

# CAPITAL&CENTRIC

## A NEW CHAPTER FOR NEWCASTLE- UNDER-LYME.

We're Capital&Centric and we've been making big plans to breathe new life into Newcastle-under-Lyme town centre.

Together with Newcastle-under-Lyme Borough Council, we are looking to overhaul three town centre locations, delivering new homes, high-quality spaces for businesses, and green outdoor spots for the community to enjoy.

The existing buildings at the sites are no longer fit for purpose and are in need of a makeover. By restoring and re-purposing these as much as we can, we will be giving Newcastle-under-Lyme town centre a modern-day reboot whilst celebrating and preserving the town's innate charm. We are also retaining the embodied carbon making the buildings greener.

### HAVE YOUR SAY.

We're showing our initial plans today and would love to hear the key considerations you think we should take on board.

- **Speak to our team to find out what's in store**
- **Complete a hard copy feedback form and leave it with us today**
- **Submit comments online at [www.capitalandcentric.com/newcastle-under-lyme](https://www.capitalandcentric.com/newcastle-under-lyme)**

Make sure to get your comments to us by **Monday 20 May 2024!**

We'll then work up the plans for each site in more detail and intend to submit planning applications for each site to the council this summer.





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## WHAT'S THE PLAN?

We're working up plans to redevelop four sites across three locations in Newcastle-under-Lyme town centre; Midway car park, York Place Shopping Centre, and two sites at Ryecroft. It's all part of a joined-up approach to writing a new chapter for the town centre, creating vibrant spaces for people to live, work, shop and hang out.

As a historic market town, we recognise Newcastle-under-Lyme's distinct character and we want to celebrate that through restoring and repurposing some of the town's buildings into thriving new neighbourhoods.

### THE NUMBERS.

The high street is changing, with the prevalence of internet shopping causing challenges for town centres up and down the country. Delivering a mix of homes on brownfield town centre sites alongside modern, high-quality spaces for businesses will create a higher footfall in the town centre and act as a catalyst for the wider rejuvenation of the town.

Across the three locations, we're proposing:

- **To keep and repurpose the structures wherever possible, as a more sustainable way of regenerating the town centre**
- **Around 220 new homes, including a mix of 1, 2 and 3-bed apartments as well as suburban family homes**
- **Around 28,000 sq ft of spaces for businesses, fit for modern day use**
- **A new 110-bedroom hotel**
- **Two new pocket parks and lots of green spaces**
- **Extensive leisure space for people to hang out in and enjoy a wide variety of food and drink offerings**





## OUR PLANS FOR RYECROFT.

The vacant Ryecroft site will be split into two plots. We plan to transform the disused brownfield land into a mixed use neighbourhood, with homes set among stunning new green spaces.

It's planned for the two sites to feature:

- Capital&Centric's Neighbourhood 2, 3 and 4-bed suburban family homes and new build apartments
- A 110-bedroom hotel
- New commercial spaces
- A new urban park for community use and pop-up events
- A shared new parkland

### OUR KEY PRINCIPLES FOR RYECROFT.

- Permeability through the site to allow all residents to enjoy
- Amazing homes and spaces
- Active commercial space to help activate Merrial Street





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## OUR PLANS FOR YORK PLACE.

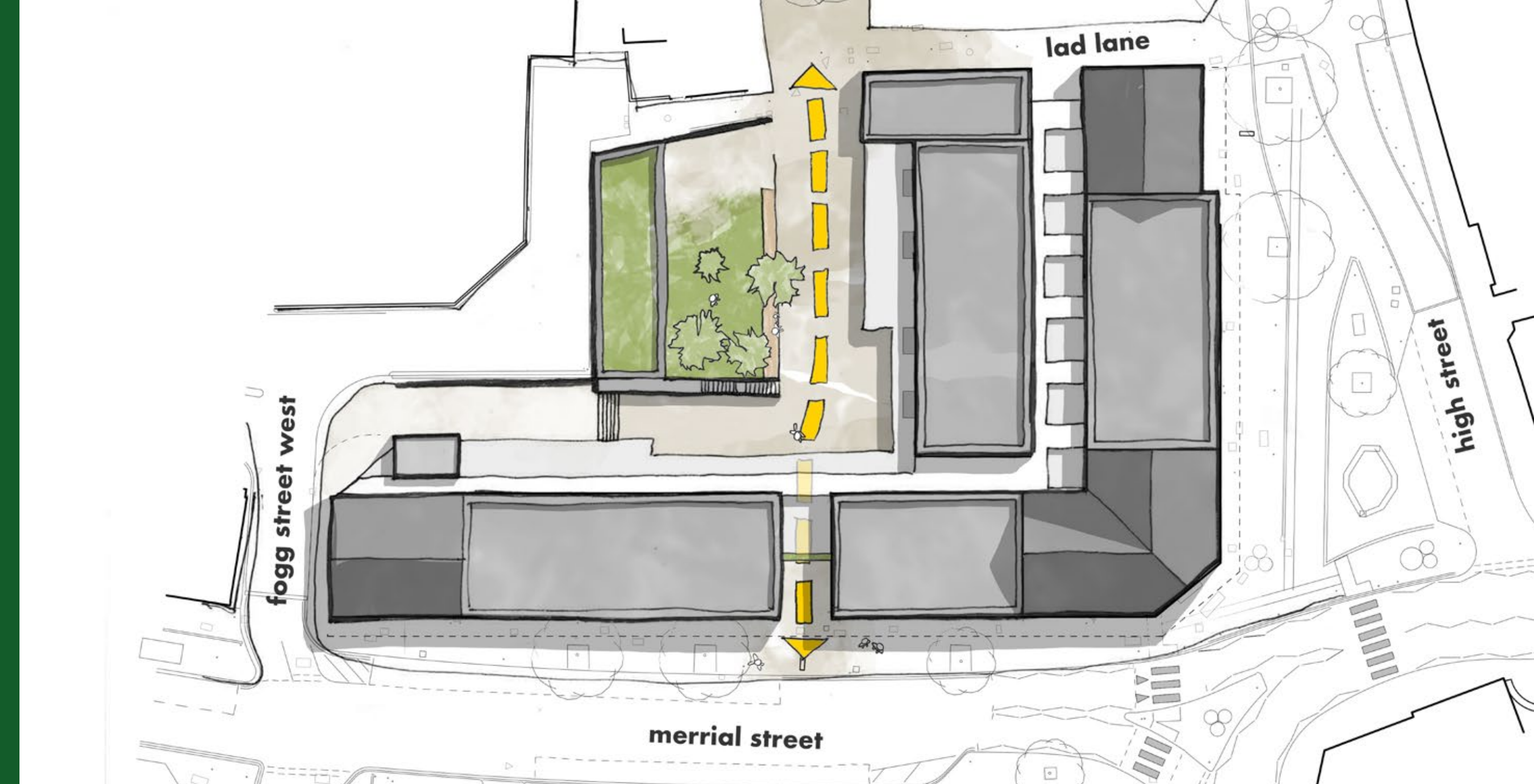
With the York Place shopping centre now empty, we want to reboot it as a vibrant new heart of the town centre.

We're planning to keep most of the main concrete structure, but totally reimagine it, with features including:

- Shops, bars and cafes on the ground floor
- A new green public square
- Around 50 apartments above the retail spaces
- A new music venue

### OUR KEY PRINCIPLES FOR YORK PLACE.

- Retain the building fabric to save the embodied carbon
- Animate the ground floor with amazing food and beverage operators
- Create a pocket park to the rear of the site that gives people a place to relax, meet friends
- Deliver exceptional design that sets a new standard for the town
- Market leading apartments





# CAPITAL&CENTRIC

## OUR PLANS FOR MIDWAY.

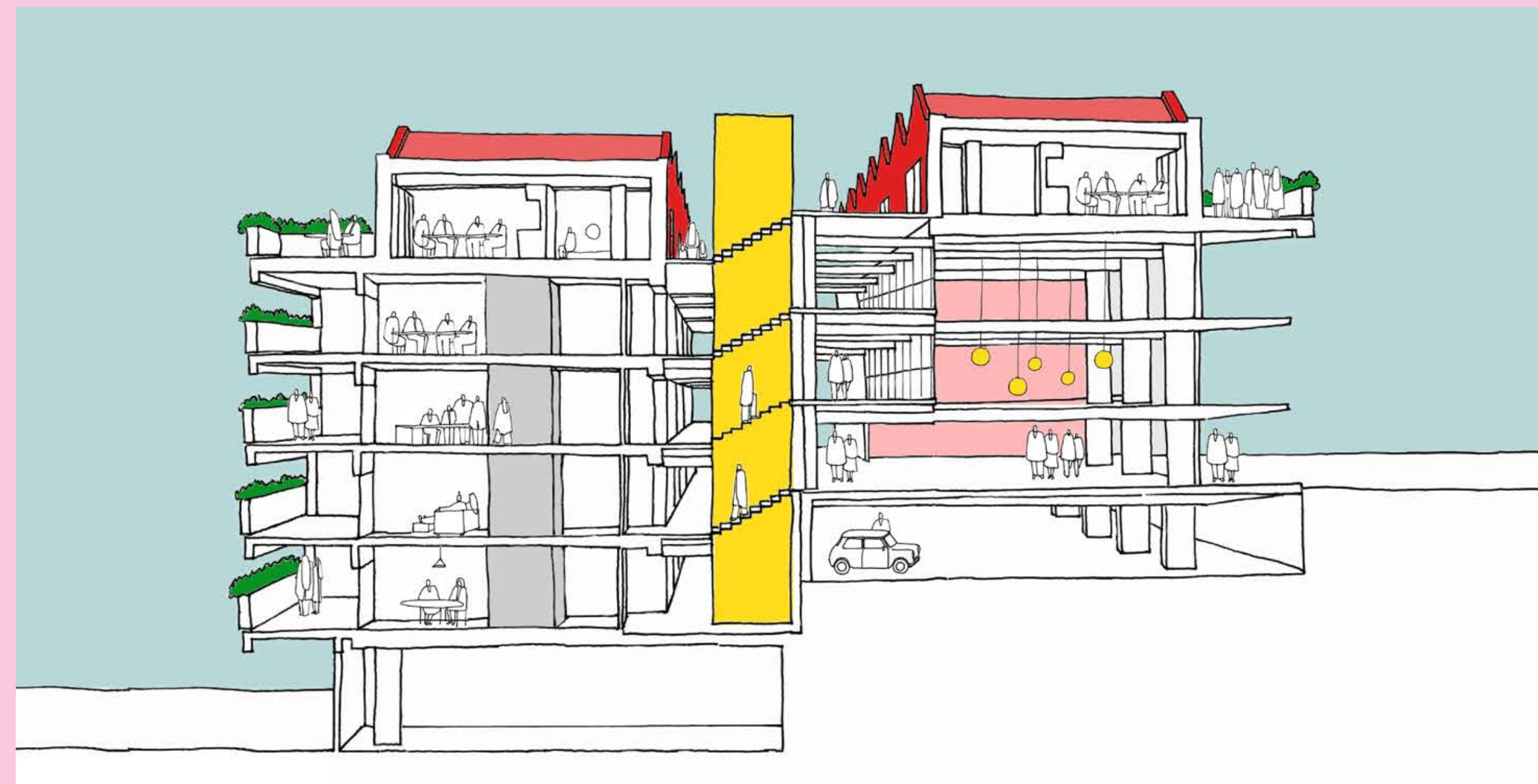
With a new town centre car park in the works, we've got the chance to repurpose the redundant Midway car park into a thriving new neighbourhood.

The brutalist structure will undergo a radical makeover, saving a shed load of embodied carbon by repurposing the existing building rather than building from scratch. It's planned to feature:

- Around 100 1, 2 & 3-bed apartments (a mix of repurposed and new build spaces)
- A 3-floor open atrium at the heart of the building
- Lush green landscaping, balconies, and roof terraces
- Resident amenities such as a social hub, gym, mini-cini, and lounge
- Onsite car parking for residents

### OUR KEY PRINCIPLES FOR MIDWAY CAR PARK.

- Retain the building fabric to save the embodied carbon and show how old unloved buildings can be reimaged
- Create market leading amenity space for the residents
- Deliver exceptional design that sets a new standard for the town
- Create a pocket park to the rear of the site that gives people a place to relax, meet friends
- Market leading apartments





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## THE INSPIRATION.

The refurbishment projects for Midway and York Place aim to re-use existing structures which are no longer fit for purpose and convert into much needed residential accommodation. The schemes aim to bring new life into the town by providing one and two bedroom open plan apartments, community uses and commercial space such as food and beverage offerings on the ground floor, along with a new landscaped square at York Place.

Existing floorplates of the Midway car park are re-used with a new atrium void carved out of the centre of the structure allowing day light into the heart of the building. Externally, generous balconies with edge planters provide lots of greenery both for residents and viewed from Lower street. A new top floor of penthouse apartments is articulated with red pitched roofs. The apartments are complimented by parking spaces at the lower levels and community use spaces higher up the building.

The floorplate of former shopping centre York Place is rationalised with the demolition of the car park/loading area. Commercial space occupies the ground floor. A new storey above existing roof level is added providing three floors of residential above. At the corner of Merrial Street and High Street is a prominent masonry corner, which also occurs at the extremities to bookend the buildings. The existing internal Astley Walk opens up to the new landscaped square connecting Merrial Street with Ironmarket. Facing on to the square, external circulation provides access to apartments with the external walls lined with profiled metal red cladding, creating a common language between the various sites.

The landscaped square provides green space in the heart of the town in the form of a pocket park, whilst also creating a connection with the listed Old Bull's Head Inn, with the addition of a subterranean music venue below.





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## HAVE YOUR SAY.

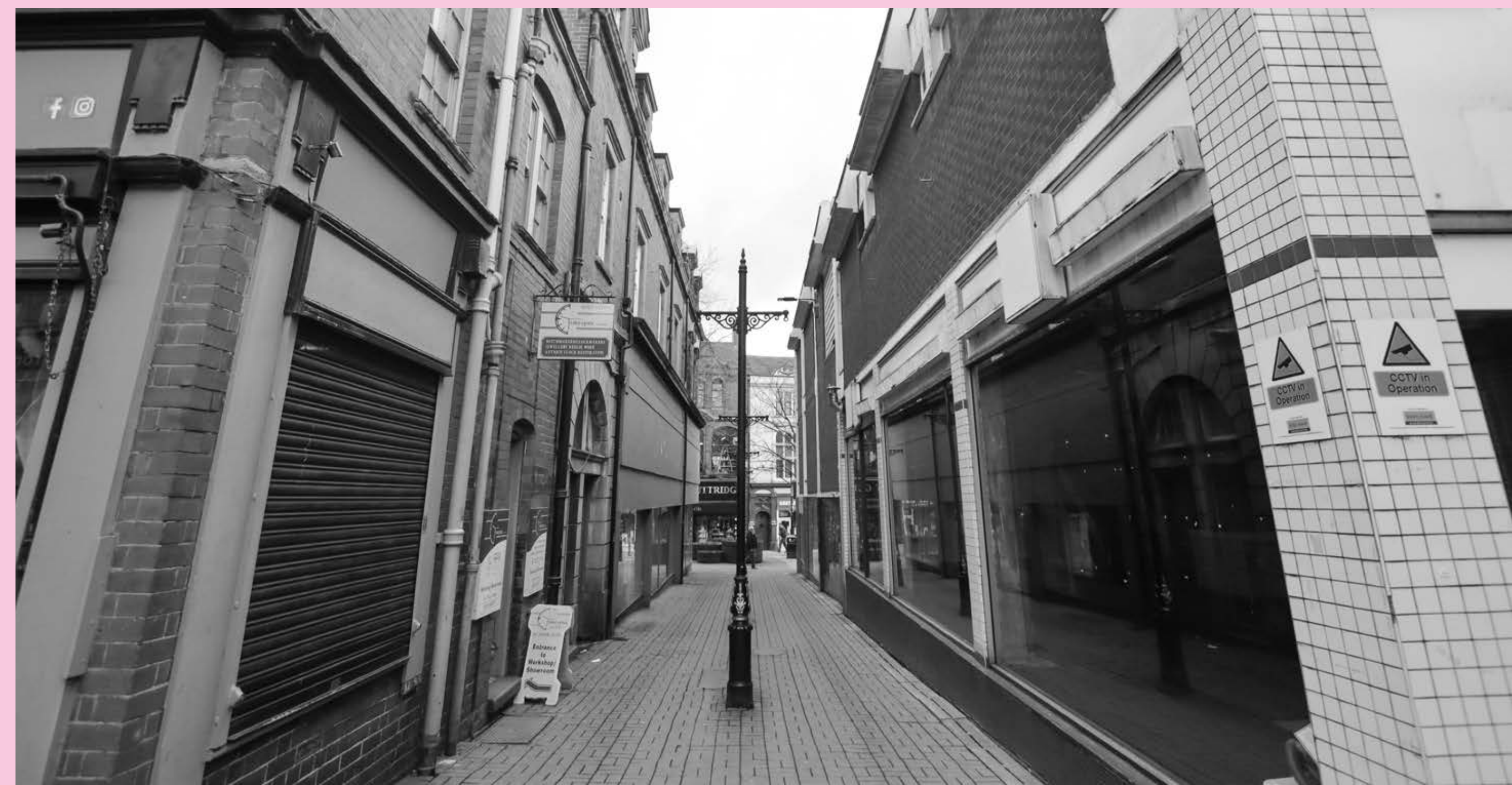
Now we want to know what you think. Our consultation runs until Monday 20th May 2024 and there are loads of ways you can get in touch and have your say on our plans for Newcastle-under-Lyme. These include:

- **Complete our questionnaire: Follow the QR code below to our online questionnaire or head to [www.capitalcentric.com/Newcastle-under-lyme](http://www.capitalcentric.com/Newcastle-under-lyme). Speak to a member of the team if you want a paper copy**
- **Write to us: on Freepost HAVE YOUR SAY (no stamp needed)**
- **Call us: Freephone 0800 689 1095 (during office hours)**
- **Follow us: on social @CapitalCentric**

### WHAT'S NEXT.

Over the coming months, we'll be listening to all of the community feedback while we pull together more detailed proposals.

Your feedback will help shape the final plans before we submit them to Newcastle-under-Lyme Borough Council later this summer.





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## SOCIAL IMPACT.

### WHAT WE'RE ABOUT.

As social impact developers, everything we do is geared toward having a positive social impact. Whether that's through new green spaces we build, the community groups we work with, or our initiatives to make a positive change to the property industry.

We established Regeneration Brainery, a not-for-profit programme to help young people from diverse and disadvantaged backgrounds explore a future in the property and regeneration industry. Since we set it up it's gone from strength-to-strength, having engaged over 6,000 young people, recruited hundreds of property mentors, and staged intensive 'Brainery' weeks in Leeds, Liverpool, Bristol, London, Manchester, Stoke-on-Trent, and many more.

Elsewhere, we put our clout behind worthy causes – from helping arrange fundraising gigs for the Greater Manchester Mayor's Charity; putting on charity street art festivals and battles; to planning Embassy Village, Manchester's first ever purpose built community to give homeless people their own front door.

### HERE'S SOME WE MADE EARLIER.

You may have spotted us nearby in Stoke-on-Trent, where we are delivering Goods Yard – a new neighbourhood next to the mainline station featuring 174 design-led apartments, a below-ground food hall, spaces for businesses and new public gardens.

We've got a track record of delivering high-quality, design-led neighbourhoods. Many of our projects feature re-purposing of historic buildings alongside contemporary new builds.

Our previous work includes Eyewitness Works, restoration of a former cutlery works in Sheffield (which featured on Channel 4's The Big Interiors Battle); the Kampus garden neighbourhood in Manchester city centre; and Farnworth Green, an overhaul of the town centre in Bolton, Greater Manchester.



KAMPUS



GOODS YARD



LITTLE DAVID STREET