

1. WELCOME OUR VISION FOR THE CIVIC QUARTER

Welcome and thank you for taking the time to get involved with the Civic Quarter consultation. This event follows on from online consultation undertaken in March 2021.

OUR VISION

Our vision for the Civic Quarter is to create a place where everything you could need will be in reach within a 15-minute walk or bike ride.



THE CIVIC QUARTER PRINCIPLES



MEET THE TEAM

The Rushmoor Development Partnership (RDP) brings together Rushmoor Borough Council and their development partner, Hill Investment Partnerships Limited, to deliver major regeneration schemes across the borough.

Created in November 2018, the RDP's aim is to support delivery of the Council's ambitious regeneration programme, 'Regenerating Rushmoor'.

External Consultant Team

LDÄ DESIGN

BARTON
WILLMORE

tpa
Town Planning Associates



Rushmoor
Development
Partnership

RUSHMOOR
BOROUGH COUNCIL

Hill
Investment Partnerships

2. ABOUT THE CIVIC QUARTER

The Civic Quarter site sits to the south of Farnborough town centre and is currently home to the library, Rushmoor Borough Council offices, skate park, the now demolished Elles Hall, police station site, the soon to be demolished Farnborough Leisure Centre, as well as surface car parks and areas of open space.



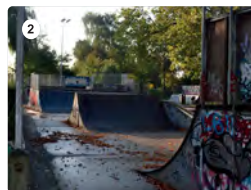
The Civic Quarter site boundary

The area is underused and has therefore been identified as a regeneration site of key importance. The site offers an opportunity to develop a new heart for the town centre, delivering homes to meet local housing requirements and providing an opportunity for intergenerational living. Regenerating the site will transform it into a vibrant space with new opportunities for town centre living, alongside ground floor spaces for bars, restaurants, shops, entertainment and community facilities including a new leisure centre.

We believe that the Civic Quarter provides a once in a generation opportunity to deliver a transformational project that stimulates the wider regeneration of the town centre as well as the local economy.



Farnborough Leisure Centre



Farnborough skate park



Elles Hall car park / A327



Pinehurst multi-storey car park



Pinehurst Roundabout under-pass



Rushmoor Borough Council offices



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3. THE DRAFT MASTERPLAN

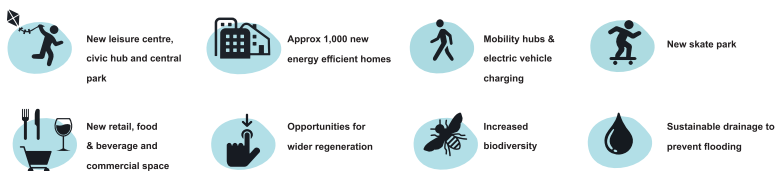
The regeneration of Farnborough Civic Quarter provides an opportunity to make positive impacts to the place and people of Farnborough, way beyond the Civic Quarter site boundary.



A number of principles that have been developed to guide the design of the scheme, these have been devised through a combination of consultation and site analysis. The principles focus on creating high quality, safe routes through areas of green and usable open space, culminating in a destination central park. These routes and spaces will be complemented by new retail and community uses to create a highly accessible and vibrant place to be.



THE MASTERPLAN WILL DELIVER



4. A TOWN CENTRE FOR PEDESTRIANS & CYCLISTS

The current environment is dominated by highways, under-passes and under-used car parks that prioritise private car use over the safety and quality of pedestrian and cycle routes. The masterplan for the Civic Quarter starts with a simple ambition that will deliver transformational change: to remove the barriers of the existing road network and re-connect Farnborough town centre to its surroundings.

This development will allow pedestrians and cyclists to safely move around the Civic Quarter, helping to reconnect this part of the town and promote healthy, active and sustainable lifestyles.

RE-CONNECTING THE TOWN CENTRE



Existing footways



Existing under-passes



Existing A325

YOU TOLD US:

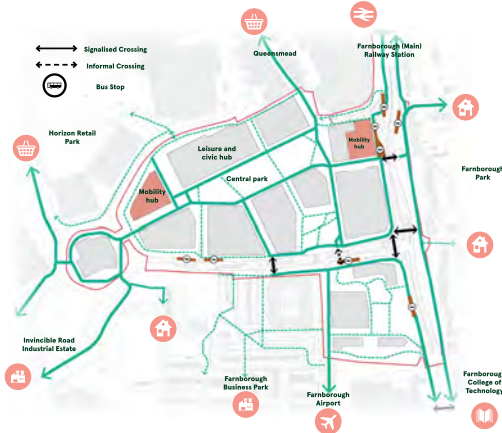
81.4%

of you supported more sustainable methods of transport

57.3%

of you would like greater walking and cycling connectivity

(March 2021 online consultation)



Illustrative CGI of Westmead Square connecting to Queensmead



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5. A NEW LEISURE & CIVIC HUB FOR THE WHOLE COMMUNITY

An important objective for the regeneration of the Civic Quarter is to create a community heart. A new leisure centre, civic hub, and associated facilities will help form a busy and well-used year-round destination at the heart of the Civic Quarter.



Illustrative CGI of new leisure centre & central park

The building fronts on to the central park to create a key connection between the ground floor cafe, the library and the adjacent adventure play area. The new leisure centre will provide modern sports and fitness facilities in a location that can benefit from the proximity to a new central park, bringing opportunities for outdoor activities and classes.



New gym & fitness spaces



New swimming pools & changing facilities



New library & community spaces



New public cafe & outdoor seating



Public services desk











New office space for local partners

6. INNOVATIVE & SUSTAINABLE MOBILITY HUBS

Mobility hubs create space designed specifically to house public and shared transport options as well as some provision for private cars. This reduces the need for vehicles to move within and across the site, and allows public space to become car-free making it safer and easier for pedestrians and cyclists to move around. Two strategically-located mobility hubs will facilitate these sustainable forms of movement both into the Civic Quarter, and across Farnborough more widely, connecting the site with key locations across the town.

In addition to car parking, the mobility hub will also provide key facilities, including:

- | | | | |
|---|---|---|--|
|  | Community services desk & delivery point |  | Visitor lockers |
|  | Electric vehicle charging points |  | Information points and waiting areas for buses and taxis |
|  | Managed e-scooter hire |  | Car club spaces (car sharing hire schemes) & private car spaces |
|  | Bicycle hire |  | Bicycle repairs |



Illustrative CGI of mobility hub



Brompton bicycle hire



Managed e-scooter hire



Electric vehicle hire

7. A VIBRANT PART OF THE TOWN CENTRE

The Civic Quarter masterplan celebrates Queensmead and transforms its southern end through new landmark buildings and retail units on the ground floors. The Civic Quarter brings a new hotel, a mix of new shops and community amenities that will complement the existing high street.



Illustrative CGI into the Civic Quarter from Queensmead

New residents will bring life, activity and new footfall to the town centre and the enhanced, connected public space will make it an enjoyable place to spend time.

Our vision for the Civic Quarter is based around getting the right blend of civic, social, commercial and residential uses that will create vibrancy and encourage wider regeneration in Farnborough's town centre.



Outdoor markets



Outdoor dining & street life



Seasonal & pop-up events



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8. A PLACE TO CALL HOME

The masterplan focuses on creating town centre living, with easy access to local amenities, such as food, retail and an emphasis on a strong local community to create a successful new heart for Farnborough.

In order to achieve this, a variety of new apartment-style homes that meet the housing needs of people of different ages, and at different stages of their lives, are proposed. This would include homes for sale, homes for rent, and later living homes. Homes will be zero carbon ready and built to energy efficiency standards.

HIGH QUALITY HOMES



High quality podium gardens & courtyards



Door-step play



Homes in proximity to open space



Mix of building heights & typologies



Private amenity space



Bicycle storage

Creating new homes on the Civic Quarter site will help to increase footfall and activity in the town centre, helping create vibrancy for the town and boosting the local economy.

HILL HAS DELIVERED...



The Scene, Walthamstow (Hill)



Knights Park, Eddington (Hill)



Rectory Park, Ealing (Hill)



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9. A DESTINATION PARK & OPEN SPACE FOR ALL TO ENJOY

The central park in the Civic Quarter will become an iconic destination for Farnborough and a cherished space for new residents and people of all ages to take pride in.

Strategically-located at the heart of the Civic Quarter, protected and set back from surrounding highways, the central park is well connected for pedestrians and cyclists as well as benefiting from connections to public transport and mobility hubs so that the park maximises footfall.

During the last consultation, you highlighted the importance of open spaces:

73.2% 

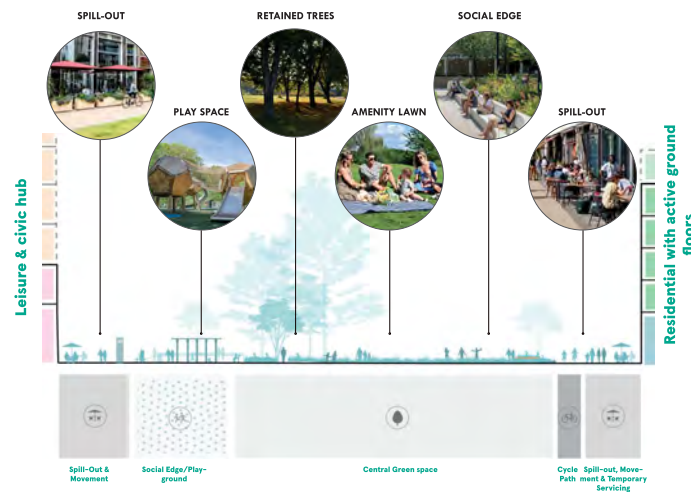
of you wanted the design of open spaces to focus on places to sit, meet and socialise

(March 2021 online consultation)

42.2% 

of you wanted to open grassed areas that are flexible for activities

(March 2021 online consultation)



Illustrative CGI of central park & flexible lawn space

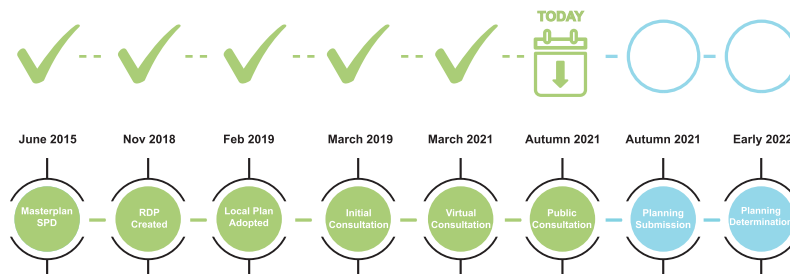


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10. HELP US SHAPE THE FUTURE OF THE CIVIC QUARTER



GRAB A FORM - WE WANT TO HEAR YOUR THOUGHTS

The Civic Quarter is a scheme that places people at the very heart of the design, we want to hear what you want to see in your Civic Quarter - collect a form from a member of our team and help shape an exciting future for Farnborough.

For more information and to keep up to date with project developments please visit the dedicated Civic Quarter website.

Please let us have your feedback by 26th September 2021. You can do so in a number of ways:



information@rdpllp.co.uk



Rushmoor Development Partnership



@RushmoorDP



www.rushmoordevelopmentpartnership.com/civic-quarter/



0800 368 7592

It's your Civic Quarter to shape – be part of it!



New leisure centre
fronting the
central park



A destination
play area



Increased footfall
supporting a more
sustainable town
centre



A range of mixed
tenure homes for
people of all ages



Vibrant public
space supported
by active ground
floor uses



Promoting
active travel
with innovative
mobility hubs



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