

Welcome

Welcome to our exhibition. In 2015, Peterborough City Council granted planning permission for a leisure-led, mixed-use scheme at North Westgate, which was centered on the delivery of a cinema. Due to various circumstances, this scheme is no longer a viable prospect. We are here to show you our revised proposals for a vibrant new urban quarter.

Any questions?
Ask a member of the exhibition team!



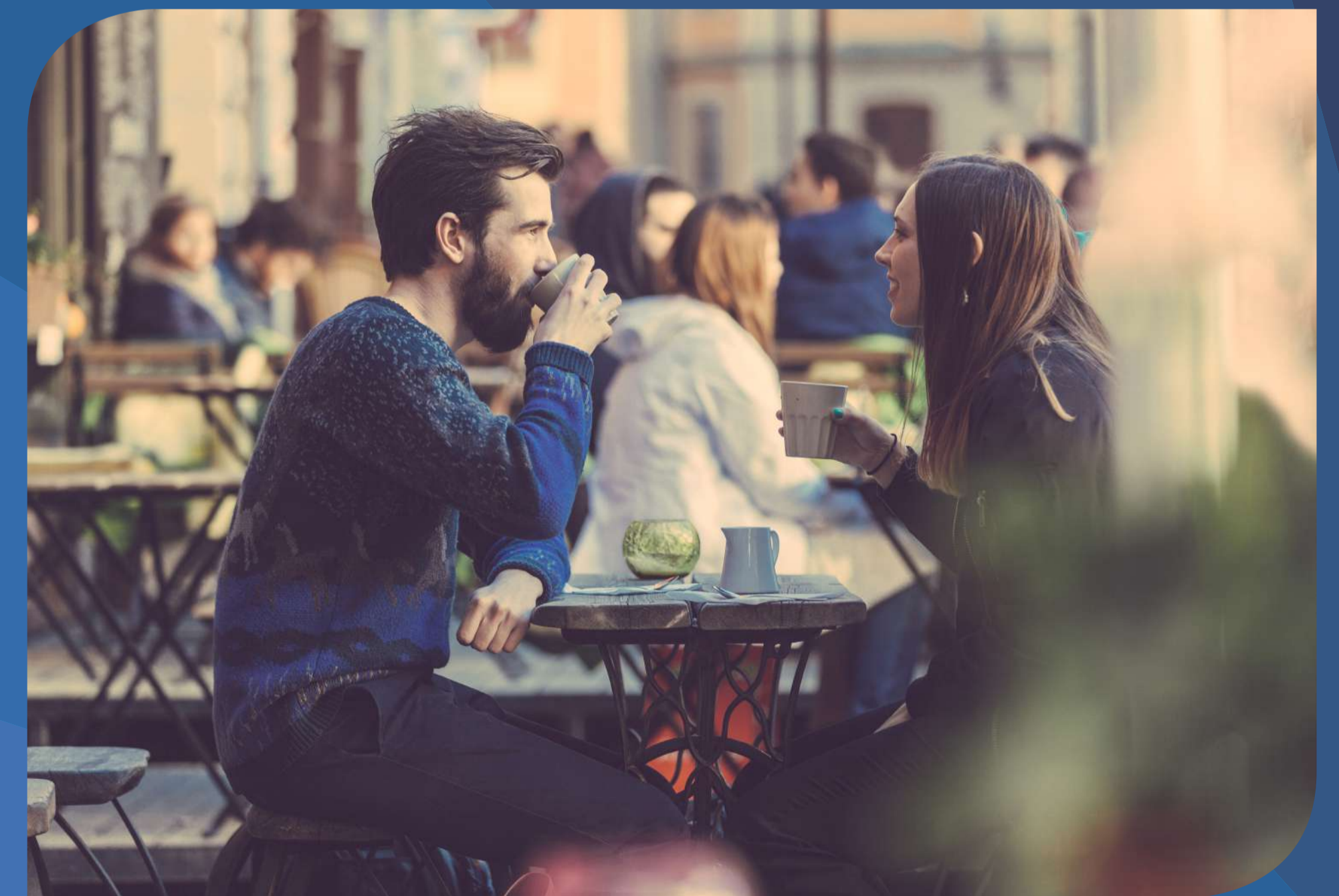
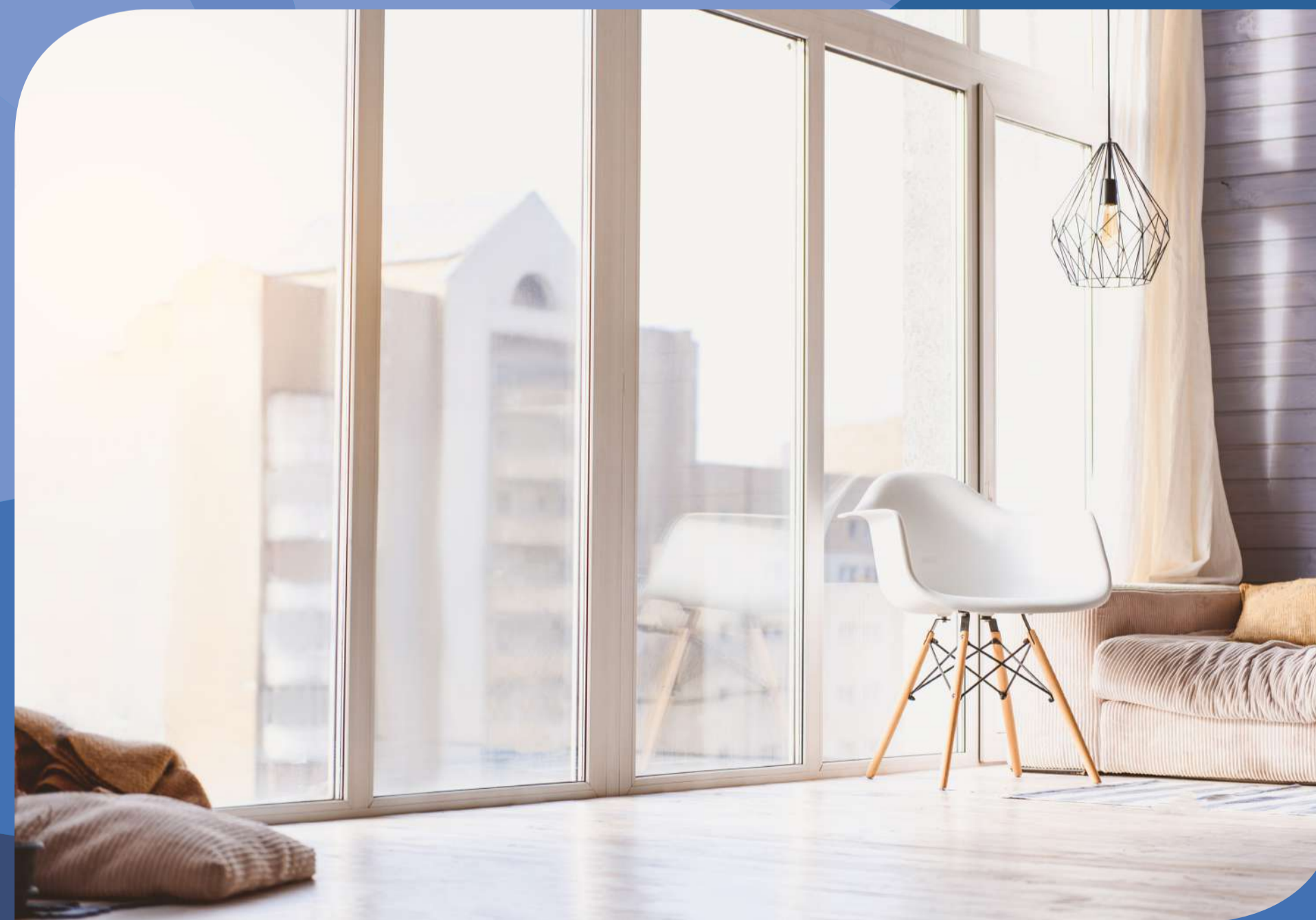
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North Westgate development
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Queens Avenue, Bristol BS8 1SB



Introduction

Vision and aspirations:

This £100 million regeneration project will deliver a new urban quarter, with a thriving mix of offices, retail and much needed housing in the centre of the City. An attractive piazza and the new office destination will be surrounded by restaurants, shops, bars and a food hall, with a community of apartments above.

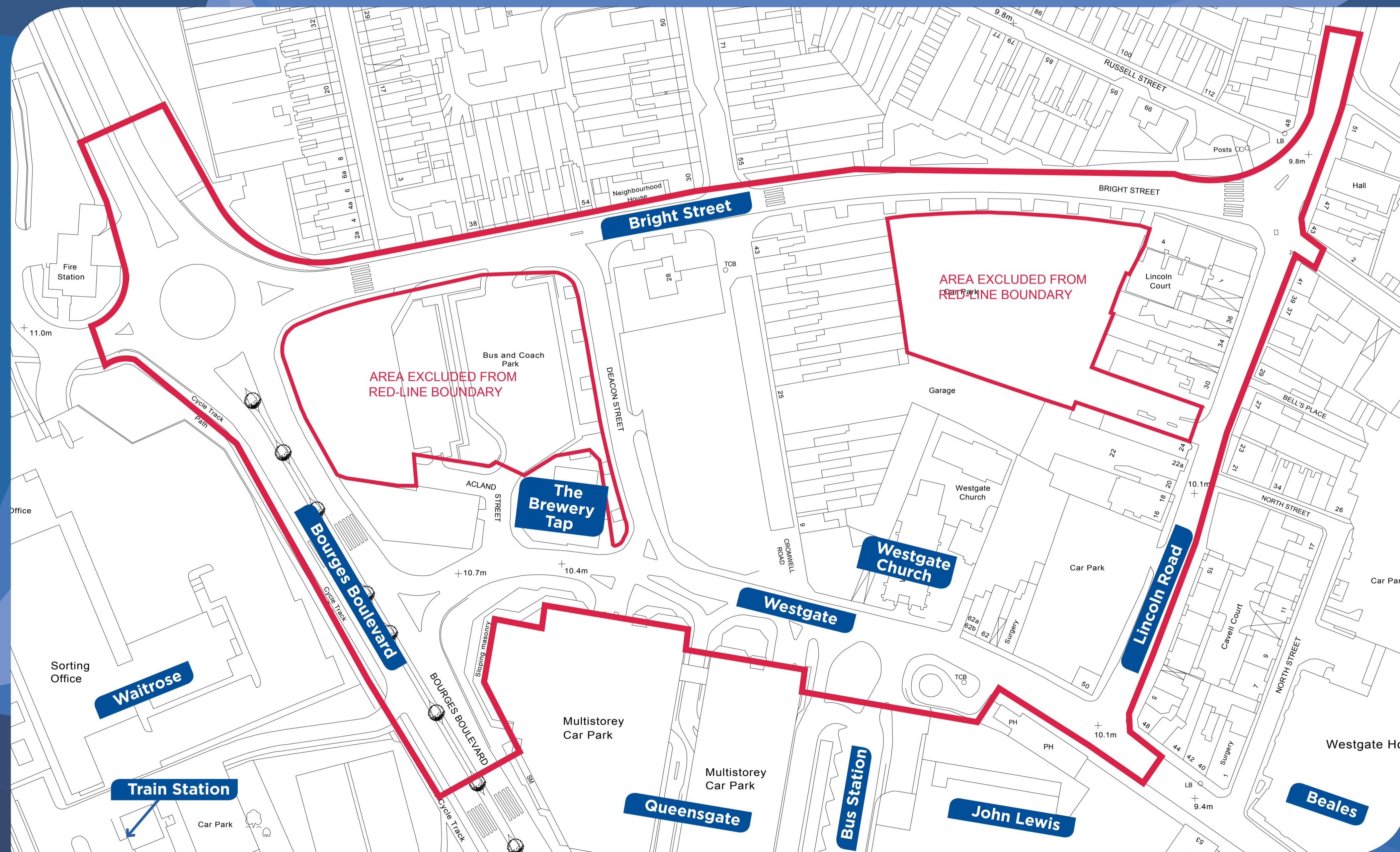
History:

- 1992 The redevelopment of North Westgate became a topic of debate for Peterborough and the planners. Hawksworth acquired its first site
- 2002 The area for development was included within the City Council's Masterplan for regeneration of the city
- 2003 Hawksworth proposed a retail-led development
- 2007 Hammerson and Morley Fund Management proposed a larger scheme
- 2008 The credit crunch struck and all plans were subsequently withdrawn
- 2013 Hawksworth announce proposals for a leisure led scheme
- 2015 Hawksworth obtained planning permission for a mixed use leisure quarter including a cinema
- 2015 Queensgate also granted planning permission for a development also including a cinema
- 2017 Hawksworth consider alternative schemes for North Westgate
- 2018 Hawksworth commence the public consultation and formal application for an office and residential-led scheme



The site

North Westgate is a 13.8 acre, 5.6 hectare (55,000 square metres) area of Peterborough to the north of Queensgate shopping Centre, bordered by Bourges Boulevard, Lincoln Road, Bright Street and Westgate. The area includes the Brewery Tap, a number of houses and small businesses, however much of the land is currently given up to surface car parks. There is an opportunity to transform this part of the city in a vibrant residential and office environment that provides a range of exciting dining and retail experience for the visitors and local community.



Masterplan Phase 1

- | | | |
|--|--|---|
|  Residential |  Restaurant |  Medical Centre |
|  Offices |  Food Store |  Foodhall |
|  Retail |  Hotel |  Church bookshop |

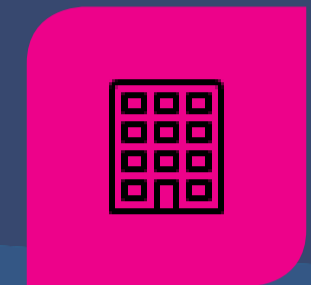


Masterplan Phase 2

- | | | |
|--|--|---|
|  Residential |  Restaurant |  Medical Centre |
|  Offices |  Food Store |  Foodhall |
|  Retail |  Hotel |  Church bookshop |



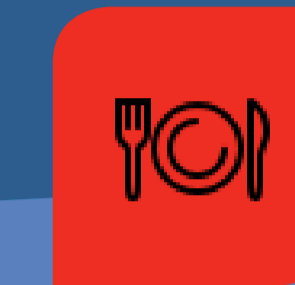
Features Phase 1



210 new apartments
1-3 bedrooms



Flagship office space



Food hall



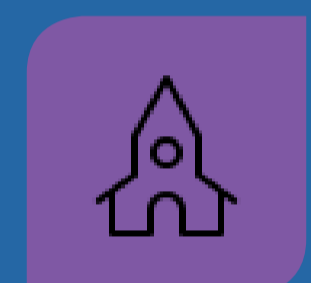
120 room hotel



Brewery Tab pub retained



Community facilities



New public square
around church building



300 parking spaces



New bars, restaurants
and shops



New urban quarter



New medical centre
for the community



Small Foodstore

... and Phase 2 has the potential to deliver



Additional office units



Terraced houses and
apartments



Additional shop units

Key benefits to the city

The redevelopment of North Westgate is an important part of the Council's vision to create housing in central Peterborough and to continue the city's overall economic regeneration. The proposed scheme will...

- regenerate this underdeveloped site to provide a wide range of new uses that will create a lively and vibrant environment that will foster a sense of community
- enhancing the local character and bringing new residents, workers and more visitors to Peterborough city centre
- provide a new generation of people the opportunity to rent or own a home in a buzzing urban environmen.
- create new jobs and there will be increased trading opportunities for new and existing businesses as more people are drawn to the city centre
- deliver commercially active ground floors with retail and restaurant units, with other active uses as a foodhall, a food store, a medical centre and entrances to the offices and hotel. The upper levels will offer residential, hospitality and office accommodation whilst car parking will be provided at basement level.
- deliver a new lively piazza around Westgate Church that will become a vibrant urban public space for locals and visitors. The design has aimed to create safe and effective links to connect the new development to the existing surrounding areas and the rest of Peterborough city centre.



Before

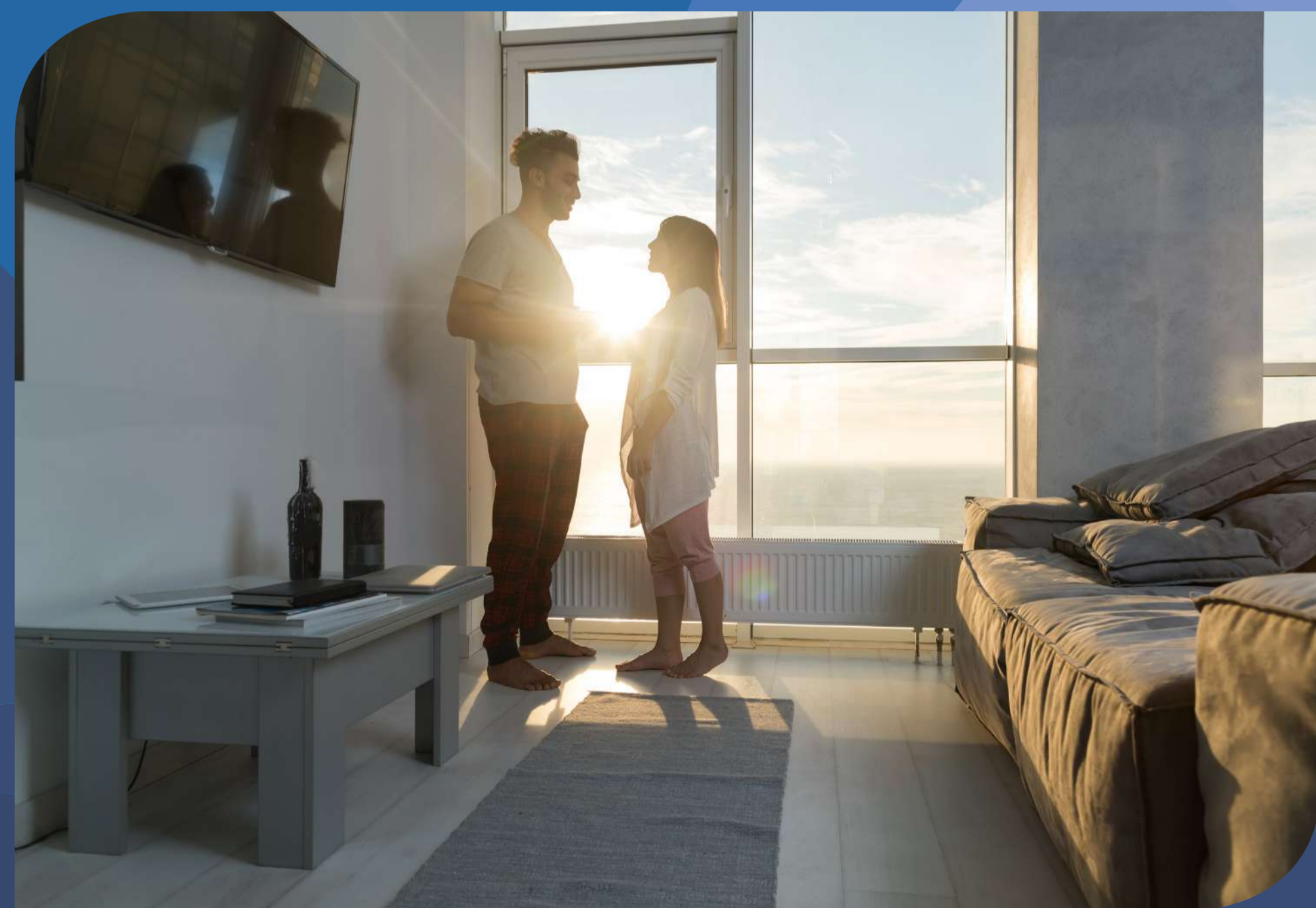


After

New homes

In order to provide a healthy City Centre the scheme proposes a significant number of homes, including 1, 2 and 3 bedroom apartments and family houses. The delivery of residential use is a key component in the creation of a sustainable and vibrant mixed use neighbourhood.

The new city centre residents will both benefit from and help support the surrounding local businesses.



New flagship office space

The plans include a significant amount of office accommodation creating new jobs and increased trade opportunity for surrounding businesses.

North Westgate's good transport connections make a desirable office location and the proposed Flagship office brings vitality that ensures North Westgate becomes an attractive and active urban centre.



The food hall

A key part of the North Westgate development is the Food hall, that remains in the current proposal. Here you could buy food to enjoy on site or take away.

Local feedback so far is that the Food Hall should reflect Peterborough's own heritage and cultural diversity. This could include British, Indian, Pakistani and Bangladeshi cuisine or Eastern European delicacies. Would it tempt you to shop there?



New retail and hotel offer

The masterplan includes a 120 bed hotel with access from one of the main pedestrian routes. A hotel will bring visitors into the area and along with the quality public spaces will enhance the urban scene.

The scheme will also include a variety of sizes for the retail and restaurant units that will allow for flexibility and ensure sustainable future use. The retail opportunities will cater for different scales of business, including the Food Hall, a food store and a medical centre. The mix of restaurant and retail units are designed to serve both local independent retailers but also national and international chains. The cafés and restaurants are clustered around the key civic space providing animation and activity to the public spaces.



Next steps and timeline

- May 2018 Public consultation with local residents and businesses
- July 2018 Submit new planning application
- Oct 2018 Planning decision
- 2018/2019 Ongoing discussion with landowners
- Spring 2019 Land preparation and construction begins
- 2021/early 2022 Project completion and opening

















Please complete our feedback forms to share your views or leave your comments online by visiting our website or our social media accounts.

