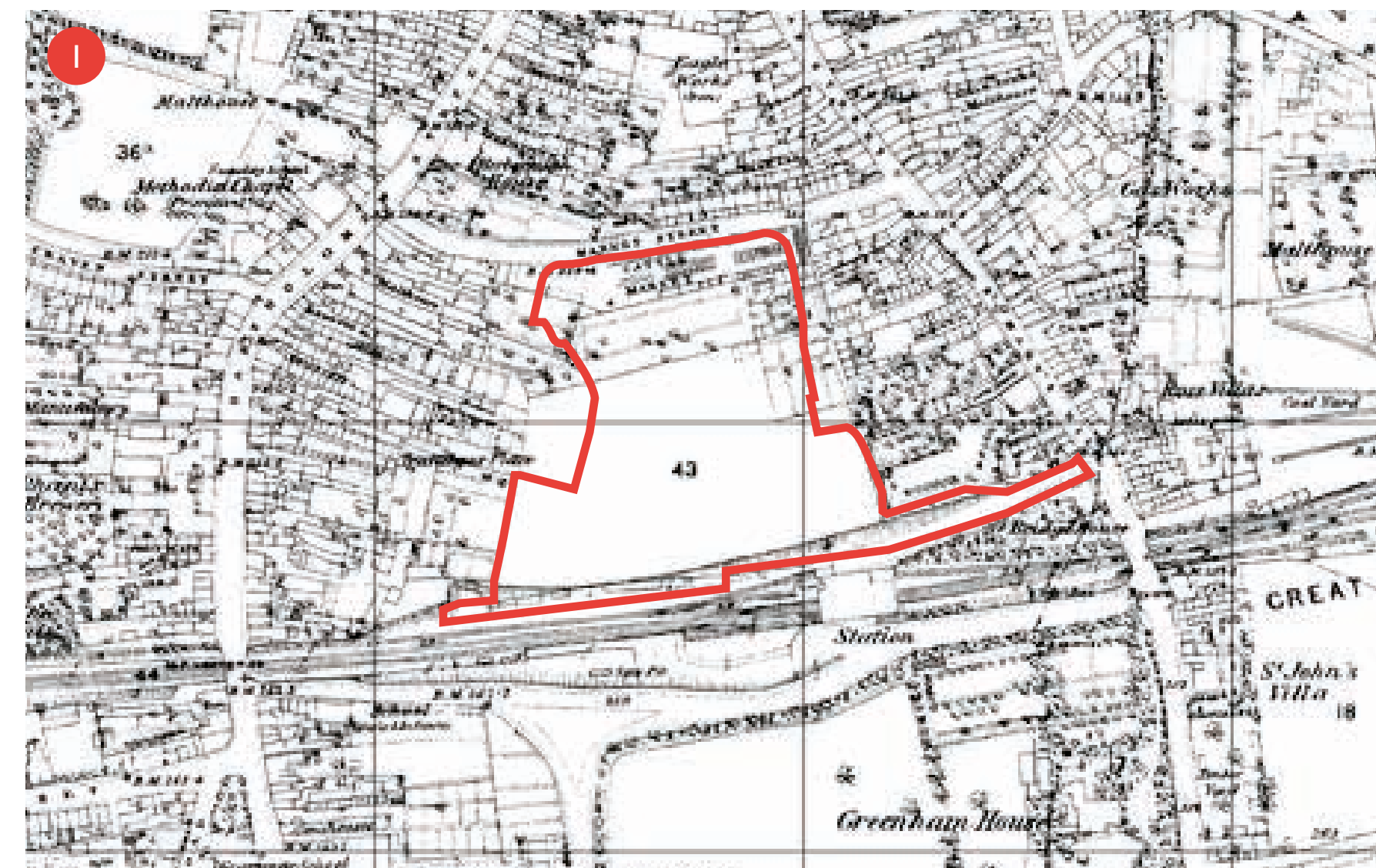


# MARKET STREET NEWBURY

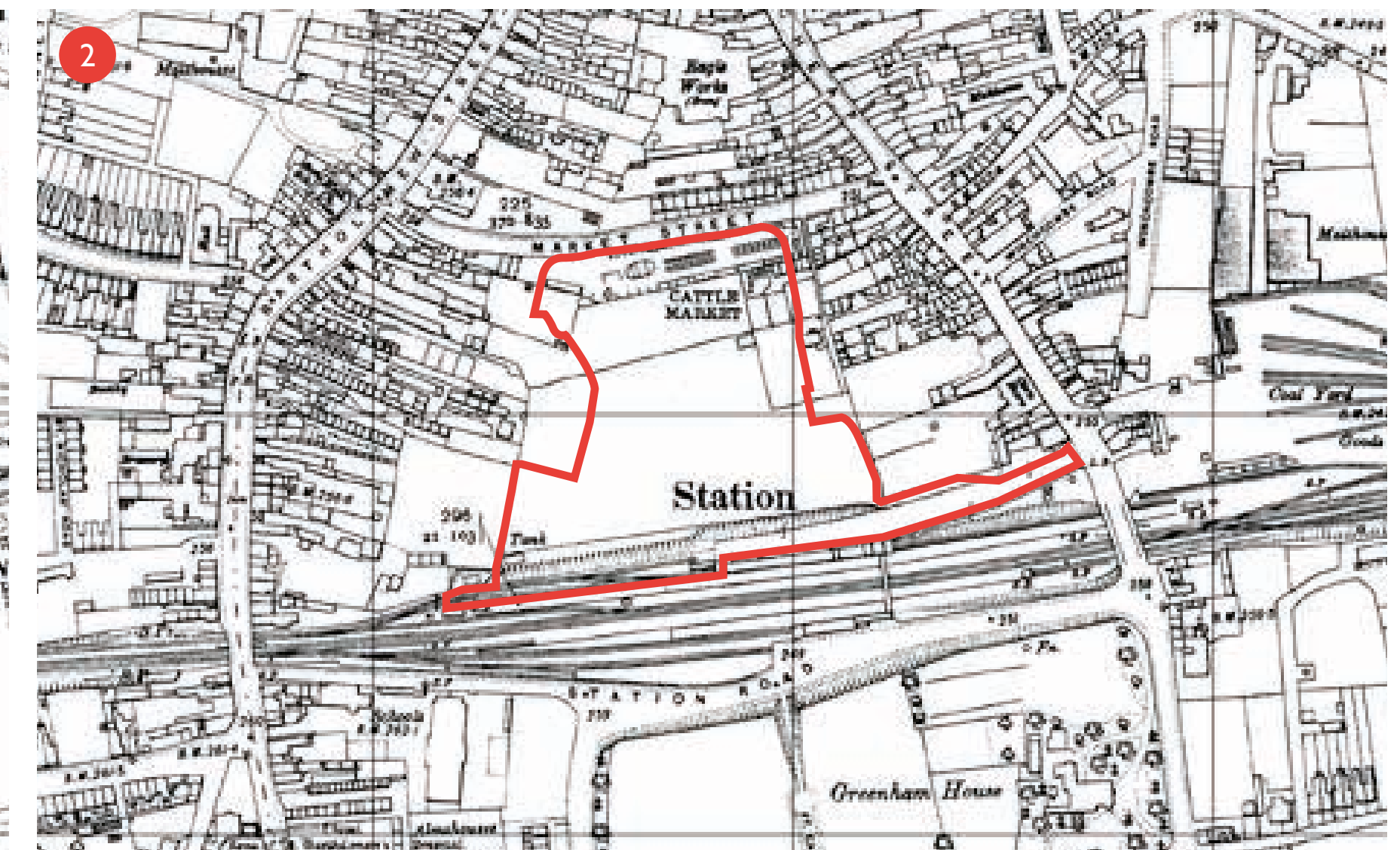
## Site History

### HISTORIC CHANGE IN THE SITE AND SURROUNDING AREA

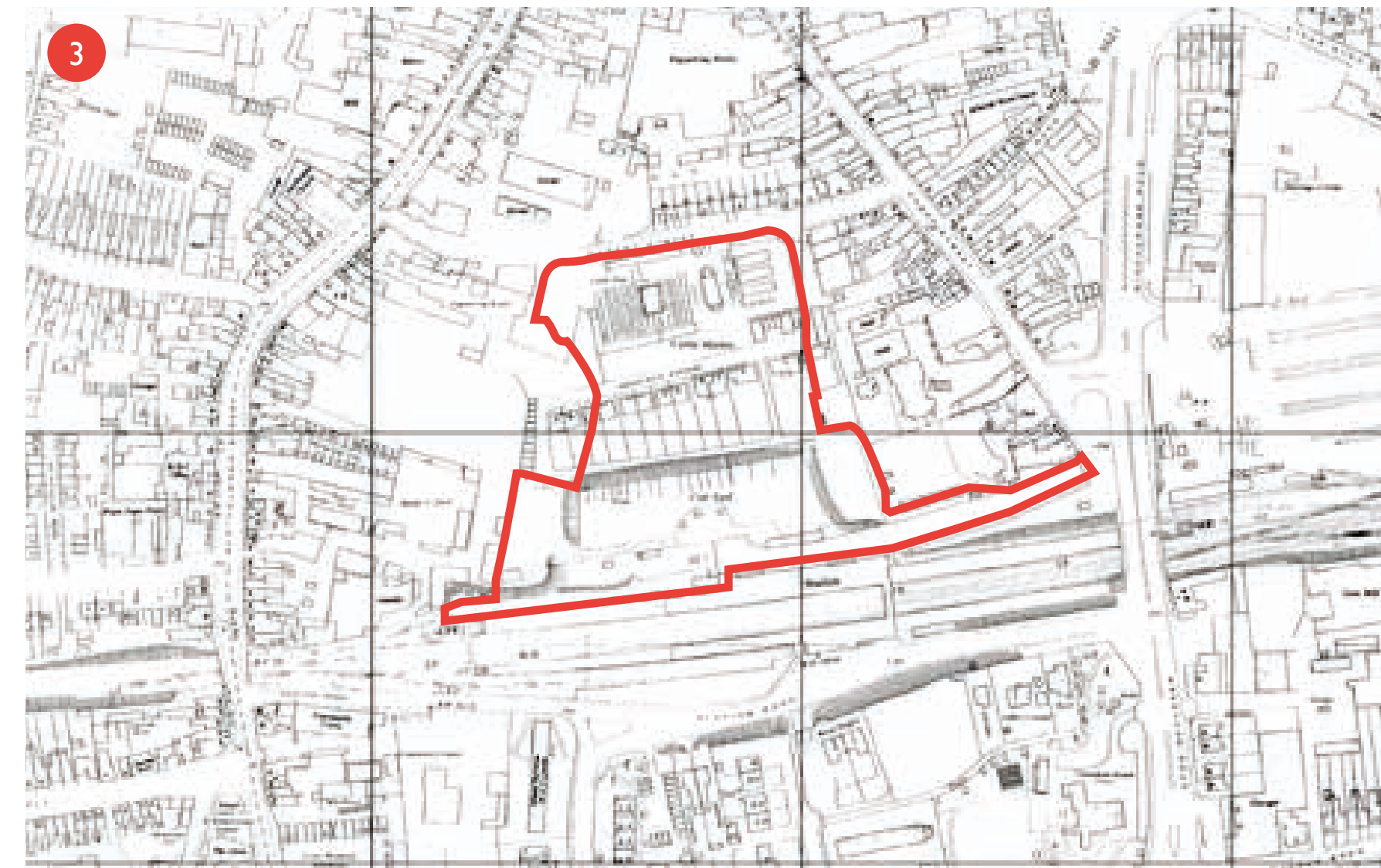
- Site boundary
- 1 1880/1881
- 2 1911
- 3 1967
- 4 1982



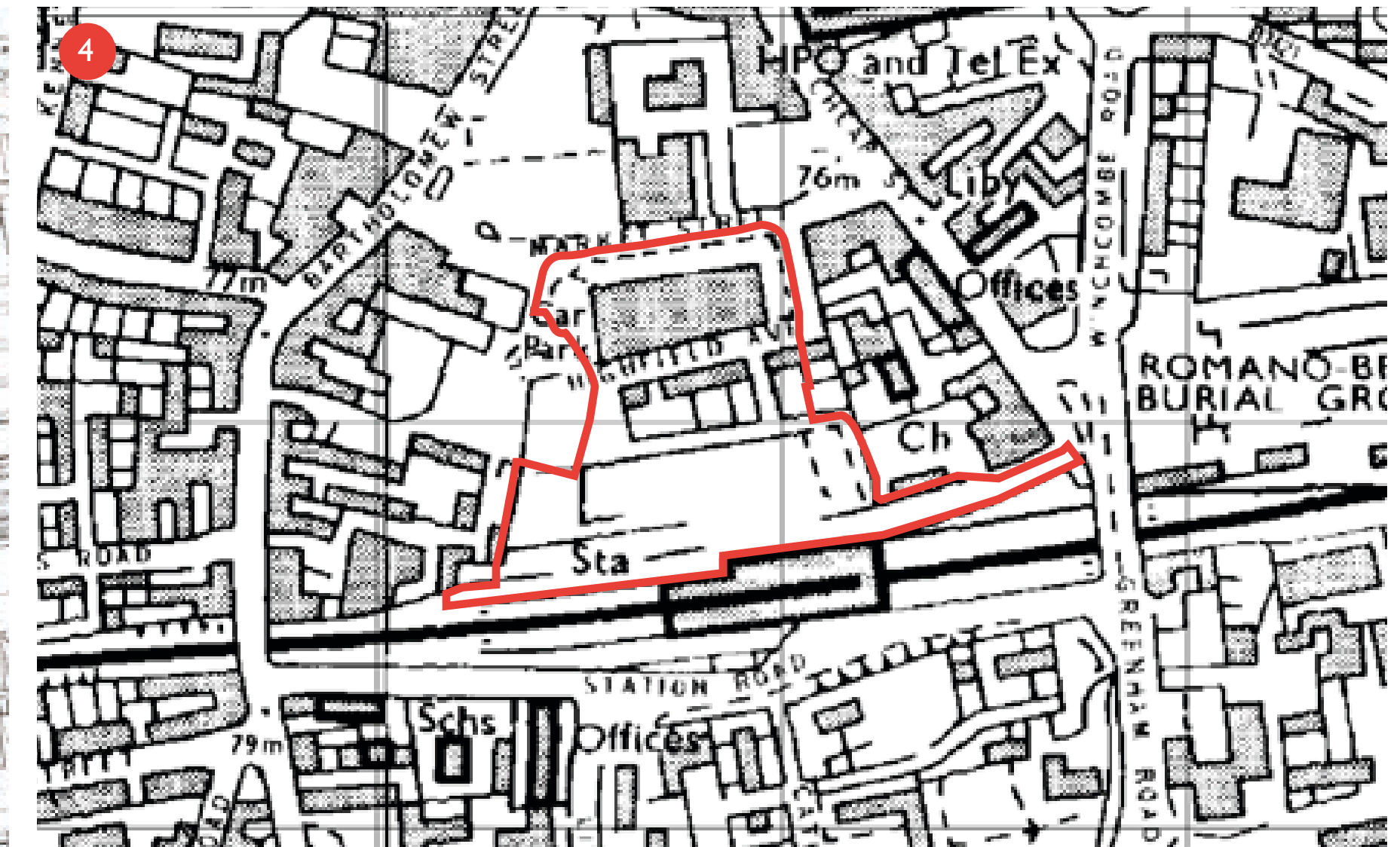
© Crown copyright and Landmark Information Group Limited 2015.



© Crown copyright and Landmark Information Group Limited 2015.

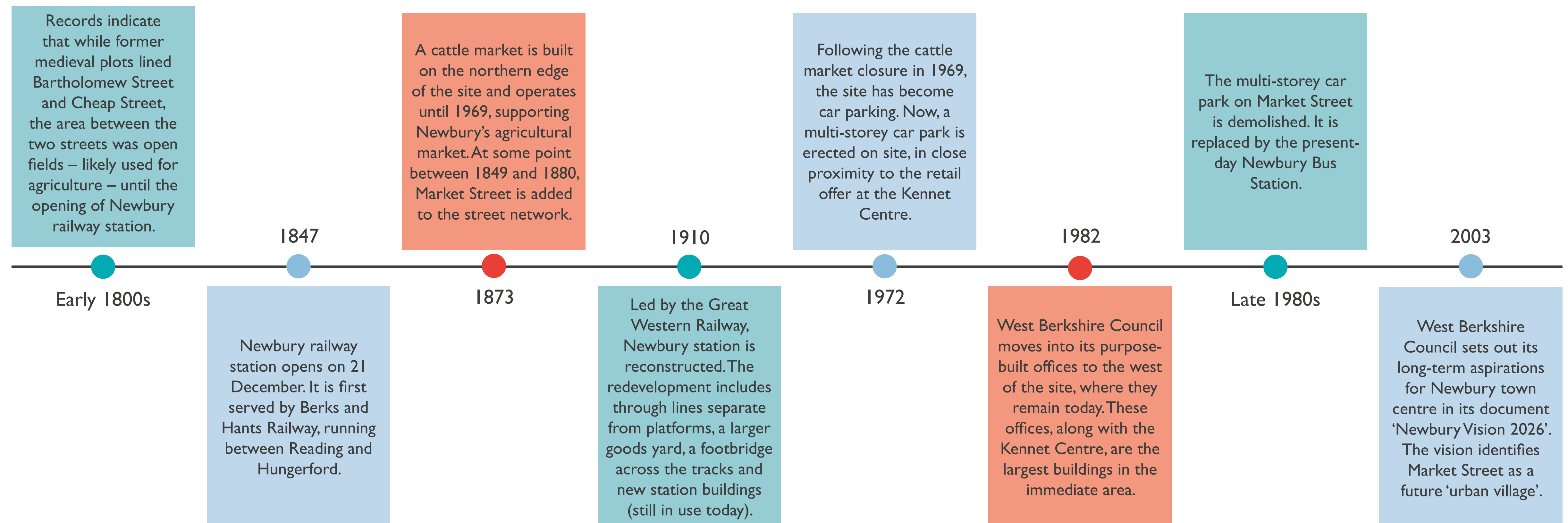


© Crown copyright and Landmark Information Group Limited 2015.



© Crown copyright and Landmark Information Group Limited 2015.

### TIMELINE OF SIGNIFICANT MILESTONES



MARKET STREET NEWBURY  
COMMUNITY PLANNING WEEKEND

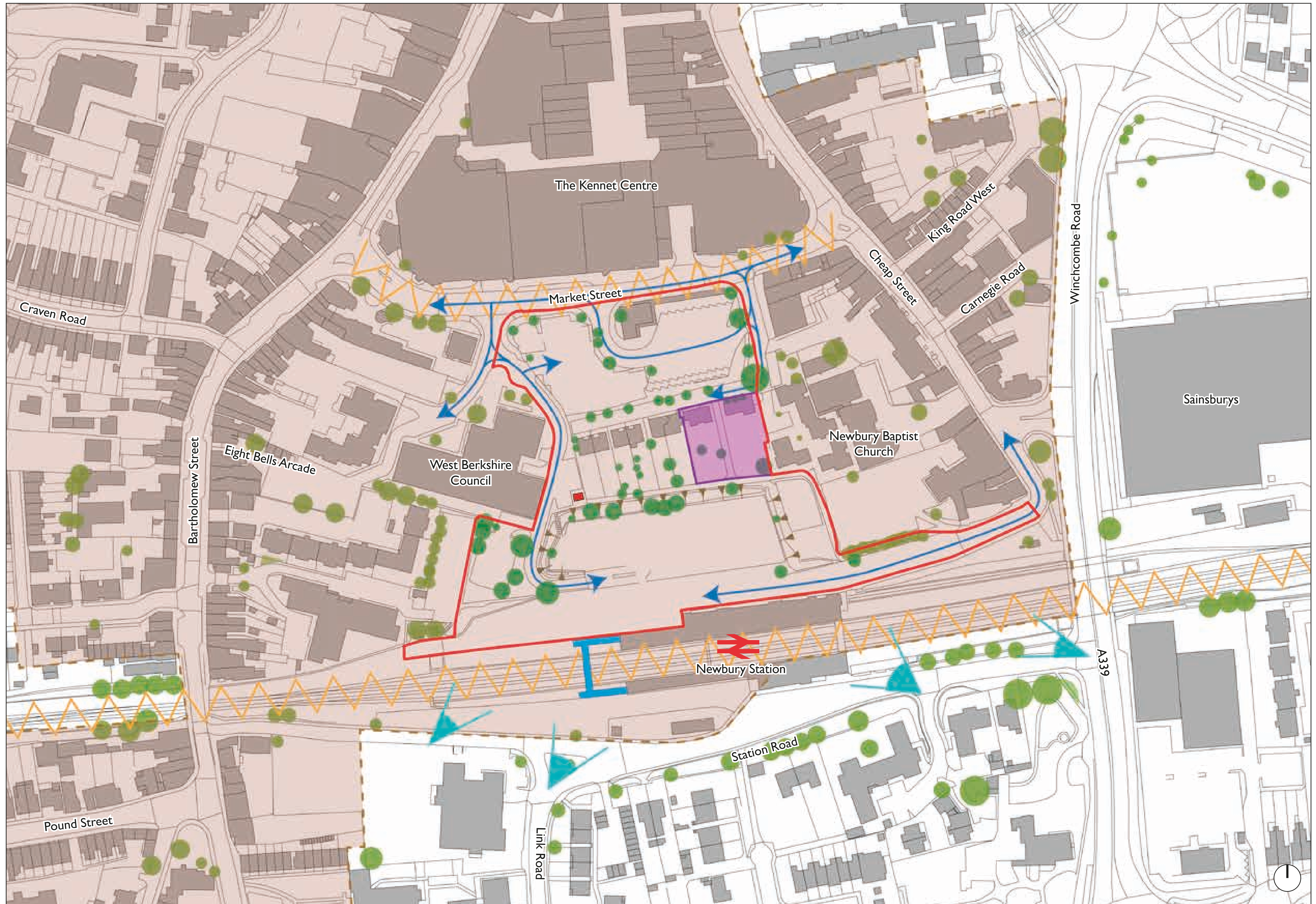
[www.marketstreetnewbury.co.uk](http://www.marketstreetnewbury.co.uk)

Investing in homes since 1912  
grainger plc | jtp.co.uk



# MARKET STREET NEWBURY STREET

## Constraints



### Key

- Site Boundary
- Conservation area
- Existing trees on site
- Main vehicular routes
- Land not owned by the development partnership
- ▲ Noise
- ▶ Key views
- Sub-station
- Proposed station bridge

Approximately 94% of the site is owned by the development partners; the remaining land (as identified on the plan) is split into two ownerships, and as the design evolves we wish to engage with these owners to establish if the demolition of these two buildings will substantially enhance the context of the development. At this stage, and as identified in the WBC Newbury Vision 2026 we believe this will be the case, and if so we will be working with these parties to minimise the disruption and find suitable replacement accommodation within the development or in close proximity of the site.

MARKET STREET NEWBURY  
COMMUNITY PLANNING WEEKEND

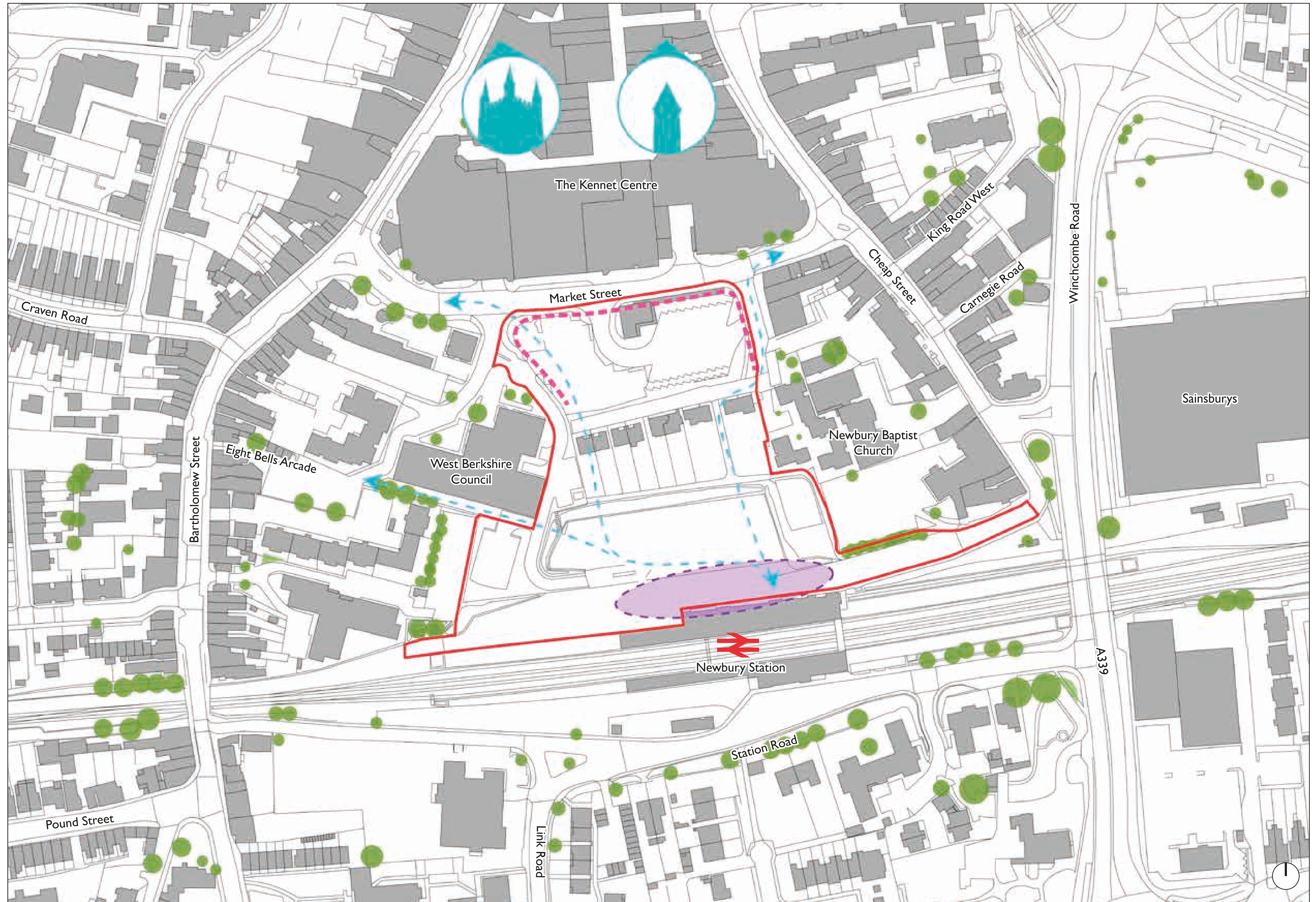
[www.marketstreetnewbury.co.uk](http://www.marketstreetnewbury.co.uk)

Investing in homes since 1912  
grainger plc | [jtp.co.uk](http://jtp.co.uk)




# MARKET STREET NEWBURY

## Opportunities



Key

- Site Boundary
- - - Enhanced gateway to Newbury Station
- - - New / Enhanced pedestrian routes
- - - New / Enhanced street frontage
-  View to local landmark

**MARKET STREET NEWBURY**  
COMMUNITY PLANNING WEEKEND

[www.marketstreetnewbury.co.uk](http://www.marketstreetnewbury.co.uk)

Investing in homes since 1912  
**grainger plc** 



# MARKET STREET NEWBURY

## Sustainability

MARKET STREET NEWBURY  
COMMUNITY PLANNING WEEKEND

[www.marketstreetnewbury.co.uk](http://www.marketstreetnewbury.co.uk)

Investing in homes since 1912  
grainger plc jtp.co.uk

### ENERGY

Grainger have appointed sustainability experts Hoare Lea to provide specialist advice and design input to reduce the energy needs and carbon footprint of the new development. Some the key measures to achieve this are listed below:

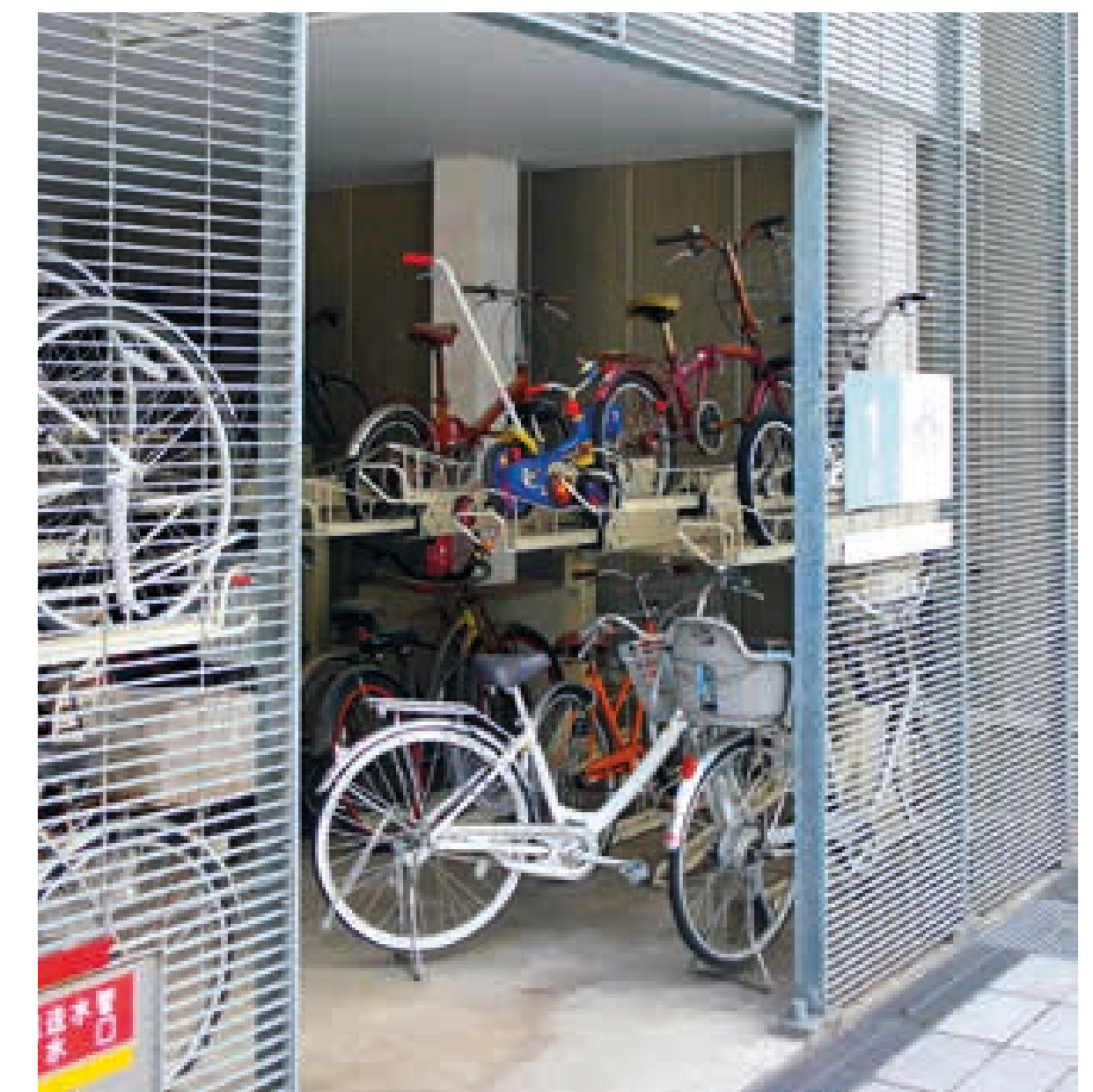
- Passive and active energy efficiency measures
- Early design stage thermal modelling to 'design in' performance
- Enhanced thermal performance of facades to reduce energy demand for heating
- Limitation on heat loss through airtight façades
- Heat recovery on mechanical ventilation systems
- Energy efficient lighting, pumps and fans
- High efficiency / low NOx gas boilers providing heating and hot water
- Potential for integration of renewable energy sources including Photovoltaic Cells and Solar Thermal Systems



### SUSTAINABLE APPROACH

Sustainability will be at the core of the new development, to help reduce its impact on the surrounding environment and future generations. Key approaches to achieve this are listed below:

- Site wide sustainable design led approach
- Reduction of domestic water consumption through the use of low flow fittings and efficient design
- Sustainable transport strategy with connections to local transport networks and the provision of cycle friendly amenities
- Community engagement and Considerate Constructors Certification
- Strategy to reduce surface water runoff
- Native species planting and habitat creation to support local ecology
- Waste recycling facilities
- Focus on natural daylighting to enhance live/work environment and reduce reliance on electric lighting
- Specification of sustainably sourced, low embodied carbon and recycled materials





# MARKET STREET NEWBURY

## Next Steps

MARKET STREET NEWBURY  
COMMUNITY PLANNING WEEKEND

[www.marketstreetnewbury.co.uk](http://www.marketstreetnewbury.co.uk)

Investing in homes since 1912  
grainger plc [jtp.co.uk](http://jtp.co.uk)

### WHAT DO YOU THINK?

We would welcome your feedback on our initial thoughts.

We invite you to join the public workshops during the Community Planning Weekend to share your experience and ideas with us.

### NEXT STEPS

Our ideas will be developed further over the next few days, incorporating the ideas, experience and comments we receive from you. We will analyse and summarise the Weekend and prepare an illustrative masterplan, which we will present back to you on Thursday, 16 July at 7PM at St Nicolas Church.

Thank you for coming to our exhibition. We look forward to working with you over the coming months.

