# Newcastle-under-Lyme leads urban renewal by transforming 1960s car park into sustainable homes



## Transforming Newcastle-under-Lyme: From Car Park to Contemporary Living

Newcastle-under-Lyme is embarking on a remarkable transformation, as plans gain approval to convert a 1960s multistorey car park into vibrant new residential spaces. This ambitious project, initiated by developer Capital&Centric in partnership with architectural firm Shedkm, will redevelop the Midway car park into 111 contemporary flats. Additionally, the nearby former York Place shopping centre will be transformed into 42 one and two-bedroom homes.

The newly devised urban neighbourhood, aptly named "Carpark," promises to blend modern living with an array of communal amenities. Renovations will create a social hub, gym, mini-cinema, and lounge, all centred around a striking three-floor atrium aimed at fostering a sense of community among residents. Lush landscaping will enhance the environment further, contributing to a sustainable living space that prioritises greenery in the urban fabric.

Deputy council leader Stephen Sweeney has expressed enthusiasm for the project, recognising its potential to set a precedent within the region. He noted that the successful repurposing of the Midway car park could inspire other councils grappling with similar obsolete structures. “I think we will find councils throughout the country will come look at this and think: My word, we could do this with our redundant 1960s monstrosity of a car park rather than just pull it down and start from scratch,” he remarked, highlighting the visionary approach being taken in Newcastle-under-Lyme.

From a design perspective, the project is notable for its sustainable ethos. According to Shedkm’s design and access statement, the renovation will involve selectively demolishing parts of the existing structure while retaining and improving the better portions. The removal of current external walls will allow for the introduction of thermally efficient finishes, thus significantly reducing embodied carbon emissions— a beneficial aspect of repurposing over new construction. As Capital&Centric's joint managing director John Moffat put it, “Reuse isn’t always the easiest option but it saves tonnes of embodied carbon and ultimately creates more interesting neighbourhoods – imagine being the first to say you live in a former car park.”

This project is part of a larger strategy aimed at revitalising the town centre, which also includes plans for further housing development on other key sites. For example, a previously vacant brownfield site on Merrial Street is set to yield 175 new homes, including 43 designated as affordable housing. The Rye Park scheme, as it is named, will provide a mix of townhouses and apartments, along with the establishment of a new urban park, effectively creating a multifunctional residential and recreational hub.

In parallel with these developments, the opening of the Castle Car Park—a new facility providing 455 spaces including electric vehicle charging points—will facilitate the transition from outdated parking infrastructures to a more integrated urban strategy. This shift underscores Newcastle-under-Lyme's commitment to evolving its town centre, as outdated car parks make way for residential developments that prioritise community living and sustainable practices.

Contractors have yet to be appointed for these transformative schemes; however, the groundwork laid by Newcastle-under-Lyme Borough Council and its partners is already paving the way for an exciting future. As the council positions itself strategically to harness funding from initiatives like the Future High Street Fund and the Town Deal Fund, it is clear that the vision for a revitalised town centre is not just a dream but a burgeoning reality.

As these plans unfold, Newcastle-under-Lyme stands on the precipice of change, setting a benchmark for urban renewal that other towns may well aspire to replicate in the coming years.

## Reference Map:

* Paragraph 1 – [[1]](https://www.architectsjournal.co.uk/news/shedkm-wins-approval-to-convert-multistorey-carpark-into-homes), [[3]](https://www.capitalandcentric.com/newcastle-under-lyme)
* Paragraph 2 – [[1]](https://www.architectsjournal.co.uk/news/shedkm-wins-approval-to-convert-multistorey-carpark-into-homes), [[6]](https://www.shedkm.co.uk/journal/ryepark-homes-in-the-park/)
* Paragraph 3 – [[3]](https://www.capitalandcentric.com/newcastle-under-lyme), [[5]](https://www.architectsjournal.co.uk/news/shedkm-submits-plans-to-convert-brutalist-60s-car-park-into-flats)
* Paragraph 4 – [[2]](https://www.shedkm.co.uk/journal/midway-car-park-to-be-transformed/), [[7]](https://www.bbc.co.uk/news/articles/cqxwe52w50po)
* Paragraph 5 – [[4]](https://www.newcastle-staffs.gov.uk/news/article/325/castle-car-park-s-opening-paves-way-for-town-centre-change), [[1]](https://www.architectsjournal.co.uk/news/shedkm-wins-approval-to-convert-multistorey-carpark-into-homes)
* Paragraph 6 – [[1]](https://www.architectsjournal.co.uk/news/shedkm-wins-approval-to-convert-multistorey-carpark-into-homes), [[3]](https://www.capitalandcentric.com/newcastle-under-lyme)

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## Bibliography

* <https://www.architectsjournal.co.uk/news/shedkm-wins-approval-to-convert-multistorey-carpark-into-homes> - Please view link - unable to able to access data
* <https://www.shedkm.co.uk/journal/midway-car-park-to-be-transformed/> - Shedkm, in partnership with Capital&Centric, plans to convert the 1960s Midway car park in Newcastle-under-Lyme into 114 contemporary apartments. The design includes communal spaces such as a gym, mini-cinema, and social lounge, all centered around a three-floor atrium. The project emphasizes sustainability by repurposing the existing structure, significantly reducing embodied carbon compared to demolition and new construction. The development aims to revitalize the town center by transforming an underutilized brutalist building into a vibrant residential community.
* <https://www.capitalandcentric.com/newcastle-under-lyme> - Capital&Centric, in collaboration with Newcastle-under-Lyme Borough Council, is undertaking a comprehensive redevelopment of three key town center sites: Midway car park, York Place shopping center, and Ryecroft. The plans include transforming the Midway car park into approximately 100 one, two, and three-bedroom apartments, featuring a three-floor atrium, lush green landscaping, and resident amenities such as a social hub, gym, mini-cinema, and lounge. The project aims to rejuvenate the town center by repurposing existing structures and introducing new housing and commercial spaces.
* <https://www.newcastle-staffs.gov.uk/news/article/325/castle-car-park-s-opening-paves-way-for-town-centre-change> - The opening of Castle Car Park in Newcastle-under-Lyme is set to facilitate significant changes in the town center. The new 455-space facility will provide parking for visitors and include EV charging points. Its opening will allow for the transformation of the outdated Midway car park into 100 apartments and the potential sale or partial sale of smaller surface car parks for housing. The initiative is part of a broader strategy to evolve the town center's parking provision and support regeneration efforts.
* <https://www.architectsjournal.co.uk/news/shedkm-submits-plans-to-convert-brutalist-60s-car-park-into-flats> - Shedkm has submitted plans to convert the 1960s Midway car park in Newcastle-under-Lyme into 114 flats. The design retains the existing concrete framework, creating 77 one-bedroom and 37 two-bedroom flats. Selective demolition will create dual-aspect homes, maximizing natural light and ventilation. Communal areas include a gym, social lounge, and mini-cinema, all centered around a three-floor atrium. The project emphasizes sustainability by repurposing the existing structure, significantly reducing embodied carbon compared to demolition and new construction.
* <https://www.shedkm.co.uk/journal/ryepark-homes-in-the-park/> - Shedkm, in collaboration with Capital&Centric, has submitted a planning application to transform Newcastle-under-Lyme’s Ryecroft site into a vibrant residential neighborhood called Rye Park. The development includes a mix of 3-4 bedroom family homes, affordable housing, and new-build apartments set within parkland, providing new pedestrian links into the town center. The project aims to respect the heritage surroundings while enhancing connectivity and promoting eco-friendly transportation options. A comprehensive public consultation ensured community input in shaping the proposal.
* <https://www.bbc.co.uk/news/articles/cqxwe52w50po> - Plans have been submitted to convert the Midway car park in Newcastle-under-Lyme into 114 flats. The proposal retains most of the existing five-level structure, with modifications to create a central atrium and open-air walkways. An extension on the rooftop will add additional flats. Each apartment will have a recessed balcony or terrace. The development aims to provide much-needed housing in the town center and is part of a broader regeneration program, with a decision expected by January 22.