

**NEWCASTLE-
UNDER-LYME.**

CAPITAL&CENTRIC

INTRODUCTION.

Capital&Centric were appointed on 13 November 2023 by Newcastle-under-Lyme Borough Council ('NuLBC') under a Pagabo Pre-Development Services Agreement ('PDSA') (Lot 3c) to deliver a concept design for three sites; York Place, Midway Carpark and Ryecroft.

A fee of £256,500 was agreed to complete the Stage 1 process including a detailed masterplan for the sites ready to be submitted for a pre-planning application. The key deliverables were as follows:

- Develop a design that maximises the deliverability of the development.
- An award-winning design that compliments and is sympathetic to the historic market town setting whilst being aspirational and stimulating regeneration.
- Options analysis throughout the process resulting in a robust development appraisal.
- Public realm proposals which tie the sites together and knit them into the existing urban grain, but also create public spaces which are a benefit to the wider town centre.
- A RIBA stage 2 concept design.
- Procurement of surveys and professional advice as detailed in the budget.



PROCUREMENT UPDATE.

DESIGN TEAM.

Capital&Centric procured the design team through both negotiation and competitive tender to ensure best value. Where services were tendered, an invitation to tender was issued to a minimum of four parties and the tender return was scored based on cost, quality and social impact. All consultants working on the project are required to contribute towards social impact, both generally and project specific. Formal appointments will be executed once Capital&Centric are appointed to deliver the next stage of the project with a purchase order for stage 1 work issued to all parties.

The appointed design team are as follows:

Discipline	Consultant
Architect	Shedkm
Project Manager	Pierre Angulaire
Quantity Surveyor	Arcadis
Structural Engineer	Curtins
Mechanical & Electrical Engineer	Futureserv
Fire Engineer	Appraise
Principal Designer	Rjd Associates

ASBESTOS REMOVAL.

An asbestos survey was arranged for both York Place and Midway carpark. There is a significant amount of asbestos at York Place but minimal at Midway carpark. Following receipt of the survey, Capital&Centric prepared and issued a PCR compliant tender for the asbestos removal at York Place through mytenders. Eight tenders were received with prices ranging from £66,749.75 to £196,279.14. The tender received from Shield Environmental in the amount £66,749.75 scored the highest on the scoring matrix and they have been appointed to undertake the works. The project is due to commence on 05 February 2024 and will take up to 10 weeks.

YORK PLACE REDEVELOPMENT.

A contractor to undertake the redevelopment of York Place will be directly appointed by Capital&Centric following execution of the new Pagabo Pre-Development Services Agreement. A tender pack is currently being developed by the design team. A budget cost for initial redevelopment has been provided by a contractor and an allowance of £500,000 has been included in the stage 2 cashflow.



DESIGN UPDATE.

YORK PLACE.

Works to York Place have progressed with significant milestones delivered in the period including:

- Measured and topographical survey to facilitate the development
- Façade context review
- Structural review of existing frame
- Fire engineer review of proposals
- Meeting with planning and conservation team to understand requirements and restrictions of the local area
- Design team review to ensure project deliverability
- Meetings with Astley Circus School and Joules Brewery about occupancy on the site post completion
- Apartment mix review to maximise existing structure and suitability for market uptake
- Development of the external façade design
- Asbestos survey and tender/ appointment of contractor
- Development of redevelopment proposals ready for tender

The current scheme delivers 47 apartments (24 one beds and 23 two beds) and 17,222sqft of commercial space. It is proposed that amenity space will be provided at Midway but residents at York Place will be able to access the facilities. The architect's scheme is proposal is included in appendix A.





DESIGN UPDATE.

MIDWAY CARPARK.

The design has been progressed at Midway with a significant number of technical challenges reviewed and overcome. The key milestones delivered in the period include:

- Measured and topographical survey
- Review of existing structural loads and suitability for conversion
- Asbestos survey
- Fire engineer review and subsequent design changes to ensure compliance
- Building Safety Act review
- Design workshops to develop a deliverable conceptual design
- Options analysis to determine apartment mix and scale of development
- Review of shared facilities
- Development of the external façade design

The proposed development delivers 106 apartments (60 one beds, 44 two beds and 2 three beds) in addition to 38 parking spaces. Extensive resident amenity space will be provided at the development including a residents lounge, gym and private dining. Other residents living in Capital&Centric developments in the town will be able to access the amenities. The architect's drawings are included in appendix B.



DESIGN UPDATE.

RYECROFT.

The design development at the Ryecroft site has been delayed by ongoing negotiations with McCarthy and Stone relating to the positioning of their site. The final position of their site has been provisionally agreed which allows Capital&Centric to maximise the site and develop a strong frontage on the corner of Merial and Corporation Street.

Capital&Centric are currently in negotiations with Aspire Housing Association to forward fund circa 36 Neighbourhood homes on part of the Ryecroft site. The remainder of the site will deliver an IBIS style hotel and residential apartments. A masterplan for the site has been developed to accommodate all three uses ensuring a joined-up masterplan for the site.

In the period the key milestones that have been delivered are:

- Development of site masterplan to accommodate all uses
- Topographic and elevation measured survey
- Site ground condition review including
- Negotiations with McCarthy and Stone to agree preferred location
- Negotiations with Aspire Housing to forward fund 36 homes

The development at Ryecroft will be split into two parts; low level Neighbourhood housing which is currently planned to be sold to Aspire Housing Association and the corner site which will deliver 27 apartments (12 one beds and 15 two beds) and a 110 room hotel.

In addition, 10,764sqft of commercial space will be delivered on the ground floor flowing into a tiered urban park. The site master plan is included in appendix C.



NEXT STEPS.

Following conclusion of the concept design, Capital&Centric will deliver Stage 2, the design development of the three sites through to planning approval and the redevelopment and enabling works at York Place. To facilitate this, Capital&Centric and NuLBC will enter into 3 separate Pagabo PDSA's.

The key output for this period will be the submission of a planning application for each site along with all associated design work and surveys. To deliver this objective the following activities will be undertaken:

- Negotiation and legal appointment of design team
- Asbestos removal, enabling works and strip out of York Place
- Detailed drainage and utilities surveys
- Drainage jetting
- Intrusive concrete and foundation surveys at York Place and Midway
- Development of design to planning submission
- Further development of the external façade and detailed CGIs
- Surveys associated with planning
- A public consultation linked to the planning across the sites
- Hoarding to York Place

COSTS.

BUDGET.

A budget of £256,500 was agreed to deliver stage 1 with current forecasts showing a cost of £231,895, £24,605 under budget. The breakdown of these costs against each project are provided below along with forecasted costs for stage 2. The total stage 2 cost to bring forward the three sites to planning application is £2,649,000.

Site	Stage 1 Costs	Stage 2 Costs
York Place	£99,500	£1,175,020
Midway Carpark	£82,395	£624,883
Ryecroft - Housing	£25,000	£326,338
Ryecroft - Hotel & Resi	£25,000	£522,759
Total	£231,895	£2,649,000

PROGRAMME.

The three projects will be run in tandem with the timescales to submitting a planning application ranging from 6-8 months.

Site	Planning Submission	Months
York Place	September 2024	6
Midway Carpark	September 2024	6
Ryecroft - Housing	September 2024	6
Ryecroft - Hotel & Resi	November 2024	8

APPENDIX A.

york place

project title
york place

date
26 01 2024

document title
retention proposals

status/revision
3

author
shedkm architects ltd

project address
**York Place
Newcastle under Lyme
ST55 9ZZ**



existing building

Used as a commercial building with ground floor shop fronts and shop storage on the first floor. Existing floor plan (below) has a passage through middle of building NW>SE.

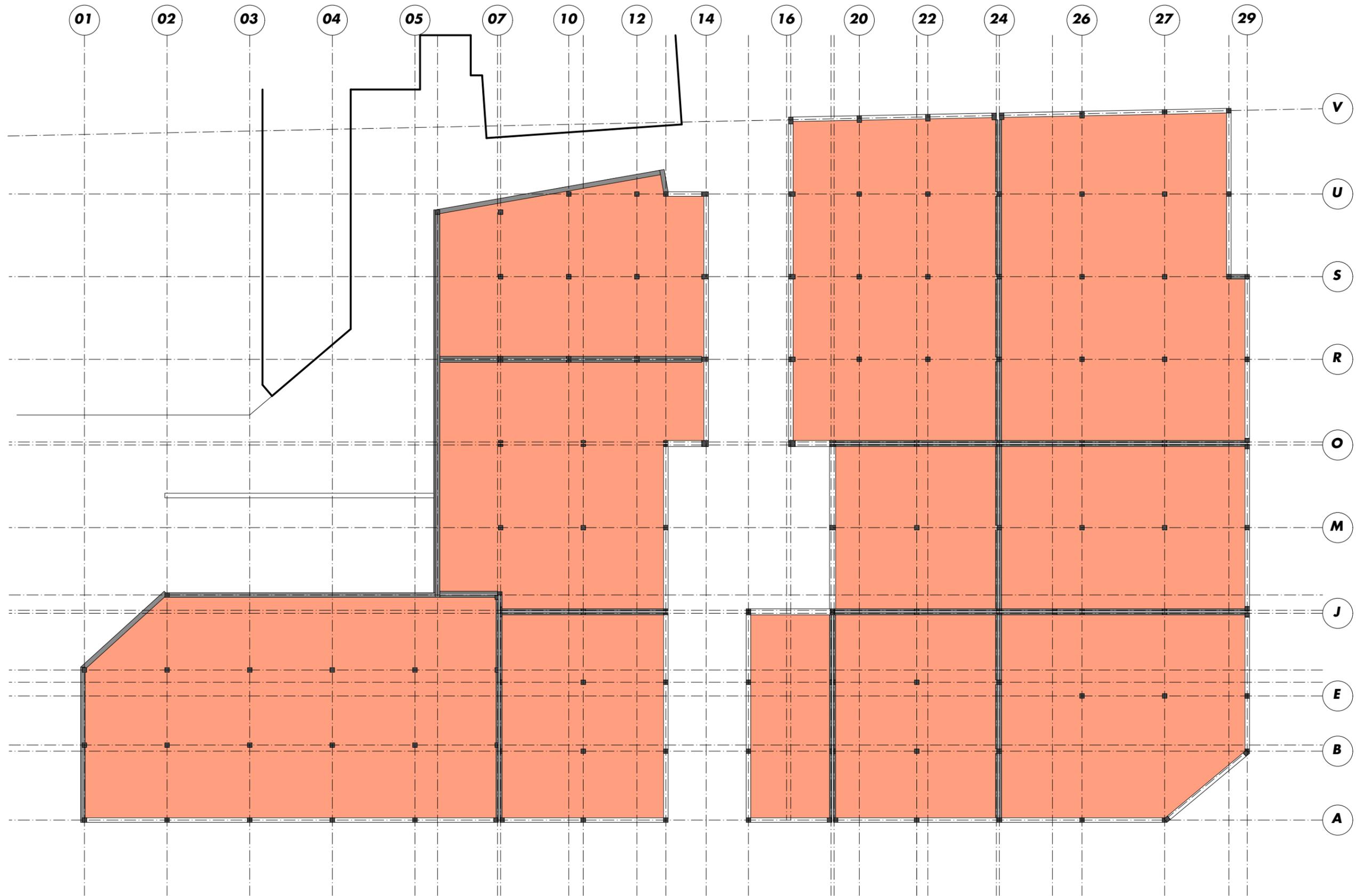
The building is a concrete structure with the reinforced concrete floor slabs and concrete columns and beams being kept as the new structure.

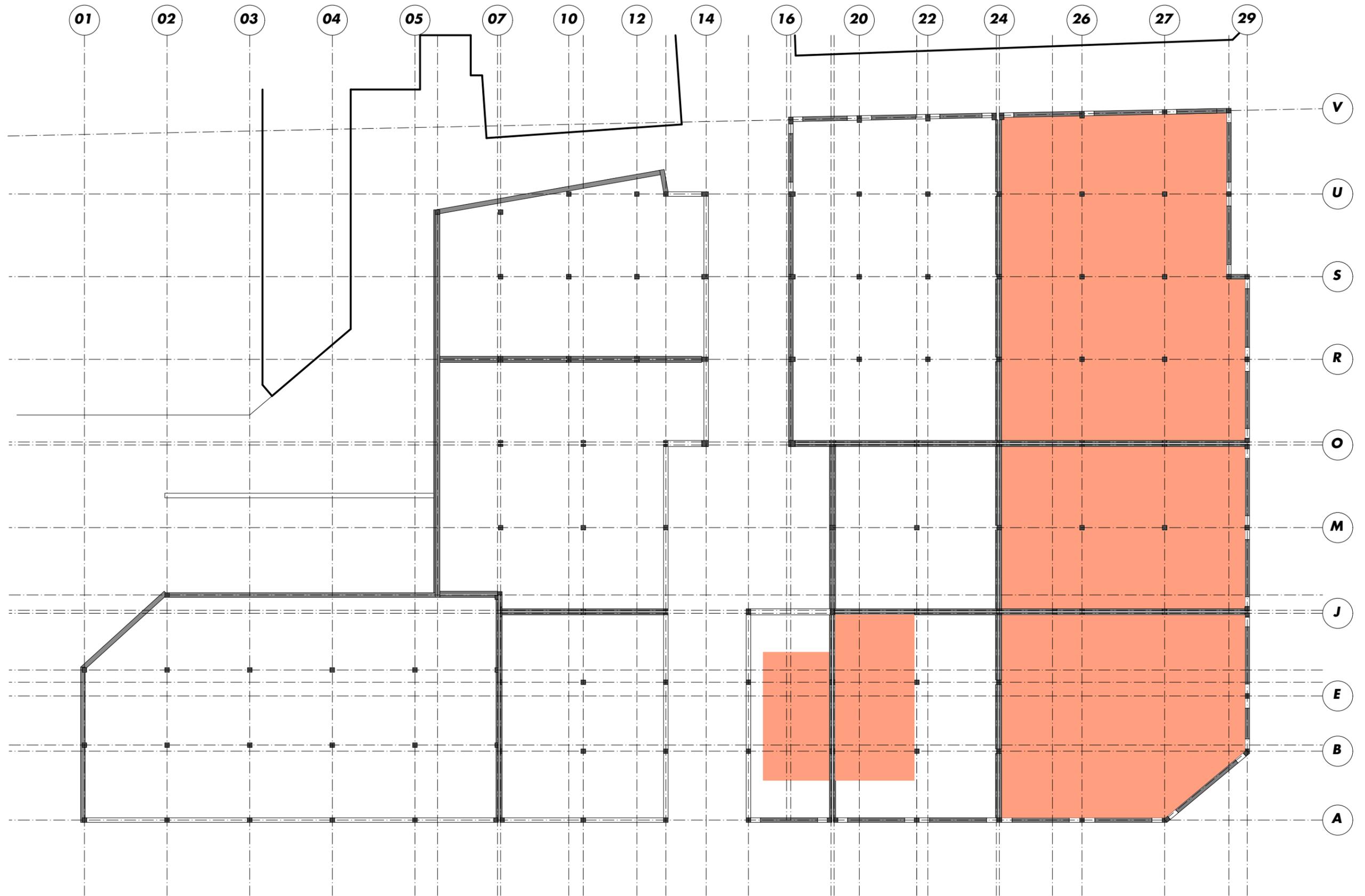


york place current response

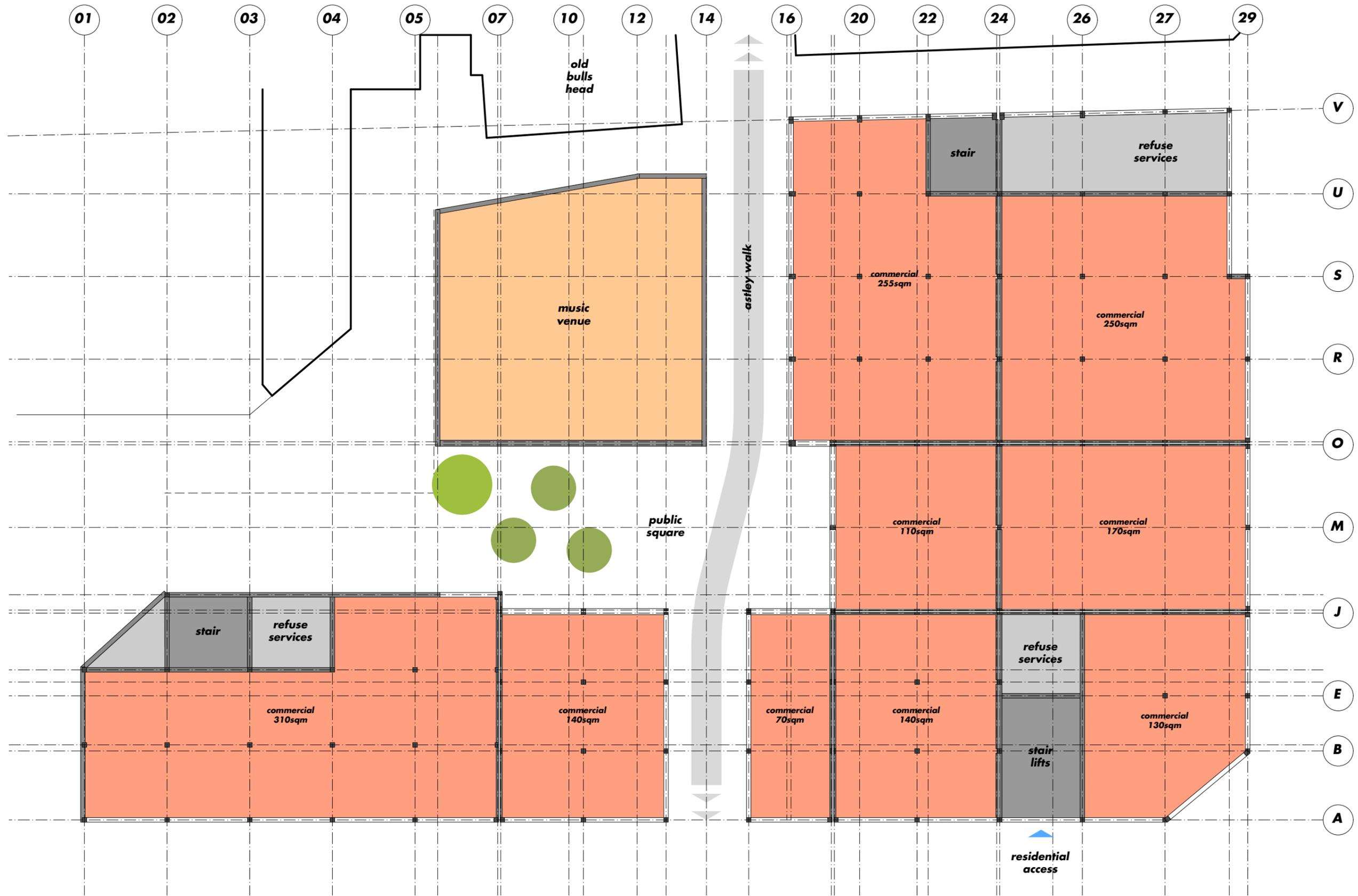
- Separated ground and first floors, but same style, no ornamentation
- Open square at west corner
- Clear signage and tiled plinth
- Taller at south side - response to taller buildings on high street, smaller on merril street
- Decorated g.f. walkthrough from merril st. to astley walk

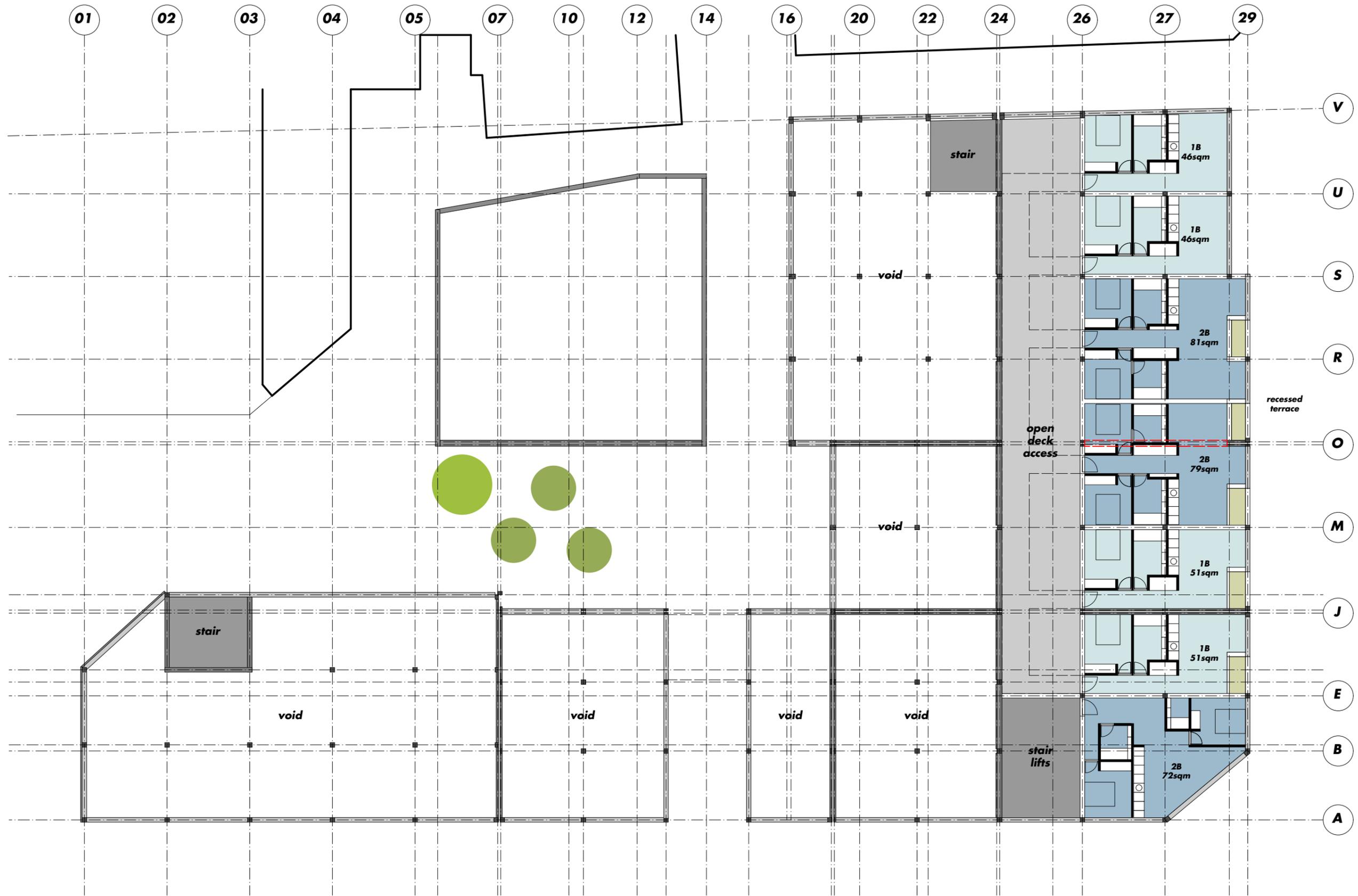


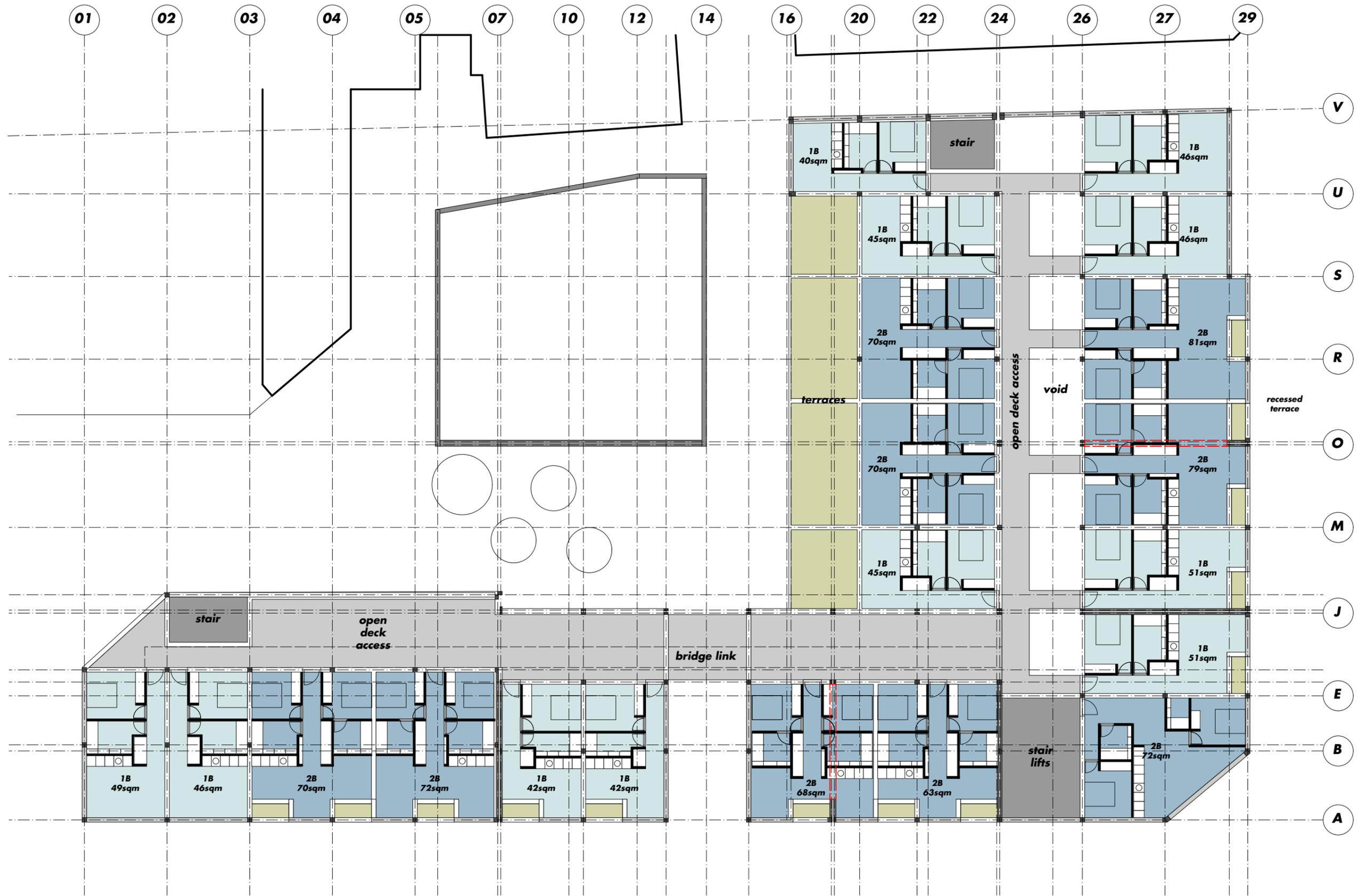


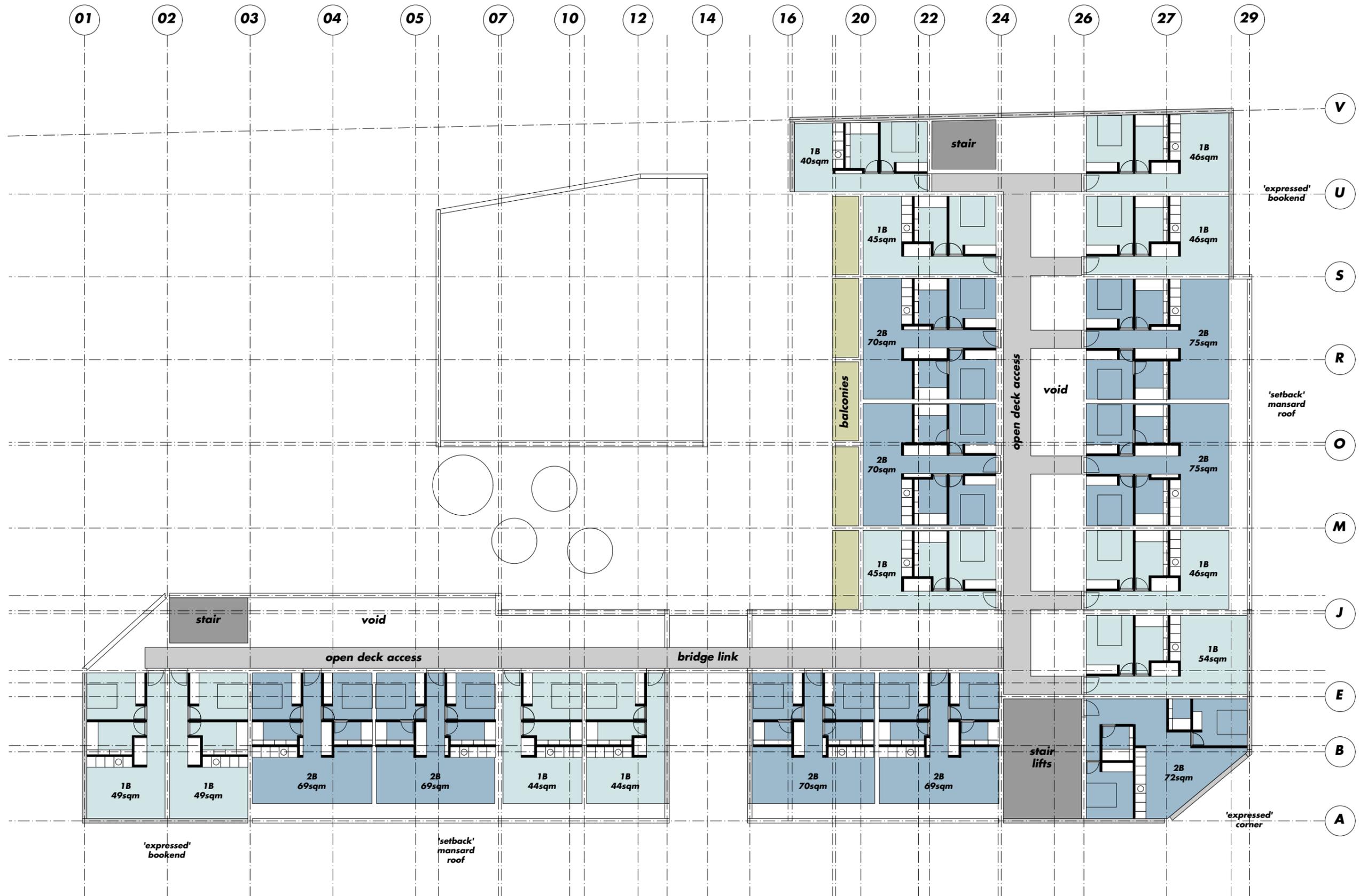


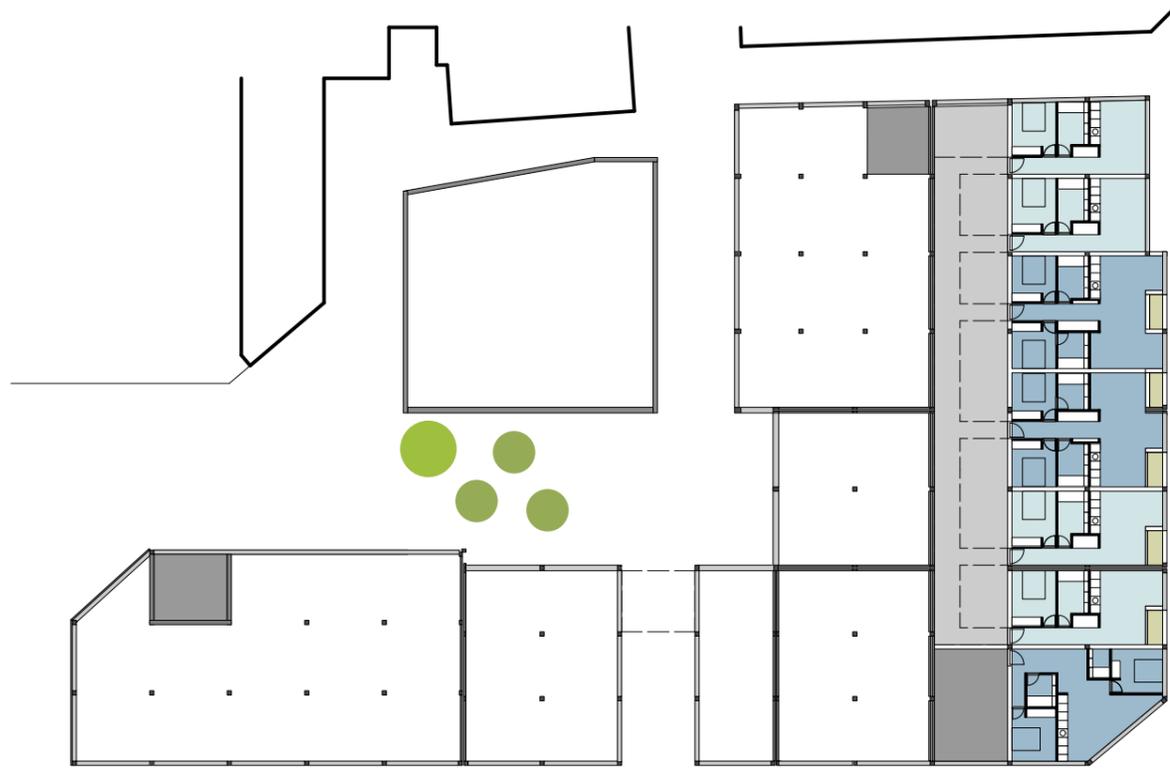












mezzanine floor • 4no one bed + 3no two bed apartments



second floor • 11no one bed + 09no two bed apartments



ground floor • 1600sqm lettable space



first floor • 11no one bed + 09no two bed apartments

apartment summary ... 47no apartments ... 26no 1B @ 55% ... 21no 2B @ 45%

option C1 - summary

york place • newcastle under lyme

2328-SKM-ZZ-00-DR-A-SK-0154 • P03 • 26 01 24 • 1:250 @ a3



APPENDIX B.

midway

project title

midway

date

26 01 2024

document title

feasibility study

status/revision

P01

author

shedkm architects ltd

project address

**Midway car park
Newcastle under Lyme
Staffordshire**

MIDWAY, NEWCASTLE under LYME

MIDWAY



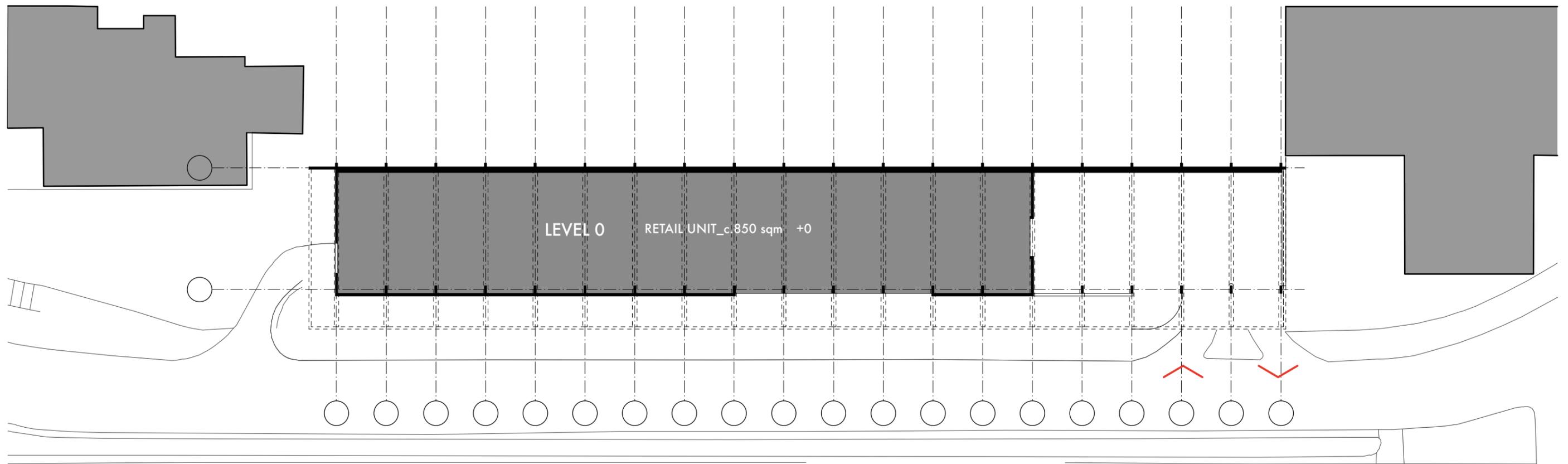


MIDWAY, NEWCASTLE under LYME

EXISTING PLAN

LEVEL 0

1:400



LOWER STREET

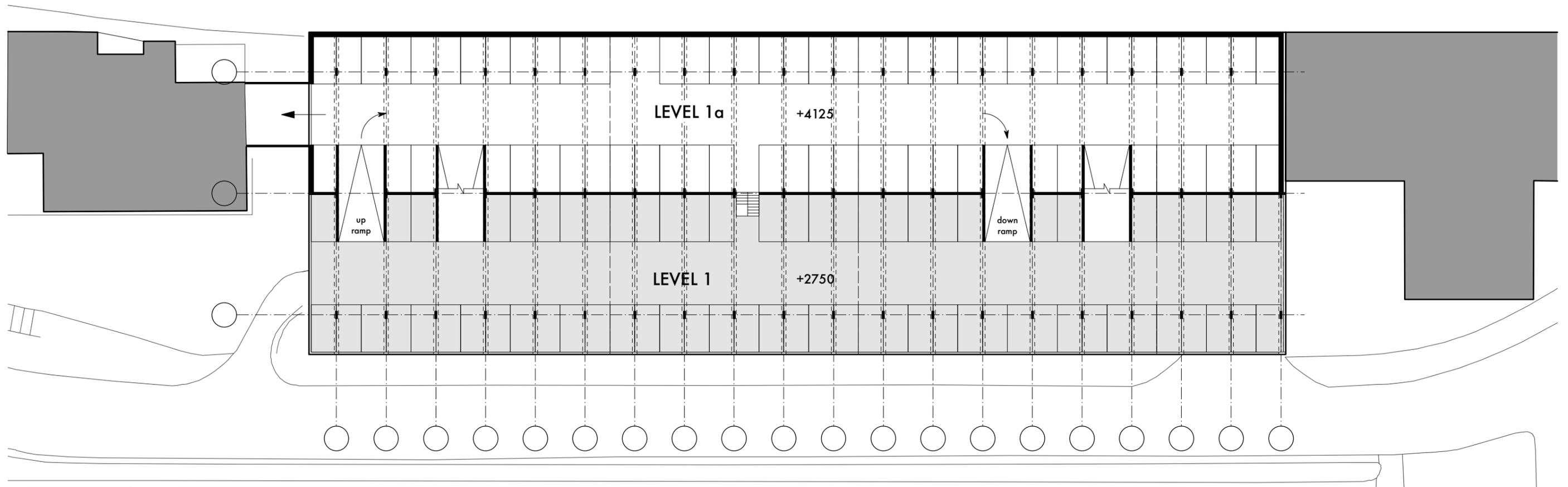


MIDWAY, NEWCASTLE under LYME

EXISTING PLAN

LEVELS 1/1a

1:400



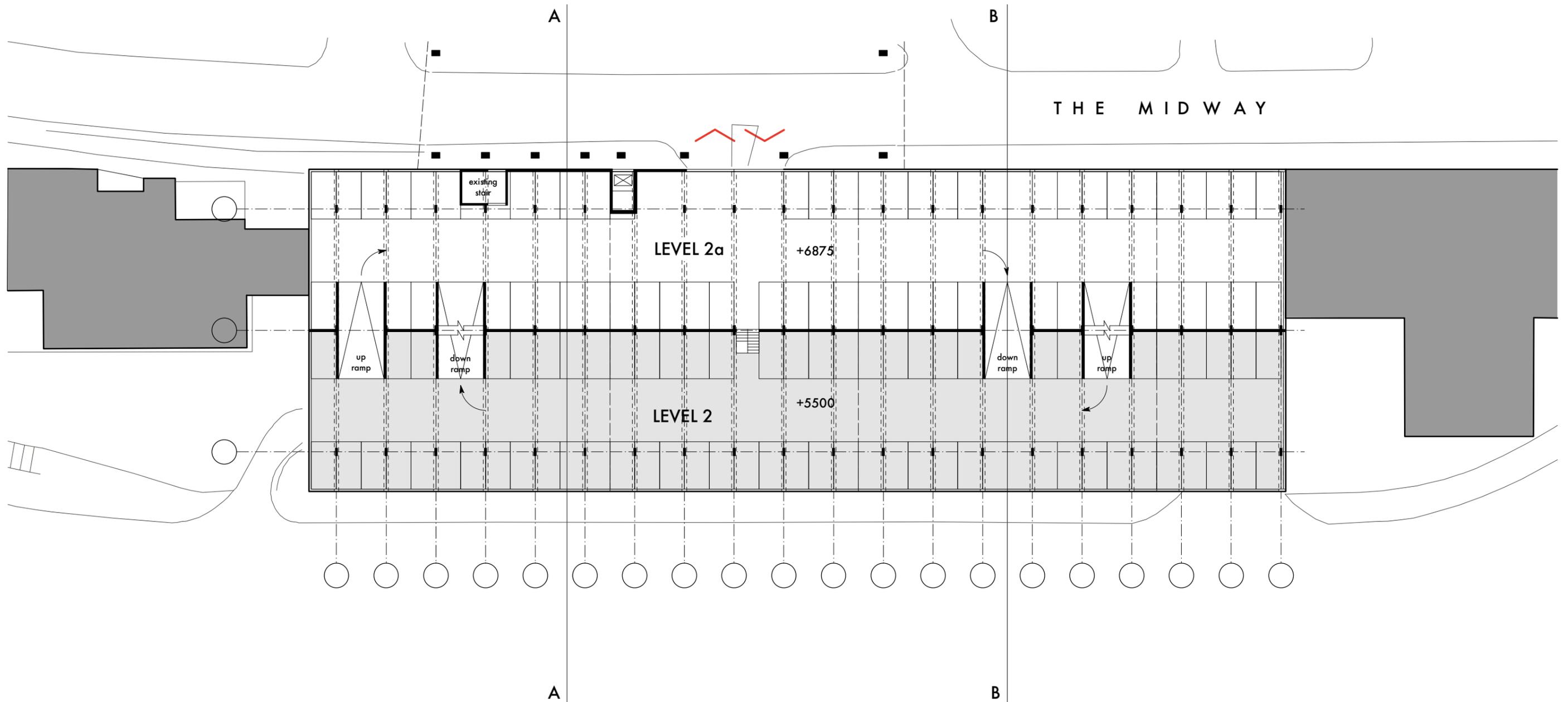


MIDWAY, NEWCASTLE under LYME

EXISTING PLAN

LEVELS 2/2a

1:400



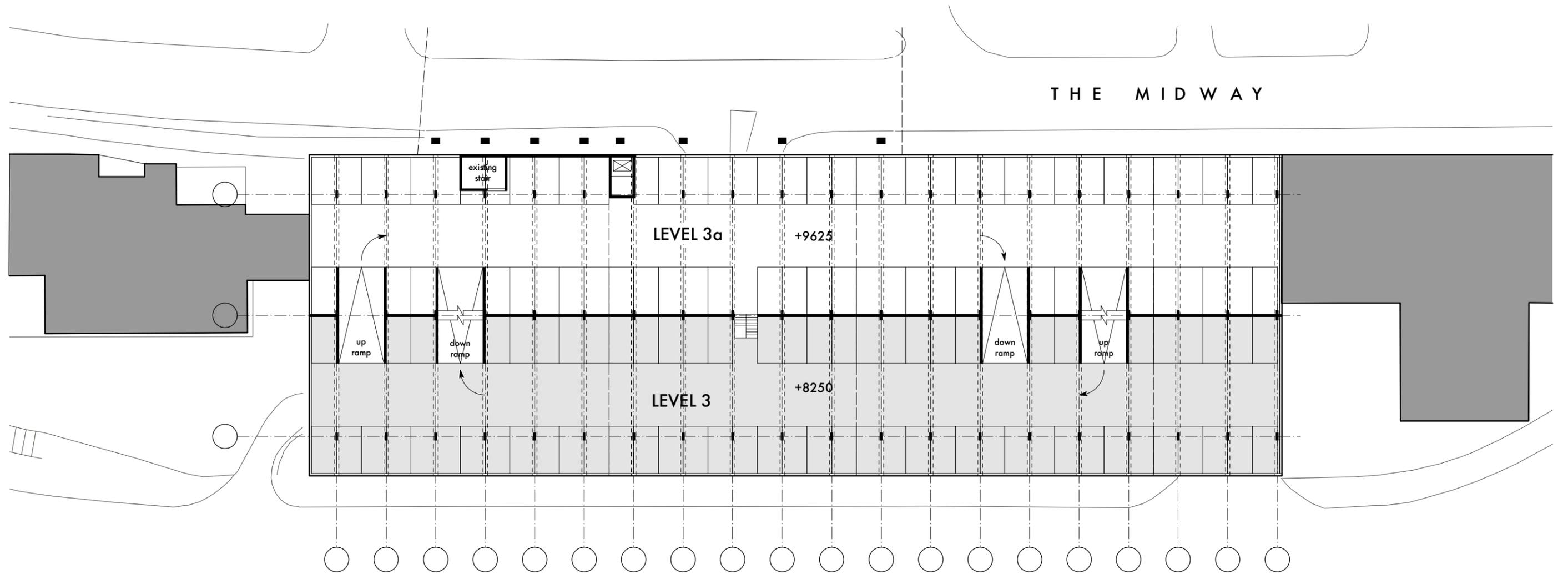


MIDWAY, NEWCASTLE under LYME

EXISTING PLAN

LEVELS 3/3a

1:400

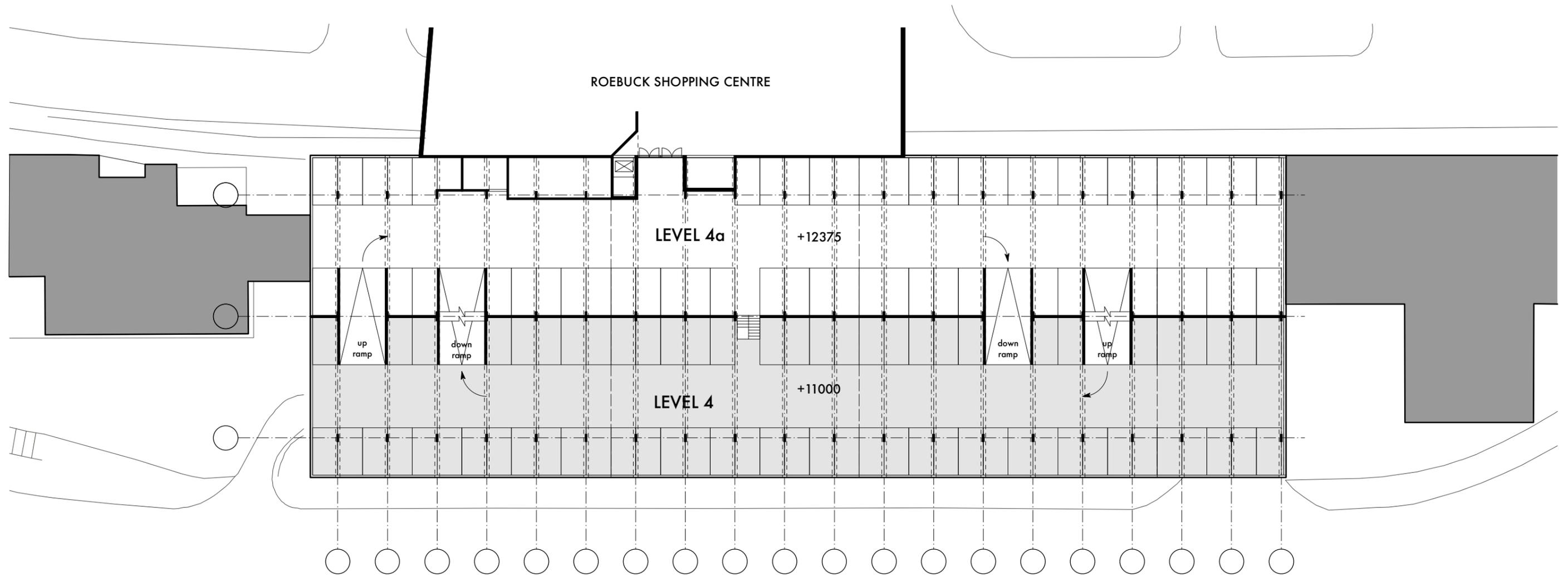




MIDWAY, NEWCASTLE under LYME

EXISTING PLAN

LEVELS 4/4a
1:400



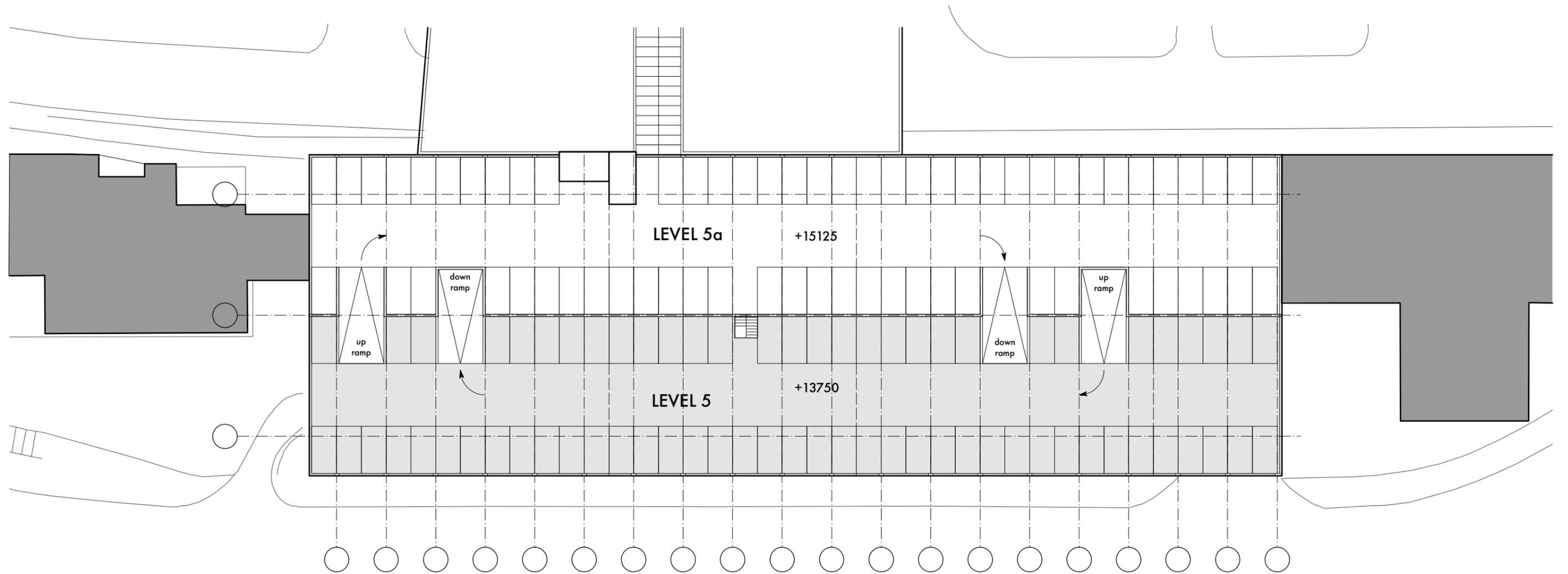


MIDWAY, NEWCASTLE under LYME

EXISTING PLAN

LEVELS 5/5a

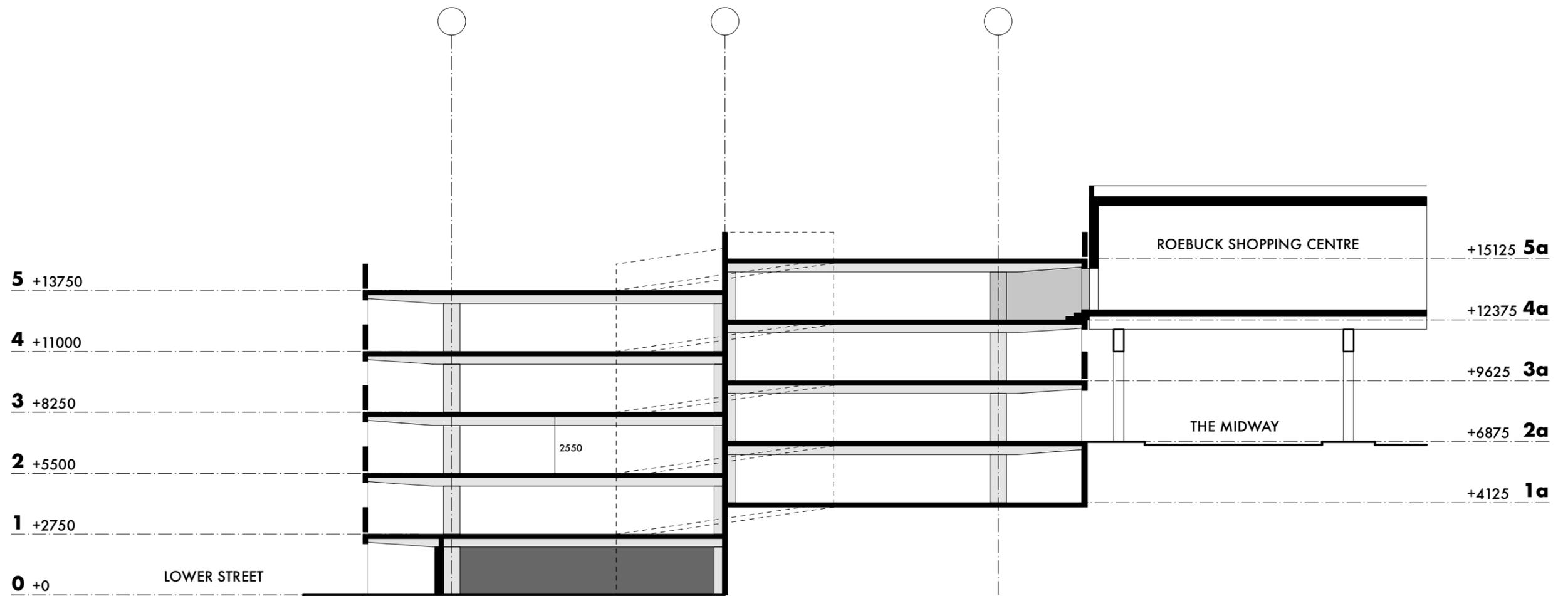
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MIDWAY, NEWCASTLE under LYME

EXISTING SECTION AA

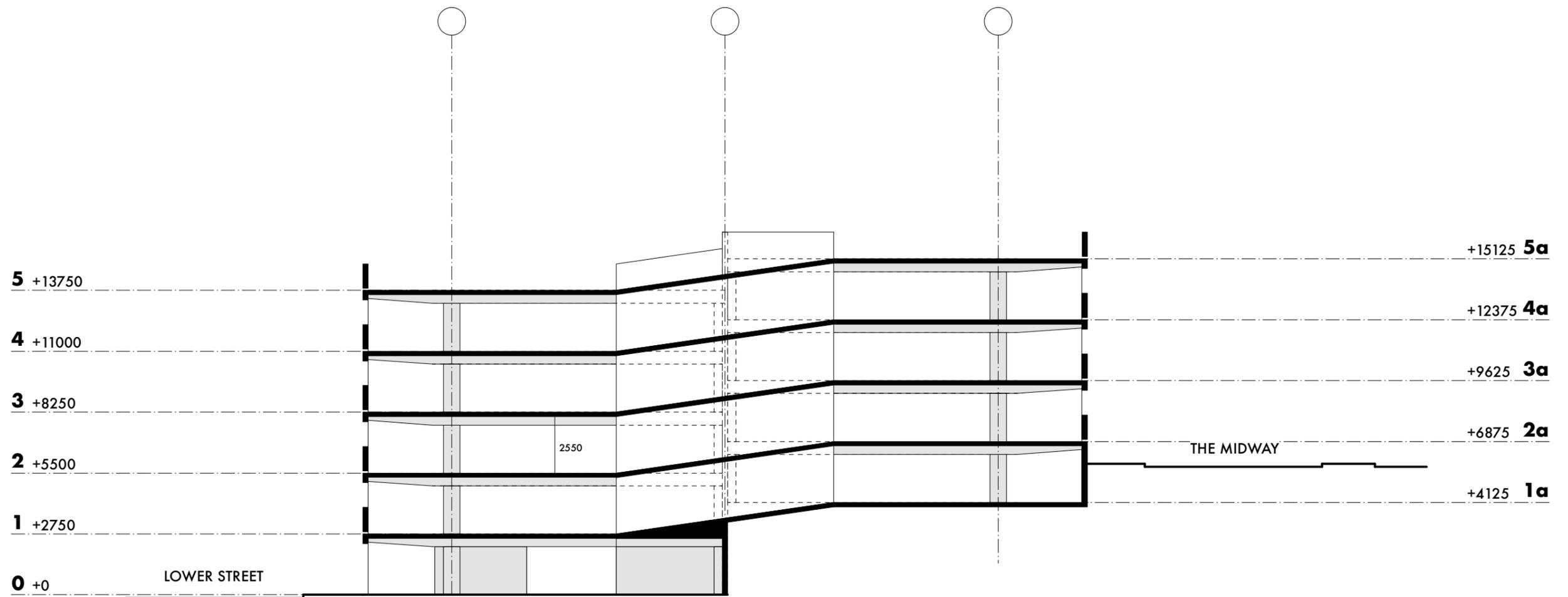
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MIDWAY, NEWCASTLE under LYME

EXISTING SECTION BB

1:200



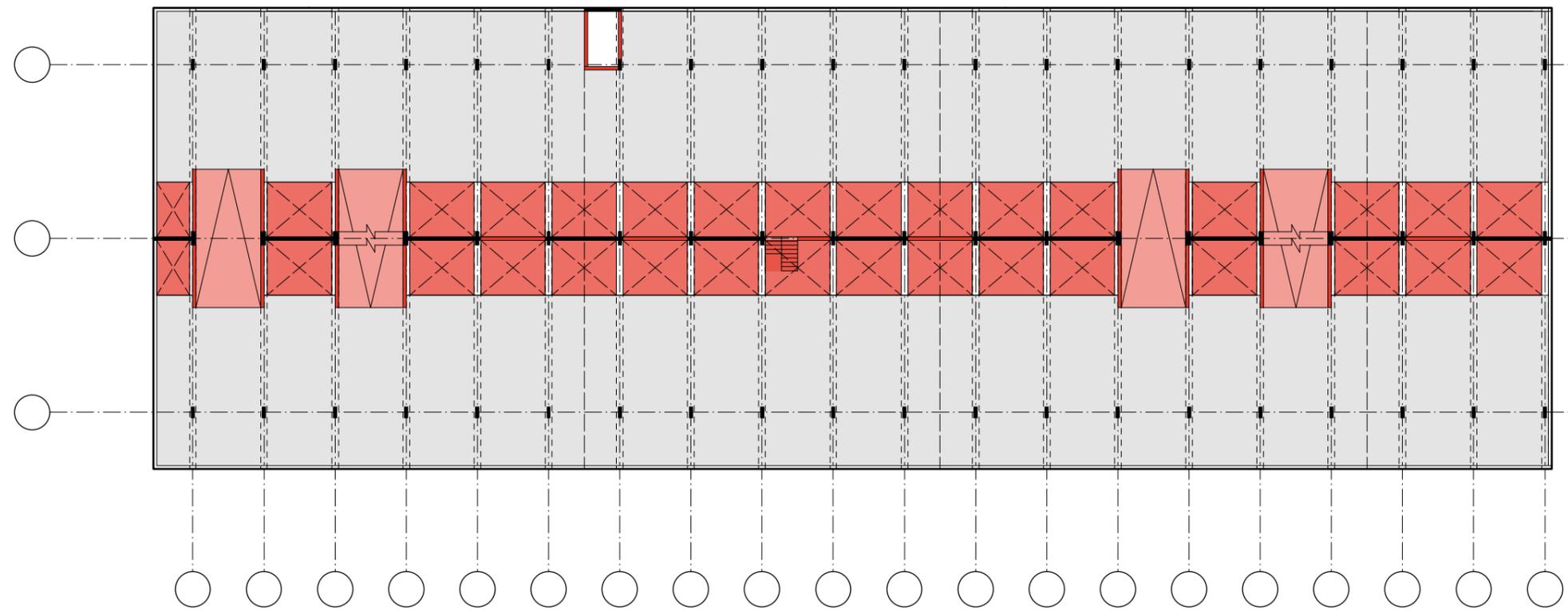


MIDWAY, NEWCASTLE under LYME

PROPOSED STRUCTURAL REMOVAL

LEVEL TYPICAL

1:400





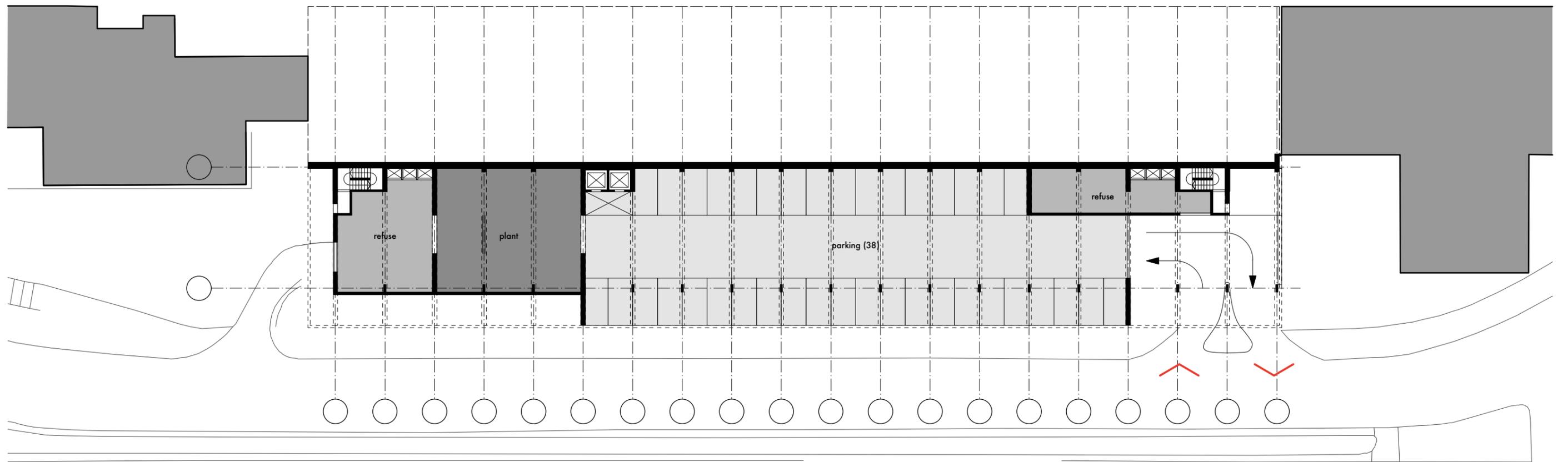
MIDWAY, NEWCASTLE under LYME

PROPOSED PLAN

LEVEL 0

1:400

0



LOWER STREET



MIDWAY, NEWCASTLE under LYME

PROPOSED PLAN

LEVELS 1/1a

1:400

1/1a





MIDWAY, NEWCASTLE under LYME

PROPOSED PLAN

LEVELS 2/2a

1:400

2/2a





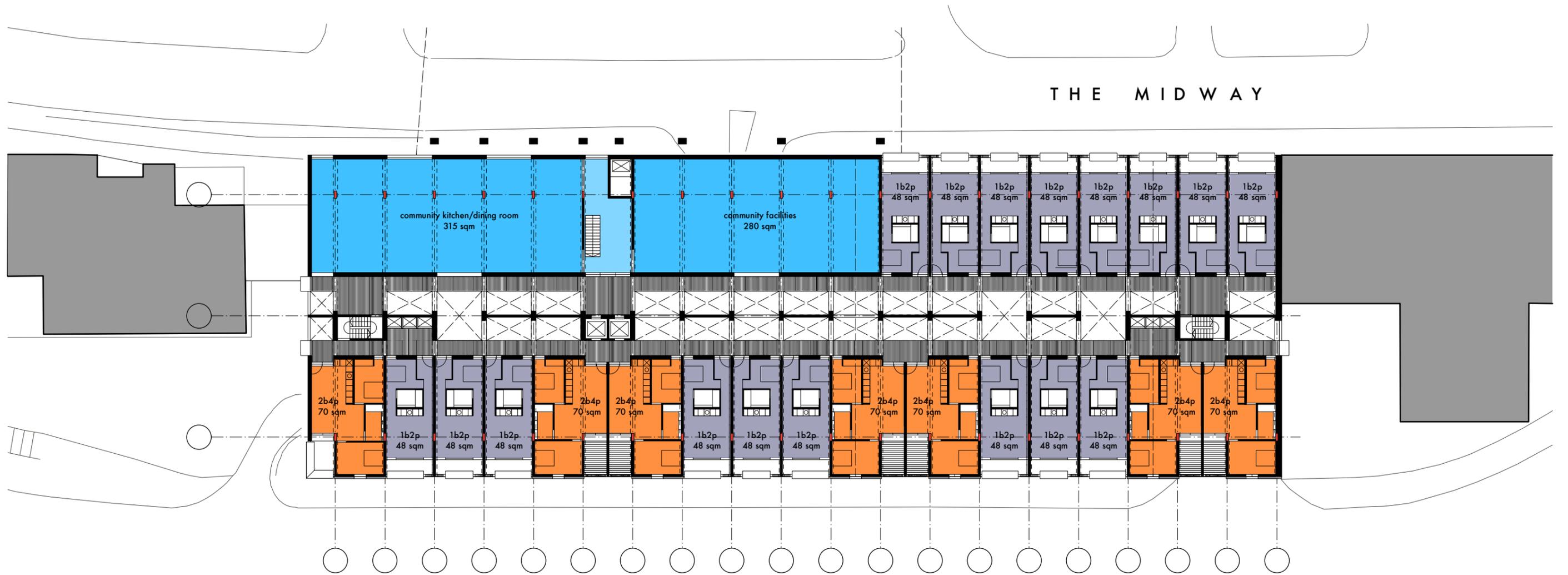
MIDWAY, NEWCASTLE under LYME

PROPOSED PLAN

LEVELS 3/3a

1:400

3/3a





MIDWAY, NEWCASTLE under LYME

PROPOSED PLAN

LEVELS 4/4a

1:400

4/4a





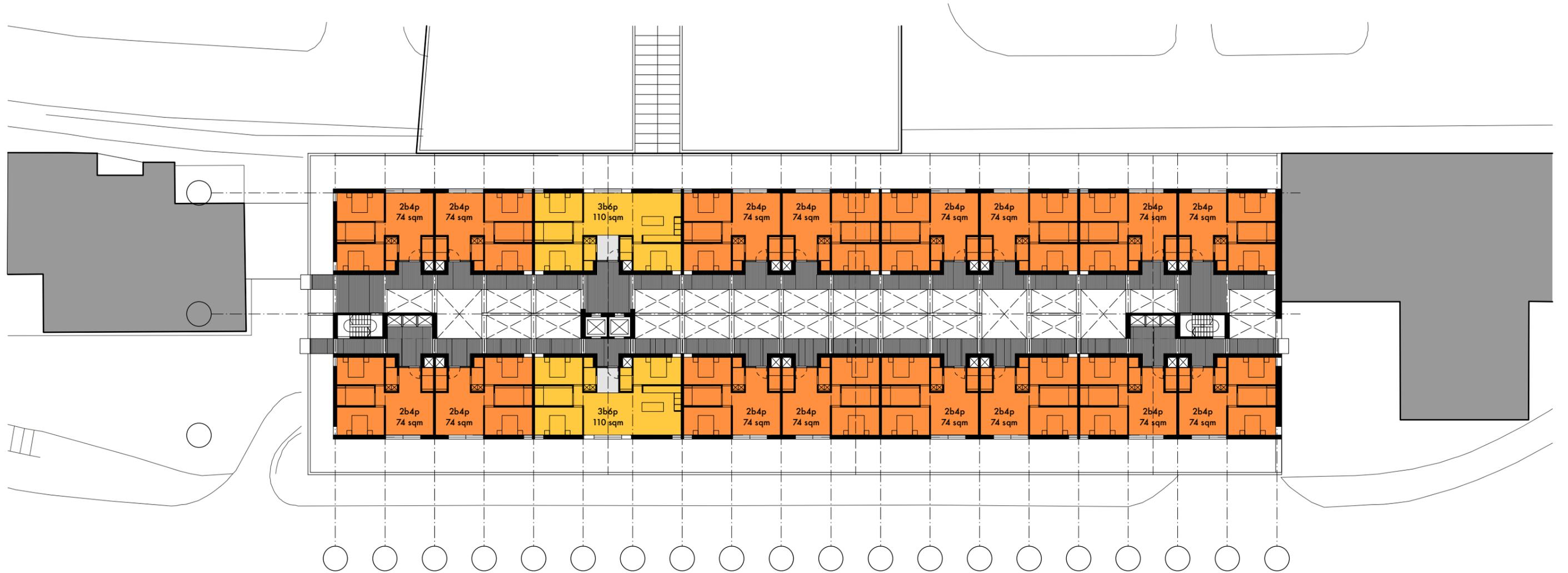
MIDWAY, NEWCASTLE under LYME

PROPOSED PLAN

LEVELS 5/5a

1:400

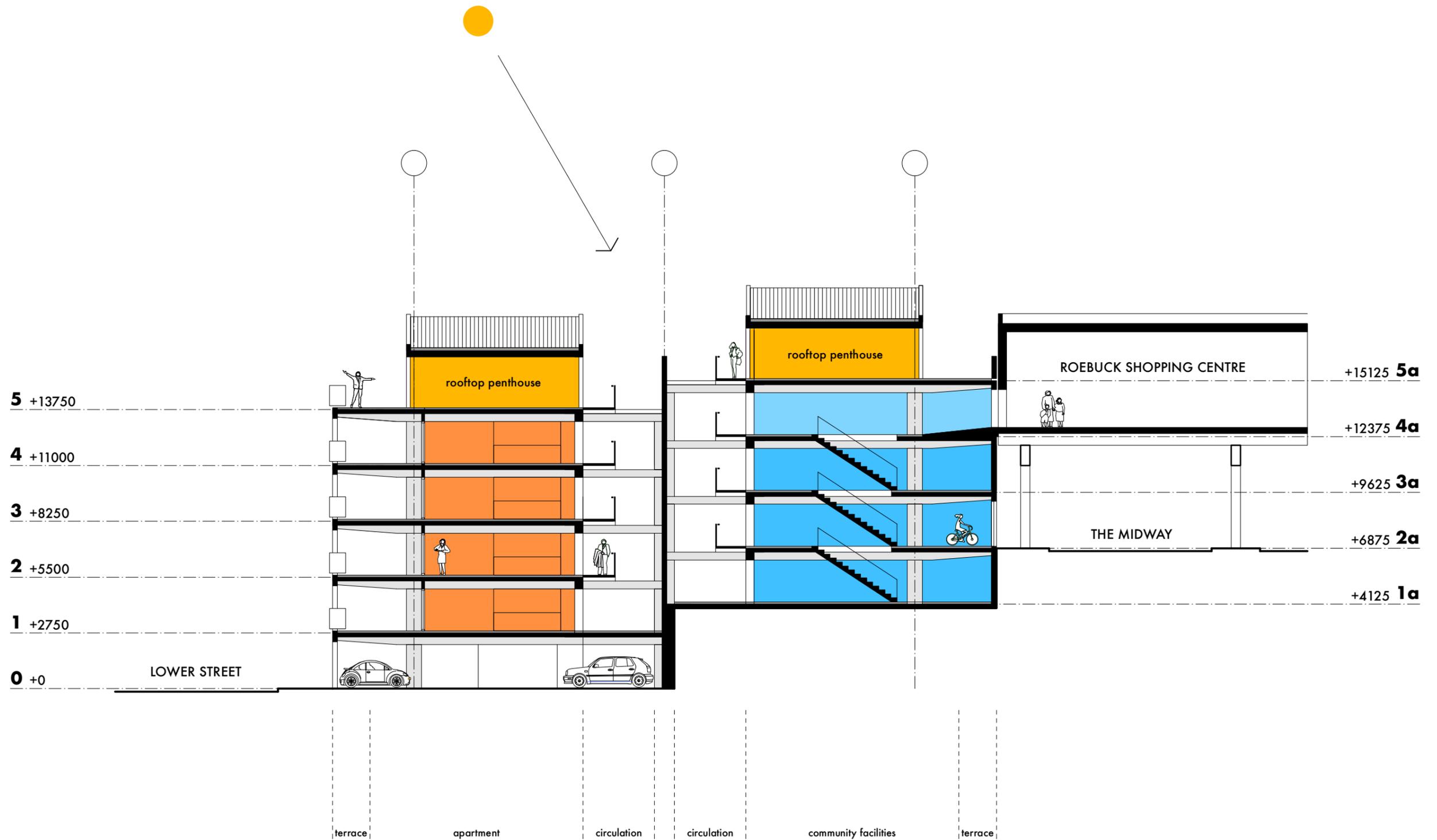
5/5a



MIDWAY, NEWCASTLE under LYME

PROPOSED SECTION AA

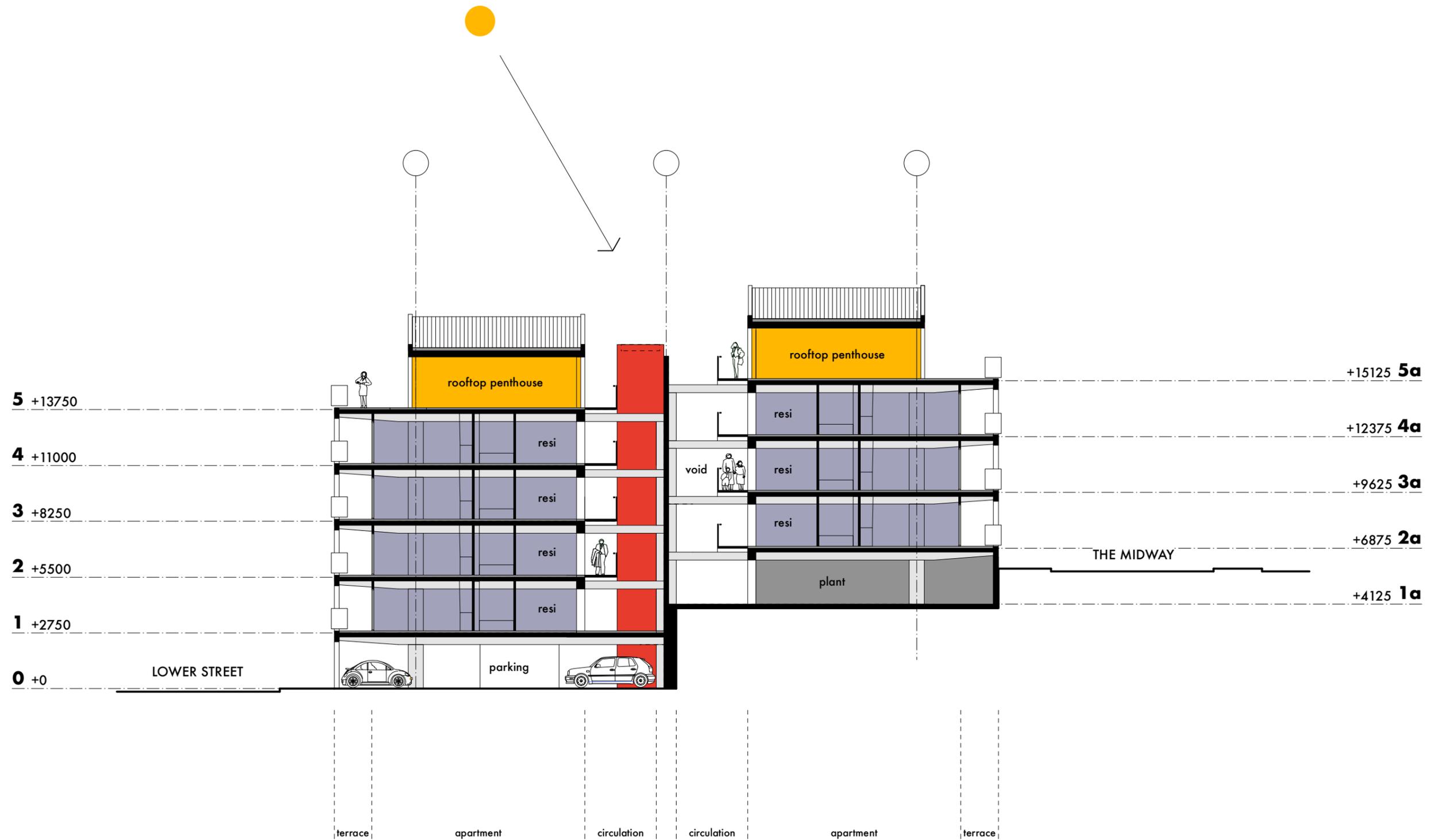
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MIDWAY, NEWCASTLE under LYME

PROPOSED SECTION BB_SINGLE STOREY ROOF TOP OPTION

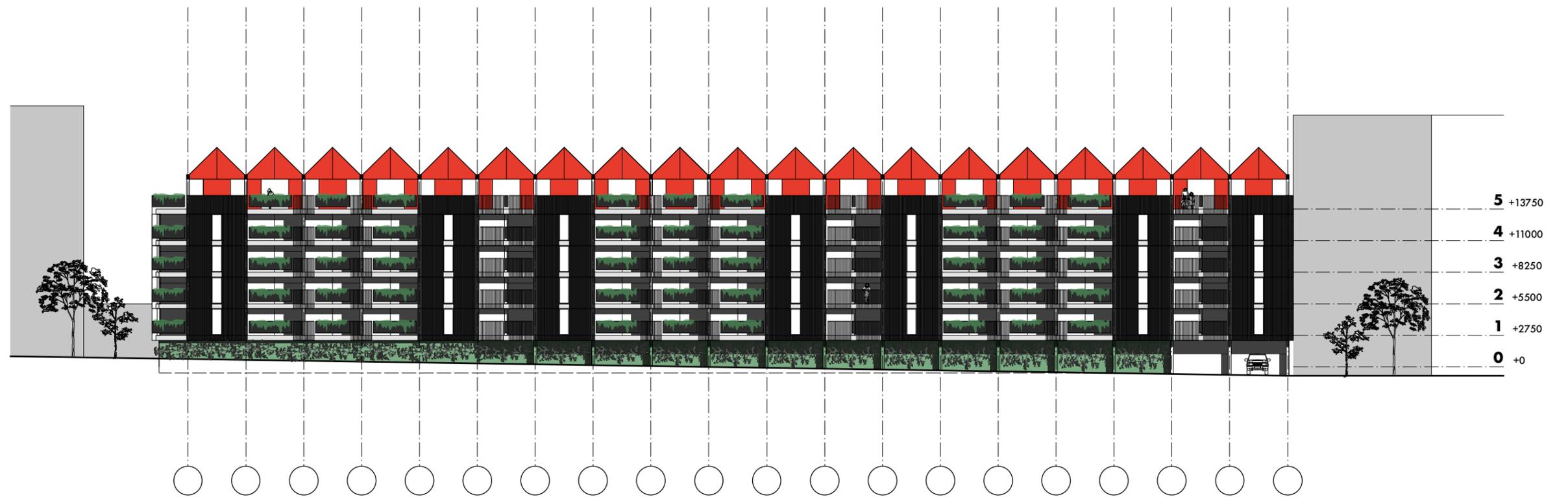
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MIDWAY, NEWCASTLE under LYME

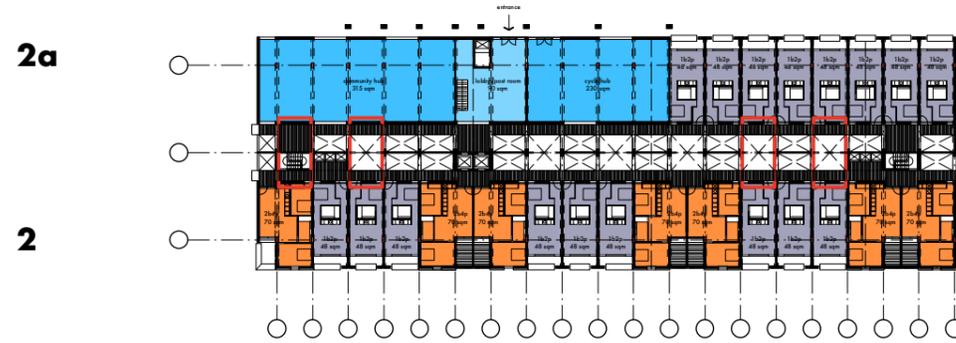
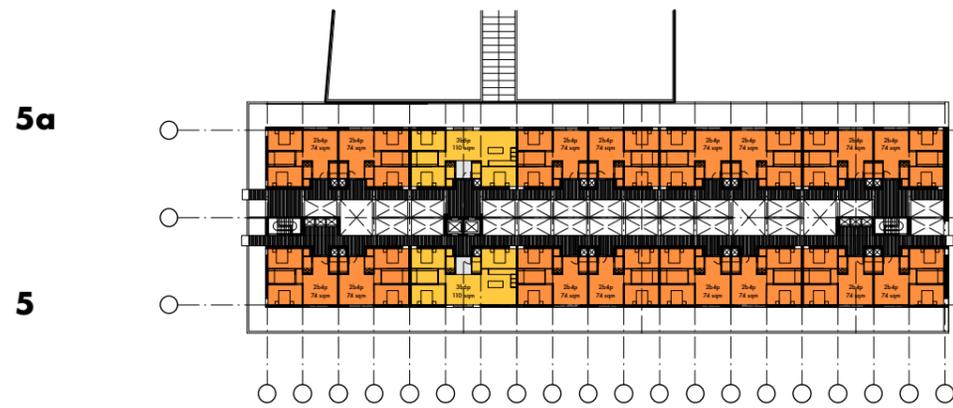
PROPOSED LOWER STREET ELEVATION

1:400



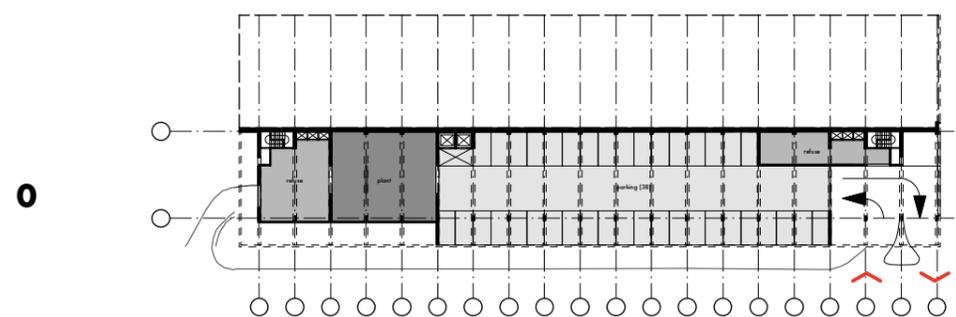
MIDWAY, NEWCASTLE under LYME

SCHEDULE OF ACCOMMODATION
LEVELS 5/5a_SINGLE STOREY OPTION



60 x 1b2p @ 48 sqm (57%)
28 x 2b4p @ 70 sqm (26%)
16 x 2b4p @ 74 sqm (15%)
2 x 3b6p @ 110 sqm (2%)

106 TOTAL



APPENDIX C.

ryecroft

project title

ryecroft masterplan

date

26 01 2024

document title

outline masterplan • option 12

status/revision

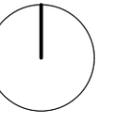
P01

author

shedkm architects ltd

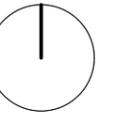
project address

**Ryecroft
Newcastle under Lyme
ST55 9ZZ**



**constraints plan 03 • McCarthy+Stone plot
ryecroft • newcastle under lyme**

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option 12 diagram
ryecroft • newcastle under lyme

2328-SKM-ZZ-00-DR-A-SK-0151 • P01 • 26 01 24 • 1250 @ a3



accomodation schedule

neighbourhood

- 01** 12no b-haus • 3b4p • 3 storey
- 02.1** 12no b-haus • 3b4p • 3 storey
- 02.2** 08no b-haus • 3b4p • 3 storey
- 02.3** 04no a-haus • 4b6p • 3 storey

- A** hotel entrance + support
- B** 500sqm commercial space
- C** 500sqm commercial space

option 12 ground floor
ryecroft • newcastle under lyme

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accomodation schedule

neighbourhood

- 01** 12no b-haus • 3b4p • 3 storey
- 02.1** 12no b-haus • 3b4p • 3 storey
- 02.2** 08no b-haus • 3b4p • 3 storey
- 02.3** 04no a-haus • 4b6p • 3 storey

- A** 35no rooms + support
- B** apartments
4no 1B
5no 2B

option 12 level 01
ryecroft • newcastle under lyme

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accomodation schedule

neighbourhood

- 01** 12no b-haus • 3b4p • 3 storey
- 02.1** 12no b-haus • 3b4p • 3 storey
- 02.2** 08no b-haus • 3b4p • 3 storey
- 02.3** 04no a-haus • 4b6p • 3 storey

- A** 35no rooms + support
- B** apartments
4no 1B
5no 2B

option 12 level 02
ryecroft • newcastle under lyme

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accomodation schedule

neighbourhood

- 01** 12no b-haus • 3b4p • 3 storey
- 02.1** 12no b-haus • 3b4p • 3 storey
- 02.2** 08no b-haus • 3b4p • 3 storey
- 02.3** 04no a-haus • 4b6p • 3 storey

- A** 35no rooms + support
- B** apartments
4no 1B
5no 2B

option 12 level 03
ryecroft • newcastle under lyme

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accomodation schedule

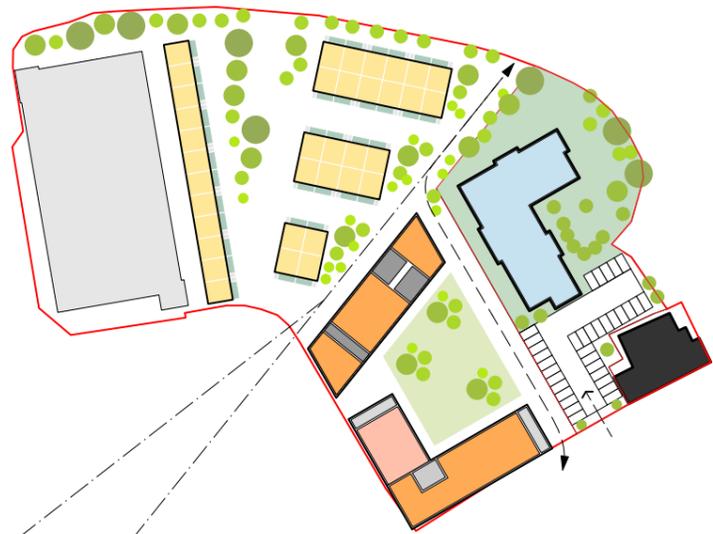
neighbourhood

- 01** 12no b-haus • 3b4p • 3 storey
- 02.1** 12no b-haus • 3b4p • 3 storey
- 02.2** 08no b-haus • 3b4p • 3 storey
- 02.3** 04no a-haus • 4b6p • 3 storey

- A** 35no rooms + support
- B** apartments
4no 1B
5no 2B

option 12 level 04
ryecroft • newcastle under lyme

2328-SKM-ZZ-00-DR-A-SK-0156 • P01 • 26 01 24 • 1250 @ a3



accomodation schedule

neighbourhood

- 01 12no b-haus • 3b4p • 3 storey
- 02.1 12no b-haus • 3b4p • 3 storey
- 02.2 08no b-haus • 3b4p • 3 storey
- 02.3 04no a-haus • 4b6p • 3 storey

- A hotel entrance + support
- B 500sqm commercial space
- C 500sqm commercial space



accomodation schedule

- A 35no rooms + support
- B apartments
- 4no 1B
- 5no 2B



accomodation schedule

- A 35no rooms + support
- B apartments
- 4no 1B
- 5no 2B



accomodation schedule

- A 35no rooms + support
- B apartments
- 4no 1B
- 5no 2B

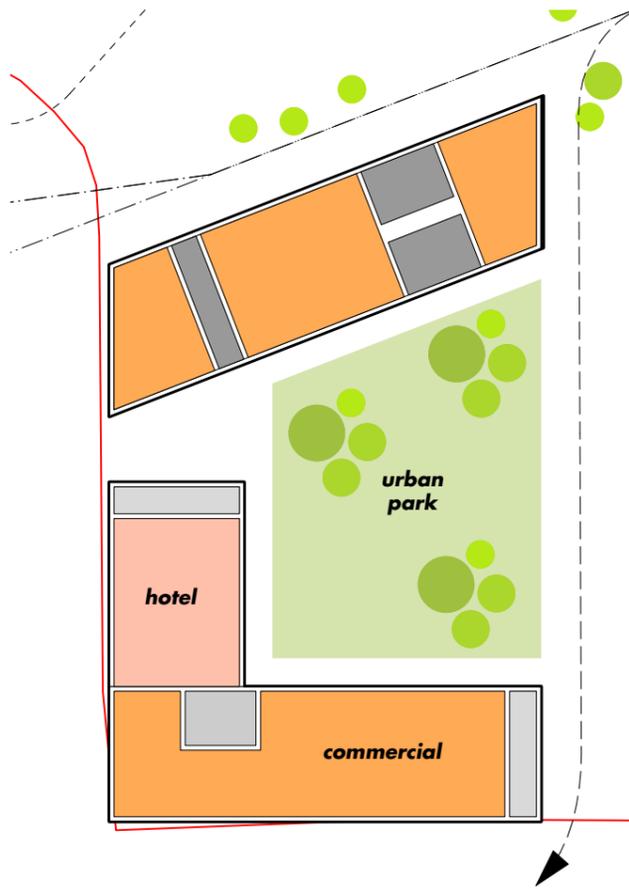
accomodation summary

neighbourhood

- 36no b-haus • 3b4p • 3 storey
- 12no 1B
- 15no 2B
- 110no room hotel
- 1000sqm commercial space

option 12 • accomodation summary
ryecroft • newcastle under lyme

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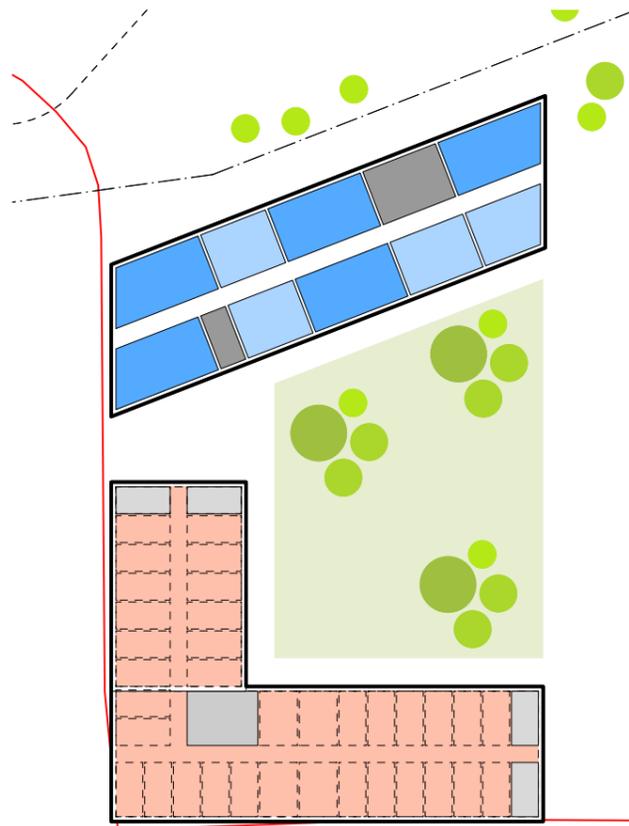


accomodation summary

ground floor

- hotel 'drop off'
- hotel entrance
- social hub welcome + lounge area
- back office
- luggage room
- public toilets
- general manager office
- other admin, offices, stores + archive
- computer + telephone equipment room
- staff restaurant + training room
- toilets + lockers

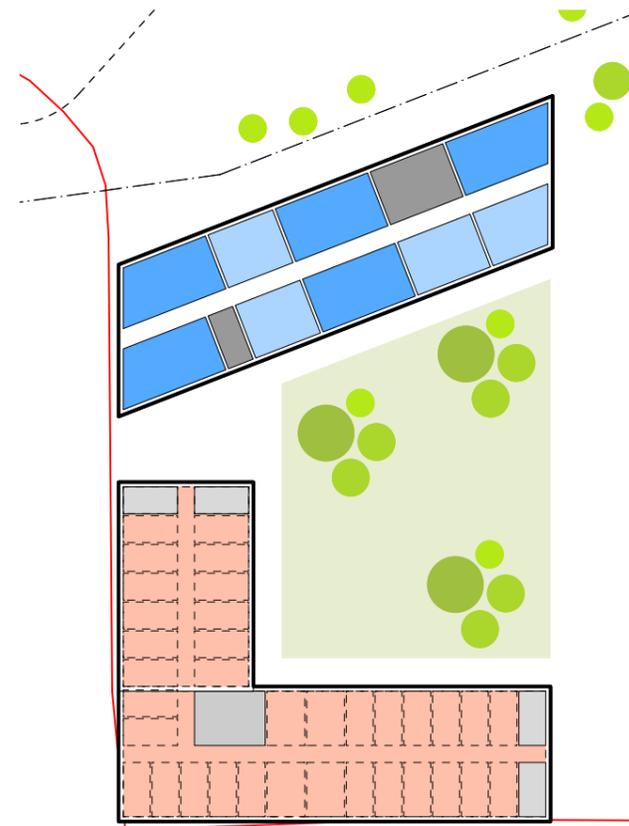
potential to provide additional accomodation as required



accomodation summary

first floor

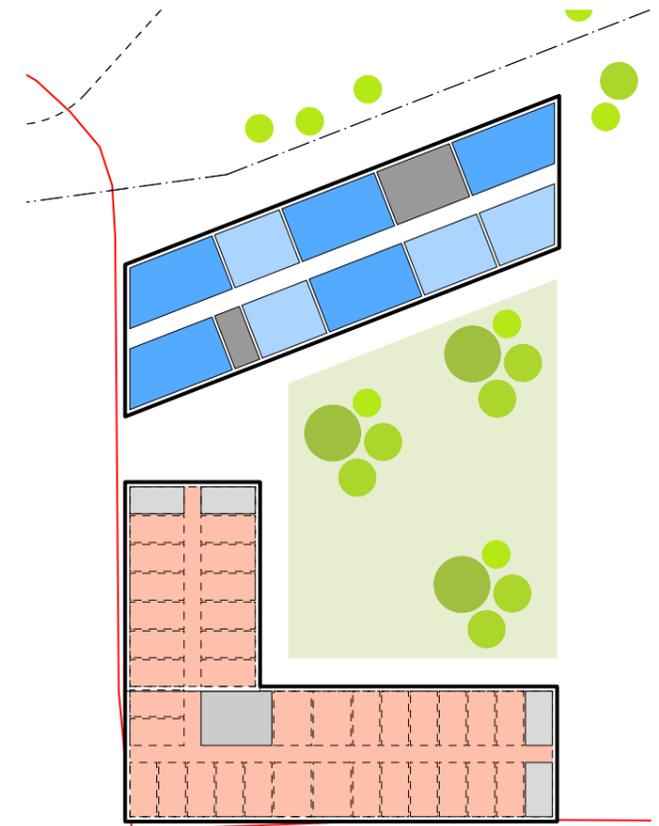
- 31no standard rooms
- 4no family rooms
- primary core
- 2no service rooms
- 2no escape stairs



accomodation summary

second floor

- 31no standard rooms
- 4no family rooms
- primary core
- 2no service rooms
- 2no escape stairs



accomodation summary

third floor

- 31no standard rooms
- 4no family rooms
- primary core
- 2no service rooms
- 2no escape stairs

summary

- 102no standard rooms
- 6no family rooms
- 6no service rooms



design with a contemporary 'market town' vernacular, delivering a vibrant activated public realm with a well judged scale + materiality palette

capital¢ric

option 12 • precedent 01
ryecroft • newcastle under lyme
2328-SKM-ZZ-00-DR-A-SK-0159 • P01 • 26 01 24 • nts @ a3

shedkm



creating an 'urban park' ... a vibrant landscaped amenity for both residents and visitors to compliment the historic 'market town' squares



creating an ' parkland ' ... a lush landscape setting for residential family housing creating safe and protected play spaces for the community