

Investing in homes since 1912  
**grainger plc**

# Market Street, Newbury

Vision Conference  
May 2017



# 2016/2017 Progress

- Grainger submitted planning application to WBC in March 2016;
- Planning consent granted for the redevelopment of Market Street in November 2016;
- Grainger and WBC signed a Section 106 agreement for the scheme in April 2017.

# Scheme Summary



The scheme will provide:

- ✓ 232 new homes for rent
- ✓ 497 space multi storey car park for the Council and Network Rail
- ✓ Nine new flexible use commercial units
- ✓ Resident's Hub
- ✓ 108 residents parking spaces
- ✓ Five new parking spaces for the Friends' Meeting House

# Public Realm Proposals



The scheme will provide:

- ✓ Pedestrian and cycle ramps providing a safe route between the station and town centre
- ✓ New east and westbound bus stops
- ✓ 'The Green' area of open space
- ✓ A new Station Square and improved Station Approach Road
- ✓ A new Echo Circle on Market Street
- ✓ Tree and shrub planting



View from Market Street of the new Echo Circle

Station Square and Multi Storey Car Park





View of 'The Green' and the Resident's Hub

View from station entrance of pedestrian and cycle ramp to the town centre

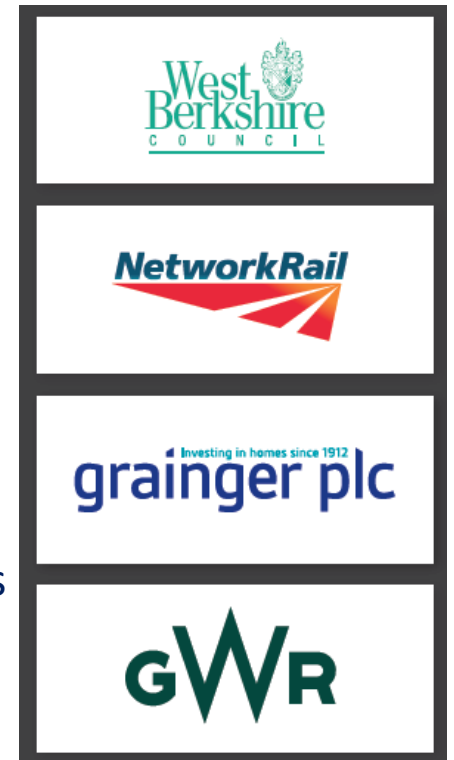


# Delivering Market Street



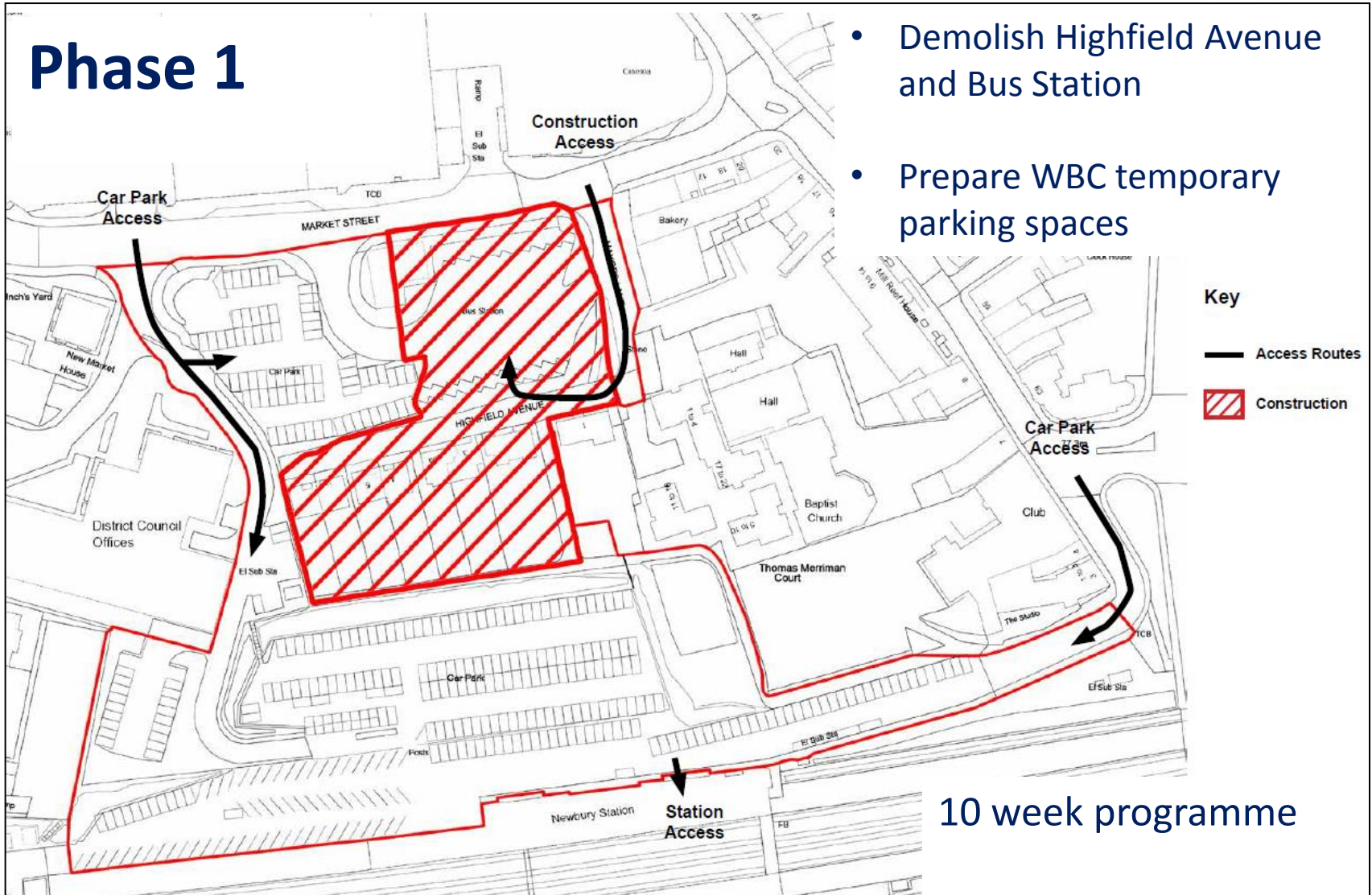
Over the next year we will be working closely with our partners ahead of starting on site:

- Working up the detailed design of the scheme with our Professional Team;
- Signing an Asset Protection Agreement and formalising arrangements with Network Rail and Great Western Railway to ensure the safe operation of the railway and the provision of temporary parking spaces;
- Grainger to serve notice and the Council to construct the new bus station at The Wharf ;
- We are working towards starting on site with demolition works in early 2018.



# Development Phasing

## Phase 1

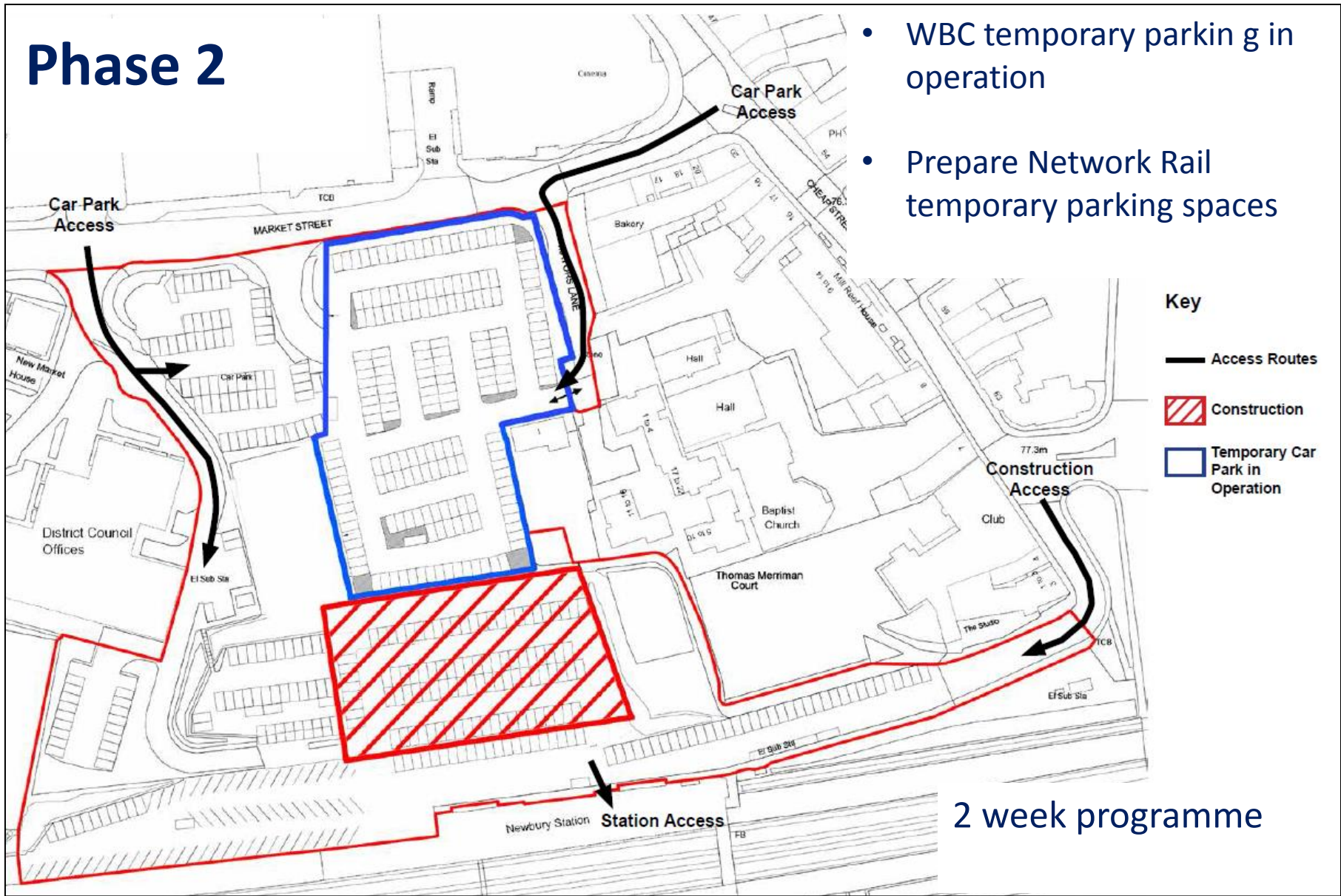


- Demolish Highfield Avenue and Bus Station
- Prepare WBC temporary parking spaces

10 week programme

# Phase 2

- WBC temporary parking in operation
- Prepare Network Rail temporary parking spaces

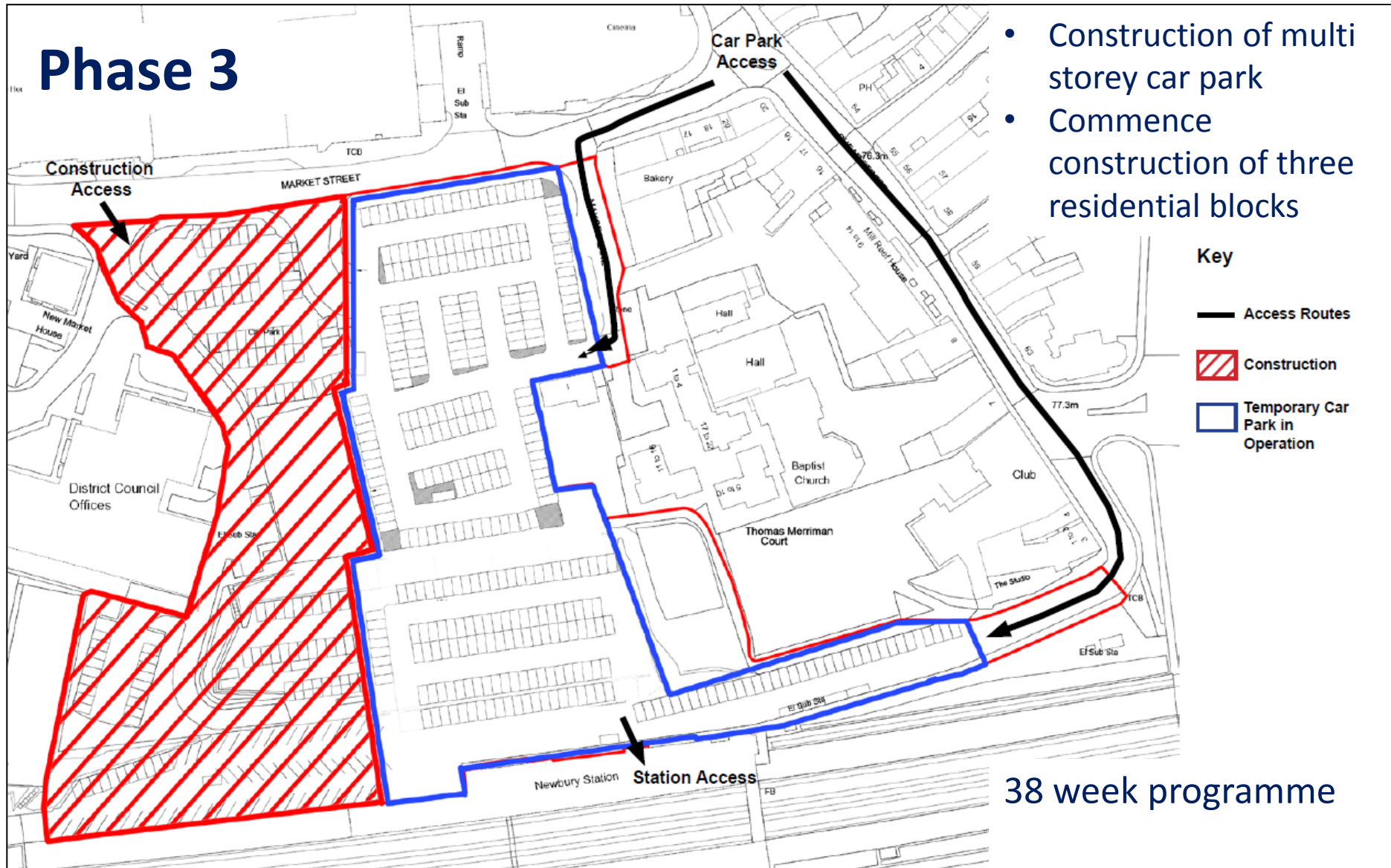


**Key**

- Access Routes
- ▨ Construction
- ▭ Temporary Car Park in Operation

2 week programme

# Phase 3



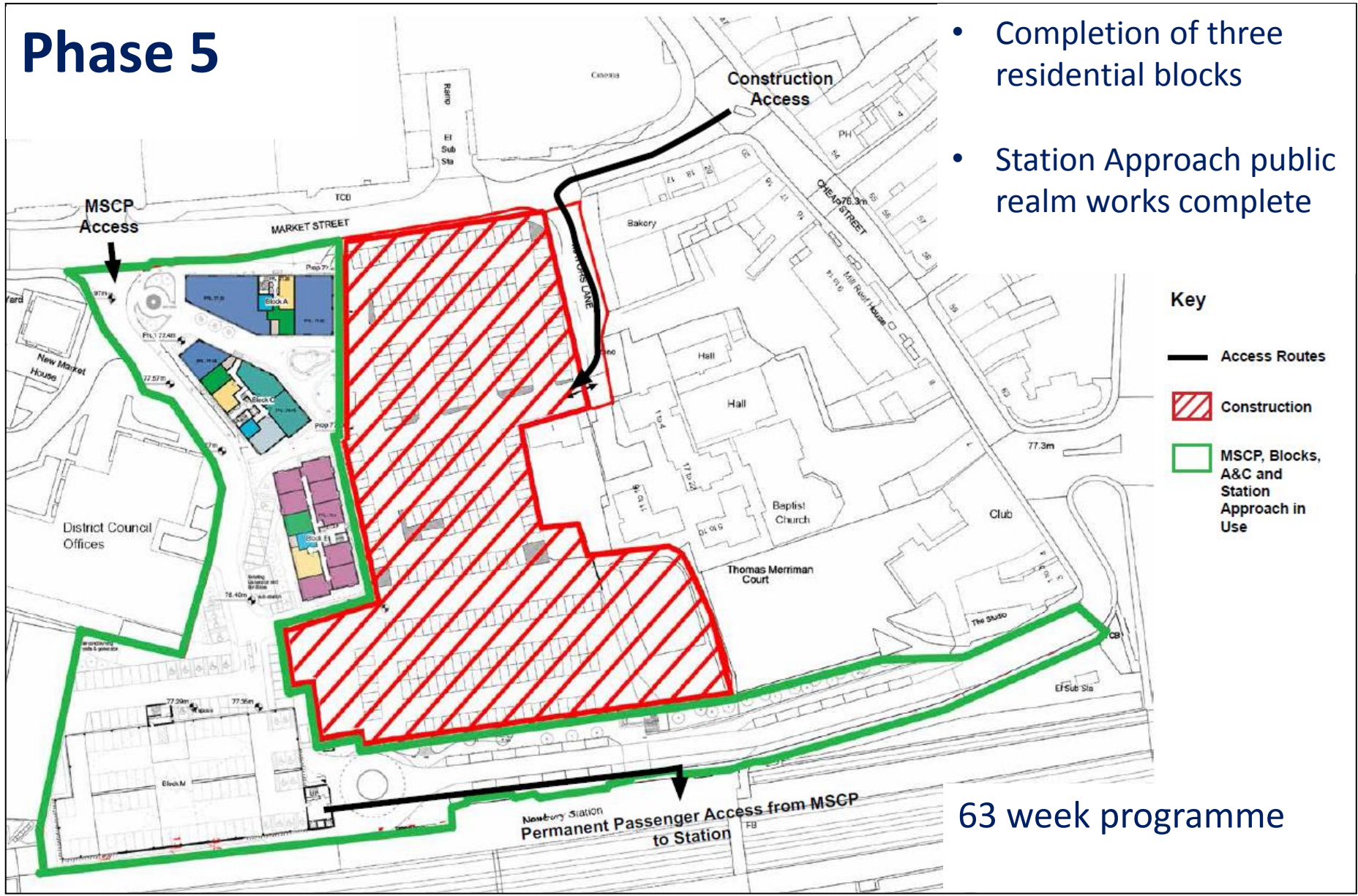
- Construction of multi storey car park
- Commence construction of three residential blocks

38 week programme

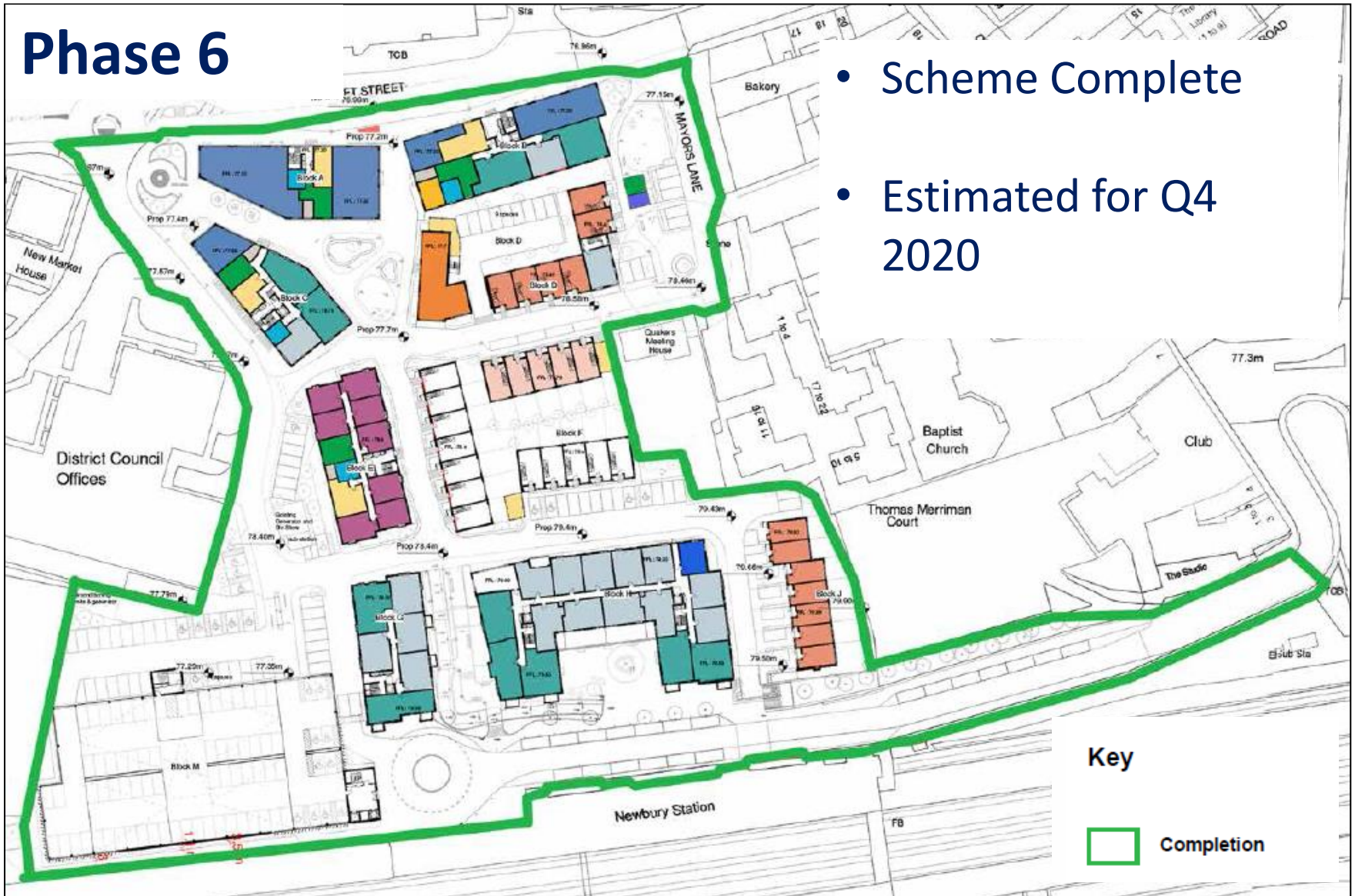


# Phase 5

- Completion of three residential blocks
- Station Approach public realm works complete



# Phase 6



- Scheme Complete
- Estimated for Q4 2020