



Phase 4: Aug 2009 - Aug 2011
 Close Beveridge Arcade and shops
 Form temp' entrance to building
 Construct new healthcare/library facilities and open to public
 Remove temporary library on p.f.s. site to form enlarged car park

Phase 7: from 2011 onward
 Close car park to rear of units, retain servicing
 Demolish unit 58 to form wider entrance
 Public realm works to enlarged entrance
 Form new service bay and taxi rank
 Construct rear extensions to units 32-56
 Reconfigure to form larger units on demand

Phase 2: Summer '08 to Winter '09
 Demolish existing petrol filling station
 Install new temporary library
 Transfer library and cubby into new temp' building
 Demolish clinic/library and Dalton Way buildings
 Construct new retail unit - Block C building - with new car park and pedestrian link to Tescos

Phase 5: from Aug '09 - Sept '13
 Demolish units 64-84 and Churchill House
 Extend Beveridge Way to Stephenson Way
 Form new main entrance piazza with new taxi rank + bus stops
 Open main entrance to sports/health/library
 Construct anchor retail store Block A building
 Complete all public realm works

Phase 3: during 2009
 Install new temp' ramp+stair to upper walkway
 Remove central ramp
 Remove certain canopies
 Refurbish building elevations
 New public realm works to Beveridge Way

Phase 6: 2014
 Demolish 5-17 Beveridge Way block
 Construct new retail unit Block B building
 New public realm works adjacent
 Construct new market canopy

Phase 1: now to Spring 2009
 Repair and reconfigure existing Somerfield store to form new retail store

	retail units within freshwater ownership	open space and parks	car parks	new public realm works
	other retail units	residential	proposed car parks	
	public buildings	pedestrian ways within buildings	proposed development	

DWG NUMBER
809-075 rev -

SCALE @ AX
NTS

DATE
APL 08

AUTHOR
DP

Newton Aycliffe Town Centre - Masterplan

Plan : As Proposed - Showing All Phases