

An aerial photograph of Newbury, UK, showing a dense residential and commercial area. A large, irregularly shaped area in the center of the town is highlighted in a semi-transparent red color, indicating a specific focus of the community planning weekend. The surrounding area includes various buildings, streets, and green spaces.

# MARKET STREET NEWBURY COMMUNITY PLANNING WEEKEND

Report Back Presentation • 16 July 2015



MARK  
NEWBURY  
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STREET

# BACKGROUND

COMMUNITY PLANNING

KEY THEMES

SITE ANALYSIS

URBAN DESIGN VISION

ILLUSTRATIVE MASTERPLAN

NEXT STEPS

The Team

Investing in Homes since 1912  
**grainger plc**

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 FISI 4Good index. Grainger was awarded the UK's Residential Asset Manager of the Year at the RESI Awards in 2015, 2014, 2013 and 2012.



**Macaulay Walk**

- Redevelopment of 1.8-acre 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



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.

# NEWBURY

# 2026

Newbury in 2026..... freedom to grow



## A future 'urban village':

A mixed use, but predominantly residential area, with greatly improved pedestrian links between the railway station and the town centre.

- It can accommodate at least 200 homes
- Small scale units for appropriate commercial uses
- Improved car parking for users of Newbury railway station
- Railway station improvement works are also planned
- Bus station relocation
- Friends Meeting House on site





 Site Boundary

 Market Street Site Boundary as identified in the Newbury Vision 2026

Community  
Planning Weekend:  
Public workshops  
10 & 11 July 2015

Community  
Planning Weekend:  
Report Back  
16 July 2015

Design development  
July – October 2015

Detailed planning  
application  
submission  
End 2015

Anticipated  
determination  
Spring 2016

Detailed design &  
procurement  
Spring / Summer  
2016

Enabling works  
Autumn 2016

Start on site  
2017



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# MARKET STREET NEWBURY

## MARKET STREET NEWBURY COMMUNITY PLANNING WEEKEND

You are invited to the Market Street, Newbury Community Planning Weekend to participate in creating a Vision for a new 'urban village' improving the links between the town centre and the railway station.



### BACKGROUND EXHIBITION & WORKSHOPS

1.45PM - 7.00PM, Friday 10 July  
10.45AM - 4.00PM, Saturday 11 July

Venue: West Berkshire Council Offices,  
Market Street, Newbury RG14 5LD

### REPORT BACK PRESENTATION

7.00PM - 8.30PM, Thursday 16 July

Venue: St Nicolas Church  
West Mills, Newbury RG14 5HG



EVERYONE IS WELCOME!

# MARKET STREET NEWBURY

## COMMUNITY PLANNING WEEKEND

PUBLIC WORKSHOPS: 10 & 11 July  
REPORT BACK: 16 July

### BACKGROUND

Newbury's vibrant town centre is a key focus of West Berkshire Council's Local Plan, which aims to retain the town's market heritage whilst improving local infrastructure and renewing commercial uses and housing. As part of this strategy, the Market Street area has been identified as a future 'urban village': a mixed use, but predominantly residential area, with greatly improved pedestrian links between the railway station and the town centre. The site is located between the railway station and Market Street and includes the existing bus station and council car park. It can accommodate at least 200 homes, along with small units for appropriate commercial and retail uses and improved car parking for users of Newbury railway station. Station improvement works are also planned.

Grainger plc, one of the UK's leading residential property companies and the UK's largest listed residential landlord, has been selected to develop the site and has appointed architects and masterplanners John Thompson & Partners (JTP) to work with the local community to create a Vision for the 'urban village' and its relationship with the town centre.

### WHAT TO EXPECT AT THE COMMUNITY PLANNING WEEKEND

The Community Planning Weekend will be an opportunity to share local knowledge and contribute to planning the new neighbourhood through workshops, walkabouts and hands-on planning groups. There will also be an exhibition explaining the background of the site. Participation is on a drop-in basis – there is no need to pre-register – and you can stay for a short while, a few hours or the whole event if you are able to. Team members will be on hand to answer questions.

### REPORT BACK PRESENTATION

Following the public workshop days, the JTP-led team will analyse and summarise the outcomes and draw up a Vision for Market Street, Newbury, including an illustrative masterplan. This will be presented back to the local community on 16 July, 7PM at St Nicolas Church.

Following the Community Planning Weekend, the design team will move forward to prepare a detailed planning application for the site, which it is anticipated will be submitted to West Berkshire Council in Autumn 2015.

EVERYONE IS WELCOME!

## PROGRAMME

### FRIDAY 10 JULY

VENUE: West Berkshire Council Offices

- 1.45PM Background exhibition opens
- 2.00 Welcome and Introduction
- 2.15 Workshop 1 – The Area Today
  - What are the issues and opportunities locally?
  - What is the site's relationship with the town centre and neighbouring areas?
  - What are the challenges and opportunities for developing the site?
- Workshop 2 – Young People's Workshop  
A chance for young people to talk about the site and draw ideas for the new 'urban village'.
- Refreshment break
- 3.15 Hands-on Planning Groups and Walkabouts  
Work in small, facilitated groups to consider key issues for the site and its relationship with the neighbouring area and start to plan ideas for the future. Groups may choose to walk areas on and around the site to see and discuss opportunities and connections.
- 3.30 Refreshment break
- 5.00 Refreshment break
- 5.15 Reports Back from Hands-on Planning Groups
- 5.45 Workshops end and exhibition continues
- 7.00 Exhibition closes

### SATURDAY 11 JULY

VENUE: West Berkshire Council Offices

- 10.45AM Exhibition opens
- 11.00 Welcome & Introduction
- 11.15 Workshop 3 – Market Street Tomorrow
  - Creating a sustainable, new 'urban village' with a strong community
  - Connections and landscape design
  - Housing opportunities
  - Retail and commercial opportunities
- Workshop 4 – Young People's Workshop  
Another opportunity for young people to think about the site and draw ideas for the new 'urban village'.
- 12.45PM Lunch break – refreshments will be provided
- 1.30 Hands-on Planning Groups and Walkabouts  
Another opportunity to work in small, facilitated groups to plan ideas for the future. Groups may choose to walkabout areas near the site to see and discuss opportunities and connections.
- Refreshment break
- 3.00 Refreshment break
- 3.15 Reports Back from Hands-on Planning Groups
- 3.45 Next Steps
- 4.00 Workshops end and exhibition closes

### THURSDAY 16 JULY

VENUE: St Nicolas Church


- 6.45PM Doors open
- 7.00 Report Back of the Vision for Market Street
- 8.30 Close





*“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.”* Ryan's Antiques Store





*“The key question is: how will it affect my business? We need footfall. Without footfall we're dead.”* The Empire Cafe



*"It's really grim when you go down to the station – the area needs smartening up."* Jackson Stops & Staff



A photograph of two women standing in front of a brick building with a sign that reads "CRAFTS AND GIFTS". The shop windows are filled with colorful craft supplies, including string, beads, and finished projects. The woman on the left is wearing a white sleeveless top, and the woman on the right is wearing a purple top and a purple patterned scarf. They are both smiling. A wire basket filled with colorful items is visible on the right side of the image.

# CRAFTS AND GIFTS

*"We're loud, we're colourful. And we're the only one in town! This part of Newbury is seen as arty and bohemian. The whole Yard has woken up!" Rainbows*





*“We serve the homeless Community of Newbury!”*

LOOSE ENDS



# A step closer to a new 'urban village'

ANOTHER prime town centre site in Newbury is on the verge of high-rise redevelopment.

Developers and West Berkshire Council want to turn the 5.5 acre site between Newbury rail station and Market Street into an 'urban village' and provide a new gateway to the town, and also want to get the public's input into the project.

Developer Grainger is appealing to the public to help "shape" proposals for a new "urban village" - plans it describes as "a residential-led, mixed-use neighbourhood with greatly improved pedestrian links".

In 2013, West Berkshire Council was criticised by property experts and residents for giving away its land, worth £3.9m, to developers for nothing.

Opponents of the project said the land give-away was too high a price to pay for the latest installment of Newbury Vision - the council's over-arching development brief for the town.

The major redevelopment was originally touted in 2006 and draft plans were first displayed in January of this year, with an estimated building price tag of around £50m.

According to Grainger, the development will be able to accommodate at least 200 homes, along with small units for commercial and retail uses and extra car parking for users of Newbury rail station, together with some station improvements.

West Berkshire Council has also set out its long-term plan for the site in its *Newbury Vision 2026* document, which stated that the redevelopment would "provide an area that creates an impressive sense of arrival into the town".

According to the council, the area will be cleared and redeveloped over a period of five years and will include town centre residential accommodation, small-



A formal planning application is yet to be submitted and planners will first hold a "Community Planning Weekend" in July to ask members of the public directly to come up with their own ideas for the development.

When asked what input the public can have when so much of the development had already been decided by both developers and the council, development director at Grainger David Walters said "While the over-arching vision has been outlined by West Berkshire Council in its *Newbury Vision 2026*, Grainger believe it is essential for communities to participate and influence the final scheme for Market Street.

"Our Community Planning Weekend will be a real opportunity for local residents and businesses to take an active role in the interactive workshops and planning groups we have planned and contribute to the final proposals for the site."

Charles Campion, partner at JTP - the architects who are designing the project, said: "Consultation without participation is simply asking people to comment on what has already been drawn up by professionals.

"Participation in a well organ-

ized week: "The Market Street development or 'urban village' will ultimately bring significant economic benefits for the whole town.

"It forms a key part of the West Berkshire Council's *Newbury Vision 2026* that has already delivered projects such as Parkway, the cinema, and the popular pedestrian areas in the town centre."

She added that with the impending electrification of the rail line "the council saw this as an opportunity to provide a new and enhanced gateway to Newbury."

The community planning weekend which is open to the public will be held at the West Berkshire Council Offices on Market Street on Friday July 10 between 1.45pm and 7pm and Saturday July 11 between 10.45am and 4pm.

At the public meetings there will be workshops, walkabouts and hands-on planning groups, and an exhibition explaining the background to the site.

Design team members will also attend to answer questions about the development.

Following the weekend JTP will draw up a new vision for the site, including an illustrative







TEAM TOUR

jtp





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DA11 LHJ

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LAJ5





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To Let  
941 - 1,912 sq ft  
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01535 462228

Shop / Offices  
To Let  
941 - 1,912 sq ft  
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HOME LEA  
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01535 462228









You never know who you'll meet in Newbury!





TEAM TOUR

itp





TEAM TOUR

jtp






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MAYORS LANE



TEAM TOUR 





FRIENDS MEETING HOUSE



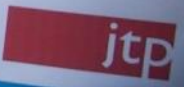


# MARKET STREET NEWBURY COMMUNITY PLANNING WEEKEND

10.00 AM – 7.00 PM, Friday 10 July & 10.45 AM – 4.00 PM, Saturday 11 July 2015  
Venue: West Berkshire Council Offices, Market Street, Newbury RG14 5LD

Report Back Presentation: 7.00 PM – 8.30 PM, Thursday 16 July 2015  
Venue: St Nicolas Church, West Mills, Newbury RG14 5HG

**EVERYBODY IS WELCOME!**



SET UP



reception



**MARKET STREET NEWBURY**  
**COMMUNITY PLANNING WEEKEND**

10.45AM – 7.00PM, Friday 10 July & 10.45AM – 4.00PM, Saturday 11 July 2015  
Venue: West Berkshire Council Offices, Market Street, Newbury RG14 5LD

Support Back Presentation: 7.00PM – 8.30PM, Thursday 16 July 2015  
Venue: St Nicolas Church, West Mills, Newbury RG14 5HG

plc

**EVERYBODY IS WELCOME!**



SET UP





# MARKET STREET NEWBURY COMMUNITY PLANNING WEEKEND

1.45PM – 7.00PM, Friday 10 July & 10.45AM – 4.00PM, Saturday 11 July 2015  
Venue: West Berkshire Council Offices, Market Street, Newbury RG14 5LD

Back Presentation: 7.00PM – 8.30PM, Thursday 16 July 2015  
Venue: St Nicolas Church, West Mills, Newbury RG14 5HG

EVERYBODY IS WELCOME!



SET UP







OPENING

jtp





OPENING

itp





OPENING

jtp



**MARKET STREET NEWBURY  
COMMUNITY PLANNING WEEKEND**  
1.45PM - 7.00PM, Friday 10 July & 10.45AM - 4.00PM, Saturday 11 July 2015  
Venue: West Berkshire Council Offices, Market Street, Newbury RG14 5SD  
Report Back Presentation: 7.00PM - 8.30PM, Thursday 18 July 2015  
Venue: St Nicolas Church, West Mills, Newbury RG14 5JG  
granger plc **EVERYBODY IS WELCOME!**

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granger plc **EVERYBODY IS WELCOME!**





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grainger plc EVERYBODY IS WELCOME! 





**Back Presentation: 7.00PM – 8.30PM, Thursday 16 July 2015**  
**venue: St Nicolas Church, West Mills, Newbury RG14 5HG**

**EVERYBODY IS WELCOME!**

jtp

DREAMS

SOLUTIONS

*“We have come to REALLY hear what you have to say!”* Jonathan Kiddle, Grainger





granger plc

Venue: St Nicolas

EVERYBODY IS W

THE T

Architectura

Integratu

MARI  
COMMUN  
1.45PM - 7.00PM,  
Venue: West Berks

*"There could be a leisure centre near the station and an information point!"* TRINITY SCHOOL





*“It would be good to have nice pathways for walks and cycling.”*





*“This park can be used as an outside leisure area and will be linked to an indoor social area, with seating, which young adults in Newbury really need!”*





*“We've included an area for charities, where they can hold meetings...”*



# YOUNG PEOPLE'S WORKSHOP

## STATION WALK





# YOUNG PEOPLE'S WORKSHOP

## STATION WALK



*“We need somewhere in the middle to meet  
– a roundabout for people!”* PARK HOUSE SCHOOL



# YOUNG PEOPLE'S WORKSHOP

## STATION WALK

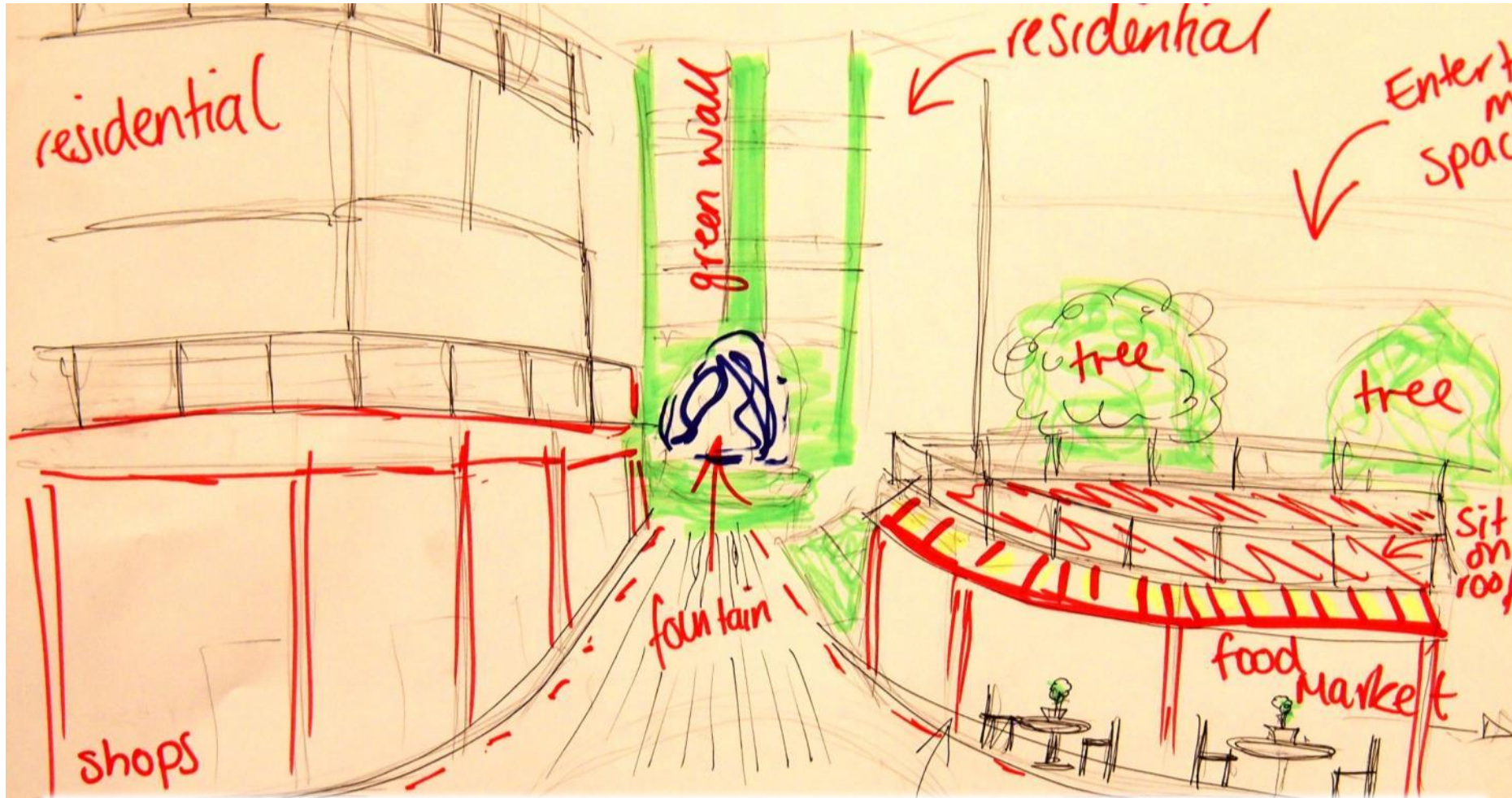


*"It's not very inviting to come out of the station and see all the cars!"*



# YOUNG PEOPLE'S WORKSHOP

## STATION WALK



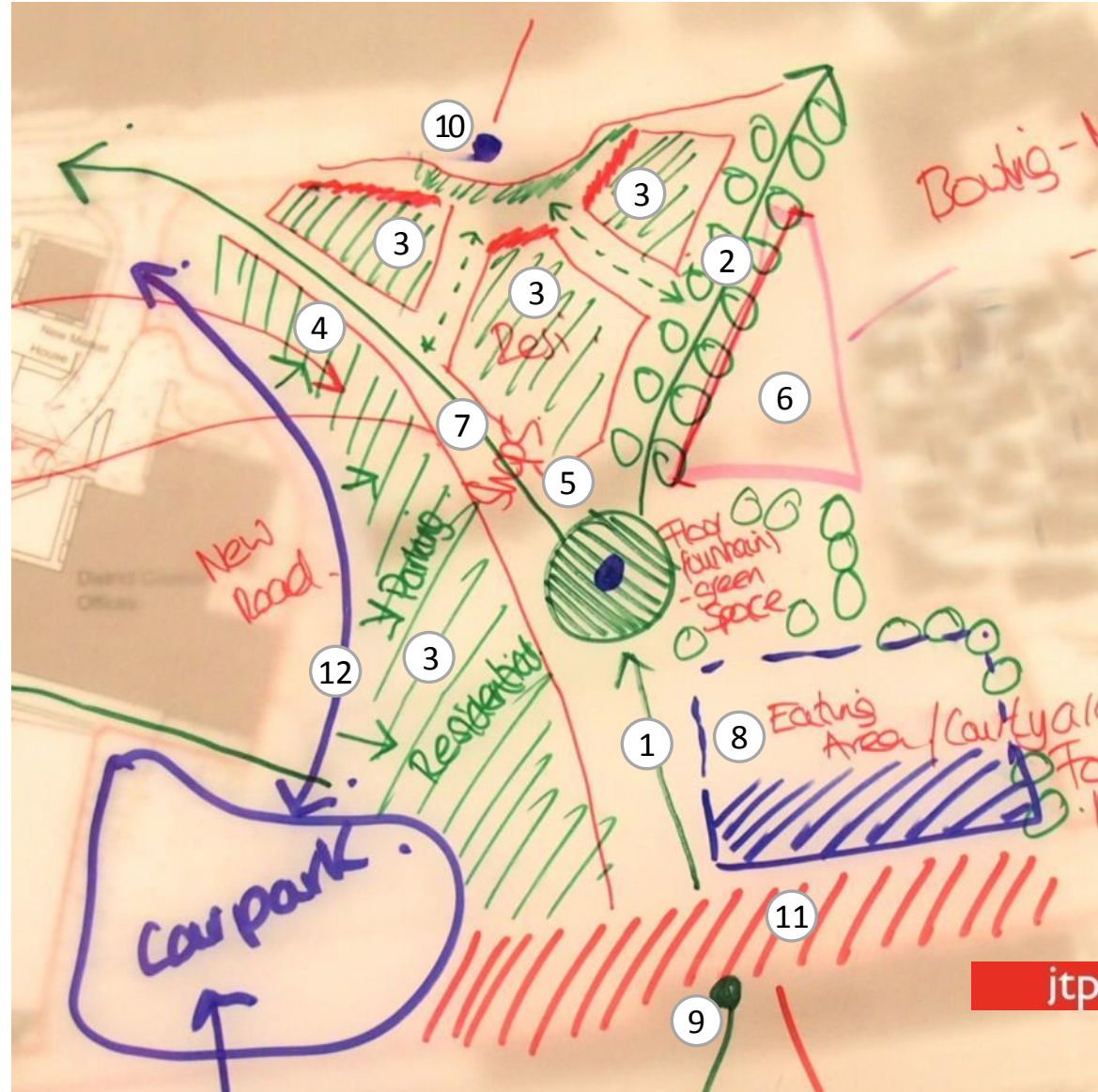
*"A fountain with some green space and trees would make a nice background to a food market near the station."*



# YOUNG PEOPLE'S WORKSHOP

## STATION WALK

1. View through to **green space** with fountain or art installation
2. Tree lined **avenue** leading to Market Street
3. Residential, with **shops below**
4. **Gym** – open to all
5. Vertical **greening on façade**
6. Community **meeting place / entertainment**: bowling alley and nightclub
7. Good **street lighting**
8. **Food court** – market – eating area – 'quick' food, with seating area on roof
9. Touchscreen **information point**
10. Bus stop
11. **Pedestrianised area**
12. New **road** to new car park





# MARKET STREET NEWBURY COMMUNITY PLANNING WEEKEND

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grainger plc

EVERYBODY IS WELCOME!

jtp

ISSUES

THE AREA TODAY

DREAMS

SOLUTIONS

# MARKET STREET NEWBURY COMMUNITY PLANNING WEEKEND

1.45PM – 7.00PM, Friday 10 July & 10.45AM – 4.00PM, Saturday 11 July 2015  
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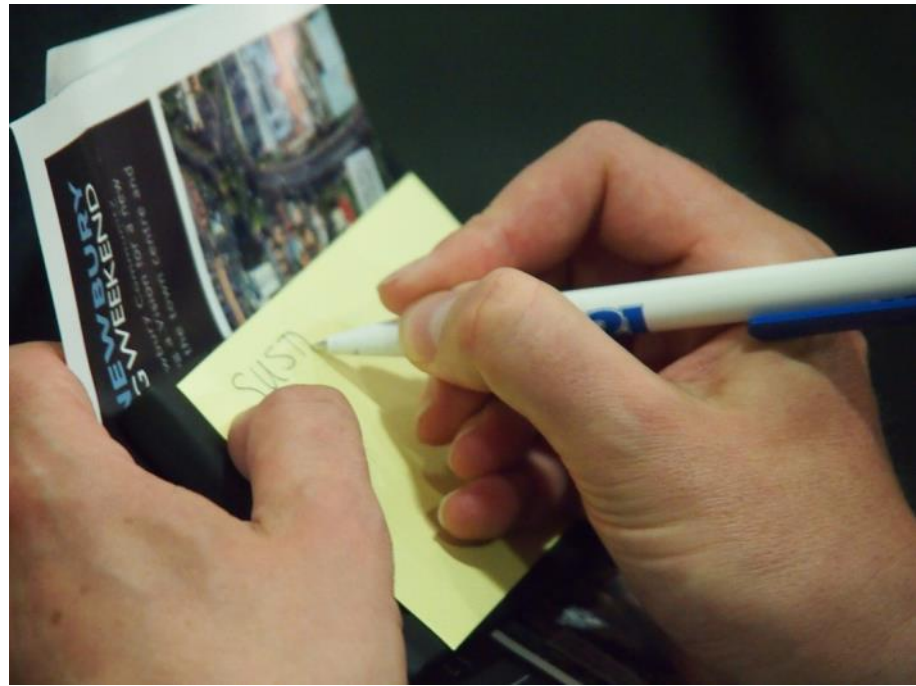
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grainger plc

EVERYBODY IS WELCOME!

jtp









1.45h  
Vent  
Re

graingert

ISSUE

### STATION WALK

ISSUES

- GREEN SPACES
- SPACES TO BURN - APPROACH FOR APARTMENTS
- SECURITY
- WAY TO HENDRY - HUGE OFF
- PROPORTIONS BETWEEN GREEN SPACES
- THE WHOLE TOWN
- APPROACH
- ENTIRE
- APPH

SCHOOL



**MARKET STREET NEWBURY  
COMMUNITY PLANNING WEEKEND**  
1.00PM - 7.00PM Friday 12 July & 10.00AM - 4.00PM Saturday 13 July 2013  
Wessex Place, Berkshire County Offices, Market Street, Newbury RG14 5LQ  
Report Back Presentations: 7.00PM - 8.00PM Thursday 18 July 2013  
Wessex St Nicolls Church, West Hill, Newbury RG14 5JG  
EVERYBODY IS WELCOME!








*“We need green places to sit in, especially when you live in a flat!”*



Place to  
Relax



A photograph of two men in a meeting. The man on the left is wearing sunglasses, a white checkered shirt, and a dark vest. He is speaking. The man on the right is wearing glasses and a white shirt, holding a pen. The background is a plain wall with a whiteboard.

*“Newbury is accessible in an easy way  
and well connected!”*





*“However, moving the bus station  
doesn’t seem a good idea to me ...”*





*“There should be much better bus routes to and from Newbury ...”*



like Newbury Archway  
Market

A welcoming

area

not just for the binge  
drinkers.



BREAK OPEN THE "BLOCK"  
OF MARKET STREET  
TO ALLOW THROUGH  
PEDESTRIAN / CYCLE MOVEMENT  
TO / FROM STATION NORTHWARDS





*"I'm concerned that you get the new commercial bits right!"*





*“This end of Bartholomew Street has died - if you create something new here, it should bring back life!”*



- The lack of affordable parking is causing residential roads to be used as alternative car parks. More housing = more cars



Use of  
space under  
government?



Bus sta

building out to  
Bm 2 level

Use existing  
2 levels by  
building out

over existing railway car park

lifts  
train  
sta

Use for  
buses





*“Can’t you keep the Quaker’s garden and provide a new Meeting House for them?”*





*“Perhaps if you design a new building for vulnerable people, the groups from the Baptist Church can be included?”*





The community needs a heart  
to it. Quakers can help provide that.

Is it envisaged that the 18th C  
buildings in Market St. (which are  
admittedly blighted) will be swept  
away as well as the Quaker House  
in the grand plan? So much of  
old Newbury has been swept  
away in the cause of redevelopment.



*“Isn’t this a wonderful opportunity to build nice houses very close to the station!”*



We <sup>must</sup> ~~must~~ have some  
affordable housing





*"Perhaps we can learn from the Prince of Wales's concept!"*



In the North we have PARKWAY living  
= blocks of concrete apartments

Can we have PARK LIVING in  
the south of the town = green ~~spaces~~  
interwoven with the housing so  
it flows?



A woman with short brown hair and glasses, wearing a black top, is speaking and holding a pen to her chin. A man with a mustache and glasses, wearing a dark blue shirt, is sitting next to her, listening. In the background, there are five framed portraits of men in suits hanging on a wall.

*“It is important to link this project to our ongoing Newbury Vision Process ...”*















## FRIDAY ISSUES

### Transport interchange

- Need for easy interchange between buses and trains
- Concern that bus station relocation could result in reduced services at/near station
- Weather protection, seating at current bus station important – will new stops have these?
- Impact of development on taxi rank outside station

### Street connections

- Need more pedestrian and cycle links between town centre and station
- Few north-south pedestrian rail crossings

### Car parking

- Both surface car parking and multi-storey car parks can be eyesores – is this avoidable?
- High prices cause cars to park on nearby streets instead of using car parks

### Community buildings & social space

- Uncertain future for Friends Meeting House and groups using it
- Lack of social spaces, especially indoors
- New urban village needs a "heart"



# FRIDAY ISSUES

## Town centre

- What kind of retail in urban village? Already an overprovision of some shop types in town centre
- Impact on nearby streets which have empty and deteriorating shops
- Recent investment in northern part of town centre - south needs regenerating

## Housing

- Who will homes be for: occupied or left vacant, for local workers, commuters or newcomers, how much affordable?

## Infrastructure

- Suitability of town infrastructure to cope with more people and vehicles

# PROBLEMS • DREAMS • SOLUTIONS

## FRIDAY OPPORTUNITIES

### Local character

- Buildings of different height and character
- Opportunity to learn from other places: what's worked, what hasn't

### Connections

- Design that supports integration (not severance) with town centre
- Well-marked pedestrian and cycle connections, and views, through the site

### Transport

- Transport services that link station to town centre and to outer areas
- Integrate and improve parking within the development

### Housing

- Housing that is affordable, for diverse occupiers (young/old, tenures)

### A community heart

- A future for the Friends Meeting House, whether in new or existing location on or off-site
- Open space that integrates spaces to stop and socialise with greenery, wildlife habitat

### Economic opportunity

- Development could be catalyst for regeneration of nearby streets
- Support local shopping offer, employment



# OPPORTUNITIES & CONSTRAINTS



# HANDS ON PLANNING • FRIDAY







HANDS-ON PLANNING • FRIDAY

## GETTING ABOUT

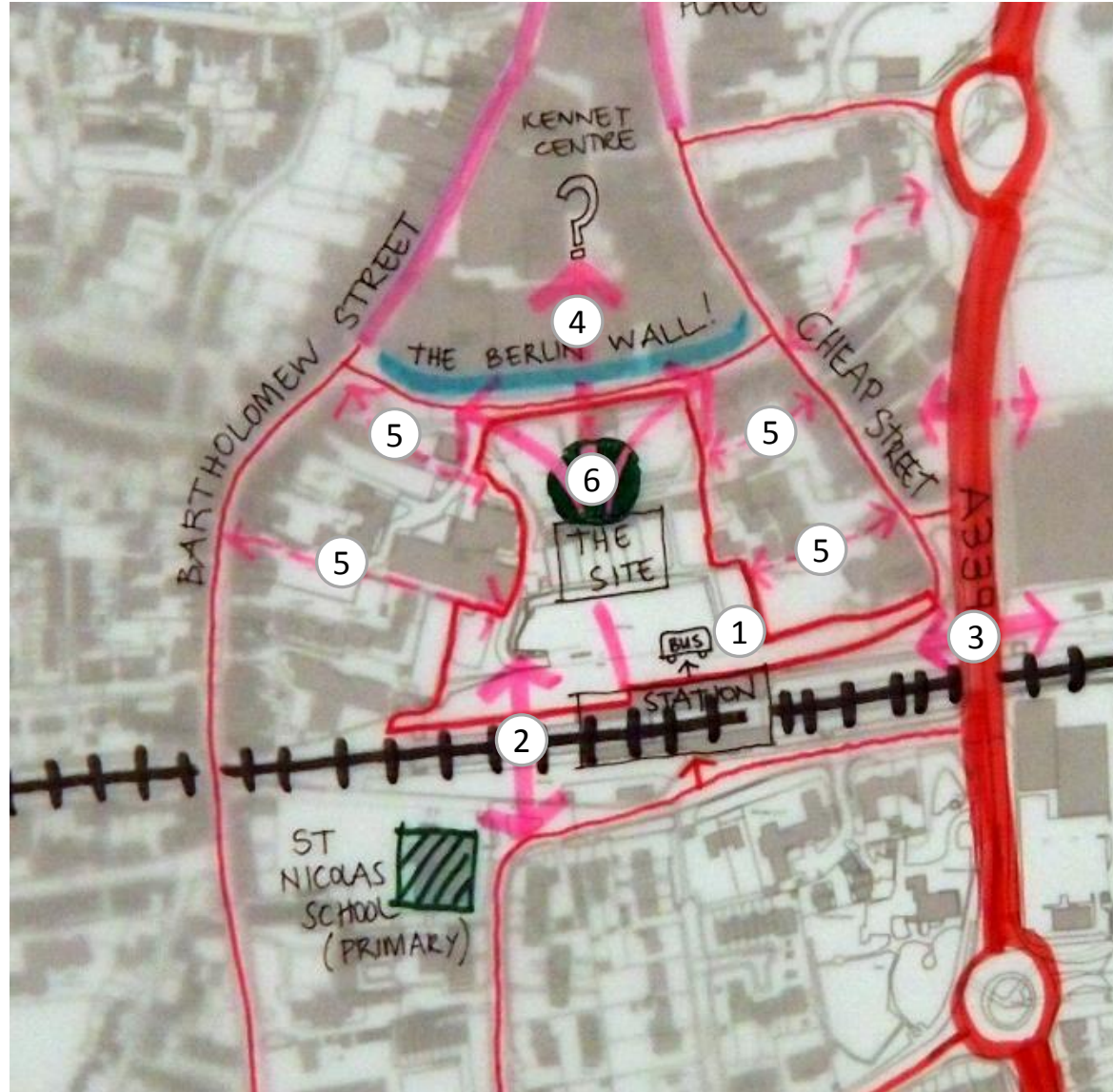


*"The Kennet Centre looks like the Berlin Wall! But even the Berlin Wall came down ... unexpectedly!"*



# GETTING ABOUT

1. Convenient Access to safe covered and well lit **Bus stops**
2. Reinstate **Pedestrian Bridge** over the railway with access for people with disabilities
3. **Underpass under A339** to improve pedestrian access to school!
4. Create strong **pedestrian connection to the town**
5. Create **East-West connections** through the site to help Cheap Street and Bartholomew Street
6. Create **green focal point** at the centre of the development



# HANDS-ON PLANNING • FRIDAY

## FRIENDS



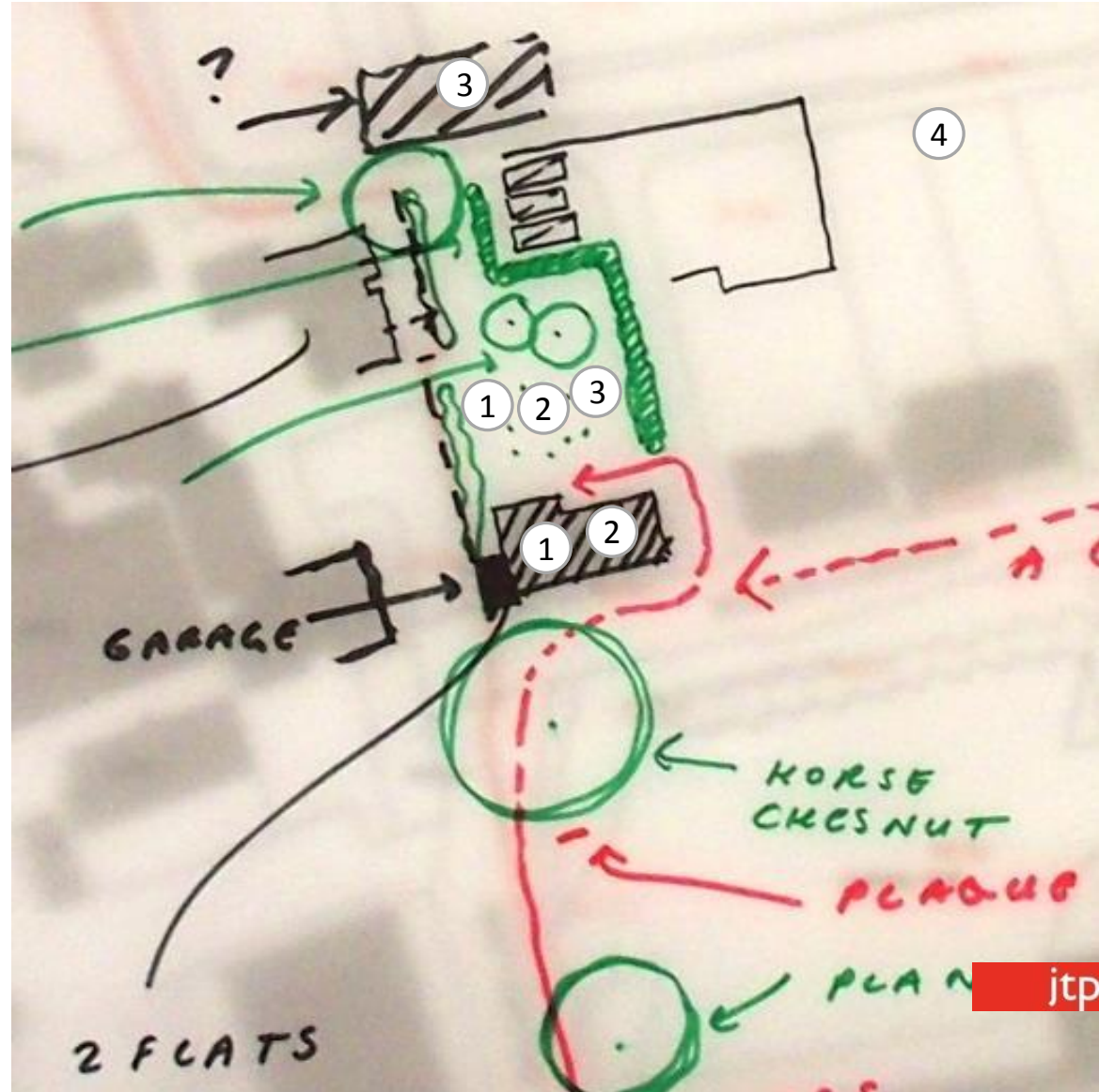




## FRIENDS

Five options were explored:

1. **Building and garden remain** as they are
2. Building to be improved with **additional space** and the garden remains
3. Garden is retained but the **existing building is replaced** by a new purpose built facility
4. New purpose built facility and garden is constructed on a **new on site location**
5. Facility will move **to a new location in the town centre** and current Quaker site will be redeveloped.





# HANDS-ON PLANNING • FRIDAY

## AT THE RAILWAY STATION



CHATTING TO PEOPLE AT STATION

SUMMARY

ISSUES

- TOO MUCH HOUSING ALREADY  
"FLATS ARE JUST RENTED TO VODAFONE PEOPLE THEY'RE NOT FOR LOCALS"
- DO WE NEED MORE SHOPS - KENNET CENTRE
- VODAFONE PEOPLE DON'T USE THE TOWN  
"THEY GET HERE BY BUS OR TAXI + JUST TAKE THE BUS TO LONDON OR READING. THEY DON'T GO INTO TOWN."
- NEWBURY HAS ENOUGH RESTAURANTS  
"HOW MANY INDIAN RESTAURANTS DO YOU HAVE IN ONE TINY TOWN?"
- TAXI RANK COULD BE OBSTRUCTED FROM VIEWS DURING CONSTRUCTION - ACCESS LIMITED WHILE DEV. BEING BUILT. (BAD FOR TAXI)
- "IT'S SO SAD DOWN BY THE STATION - IT NEEDS SOMETHING TO ACTIVATE IT - IT'S NEARLY GROWN WHEN YOU GET TO THE STATION." "NEWBURY GETS MORE DREAMY AS YOU GET FURTHER AWAY"
- CAN'T USE CAFE AT STATION UNLESS YOU'RE A PASSENGER
- PARKING GETS OVERLOADED DURING FOOTBALL DAYS + RACE DAYS

(CHATTING AT RAILWAY STATION)

SUMMARY

IDEAS

- HOTEL
- "AFFORDABLE" HOUSING (BUT NOT NECESSARILY SOCIAL HOUSING)
- "CHARACTER" - NOT BLAND
- MONUMENT / STATUE / PUBLIC ART
- SIGNAGE - INFORMATION
- SMALL SUPERMARKET (FOR PASSENGERS ARRIVING / LEAVING)
- "A SERIES OF STEPPING STONES" TO ATTRACT PEOPLE TO THE STATION
- "AS MUCH GREEN SPACE AS POSSIBLE"
- PARK - FOUNTAIN - POND - BRIDGE
- SOMETHING FOR YOUNG PEOPLE "KIDS ROUND HERE HAVE NOTHING"
- YOUTH CENTRE
- MORE IMAGINATIVE ARCHITECTURE
- GOOD EXAMPLES OF STATION COMPLEXES eg ST PANCRAS LIVERPOOL STREET, PARIS
- CLASSY BAR / COCKTAIL BAR

CHATTING AT RAILWAY STATION

SUMMARY

IDEAS

- CLUB
- MONUMENT NEAR THE STATION
- INTERNET (ATM)
- PUB
- SEATING
- INFORMATION STANDS
- CLUB - "SOMETHING TO BRING PEOPLE IN HERE AT NIGHT"
- PUB - SOMEWHERE TO SIT
- PUB - ATTRACTIVE "NOT A BIG BLOCK OF CONCRETE"
- CAFE (like Pret à manger) - CAN BUY DRINKS FOR HOMELESS - FIRE FOOD FOR HOMELESS
- SEATING FOR PASSENGERS
- FAST VAN
- PUB - LIGHT + AIRY - "MUSTN'T BE DINGY"
- PUB - SURE CENTRE
- BIKES TO HIRE / BIKE REPAIR SHOP
- "GROW YOUR OWN" - PLANTMENTS
- SHOPS - ARCADE STYLE
- "SOMEBODY THAT'S NICE TO WALK THROUGH + GET TO WHERE I'M GOING!"

HANDS-ON PLANNING • FRIDAY

# AT THE RAILWAY STATION



*“What about public art and sculpture, poetry, fountains – the concourse at Sheffield station has all of these!”*



# HANDS-ON PLANNING • FRIDAY AT THE RAILWAY STATION



*“We need something to bring people into Newbury at night, a good nightclub perhaps ...”*

# AT THE RAILWAY STATION



## ISSUES

- TOO MUCH HOUSING ALREADY  
"FLATS ARE NOT RENTED TO VODAFONE PEOPLE - THEY'RE NOT FOR LOCALS"
- DO WE NEED MORE SHOPS - KENNET CENTRE EMPTY NOW
- VODAFONE PEOPLE DONT USE THE TOWN  
"THEY GET HERE BY BUS OR TAXI + JUST TAKE THE TRAIN TO LONDON OR READING. THEY DONT GO INTO TOWN."
- NEUBURY HAS ENOUGH RESTAURANTS  
"HOW MANY INDIAN RESTAURANTS DO YOU NEED IN ONE TINY TOWN?"
- RANK COULD BE OBSTRUCTED FROM ... CONSTRUCTION - ACCESS LIMITED ... BEING BUILT. (BAD FOR TAXI DRIVERS)

*"We need a series of stepping stones to attract people to the station!"*



HANDS-ON PLANNING • FRIDAY

# LINKED GREENS & URBAN SQUARES



# LINKED GREENS & URBAN SQUARES

1. Linked **green spaces** connecting the station plaza, Market Street, QMH garden and nearby trees
2. Enhance pedestrian experience walking eastwards from Inch's Yard including a **new square in front of the council offices**
3. **Greened streets** from the station to a new piazza space
4. Create a **better pedestrian link to the west**, south of the council offices
5. Ramp from the station plaza to the upper level to **allow easy wheelchair access**





HANDS-ON PLANNING • FRIDAY

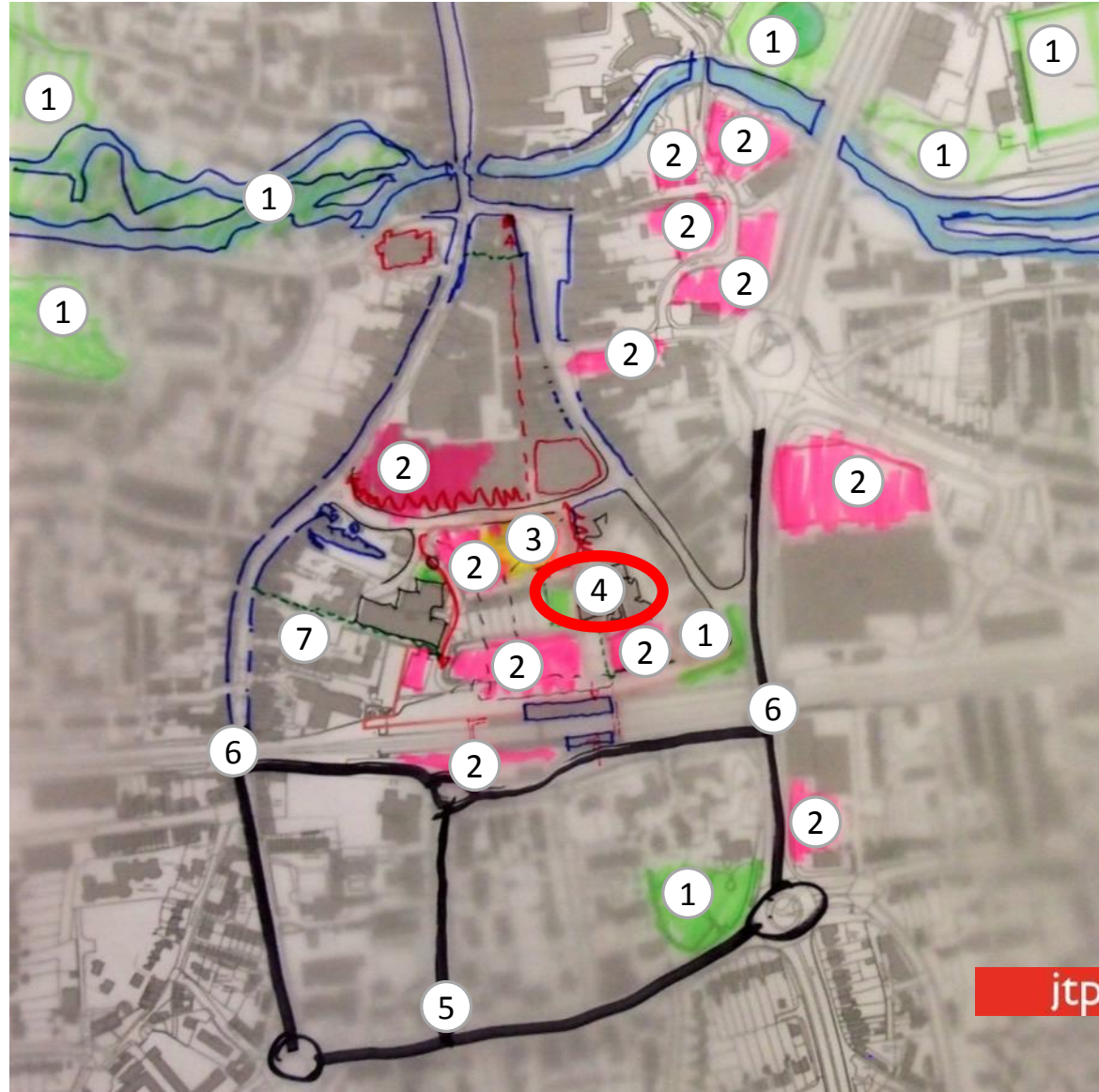
# CENTRE HEART



*“We keep looking back – why can’t we move on”?*

## CENTRE HEART

1. **Green spaces** – not many in southern part of town centre
2. **Car parks** – seems a lot
3. Bus station (to be relocated)
4. Grouping of **Quakers, Baptist Church and Retirement community**
5. Road network to south of railway
6. The two bridges crossing the railway are 450m apart
7. Footpath from Bartholomew St





WORKSHOP • FRIDAY

# LOCAL ECONOMY



*“The centre of gravity has moved north of the bridge because of Parkway.”*

WORKSHOP • FRIDAY

# LOCAL ECONOMY



*“We've got to get through the pain barrier and then people will start to see the benefits. Once you build it, the rest will fall into place. Then it's all about promotion.”*



# LOCAL ECONOMY

## CONCERNS

- The big businesses tend not to use local accountants, lawyers and professionals, they bring their own advisors in from outside
- Loss of independent retailers
- New houses are needed to attract people but there are fears Newbury will become a dormitory town if there is too much residential
- Low cost housing for local people is needed, but how to make it high quality?
- This is a part of town that needs regeneration and 'stitching together'
- Newbury needs several smaller meeting spaces, as well as the Market Square

## OPPORTUNITIES

- There is support for Newbury's growth and development
- Inch's Yard is beginning to prosper due to efforts made by shop owners
- Build on existing reputation of local area - niche businesses and destination shopping
- There's a very strong arts community in Newbury. Focus on arts and culture as well as commerce
- More quality small scale office space
- Space above shops should be brought back into use
- Create a 'gateway' at the station
- Promote development plan at BID's AGM on 22 July



*“Isn’t it interesting that people have said so many things!”*



# SATURDAY ISSUES

## Local identity

- Will development reflect local character, site history?

## Housing

- Housing provision needs to include affordable homes. What property sizes are needed?

## Local economy

- Parts of nearby shopping areas appear to be under-occupied or struggling: Cheap Street, Bartholomew Street, Kennet Centre
- Underprovision of low rent/rate space for retail, social enterprise
- Need for comprehensive town centre strategy, not north v. south regeneration

## Neighbours & users

- The importance of the Friends Meeting House, and need for certainty for the Quakers and community groups who use the space
- Impact on and opportunity for nearby organisations, buildings

## Movement and transport

- Need for integrated public transit, walking and cycling infrastructure
- Impact of bus station relocation on bus services, user accessibility
- Increasing congestion and parking problems

# SATURDAY ISSUES

## **Sustainability and resilience**

- Potential loss of vegetation, habitat – will new development have green character?
- Sustainability of development: building materials, waste water management, lifetime use
- Flooding issues at lower levels



# SATURDAY OPPORTUNITIES

## **A gateway to Newbury**

- A welcoming, stylish entrance from the station into the town
- Easy interchange between trains, buses, taxis – on both sides of the rail tracks
- High quality, accessible pedestrian and cycle routes

## **Outdoor life**

- Open, public spaces for sitting, socialising, playing
- Active streetscape – reasons for people to walk through and stop
- Keep green character of site through trees (old and new), gardens

## **Community centre**

- Include the “spiritualness” of the site: Quakers, Baptist Church
- Facilities to support services provided by community organisations

## **Neighbourhood identity**

- Support regeneration of surrounding town centre
- Opportunities for independent, local businesses/enterprises, onsite or nearby
- Possibility of becoming cultural quarter of town centre

PROBLEMS • DREAMS • SOLUTIONS

# SATURDAY OPPORTUNITIES

## **Housing**

- Mix of housing types, tenures that are attractive and accessible for existing Newbury residents and newcomers

## **Newburyness**

- ‘Human scale’ environment that breaks up buildings with paths, open space, greenery
- Use materials that are sustainable and also reflect ‘Newburyness’



# HANDS ON PLANNING • SATURDAY





# HANDS-ON PLANNING • SATURDAY

## STATION TRAFFIC





# HANDS-ON PLANNING • SATURDAY

## NEWBURYNESS





# HANDS-ON PLANNING • SATURDAY NEWBURYNESS

## "NEWBURYNESS" WALKABOUT

Paul, Maddie, Barry, Fred, Neil.....  
and Marie and Bob along the way.

**Inches Yard**: INFORMAL, CAFE SEATING + GREENERY  
OUTBOUNS, VARIED ROOFS, SLATE + TILES, MATERIALS.  
RED BRICKS

**CARPARKS**: CAN BE WELL DESIGNED?  
QUITE FULL ✓ SATURDAY EFFECT?

**CHARITY SHOPS**: UPCYCLING / REUSING?

**CANAL + RIVER**: CHURCH,  
WATERS EDGE - NEW + OLD BUILDINGS,  
PUB ✓ ACTIVITY + OPEN SPACE ✓

REGENCY NEWBURY  
- WEST MILLS AREA - VIEWS TO THE BRIDGE + NORTHCROFT

CONTRAST BETWEEN NEW OLD AT BOTTOM AT TOP?  
- NEW BUILDING TRYING TO LOOK OLD? -



"I looked at Newbury in a way I never did before - very interesting!"



# NEWBURYNESS

## "NEWBURYNESS" WALKABOUT

Paul, Maddie, Barney, Fred, Neil.....  
and Marie and Bob along the way.

Inches Yard: INFORMAL, CAFE SEATING + GREENERY  
OUTBOGONS, RED BRICKS → VARIED ROOFS + MATERIALS. SLATE + TILES.

CARPARKS → CAN BE WELL DESIGNED?  
QUITE FULL ✓ SATURDAY EFFECT?

CHARITY SHOPS → UPCYCLING / REUSING?

CANAL + RIVER → CHURCH,  
WATERS EDGE - NEW + OLD BUILDINGS,  
PUB ✓ ACTIVITY + OPEN SPACE ✓  
REGENCY NEWBURY

- WEST MILLS AREA → VIEWS TO THE BRIDGE + NORTH CROFT

CONTRAST BETWEEN OLD AT BOTTOM AT TOP? NEW

- NEW BUILDING TRYING TO LOOK OLD? -  
- BETTER JUST MODERN ??





MIX OF MATERIALS AND MODERN VS TRADITIONAL





OLD AND NEW





“HIGGLEDY-PIGGLEDY NOOKINESS”





OLD AND NEW





OLD AND NEW





BUSY AND CREATIVE





KING CAR



# HANDS-ON PLANNING • SATURDAY

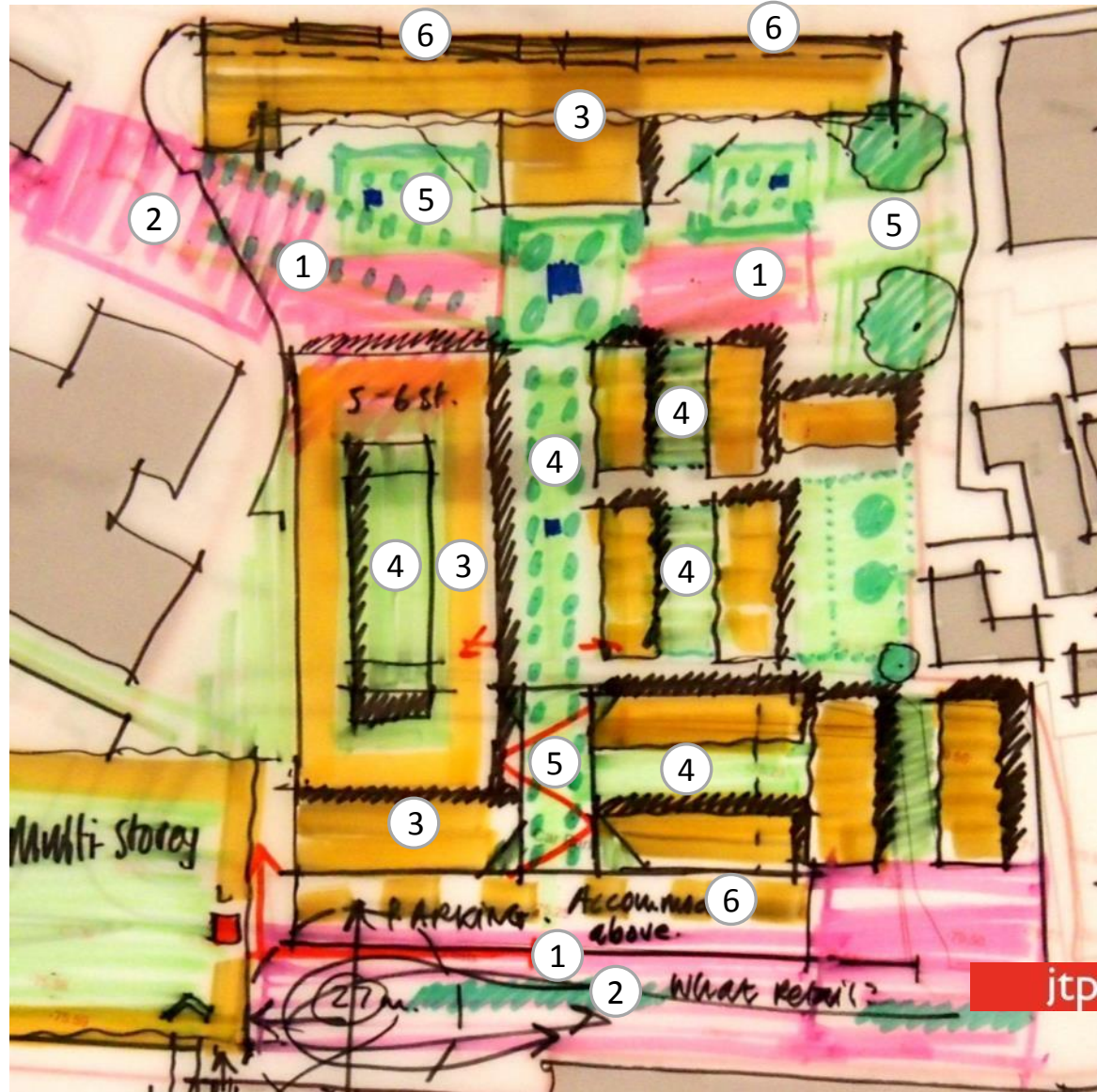
## PARK LIVING



## PARK LIVING

The main themes were:

1. **Walkable** district
2. Predominantly **traffic free** environment
3. Locate **flats** on the main roads and access routes, **houses** to the rear of the flat blocks thereby providing more privacy/ quieter environment
4. **Ample spaces** to sit out, balconies, private gardens, and also roof gardens and terraces
5. **Green public routes** and interlinked town gardens
6. Provide **local facilities** but not to create competition with local businesses





# GATEWAY



## HANDS-ON PLANNING

### GATEWAY

1. GATEWAY  
PEDESTRIAN & CYCLE  
ACCESS / SIDE WALK
2. PEDESTRIAN CONNECTIONS  
- NEW CROSSING AT 333
3. EXTRA NETWORK SIDE WALKS  
- NEW PUBLIC REALM / TREES
4. CONNECTION TO BUSES  
- TRIPPER BUS?  
- VERTICAL LOOP?

6. TANK BANK  
OPTIONS - SINGLE OR  
LOCATION
7. RELOCATE PERMIT  
HOLDERS
8. PEDESTRIANS USE  
BANDWIDTH OF 4-550  
NOT BRIDGE

## GATEWAY

1. Create new **pedestrian gateway** with pedestrian and cycle access to the town centre
2. Explore a new **pedestrian crossing** to the A339 to the east
3. Explore the potential of unused Network Rail land. **New public realm** and street trees
4. Improve pedestrian connection to bus stops. **Hopper bus** link to new Bus Station.
5. Introduce **vehicular loops** from **Market Street to Cheap Street** provides improved access for taxis and drop off and reduces vehicular conflicts
6. **Relocate permit holders** to multi storey car park to create improved public realm





HANDS-ON PLANNING • SATURDAY

# NEW IDENTITY

## PLANNING



*“Newbury’s gone from a market town to Silicon Valley”!*

## NEW IDENTITY

1. **Connections** to Bartholomew Street and Cheap Street
2. **Buses** – need effective shelter – and public toilets!
3. **Footpath** from Bartholomew Street
4. **Possible link to Cheap Street?**  
Consider loyalty system to encourage people to shop locally
5. Food store + tourist info?
6. **Bike hub and coffee bar**
7. Station square
8. **Ramp** up to town level
9. **Quiet central green space**





# HANDS-ON PLANNING • SATURDAY

## COMMUNITY CAKE



# HANDS-ON PLANNING • SATURDAY COMMUNITY CAKE



*“Agree the overall plan and give different people the chance to input on different areas”*



## COMMUNITY CAKE

Key recommendation is to **form a community forum** with sub groups like:

- Community groups (Quakers, CTNA (Christians Together in Newbury),  
Loose Ends,
- Local economy group (Market Street regeneration)
- A local independent business group
- Young people's group
- Arts group
- Appoint a **liaison person** (contact by phone /emails)
- Agree remit of Focus Group – parameters / boundaries of what can be tackled or left alone
- Agree frequency of meetings, venues, minute / action point taking.
- Agree methods of communication with the wider public.
- Funding / sponsorship would need to be determined.
- Hold street naming competition

WORKSHOP • SATURDAY

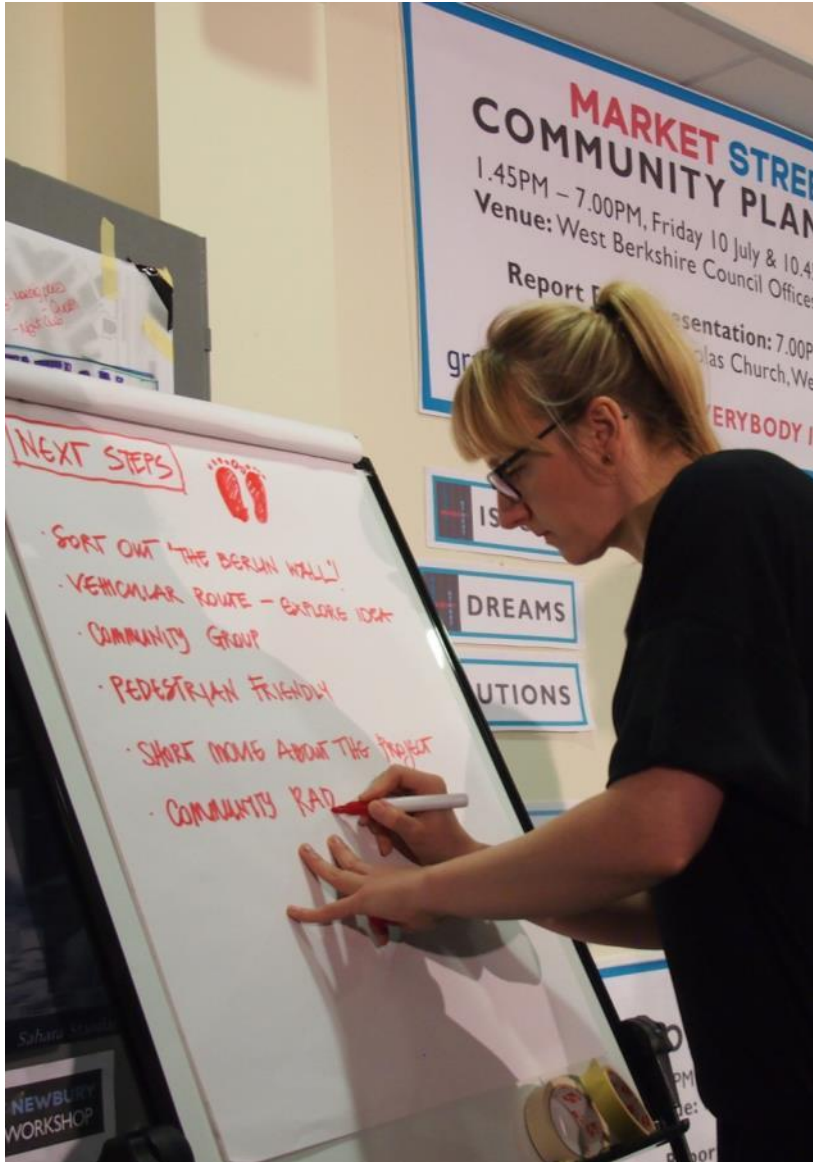
# NEXT STEPS





# WORKSHOP • SATURDAY

## NEXT STEPS



### WAY FORWARD

- Give local people an opportunity to respond and comment on JTP's illustrative 'Vision'
- Provide concrete options for Quakers to consider
- Create a community liaison group to focus on the project and this particular part of Newbury
- Engage local artists, sculptors etc. for open spaces, make use of community arts groups, open air music, etc.

# WORKSHOP • SATURDAY

## NEXT STEPS



### COMMUNICATION

- Keep residents informed via local newspapers
- Display plans at station
- Regular updates in Newbury Weekly News
- Ask District Council to keep residents updated via their own newsletters, websites, surgeries, etc
- Set up a website where people can see plans and give feedback
- Circulate a summary to those who can't be at the report back
- Feedback to include a summary of main priorities of those contributing to the this weekend
- Organise an interview on local radio
- Make a short film about the project and put online



WORKSHOP • SATURDAY

# NEXT STEPS






TEAM WORK

itp





TEAM WORK 

MARK  
NEWBURY  
T

STREET

BACKGROUND

COMMUNITY PLANNING

# KEY THEMES

SITE ANALYSIS

URBAN DESIGN VISION

ILLUSTRATIVE MASTERPLAN

NEXT STEPS



## KEY THEMES

# 1. 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.”*

## KEY THEMES

# 2. 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."*



### 3. 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.”*

## KEY THEMES

# 4. 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."*



## KEY THEMES

# 5. RAIL & STATION SQUARE

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'.

*“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!”*

## KEY THEMES

# 6. 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 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?"*



## KEY THEMES

# 7. 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.”*

# 8. 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 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.”*



MARK  
NEWBURY  
T

STREET

BACKGROUND

COMMUNITY PLANNING

KEY THEMES

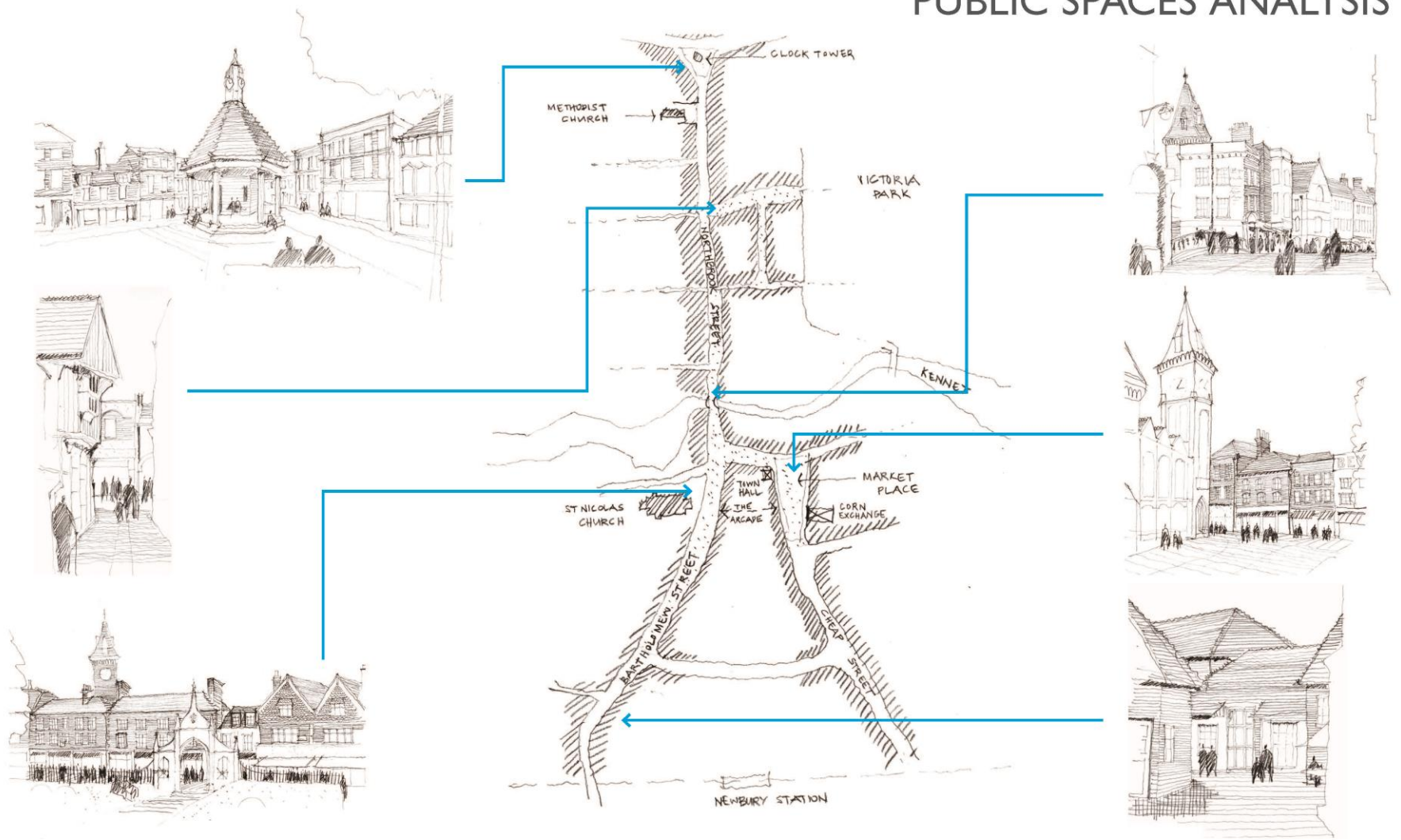
SITE ANALYSIS

URBAN DESIGN VISION

ILLUSTRATIVE MASTERPLAN

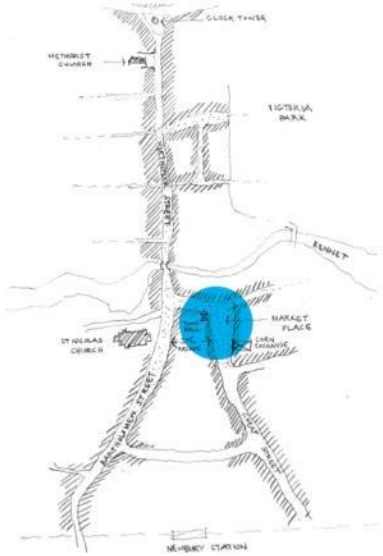
NEXT STEPS

# THE CHARACTER OF NEWBURY PUBLIC SPACES ANALYSIS





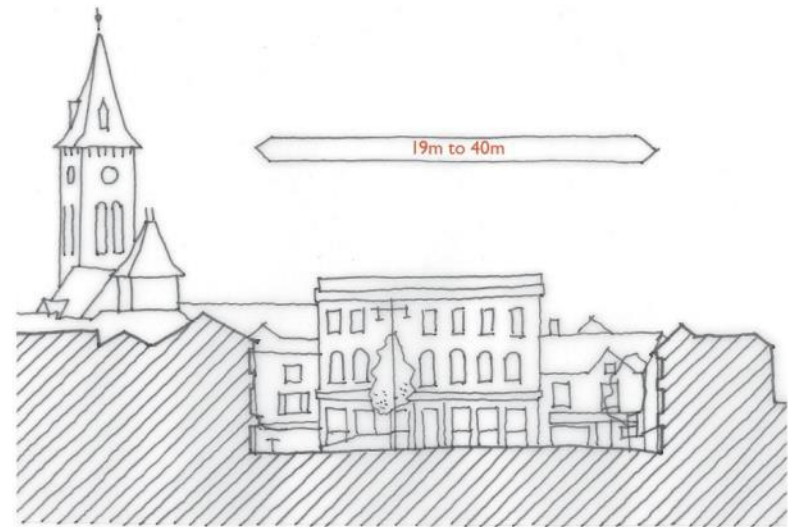
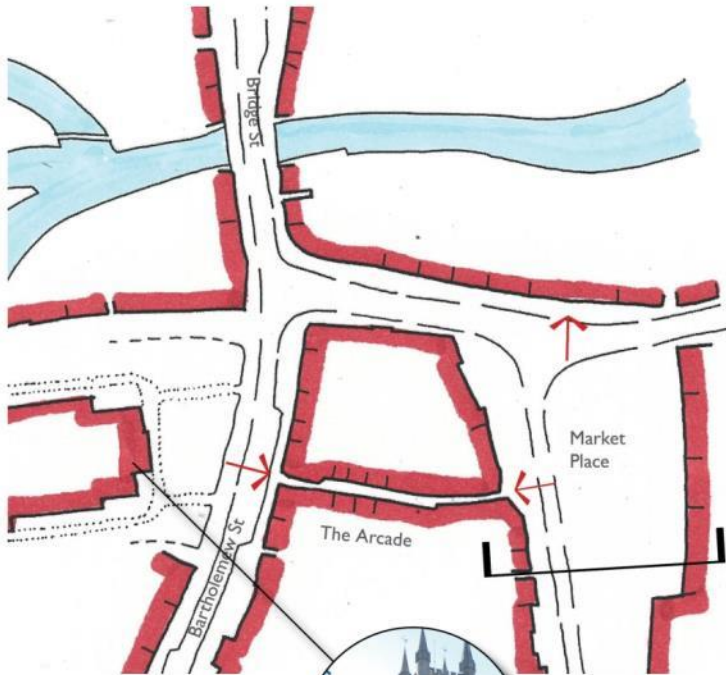
THE CHARACTER OF NEWBURY  
PUBLIC SPACES PRECEDENTS - MARKET PLACE



# THE CHARACTER OF NEWBURY

## STREET CHARACTER

### MARKET SQUARE



**Market Square**  
Width to height ratio = 2:1 to 4:1

NORTH-SOUTH SPACE  
ENCLOSURE  
MOST GENEROUS ENCLOSED SPACE IN THE TOWN  
110m LONG, WIDEST 45m NARROWEST 19m  
WIDER PLOT FRONTAGES

MARKET PLACE



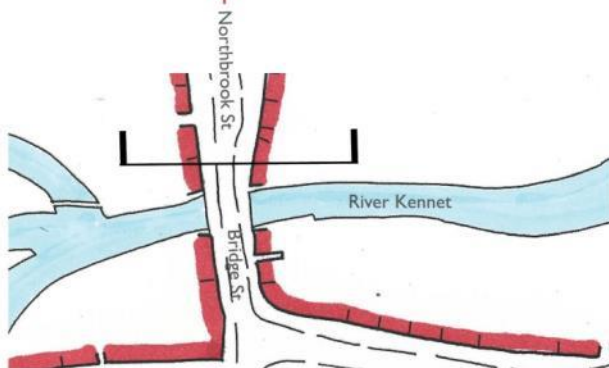
# THE CHARACTER OF NEWBURY

## STREET CHARACTER

### NORTHBROOK STREET



↑ Long view towards memorial



18m



#### Northbrook Street

Width to height ratio = 2.5:1

NORTH-SOUTH STREET  
MOST GENEROUS STREET REFLECTS ITS IMPORTANCE AS THE MOST  
IMPORTANT STREET  
PREDOMINANTLY RED BRICK STREET

NORTHBROOK STREET

# THE CHARACTER OF NEWBURY STREET CHARACTER



RANGE OF PLOT WIDTHS  
VARIED ROOF LINE  
MIX OF ROOF TYPES  
APPROX 18m20m WIDE  
TALL PORTRAIT WINDOWS  
REGULAR SPACING  
GROUND, FIRST AND SECOND FLOOR EMPHASISED  
STRING COURSES BETWEEN FLOORS AND AT PARAPET LEVEL  
CONTRASTING QUOINS AROUND WINDOWS  
BRICK LINTELS TO WINDOWS  
3 - 4 STOREYS, 9 - 10 M TO PARAPET  
STRONG PARAPET LINE, RIDGES PARALLEL TO STREET  
KEY BUILDINGS WITH DUAL GABLES TO STREET  
PLOT WIDTHS DESIGNED BY SET BACKS



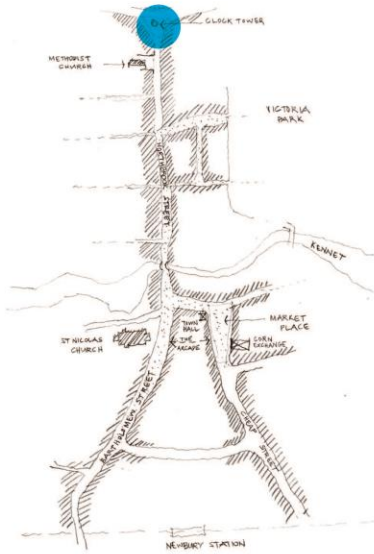
**Northbrook street**  
View north

NORTHBROOK STREET

jtp

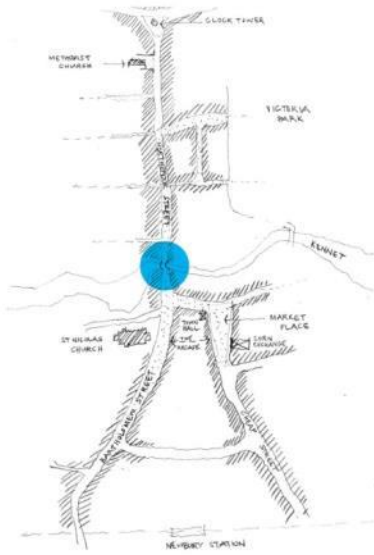


## PUBLIC SPACES PRECEDENTS - CLOCK TOWER

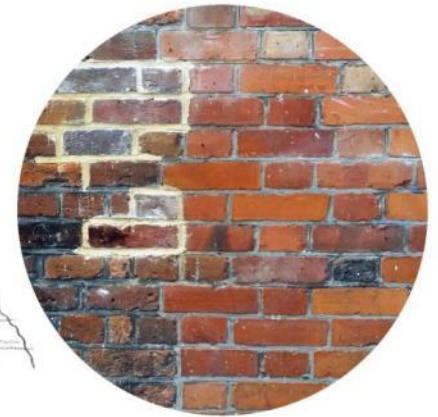


- object building at the centre of the space
- space is formed by widening of streets
- confluence of streets
- varied roofline - flat, hipped, pitched roofs of varying pitch

THE CHARACTER OF NEWBURY  
PUBLIC SPACES PRECEDENTS - BRIDGE ST



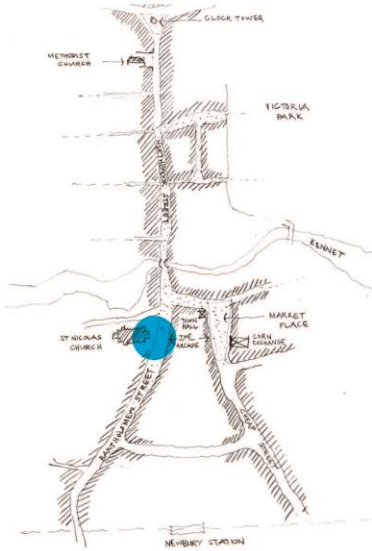
- a moment along the high street
- topography adds interest
- painted & brick facades



BRIDGE STREET



# PUBLIC SPACES PRECEDENTS - BARTHOLOMEW ST

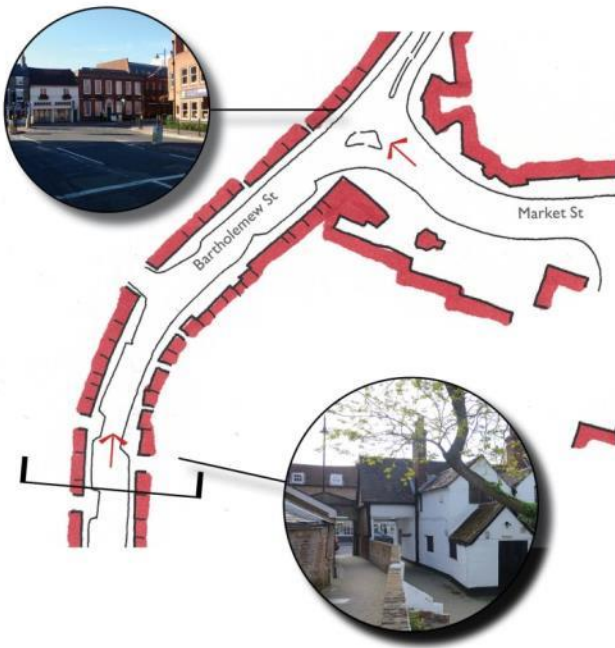


- regularity to facades
- ground floor different to upper floors
- chimney - strong features
- thriving high street

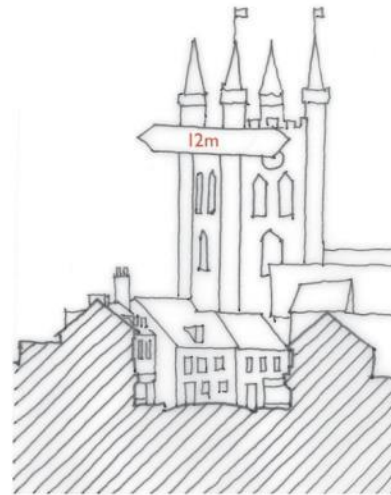
# THE CHARACTER OF NEWBURY

## STREET CHARACTER

### BARTHOLOMEW STREET



**Bartholomew Street**  
Example of a part-covered laneway



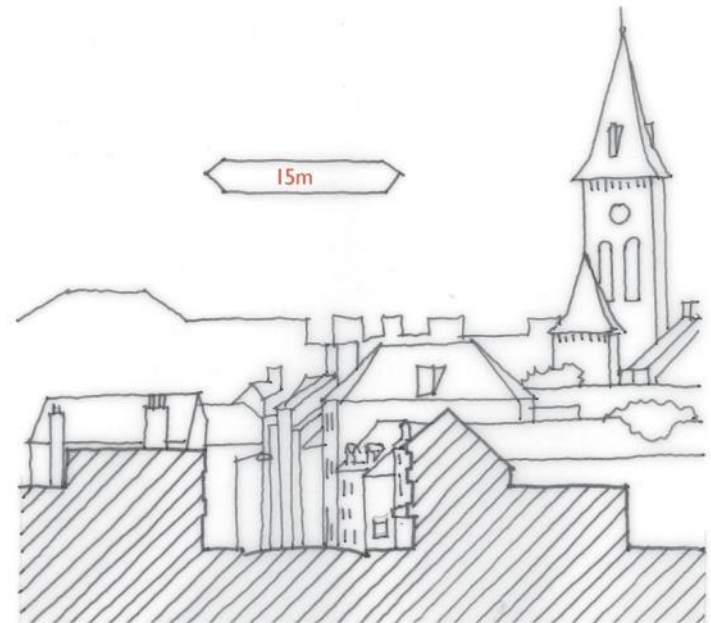
**Bartholomew Street**  
Width to height ratio = 2:1



# THE CHARACTER OF NEWBURY

## STREET CHARACTER

### CHEAP STREET



#### Cheap Street

Width to height ratio = 1.6:1

NARROWER

LESS IMPORTANT THAN BARTHOLOMEW STREET

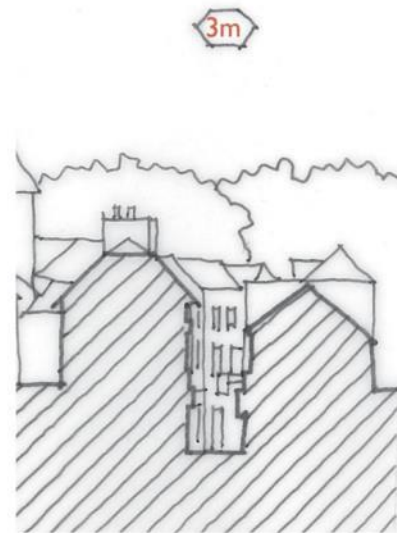
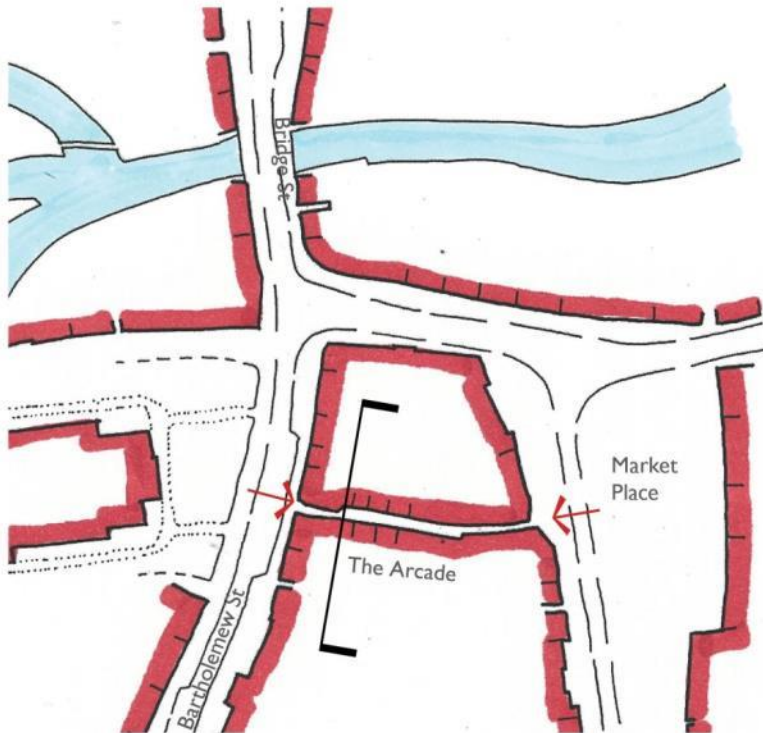
CHEAP STREET

jtp

# THE CHARACTER OF NEWBURY

## STREET CHARACTER

### ARCADE

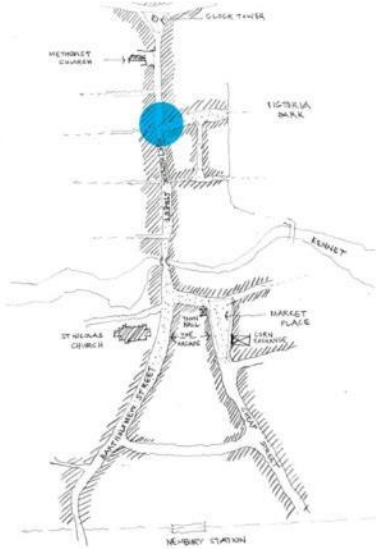


**'The Arcade'**  
Width to height ratio = 1:2.5  
EAST - WEST STREET



## THE CHARACTER OF NEWBURY

# PUBLIC SPACES PRECEDENTS - MARSH LANE



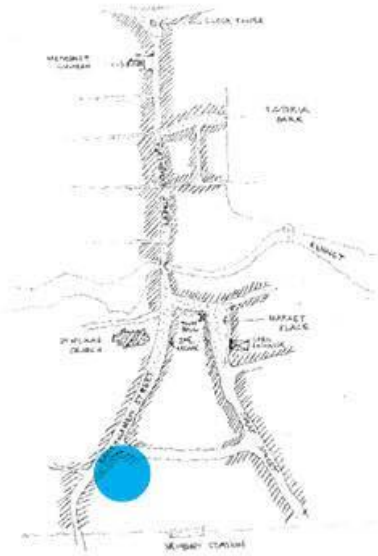
- quiet lane looking onto busy street
- narrow, detail can be appreciate
- Tudor - timber & brick



MARSH LANE

jtp

# THE CHARACTER OF NEWBURY PUBLIC SPACES PRECEDENTS - INCH'S YARD



- varied roofscape, steep pitches
- overlapping planes of buildings
- irregular plan forms
- busy route through
- various red bricks with varying mortar
- clay roof tiles



INCH'S YARD

jtp



# THE CHARACTER OF NEWBURY STREET CHARACTER

## Craven Road



CONSISTANT PLOT WIDTHS  
RELATIVELY CONSISTANT ROOF LINE BROKEN UP BY VARYING  
CHIMNEYS



TALL PORTRAIT WINDOWS  
REGULAR SPACING  
MIX OF FLAT AND ARCHED DOOR OPENINGS



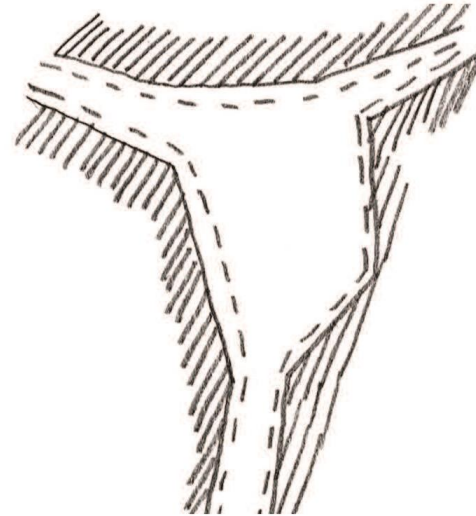
VARIATION OF DETAILING BETWEEN BUILDINGS  
CONTRASTING QUOINS AROUND WINDOWS  
BRICK PAINTED STONE LINTELS TO WINDOWS

# THE CHARACTER OF NEWBURY

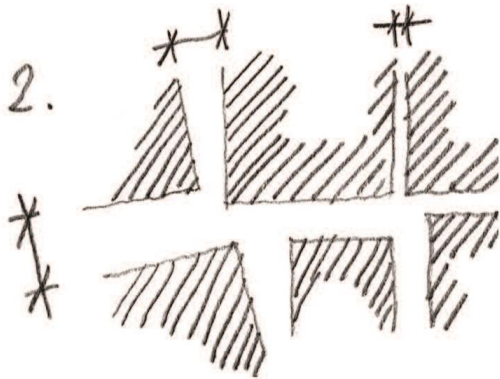
## URBAN DESIGN PRINCIPLES



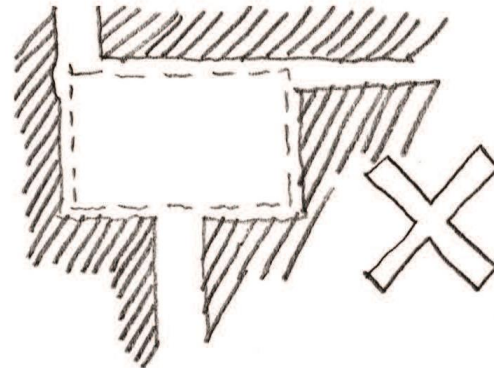
- **STREETS AND SPACES** of Newbury are informal and irregular
- they are not formal or symmetrical



- Streets widen and converge to create the spaces of Newbury



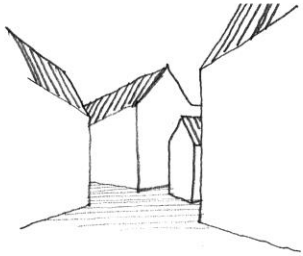
- Streets of Newbury vary in width and taper
- they are not parallel and consistent



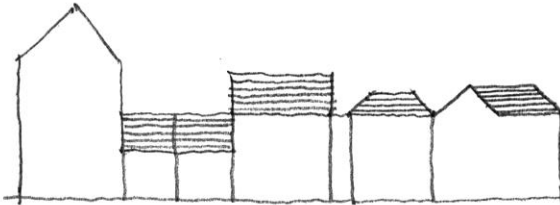
- The change from street to space is subtle



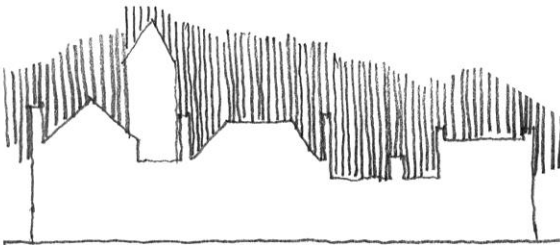
# URBAN DESIGN PRINCIPLES



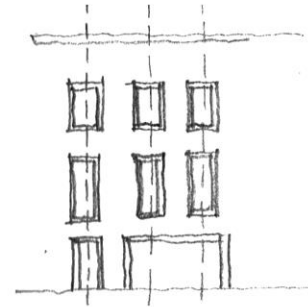
- buildings overlap and obscure each other, which adds intrigue



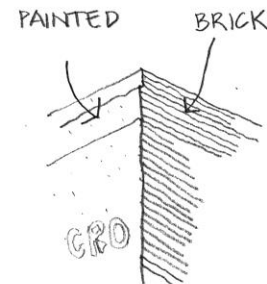
- the roofscape is varied in height & style



- chimneys add interest to the skyline



- window and door openings follow a regular grid



- some key facades are painted with painted text

THE CHARACTER OF NEWBURY

# LOCAL MATERIALS PRECEDENTS





MARK  
NEWBURY  
T

STREET

BACKGROUND

COMMUNITY PLANNING

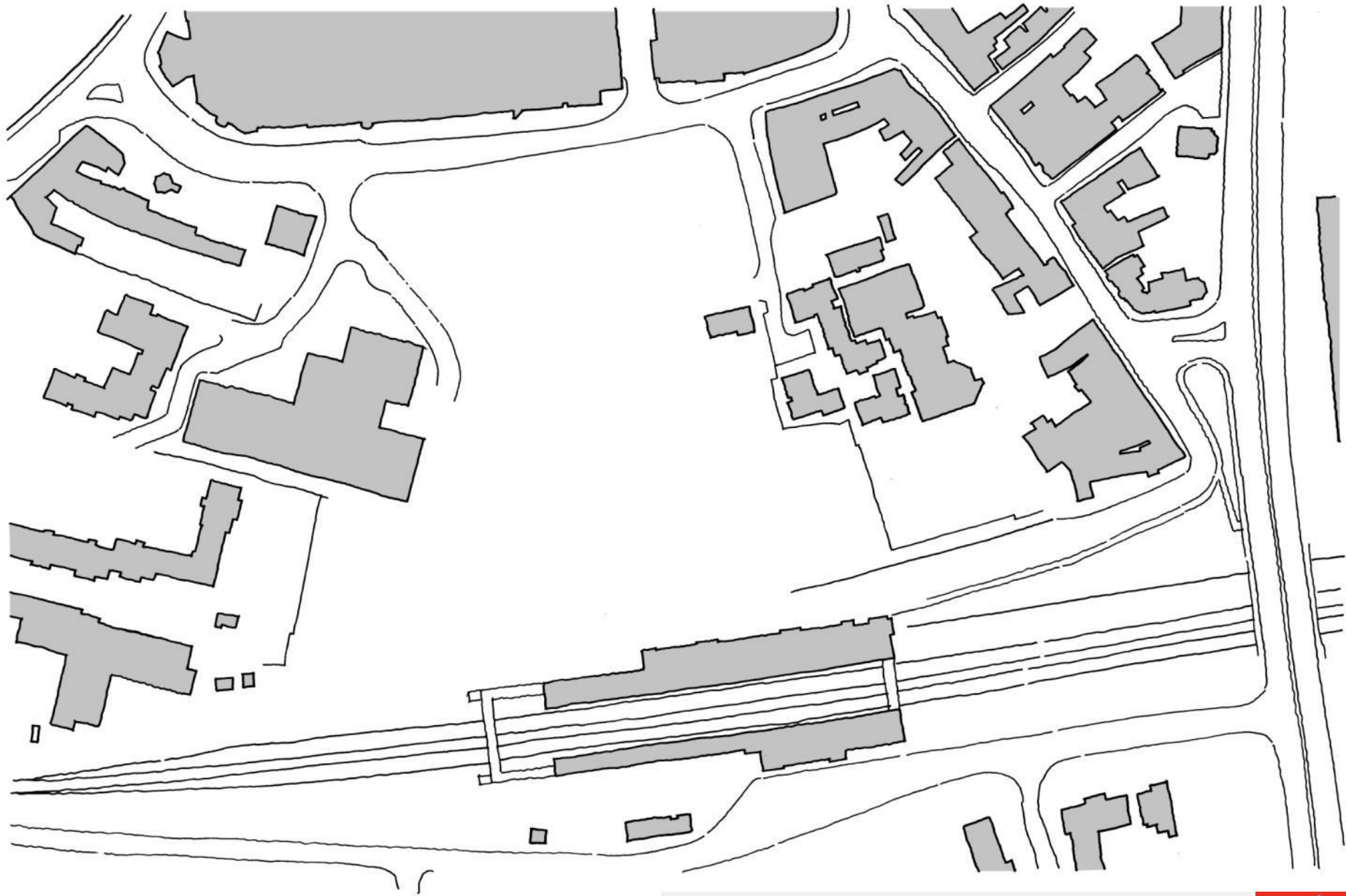
KEY THEMES

SITE ANALYSIS

URBAN DESIGN  
VISION

ILLUSTRATIVE MASTERPLAN

NEXT STEPS



SITE CLEARED AND NEW STATION BRIDGE



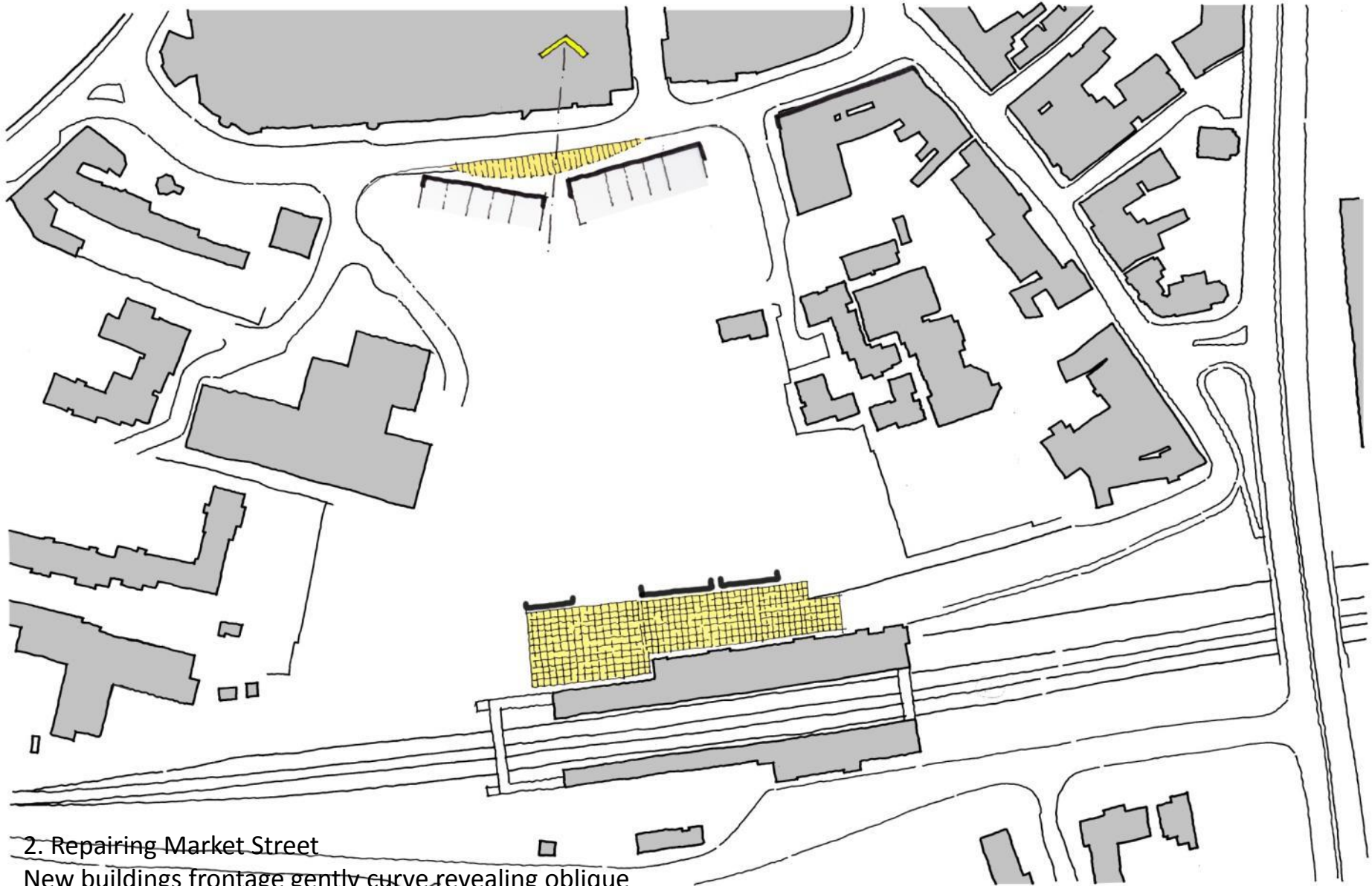


1. Station Square

New space is second largest within town centre. Enclosed by wider frontage buildings

1. STATION PLACE

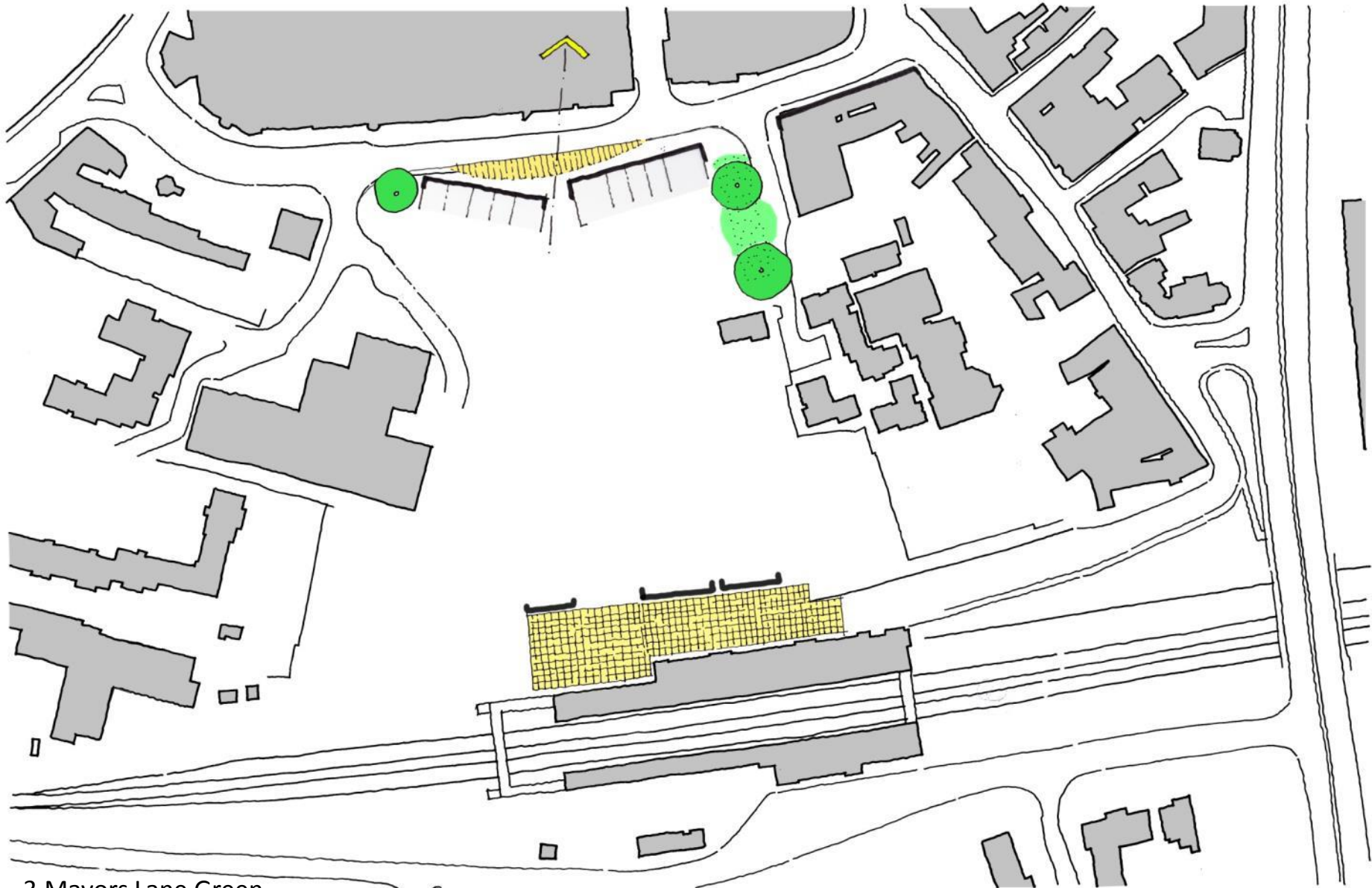
jtp



## 2. Repairing Market Street

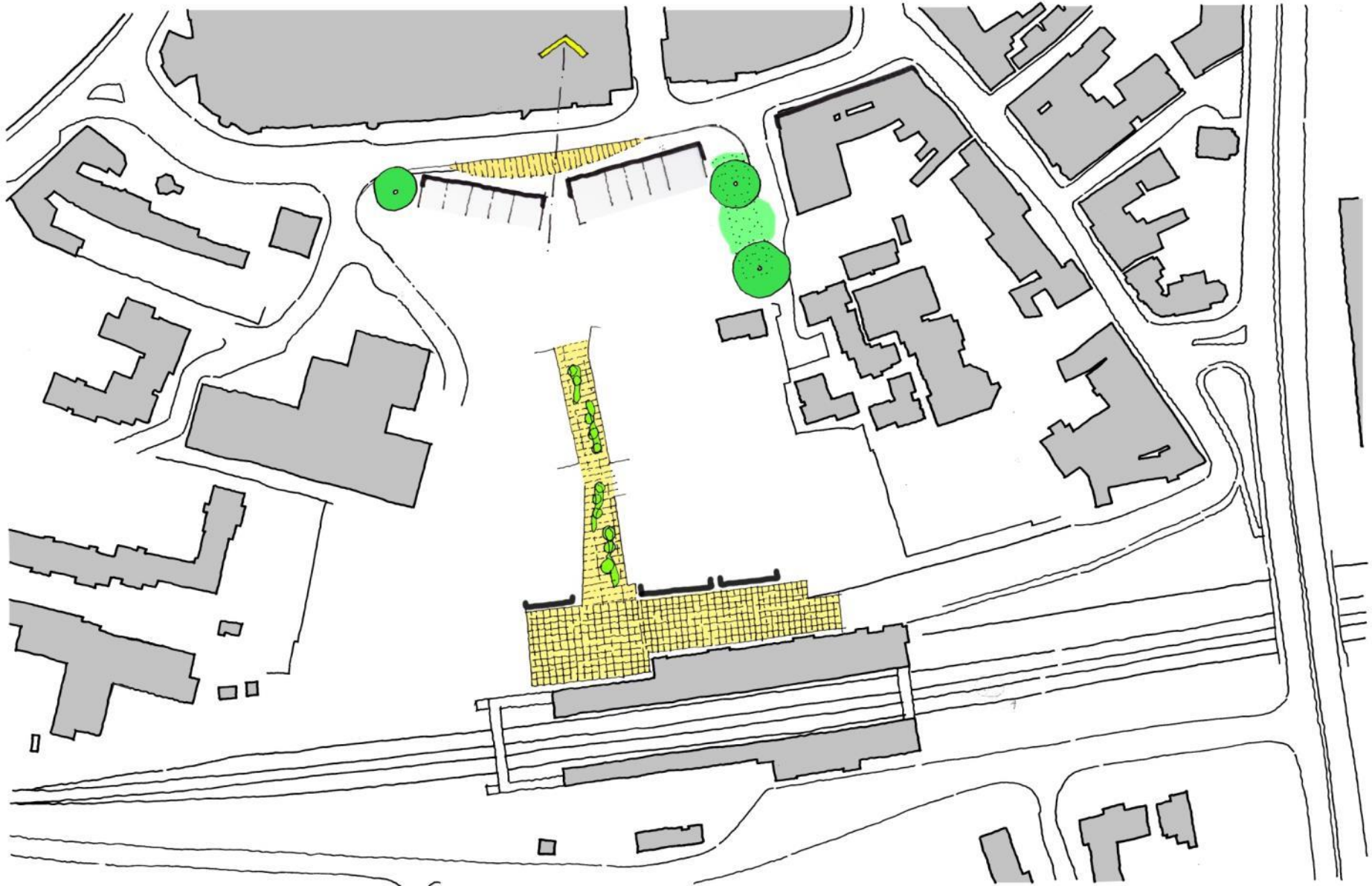
New buildings frontage gently curve revealing oblique elevations and creating a space for relocated bus stop and shelters. Narrow break between the buildings offers glimpses of Town Hall clocktower.





### 3. Mayors Lane Green

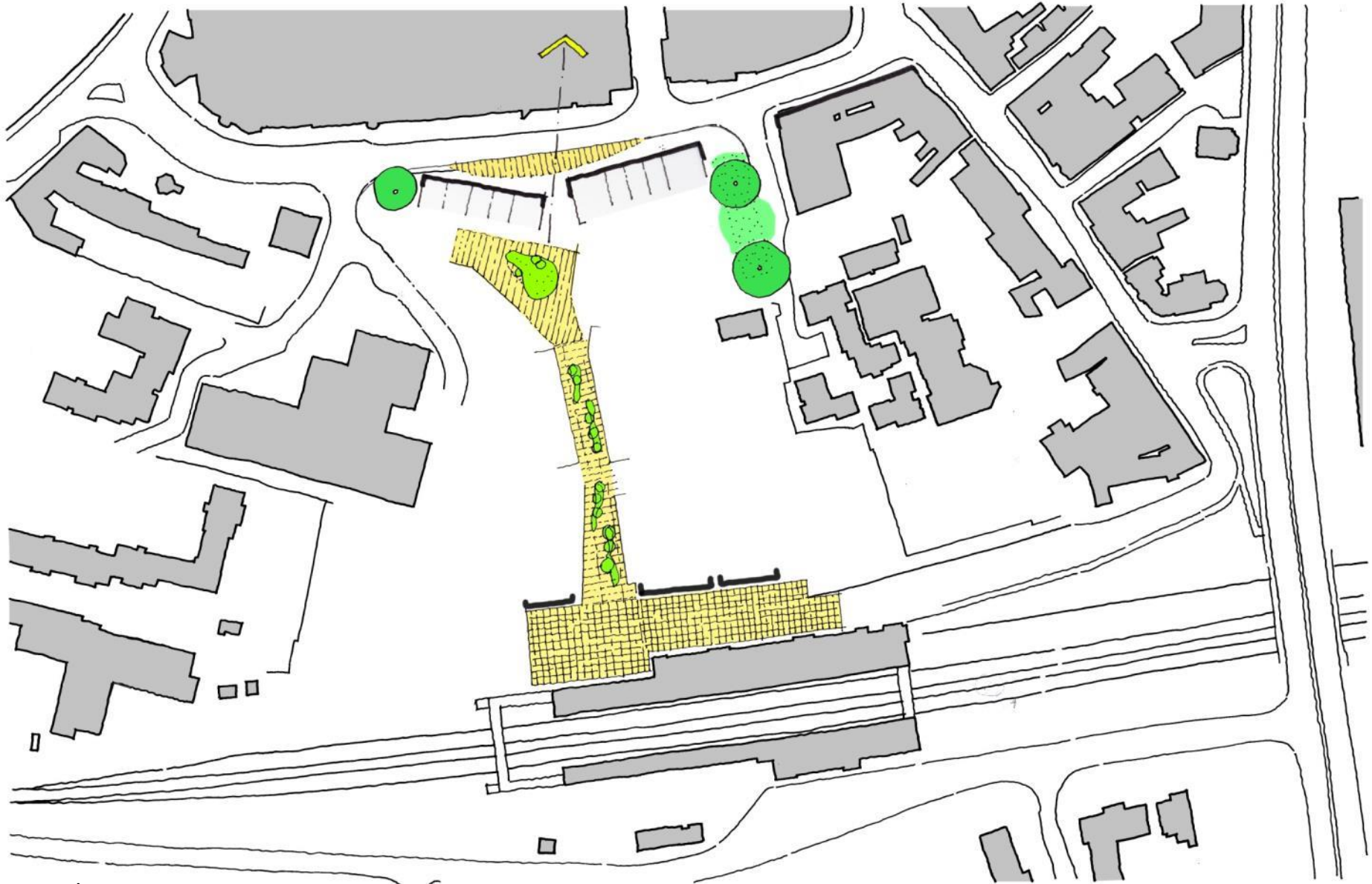
Retain existing Horse Chestnut and Plane trees and form focus for a new green on Mayors Lane. New large tree on Market Street continues street line from Inch's Yard



#### 4. Station Walk

New pedestrian and cycle north-south street. Enclosure of 1:2:1 is narrower than Bartholomew Street and Cheap Street as it is less important.



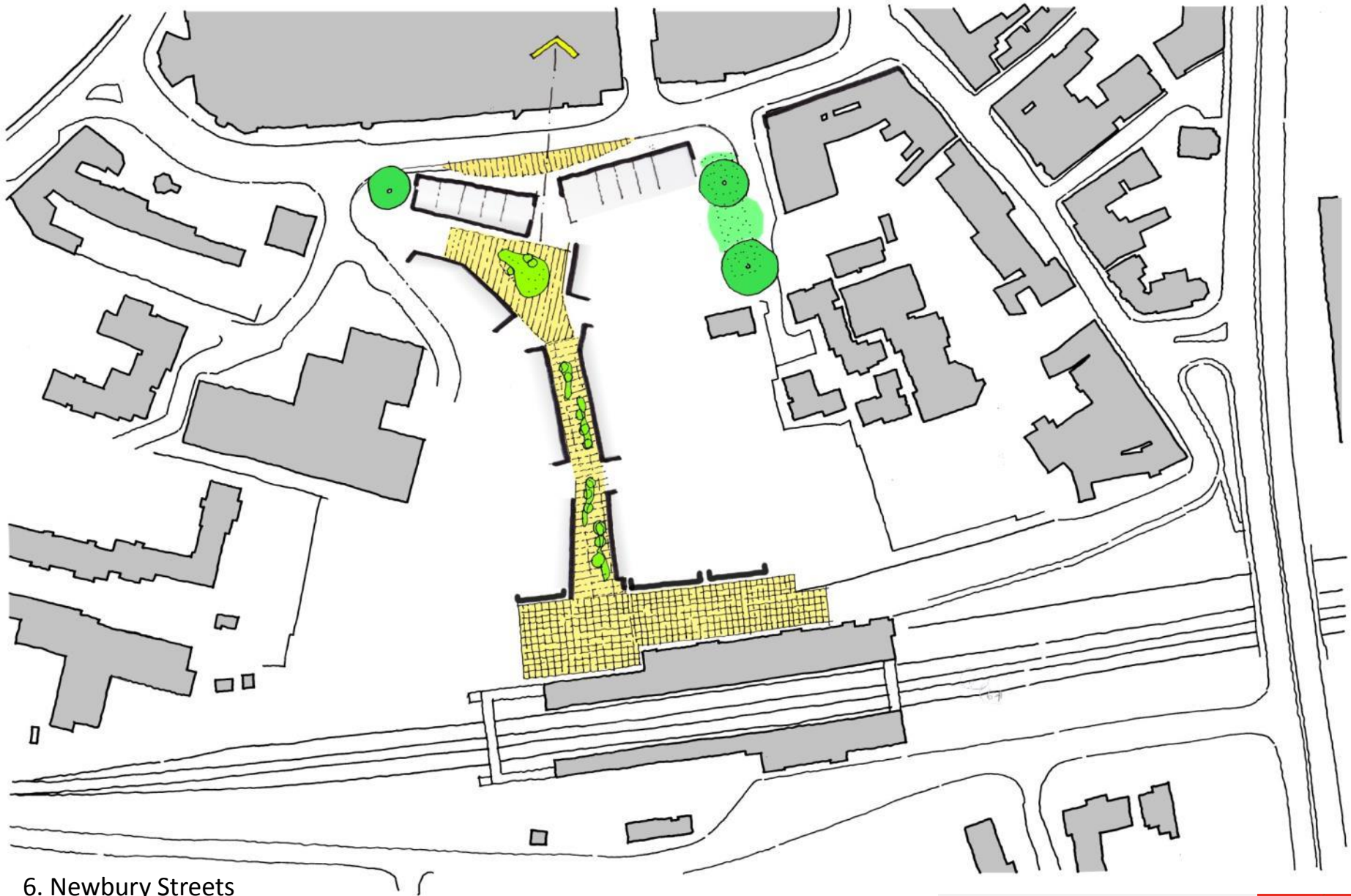


## 5. The Green

New public realm formed from the widening of the street.  
Central green with south facing aspect.

5. THE GREEN

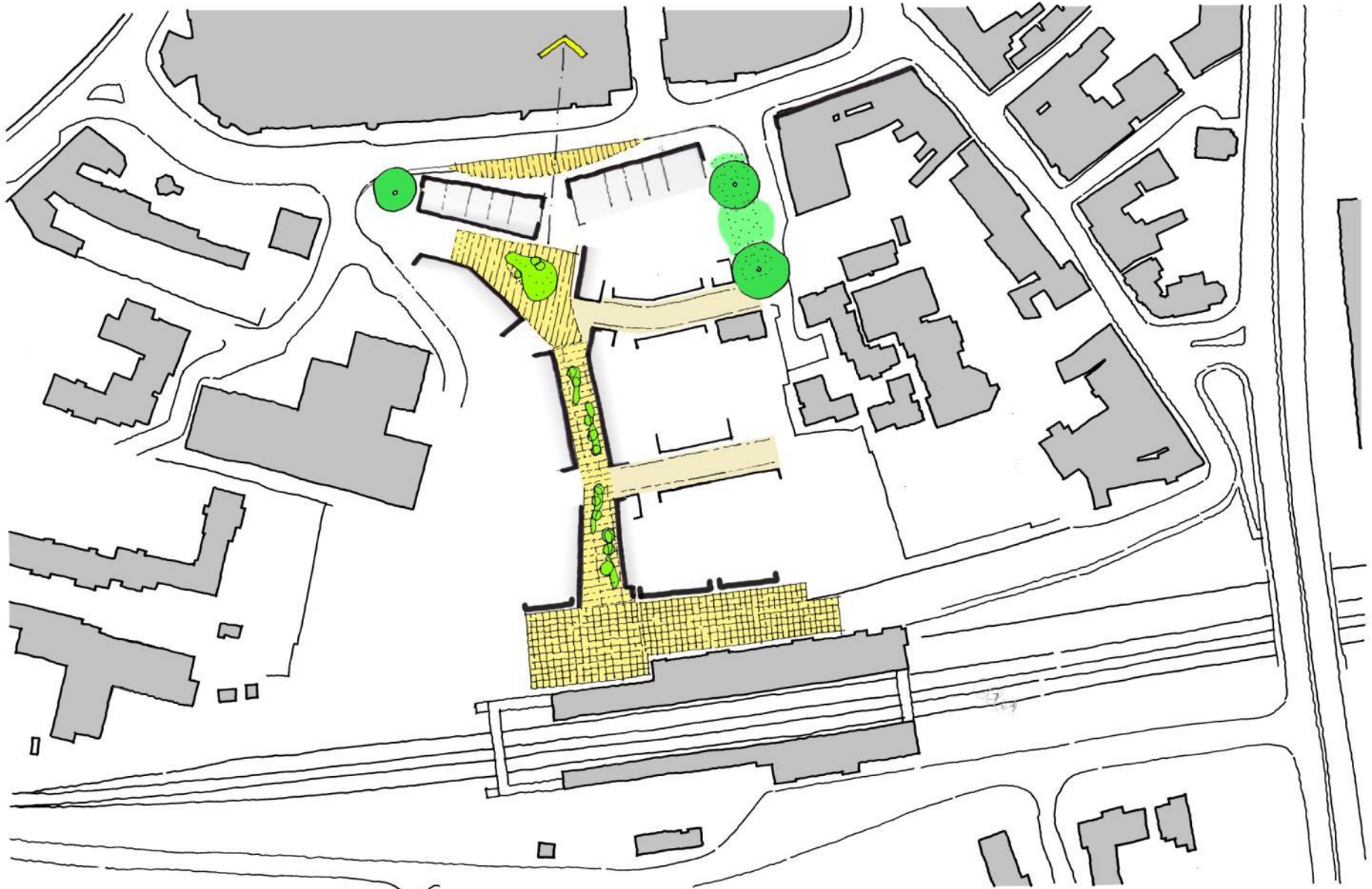
jtp



## 6. Newbury Streets

New near continuous built frontage defines the north-south street and completes the urban blocks of Cheap Street and Bartholomew Street



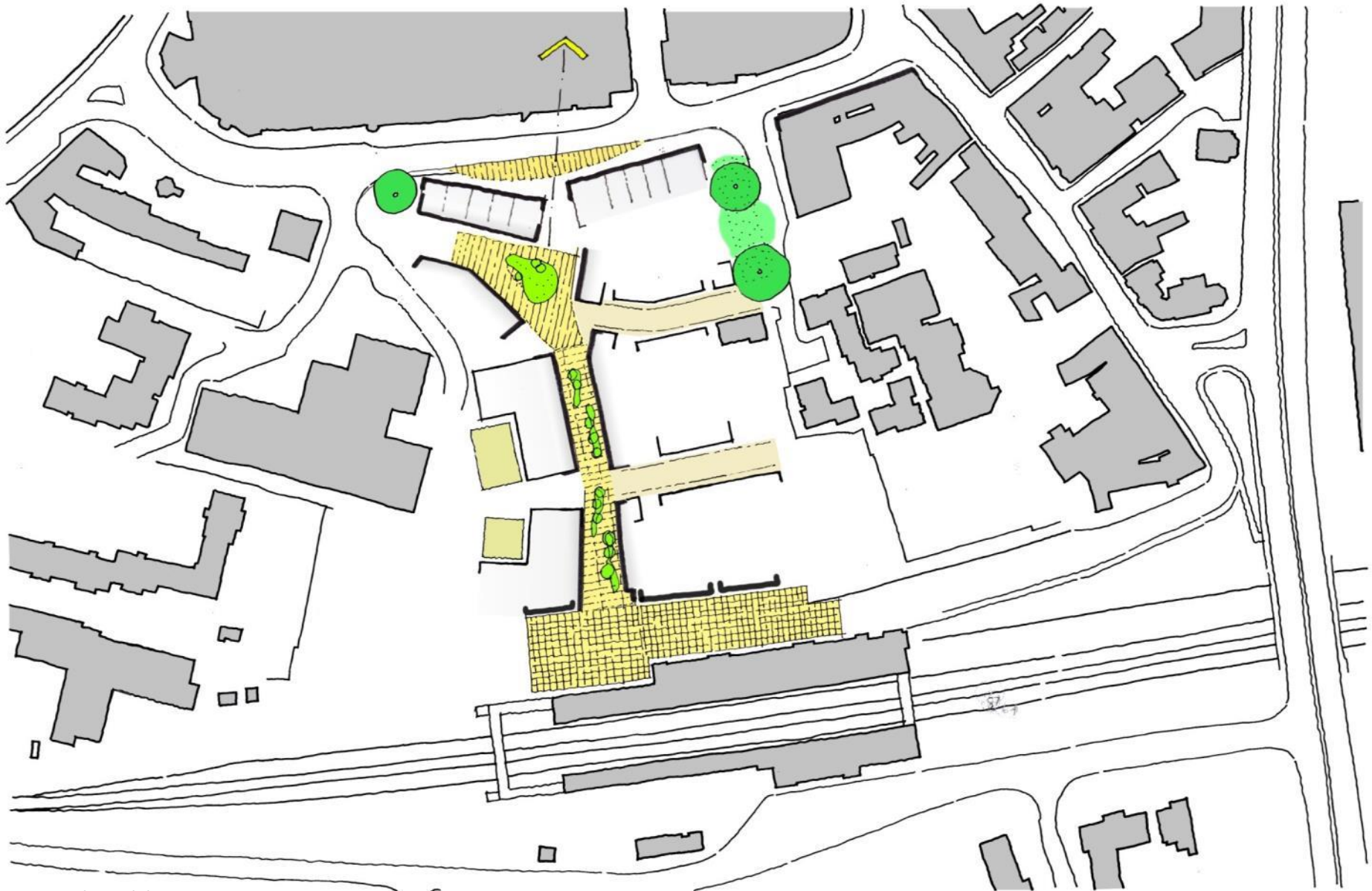


## 7. Residential Streets

New east-west residential streets. Taller buildings mark the end of the terrace

7. RESIDENTIAL STREETS

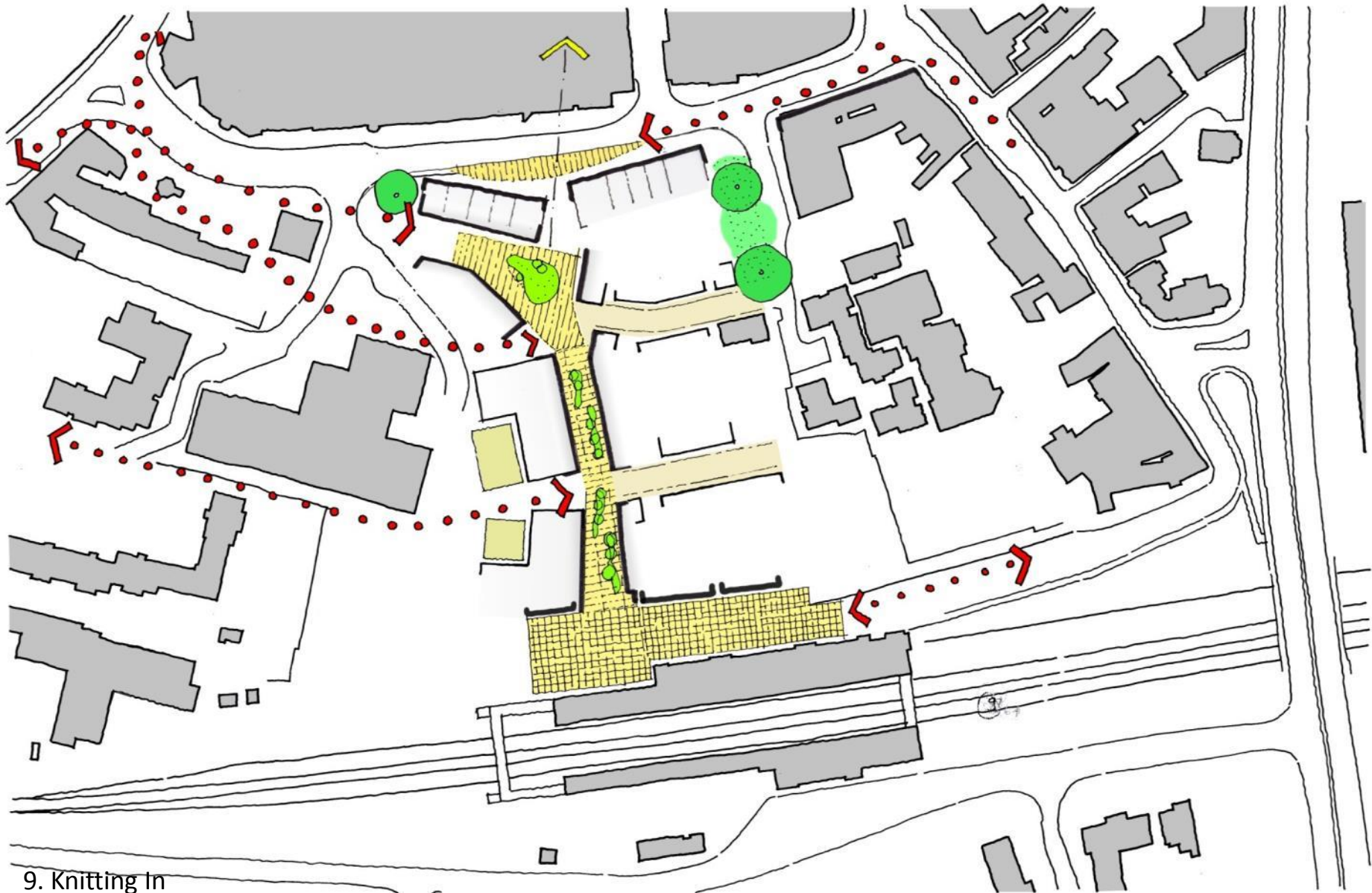
jtp



### 8. Yard Buildings

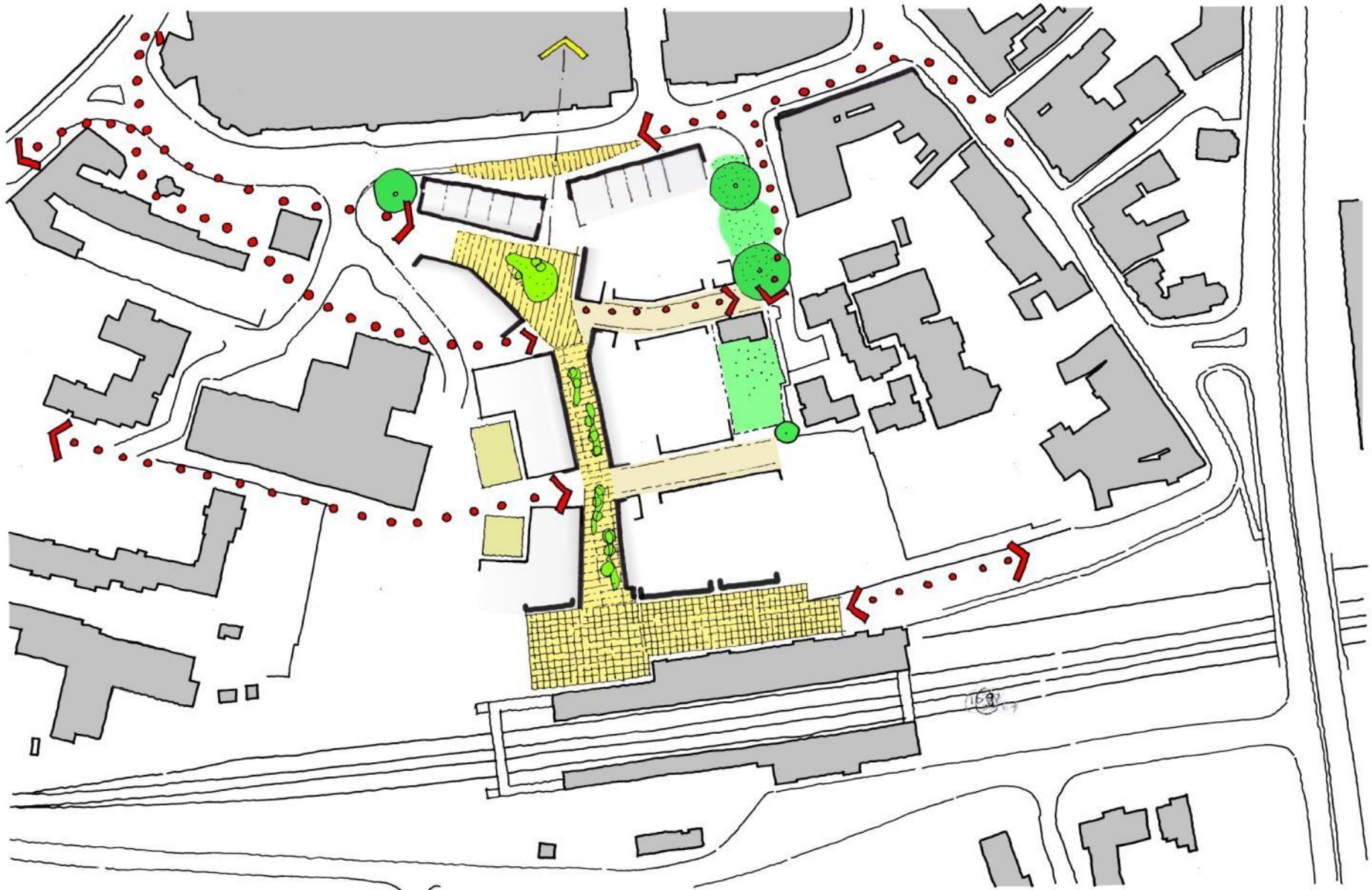
'L' shaped Yard Buildings define car parking courts on western edge. The stepped frontage creates more open relationship to existing Council offices





### 9. Knitting In

Pedestrian and cycle connections knit 'urban village' into the town. Connections west to Eight Bells Yard, Inch's Yard and Bartholomew Street, and east to Mayors Lane, Cheap Street and Kennet Centre



10. The Friends Meeting House  
Masterplan integrates with existing Friends Meeting House  
and garden with pedestrian access.



MARK  
NEWBURY  
T

STREET

BACKGROUND

COMMUNITY PLANNING

KEY THEMES

SITE ANALYSIS

URBAN DESIGN VISION

ILLUSTRATIVE  
MASTERPLAN

NEXT STEPS



ILLUSTRATIVE MASTERPLAN

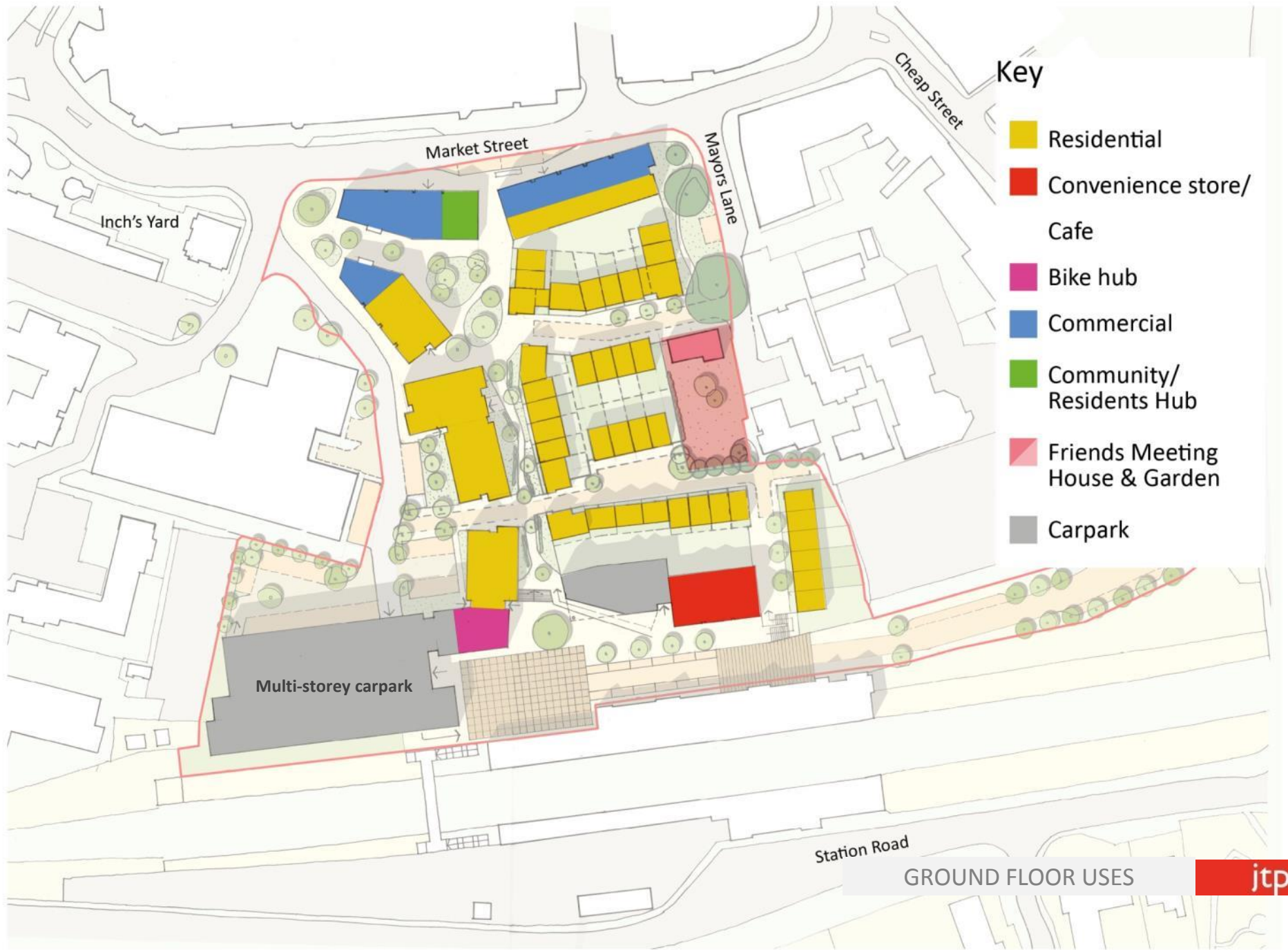




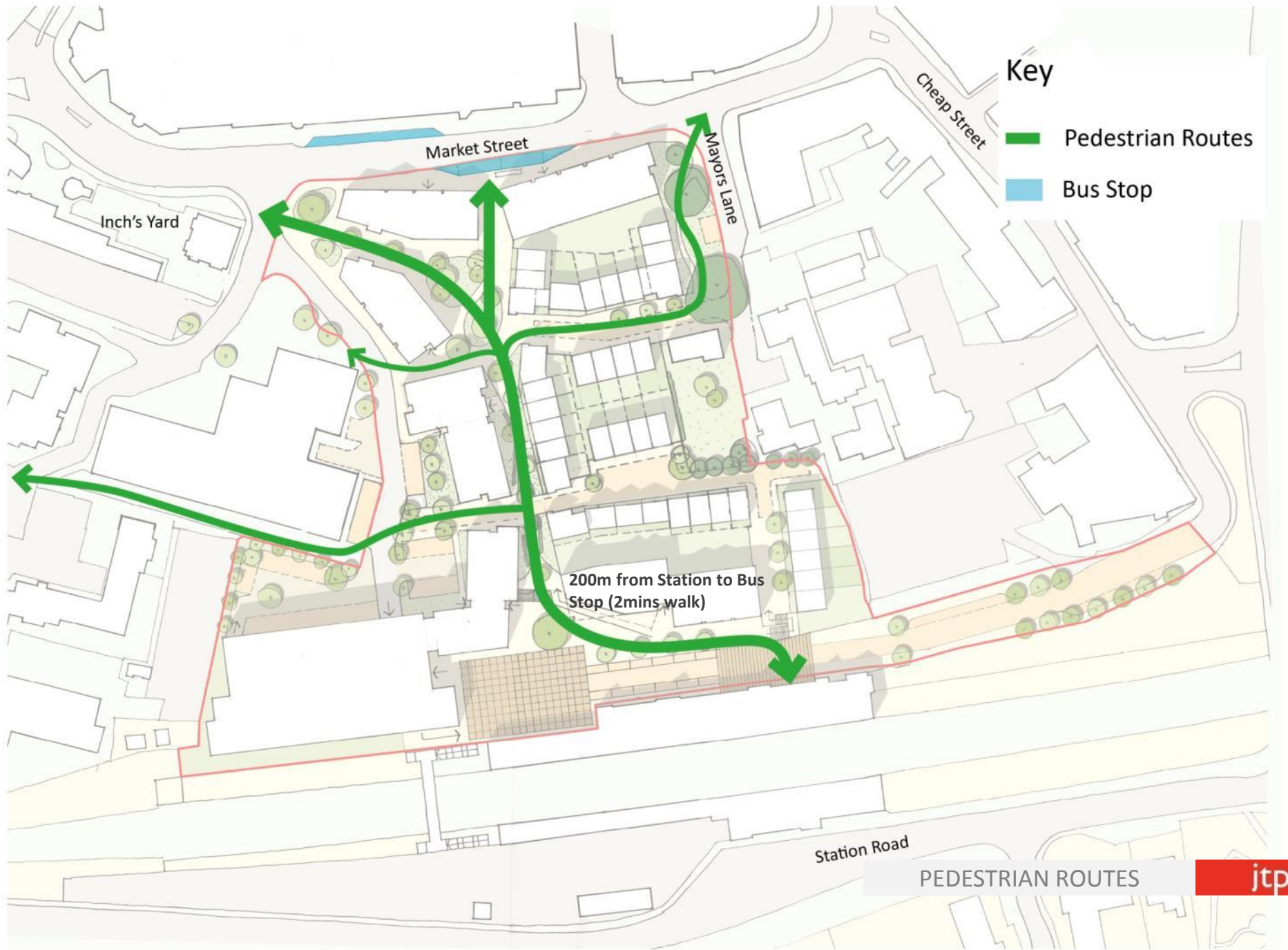


ALTERNATIVE ILLUSTRATIVE MASTERPLAN







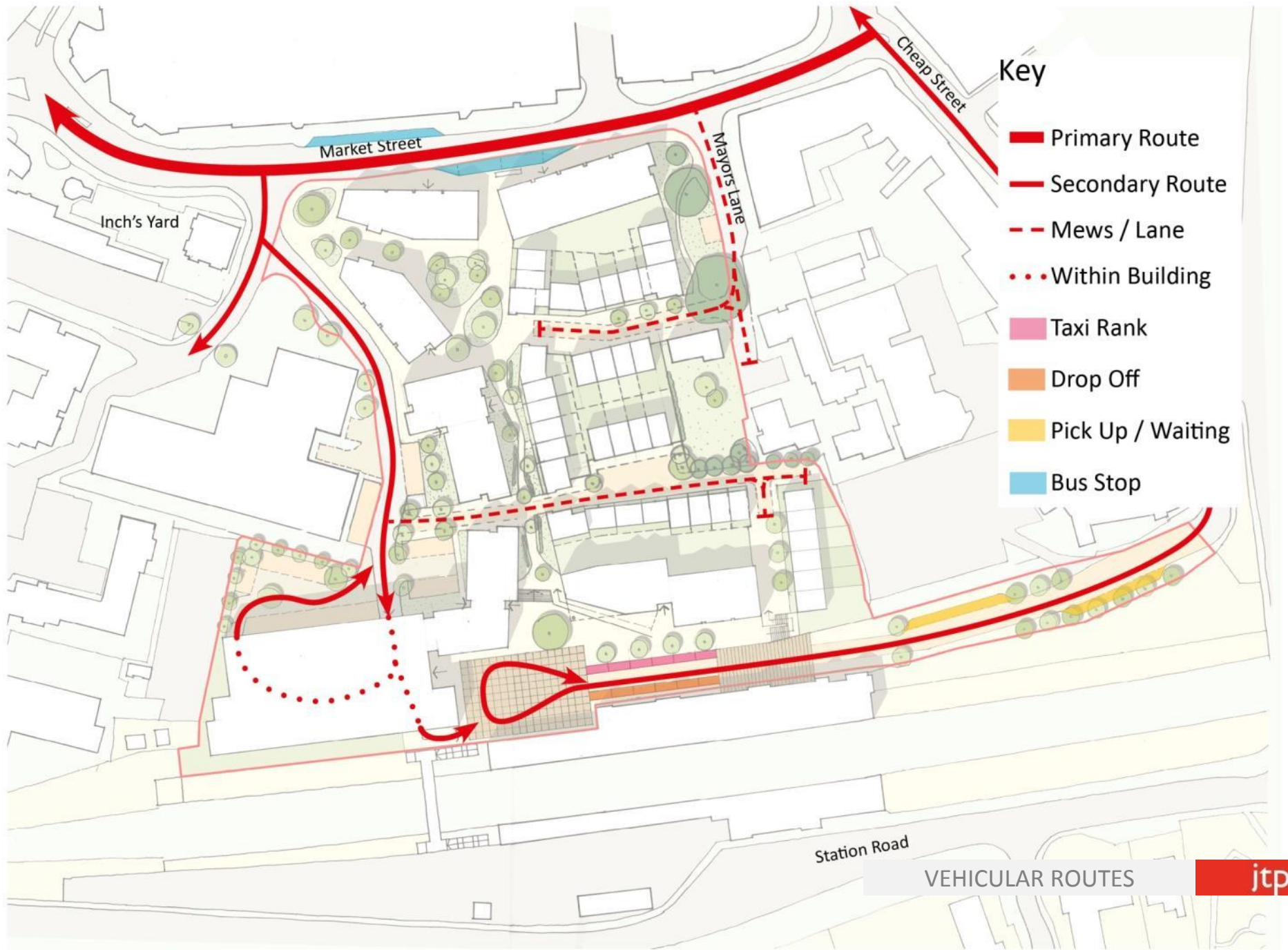


Key

-  Pedestrian Routes
-  Bus Stop

200m from Station to Bus Stop (2mins walk)

Station Road



**Key**

- ▬ Primary Route
- ▬ Secondary Route
- - - Mews / Lane
- . . . Within Building
- Taxi Rank
- Drop Off
- Pick Up / Waiting
- Bus Stop





Market Street

Mayors Lane

Cheap Street

Inch's Yard

Station Road

SEQUENCE OF SPACES





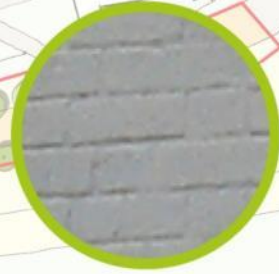
Key



Red Brick



Blue Brick



White painted brick

MATERIALS PALETTE







NORTHBROOK STREET

jtp



BARTHOLOMEW STREET







MARKET PLACE

jtp



MARKET PLACE

jtp





CHEAP STREET

jtp



MARKET STREET

jtp





MARKET STREET

jtp









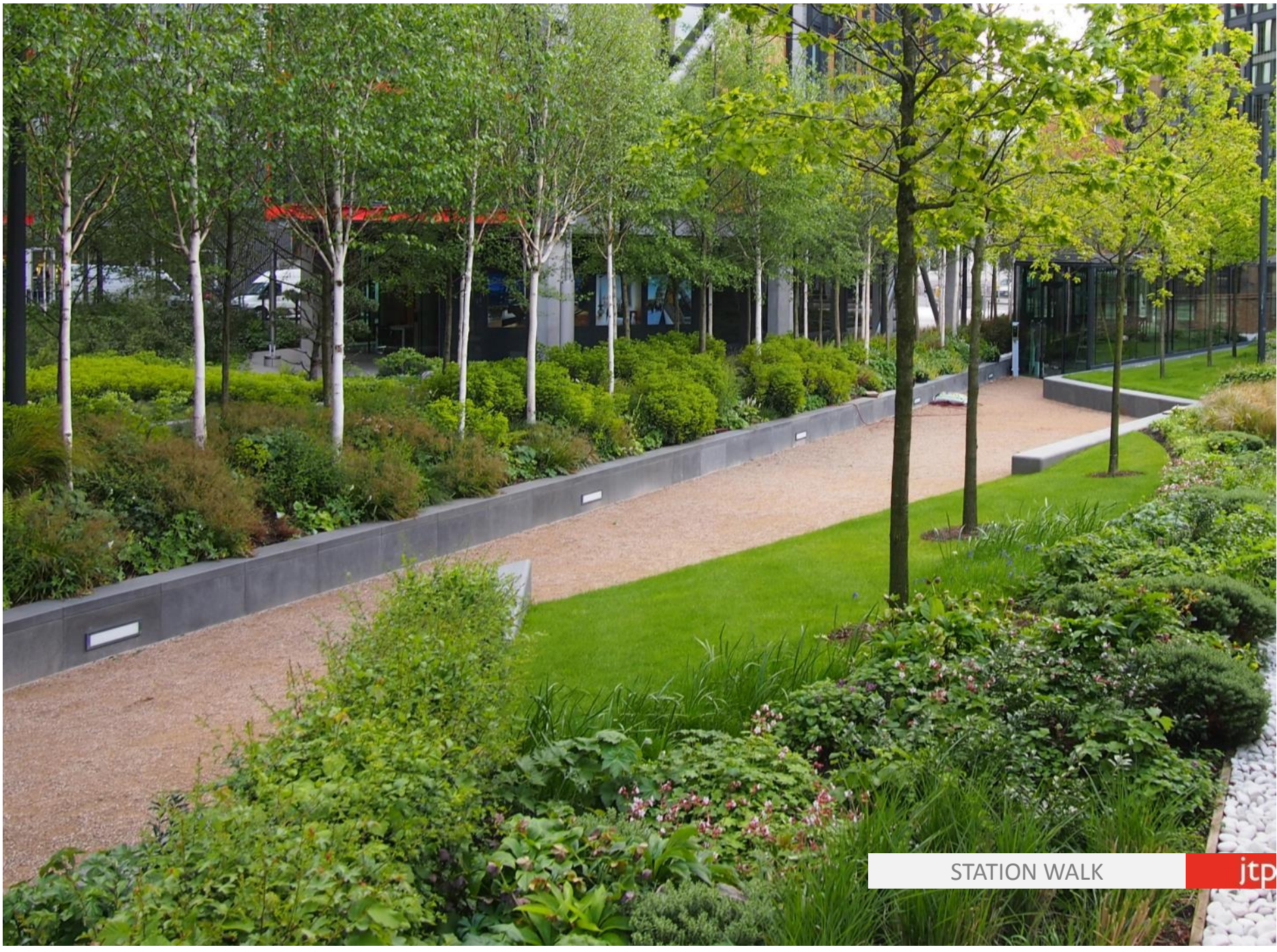




STATION WALK








STATION WALK

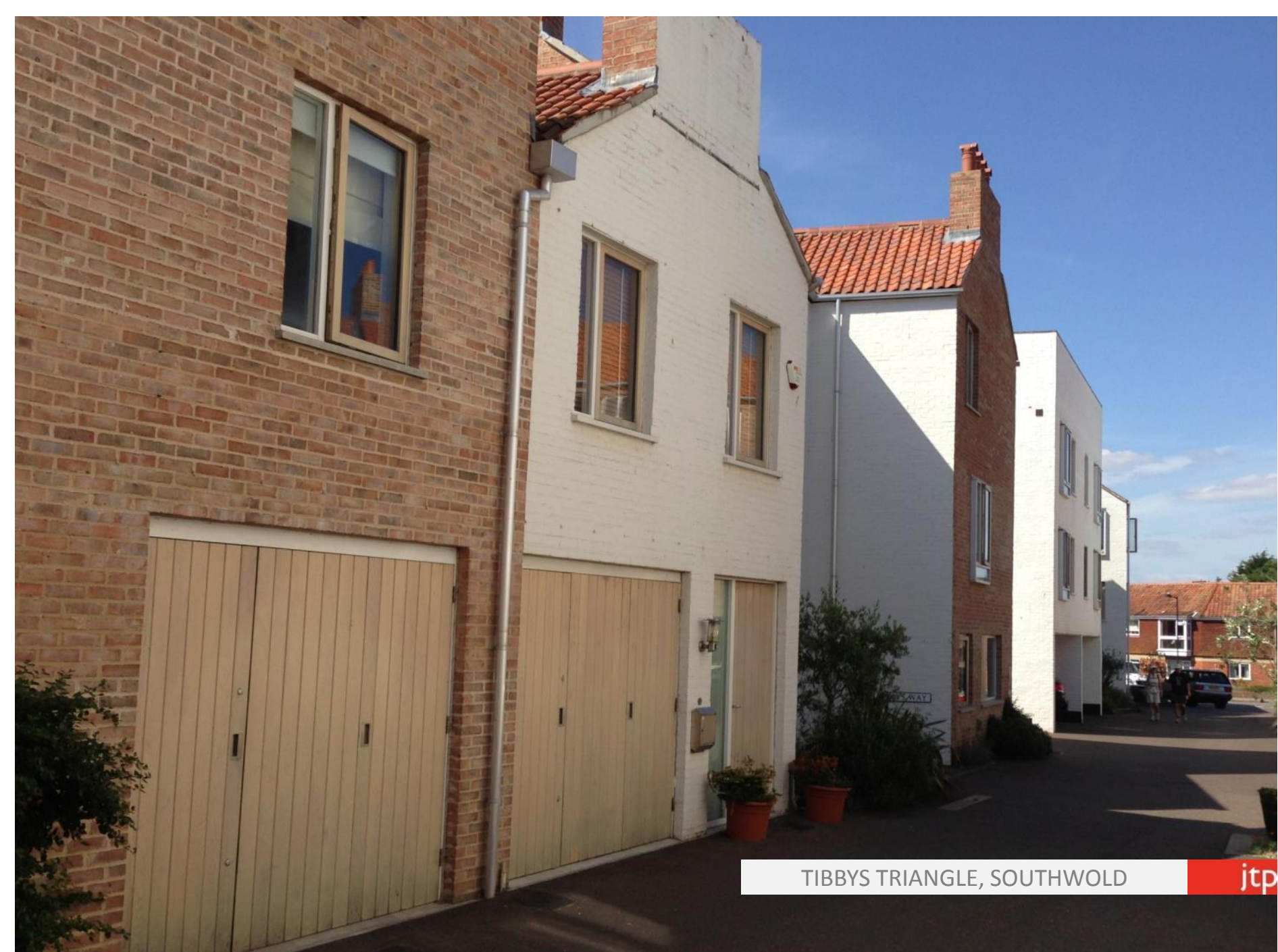
jtp





LIME TREE SQUARE, STREET 





TIBBYS TRIANGLE, SOUTHWOLD





TIBBYS TRIANGLE, SOUTHWOLD







TIBBYS TRIANGLE, SOUTHWOLD

jtp



COW LANE, DUBLIN







STATION PLACE

jtp





LOOK NO HANDS, LONDON

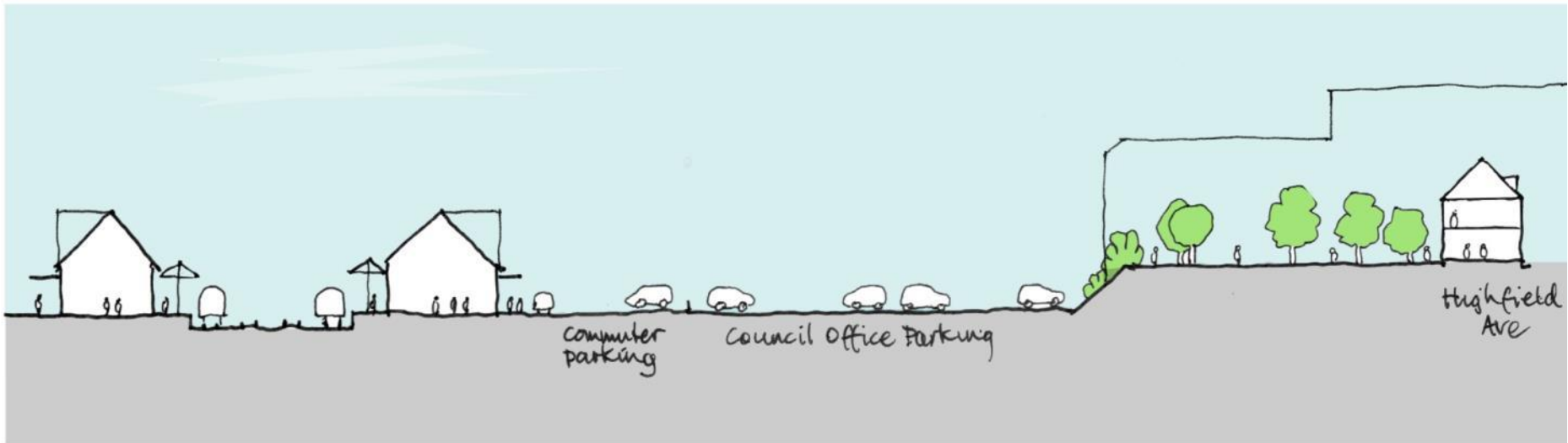




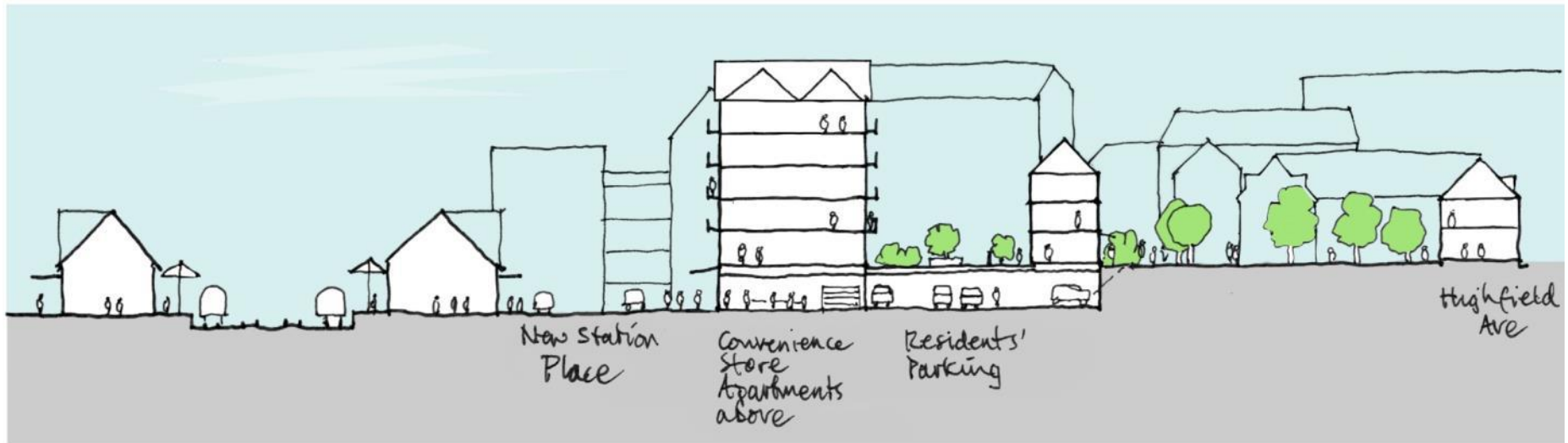


STATION PLACE









New Station  
Place

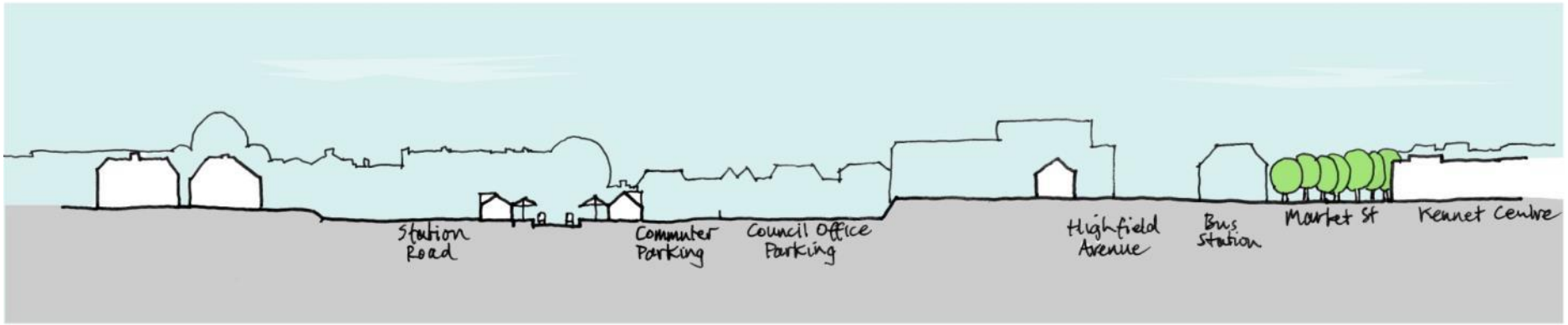
Convenience  
Store  
Apartments  
above

Residents'  
Parking

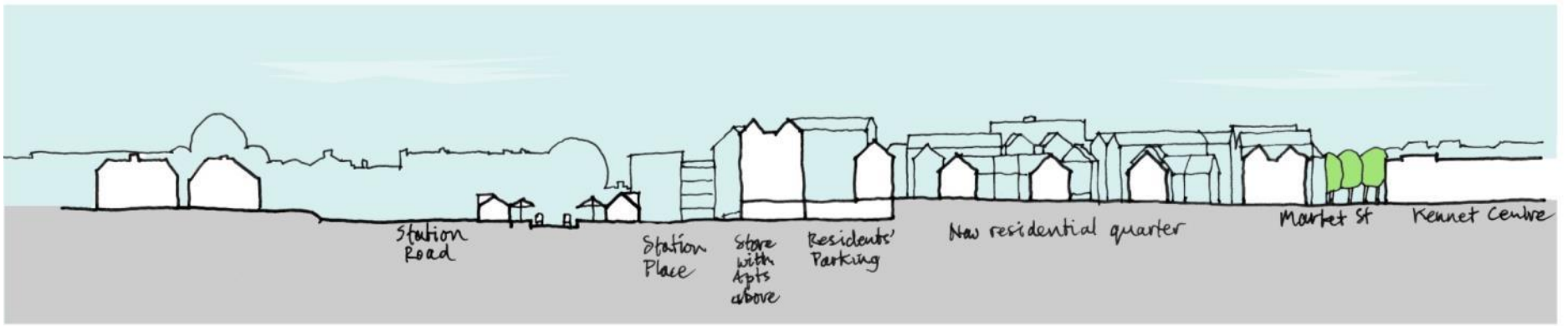
Highfield  
Ave

STATION PLACE

jtp

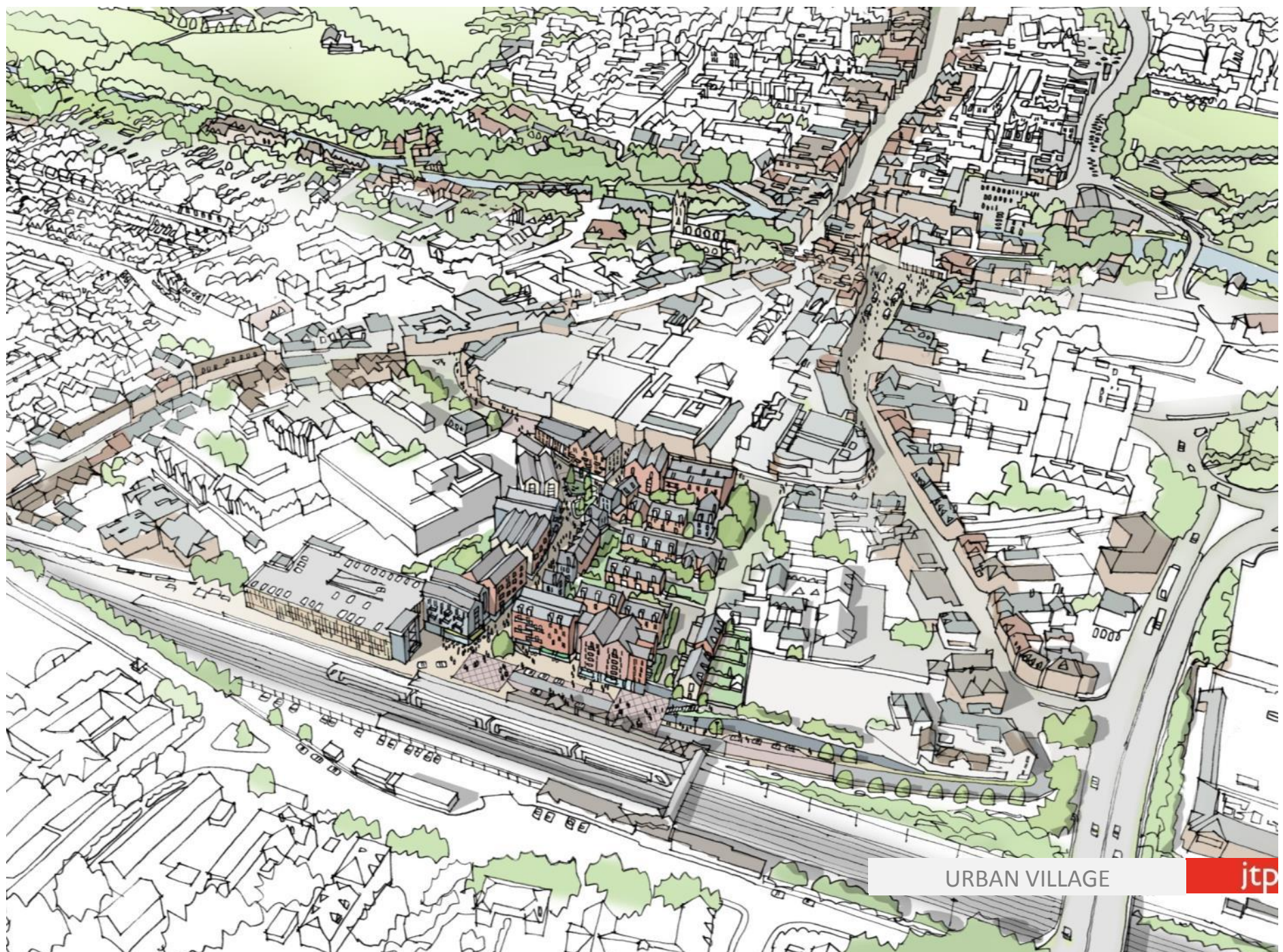


Existing Site Section



Proposed Site Section

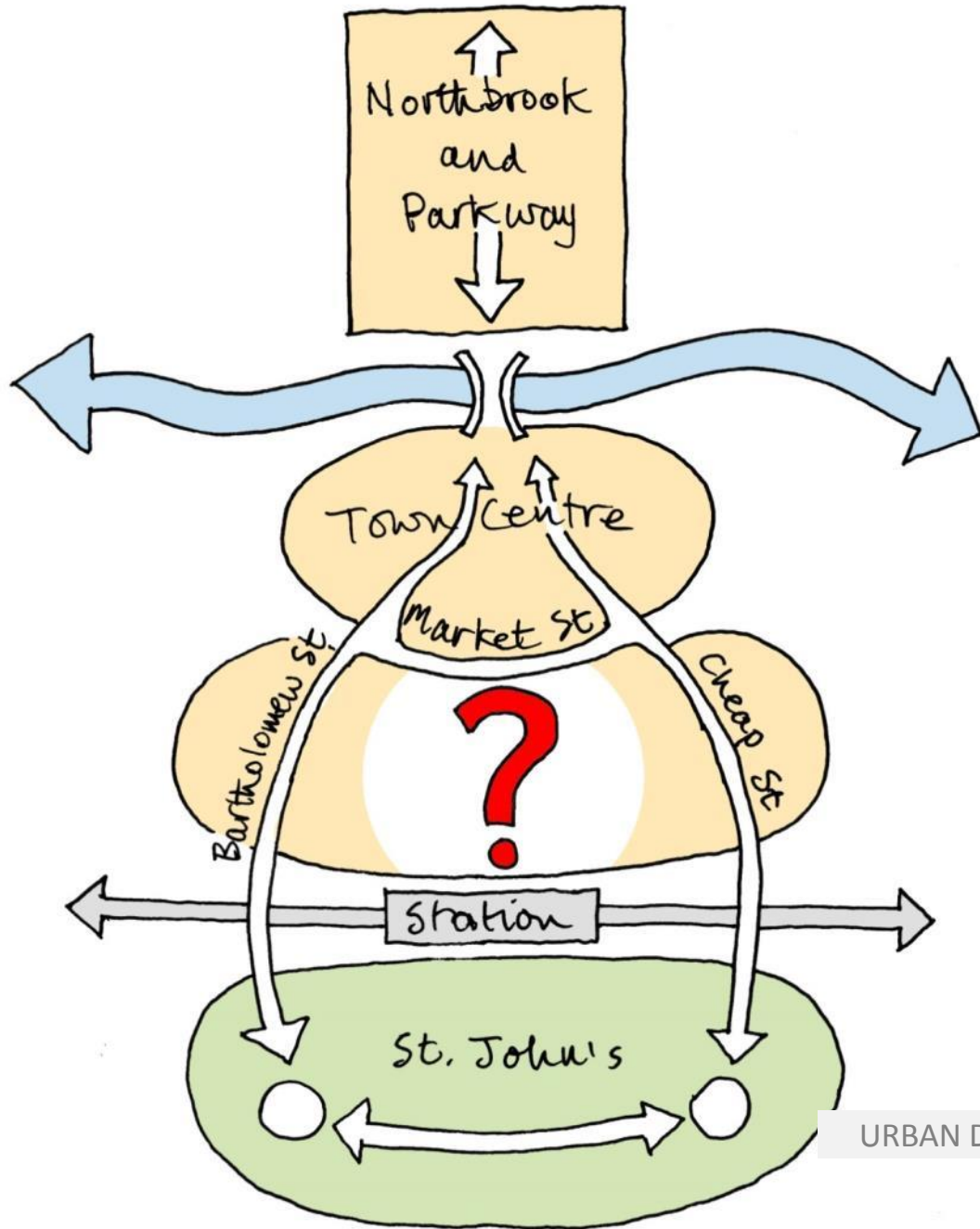




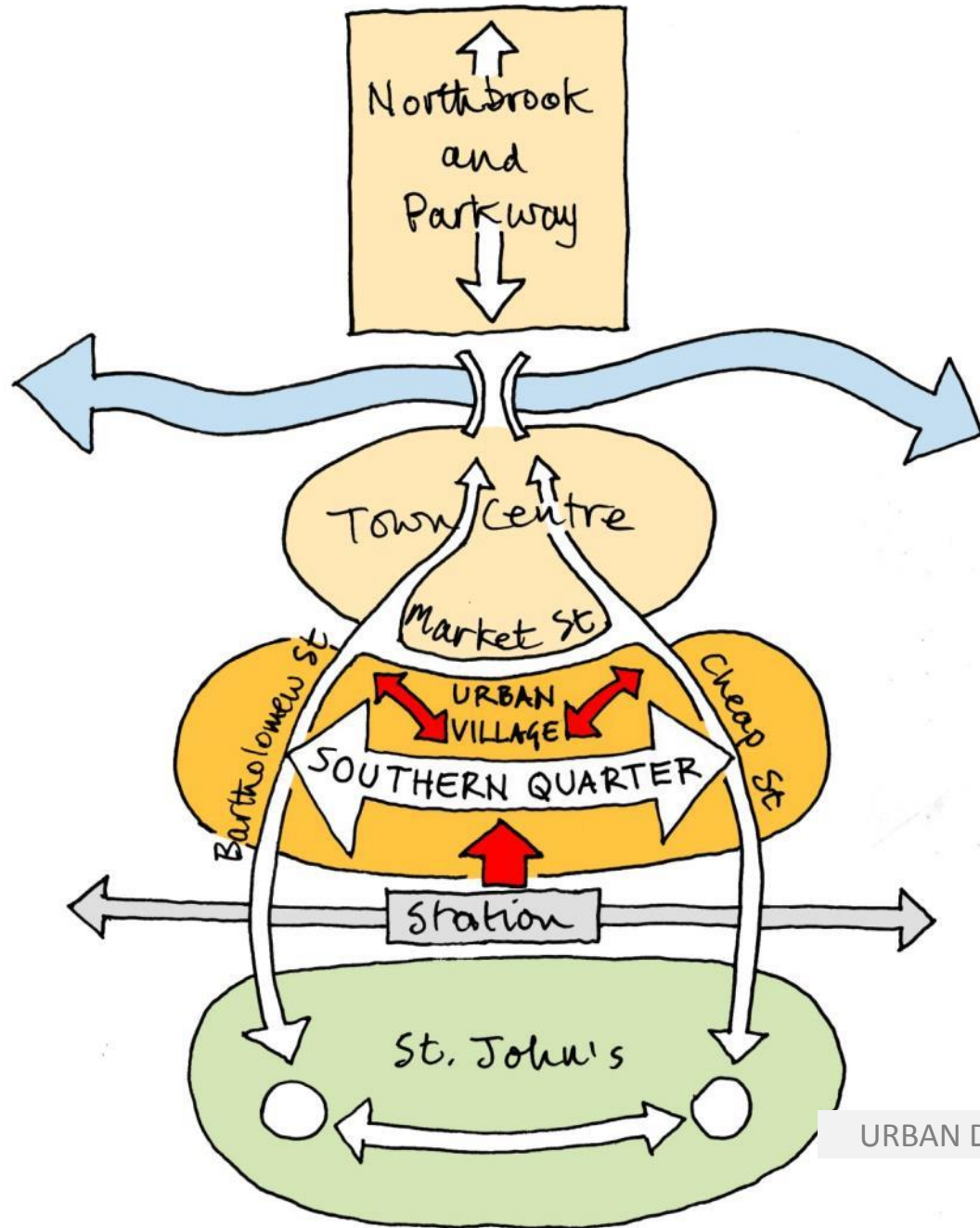
URBAN VILLAGE











MARK  
NEWBURY  
T

STREET

BACKGROUND

COMMUNITY PLANNING

KEY THEMES

SITE ANALYSIS

URBAN DESIGN VISION

ILLUSTRATIVE MASTERPLAN

NEXT STEPS



Community  
Planning Weekend:  
Public workshops  
10 & 11 July 2015

Community  
Planning Weekend:  
Report Back  
16 July 2015

Design development  
July – October 2015

Detailed planning  
application  
submission  
End 2015

Anticipated  
determination  
Spring 2016

Detailed design &  
procurement  
Spring / Summer  
2016

Enabling works  
Autumn 2016

Start on site  
2017

# NEXT STEPS

**22 July 2015**

Presentation at Newbury BID AGM

**30 July 2015**

Town Centre Task Group presentation

**24 September 2015**

**7.00PM-8.30PM**

Market Street Newbury Community Forum

St Nicolas Church Hall

**Everyone is welcome!**



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THANK YOU!

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