

	Nigel Foot Full Council Policy & highways Arts & Leisure	Westfields	Flat 10, Wormestall Grange Newbury RG14 6EF	Key is not to block views of the church or the clock tower. Will there be consultation with local heritage groups	Those building have informed the design from the outset and are the focus of views through the site. Yes, there will be consultation with heritage interest groups – Montagu Evans have already provided detailed assessment and advice on heritage, which has informed the proposals
	Jeff Beck Full Council Planning/highways	Clayhill 	1 Sycamore Rise Newbury RG14 2LZ	<i>Did not ask any questions in open session</i>	
	Andy Moore Full Council Policy & highways	Westfields 	28 Three Acre Road Newbury RG14 7AW	<i>Did not ask any questions in open session</i>	
	Sarah Slack Full Council Arts & Leisure	Wash Common	Flat 10, Wormestall Grange Newbury RG14 6EF	<i>Did not ask any questions in open session</i>	
	Martha Vickers Full Council Community Srvices	Westfields 	62 Craven Road Newbury RG14 5NJ	<i>Did not ask any questions in open session</i>	

05 Newbury Town Council Topic-based heritage presentation slides, 11th November 2020

EAGLE COURT NEWBURY



DR NICOLA PICKERING
MONTAGU EVANS

LOCHAILORT

**EAGLE
QUARTER.**

THE SETTLEMENT OF NEWBURY

PREHISTORY, ROMAN, SAXON, NORMAN

PERIODS OF INTEREST

- **12TH CENTURY PROSPERITY**
- **15TH AND 16TH CENTURY WOOL AND CLOTH TRADE**
- **ENGLISH CIVIL WAR**
- **18TH CENTURY ENTERTAINMENT**
- **19TH CENTURY TRANSPORT, COMMERCE AND INDUSTRY**
- **20TH CENTURY ENGINEERING AND 2WW**

INDUSTRY AND COMMERCE

CASE STUDY OF CHANGE, SUCCESS AND GROWTH



CYCLES OF PROSPERITY AND DECLINE



**THEME OF MANUFACTURING AND
INDUSTRY**

**MEDIEVAL PERIOD – MILLING, WOOL,
LEATHER**

**PRODUCTION, INDUSTRY AND
COMMERCE AS A RECURRING THEME**

**LOCAL AND NATIONAL FACTORS
DECLINE BY 13TH CENTURY**

**RECOVERY 15TH AND 16TH CENTURIES –
WOOL AND CLOTH**

**17TH CENTURY STAGNATION – CLOTH
TRADE AND CIVIL WAR**

**REFLECTED IN ARCHITECTURE – 16TH
CENTURY, 17TH CENTURY. 18TH AND 19TH
CENTURY MOST PLENTIFUL**



18TH AND 19TH CENTURY NEWBURY - NEW INDUSTRY AND TRANSPORT



**IMPROVED WATER ROUTES - RIVER KENNET
AND KENNET & AVON CANAL**

**NEW INDUSTRIES - IRON WORKS AND
ENGINEERING FIRMS**

RIVALLING THE CLOTH INDUSTRY

**LONGEVITY AND IMPORTANCE OF THIS NEW
ACTIVITY**

**REFLECTING NATIONAL AND GLOBAL
TRENDS – THE INDUSTRIAL REVOLUTION**

**OTHER INDUSTRIES – MALTING, BREWING,
BRICK MAKING, LEATHER TANNING**

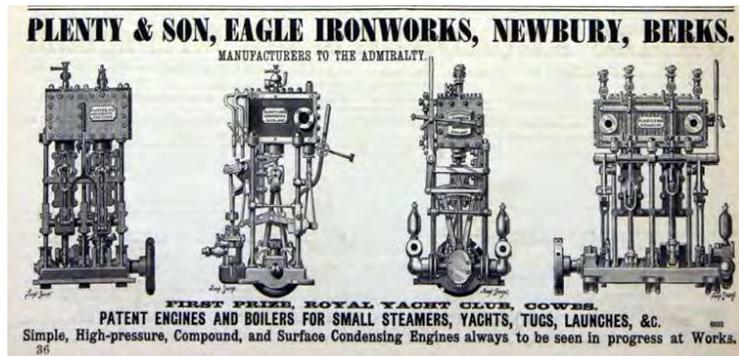
NEWBURY'S TRANSPORT LINKS IMPROVED

**NEWBURY REFLECTING NATIONAL TRENDS IN
INDUSTRY AND MANUFACTURING**

**NEWBURY A STRONG AND REPRESENTATIVE
EXAMPLE**



PLENTY'S EAGLE IRON WORKS



PROMINENT EXAMPLE OF A NEWBURY-BASED MANUFACTURING COMPANY

USE AND CHARACTER OF THE SITE CHANGED WITH ARRIVAL OF IRONWORKS

SURVIVED INDUSTRIAL DECLINE AND REMAINED AN ACTIVE MODERN MANUFACTURER UNTIL 1960S = THIS PERIOD IN THE SITE'S HISTORY IS AFFORDED A PARTICULAR LONGEVITY AND IMPORTANCE

- **AGRICULTURAL IMPLEMENTS**
- **LIFEBOATS**
- **STEAM ENGINES TO ROYAL NAVY**
- **DIESEL TECHNOLOGY FOR SHIPS, POWER GENERATORS, WINCHES, AND COMPRESSORS.**
- **PUMPS, FILTERS AND MIXERS**
- **IRON BRIDGES, CANAL SLUICES AND BALLOON GAS EQUIPMENT**



PLENTY'S EAGLE IRON WORKS



PROMINENT EXAMPLE OF A NEWBURY-BASED MANUFACTURING COMPANY

USE AND CHARACTER OF THE SITE CHANGED WITH ARRIVAL OF IRONWORKS

SURVIVED INDUSTRIAL DECLINE AND REMAINED AN ACTIVE MODERN MANUFACTURER UNTIL 1960S = THIS PERIOD IN THE SITE'S HISTORY IS AFFORDED A PARTICULAR LONGEVITY AND IMPORTANCE

- **AGRICULTURAL IMPLEMENTS**
- **LIFEBOATS**
- **STEAM ENGINES TO ROYAL NAVY**
- **DIESEL TECHNOLOGY FOR SHIPS, POWER GENERATORS, WINCHES, AND COMPRESSORS.**
- **PUMPS, FILTERS AND MIXERS**
- **IRON BRIDGES, CANAL SLUICES AND BALLOON GAS EQUIPMENT**



RAILWAYS



**ADDED TO INDUSTRIAL CHARACTER
OF TOWN**

1847 TO READING AND HUNGERFORD

**DIDCOT, NEWBURY AND
SOUTHAMPTON RAILWAY**

**BY 1890 NEWBURY WAS AN
IMPORTANT STATION AND JUNCTION IN
THE BERKSHIRE AREA**

**ENHANCEMENT OF LINE AND STATION
IN 1908 BY THE GREAT WESTERN
RAILWAY COMPANY**



IMPACT ON NEWBURY'S ARCHITECTURE IN THE 19TH CENTURY



MANY NEW BUILDINGS WERE ESTABLISHED IN THE TOWN

TIMBER YARDS AND MALTHOUSES AROUND NEWBURY'S WHARF AREA,

BREWERY AND TAN YARDS IN THE PARK WAY AREA

MALTHOUSES AND SOME LARGE BREWERIES IN BARTHOLOMEW STREET

A NUMBER OF ENGINEERING JOINERY COMPANIES

GROWTH IN POPULATION AND URBANISATION = MORE HOUSING

REFLECTING NATIONAL TRENDS

1801 POPULATION 4,725. 1871 = 6,161 AND 1901 = 11,061. THIS IS A 42.7% RISE IN POPULATION BETWEEN 1801 AND 1901 (ALMOST A DOUBLING OF THE POPULATION IN JUST 100 YEARS).

OTHER IMPROVEMENTS TO THE TOWN



LATE 19TH AND 20TH CENTURY GROWTH



FURTHER INDUSTRY AND BUILDING

- 1906 CONNECTED TO TAUNTON AND READING AND PADDINGTON
- ELECTRICITY
- RACECOURSE
- TOWN HALL
- MUSEUM
- PUBLIC LIBRARY
- CINEMA
- SEWERAGE SYSTEM



20TH CENTURY ENGINEERING AND COMMERCE POPPY



**SHOWS THE PARTICULAR CONTRIBUTION OF
THIS INDUSTRY TO NEWBURY**

REFLECTED NATIONAL TRENDS

- **VICKERS ARMSTRONG AND SPITFIRE**
- **RAISED MONEY FOR THE NEWBURY
SPITFIRES**
- **ELLIOT'S FACTORY FOR AIRCRAFT PARTS,
GLIDERS AND LIGHT AIRCRAFT**
- **NEWBURY DIESEL**
- **OPPERMAN GEARS FOR THE MOSQUITO**

STRATEGIC IMPORTANCE OF RAILWAY LINE

**THEME OF INDUSTRY AND COMMERCE
CONTINUES TODAY**

06 Newbury Town Council meeting agenda & papers, 16th November 2020

10th November 2020.

To: Councillors Phil Barnett; Jeff Beck; Billy Drummond; Nigel Foot;
Roger Hunneman; Pam Lusby Taylor; David Marsh; Vaughan Miller; Andy
Moore; Gary Norman; Tony Vickers

Substitutes: Councillors Jon Gage, Martin Colston, Jo Day, Stephen Masters,

Dear Councillor

You are summoned to attend a meeting of the **Planning & Highways Committee Monday 16th November 2020 at 7.00 pm.**

Join Zoom Meeting

<https://us02web.zoom.us/j/83768993277?pwd=ZVNuRSswZ05GV1BtTTE0WVQ4Q0oyQT09>

Meeting ID: 837 6899 3277

Passcode: 251846

Hugh Peacocke
Chief Executive Officer

1. Apologies

Chief Executive Officer

2. Declarations of Interest and Dispensations

Chairperson

To receive any declarations of interest relating to business to be conducted in this meeting and confirmation of any relevant dispensations.

3. Minutes (Appendix 1)

Chairperson

To approve the minutes of a meeting of the Planning & Highways Committee held on Monday 26th October 2020 (already circulated).

4. Questions and Petitions from Members of the Public

Chairperson

(Questions, in writing, must be with the CEO by 2.00 pm on 16th November 2020)

Town Hall, Market Place, Newbury, RG14 5AA

☎ (01635) 35486

✉ towncouncil@newbury.gov.uk

☎ (01635) 40484

🌐 www.newbury.gov.uk

🐦 @NewburyTC

📘 NewburyTC

Making Newbury a Town
we can all be proud of.

5. Members' Questions and Petitions

Chairperson

(Questions, in writing, must be with the CEO by 2.00 pm on 16th November 2020)

6. Schedule of Planning Applications (Appendix 2)

Chairperson

To comment on the planning applications listed at the attached schedule

7. Schedule of Prior Approval Applications (Appendix 3)

Chairperson

To comment, if relevant, on prior approval applications listed at the attached schedule.

8. Naming of 4 Streets for New Housing Development on land west of New Road (Appendix 4)

Chairperson

To comment on the developer's suggested name of Baxendale Way and to suggest any other possible names for up to 4 new streets on the development of 34 Dwellings.

9. Update from The Western Area Planning Committee

Chairperson

To receive an update on any relevant business from the Western Area Planning Committee.

10. Kennet Centre Presentation (Appendix 5)

Chairperson

To Consider the proposals for the proposed Eagle Quarter development at the Kennet Centre.

11. Notice of Motion received from Councillor Tony Vickers: (Appendix 6)

That this Council resolves to urgently identify those walking routes in the town area which have no legal protection and take steps to apply for a Definitive Map Modification Orders on each, with priority given to those used for journeys to schools, shops and employment areas

12. Section 215 Updates

Chairperson

To consider requesting West Berkshire District Council to take action regarding the United Reform Church.

13. Newbury Community Football Ground

Chairperson

To Receive an update.

14. Forward Work Programme for Planning and Highways Committee (Appendix 7)

Chairperson

To note and agree any other items that Members resolve to add to the Forward Work Programme.

07 Newbury Town Council meeting minutes, 16th November 2020

1st December 2020.

To: Councillors Phil Barnett; Jeff Beck; Billy Drummond; Nigel Foot;
Roger Hunneman; Pam Lusby Taylor; David Marsh; Vaughan Miller; Andy
Moore; Gary Norman; Tony Vickers

Substitutes: Councillors Jon Gage, Martin Colston, Jo Day, Stephen Masters,

Dear Councillor

You are summoned to attend a meeting of the **Planning & Highways Committee Monday 7th December 2020 at 7.00 pm.**

Join Zoom Meeting

<https://us02web.zoom.us/j/83093241330?pwd=WXFNFDFQaW9HdXF5OU90VFRWbE1ldz09>

Meeting ID: 830 9324 1330

Passcode: 782858

Hugh Peacocke
Chief Executive Officer

1. Apologies

Chief Executive Officer

2. Declarations of Interest and Dispensations

Chairperson

To receive any declarations of interest relating to business to be conducted in this meeting and confirmation of any relevant dispensations.

3. Minutes (Appendix 1)

Chairperson

To approve the minutes of a meeting of the Planning & Highways Committee held on Monday 16th November 2020 (already circulated).

4. Questions and Petitions from Members of the Public

Chairperson

(Questions, in writing, must be with the CEO by 2.00 pm on 7th December 2020)

Town Hall, Market Place, Newbury, RG14 5AA

 (01635) 35486  towncouncil@newbury.gov.uk
 (01635) 40484  www.newbury.gov.uk
 @NewburyTC  NewburyTC

Making Newbury a Town
we can all be proud of.

**Minutes of a meeting of the Planning and Highways Committee held by Virtual Meeting
on Zoom Monday 16th November 2020 at 7.00pm.**

Present

Councillors Phil Barnett; Jeff Beck; Billy Drummond; Nigel Foot (Vice-chairperson); Roger Hunneman; Pam Lusby Taylor; David Marsh; Vaughan Miller; Andy Moore; Tony Vickers and Gary Norman (Chairperson)

In Attendance

Hugh Peacocke, Chief Executive Officer
Kym Heasman, Corporate Services Officer

116. Apologies

There were none

117. Declarations of interest

The Chief Executive Officer declared that Councillors Phil Barnett, Jeff Beck, David Marsh, Andy Moore and Tony Vickers are also Members of West Berkshire Council, which is declared as a general interest on their behalf and a dispensation is in place to allow them to partake in discussions relating to West Berkshire Council business.

The Chief Executive Officer made the following statement on behalf of Councillors Phil Barnett and Tony Vickers who are Members of West Berkshire Council Planning Committee and Jeff Beck and Andy Moore who are Substitute Members of West Berkshire Council Planning Committee: "I wish to make it clear that any comments I make tonight are only being made in relation to the formulation of the Town Council's view and is not in any way prejudging the way that I may vote when any application is considered by West Berkshire District Council. At that time, I will weigh up all the evidence."

Councillor Nigel Foot declared that he and Councillor Gary Norman had held a private meeting with Lochailort, the developers of the Kennet Centre, to discuss heritage matters.

118. Minutes

Proposed: Councillor Jeff Beck

Seconded: Councillor Phil Barnett.

Resolved: That the minutes of the meeting of the Planning & Highways Committee held on Monday 26th October 2020, be approved, and signed by the Chairperson.

Actions arising from the minutes:

The meeting noted responses from West Berkshire District Council regarding the Sterling Cables re-development (Kings Road) and traffics levels at Pinchington Lane. The meeting heard that the Council had requested NALC to press the government to introduce legislation regarding SUD's.

119. Questions and petitions from members of the public

There were none.

120. Members' questions and petitions

Question received from Councillor Tony Vickers:

"With so much of central Newbury being in a flood risk zone and with the future development of the town at a key stage with the Local Plan Review consultation imminent, would the Chairman agree that members of this committee need to be given a presentation by representatives of the key organisations responsible for drainage, flood control and river management, so that our response to the consultation and our actions as a major landowner are better informed?"

The Chairperson responded with the following answer:

"Would agree that this is a good idea and that it is considered under item 14 on the agenda."

Question received from Councillor Martha Vickers:

"What can this Council do to draw attention to and speed up the necessary improvements to the public highway between the Town bridge and Victoria Park? At present this is unsightly and dangerous due to undermining of the path by the canal and river?"

The Chairperson responded with the following answer:

"We can refer the matter to the owners of the Towpath- the Canal and Rivers Trust and ask for their response."

121. Schedule of Planning Applications

Resolved that the observations recorded at Appendix 1 to these minutes be submitted to the planning authority.

Agenda Items 12 (Section 215 Updates) and then 10 (Kennet Centre Presentation) were discussed at this point in the meeting.

122. Schedule of Prior Approval Applications

Resolved that the observations recorded at Appendix 2 to these minutes be submitted to the planning authority.

123. Naming of 4 Streets for New Housing Development on land west of New Road

Members of the committee felt that as the matter was not within the Newbury parish boundary, that it would be best for Greenham Parish Council to comment as it is within Greenham Parish and suggested that Cllr. Tony Vickers might raise the matter with Greenham Parish Council.

124. Update from the Western Area Planning Committee

Information was received and noted by the committee.

125. Kennet Centre Presentation

The Chairperson welcomed Mr. James Croucher to the meeting and invited members to ask any questions regarding proposals for the Eagle Quarter development at the Kennet Centre. It was noted that the developers aim to submit a planning application in about 6 weeks' time.

126. Notice of Motion received from Councillor Tony Vickers

"That this Council resolves to urgently identify those walking routes in the town area which have no legal protection and take steps to apply for a Definitive Map Modification Orders on each, with priority given to those used for journeys to schools, shops and employment areas"

The meeting noted that Mr. Stuart Clarke, the Public Rights of Way Officer at WBDC had agreed to attend a future meeting of the Committee and
It was agreed that this would be considered at a future meeting as an agenda item.

127. Section 215 Updates

The committee noted that this item was on the agenda arising from concerns raised by residents living beside the United Reform Church. The Chairman welcomed Mr. Stuart MacLean, Executive Officer, The United Reformed Church (Wessex) Trust Limited who answered questions on the current condition of the buildings and advised the committee on future development plans. It was agreed that the committee would delay requesting WBDC to pursue section 215 complaints against URC until some future date, depending on progress observed on these plans.

128. Newbury Community Football Ground.

The committee discussed making requested West Berkshire Council to meet with a delegation of this Council to discuss how to make the best use of the proposed facilities at the football ground on London Road.

129. Forward Work Programme for Planning and Highways Committee meetings 2019/20

It was agreed to add the following items to the agenda for 7th December 2020:

- Update from the Town Centre Working Group.
- Budget 2021-22 and Strategy proposals

It was agreed to add the following items to the forward work programme:

- The committee agreed to invite Stuart Higgins to a future meeting of the committee to advise on footpaths.
- The committee agreed to invite Stuart Clarke to a upcoming meeting of the committee to advise on drainage, flood control and river management.

There being no other business the chairperson declared the meeting closed at 21.34 hrs

08 Local Authority presentation, 14th May 2020

EAGLE QUARTER, NEWBURY



PRESENTATION TO WEST BERKSHIRE COUNCIL BY LOCHAILORT
FOR THE POTENTIAL REDEVELOPMENT OF THE KENNET CENTRE

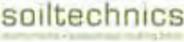
MAY 2020

LOCHAILORT

ColladoCollins Architects

EAGLE QUARTER, NEWBURY
LEADERS PRESENTATION

PROJECT TEAM

Applicant	Lochailort Newbury Ltd	
Architect	Collado Collins	
Sustainability	Envision	
Landscape & Public Realm	Fabrik	
Fire Consultant	BB7	
Daylight / Sunlight Consultant	2 Point	
Cost Management & Party Walls	Paragon	
Retail Property Advisor	Rivington Hark	
Residential Property Advisor	CBRE	
Commercial Property Advisor	Hollis Hockley	
Heritage	Montague Evans	
Highways, noise and air quality	Stuart Michael Associates	
Structural Engineering & Drainage	Robert Bird Group	
Geotechnical Engineer	soiltechnics	

CONTENTS

EAGLE QUARTER, NEWBURY LEADERS PRESENTATION

Job Number: 20011
Document Revision:
Date of Issue:
Purpose of Issue:
Key Personnel:
Reviewed by:
Review Date:

1.	LOCAL CONTEXT	
1.	Existing Opportunities Within The Town Centre.....	8
2.2.	Existing Town Centre South.....	14
2.3.	Newbury History.....	24
2.	OUR CONCEPT	
2.1.	Key Principles.....	32
2.2.	Reconnecting Newbury.....	34
2.3.	Restoring Vibrancy.....	36
2.4.	Green Newbury Town Centre.....	38
3.	PRELIMINARY SCHEME	

This document has been prepared by ColladoCollins Architects.

This document (including any enclosures and attachments) has been prepared for the exclusive use and benefit of the addressee(s) and solely for the purpose for which it is provided. In the absence of prior written consent, no part of this document should be reproduced, distributed or communicated to any third party. ColladoCollins Architects does not accept any liability if this document is used for any purpose other than that for which it is intended, nor to any third party in respect of this document.

1. LOCAL CONTEXT

EAGLE QUARTER, NEWBURY
LEADERS PRESENTATION

1. EXISTING OPPORTUNITIES WITHIN THE TOWN CENTRE

TOWN CENTRE AND EMERGING DEVELOPMENTS

As an area currently undergoing change, there are a number of places identified as opportunity sites, as well as sites which are currently in the varying phases of development or redevelopment.

Opportunity Sites

- 01 WBC Market Street offices
- 02 WBC West Street offices
- 03 WBC Strawberry Hill Offices
- 04 Former Beyer offices and car park
- 05 West Street car park
- 06 Telephone exchange
- 07 Sorting office

Sites Under Construction

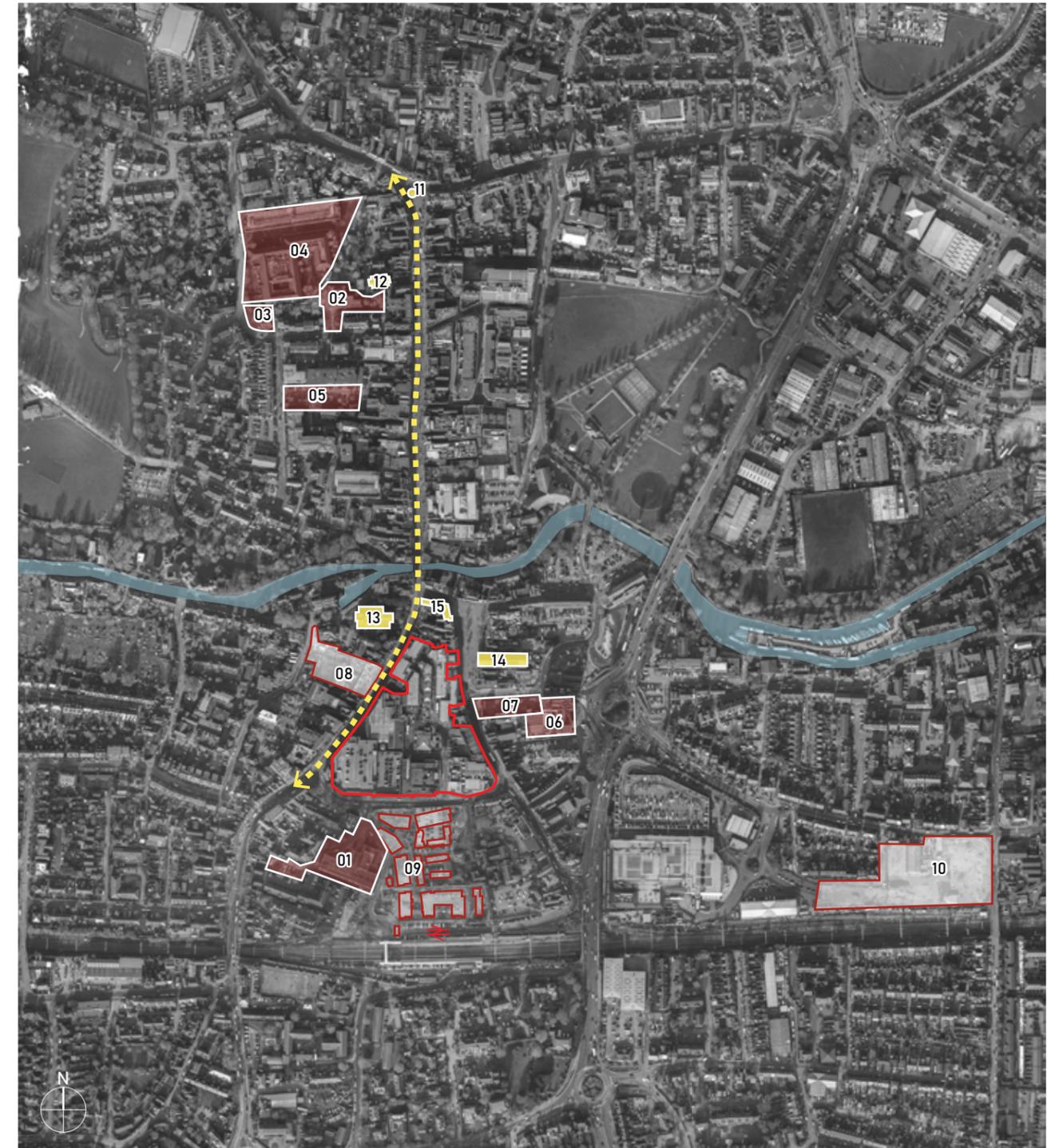
- 08 Bartholomew Street Care Home
- 09 Market Street development
- 10 Stirling Cables site

Cultural Buildings

- 11 Clock Tower
- 12 Methodist Church
- 13 St Nicolas Church
- 14 Corn Exchange

Key

-  Opportunity Sites
-  Sites Under Construction
-  Cultural Buildings
-  The Kennet & Avon Canal
-  High Street
-  Site Boundary
-  Newbury Train Station



Local area context

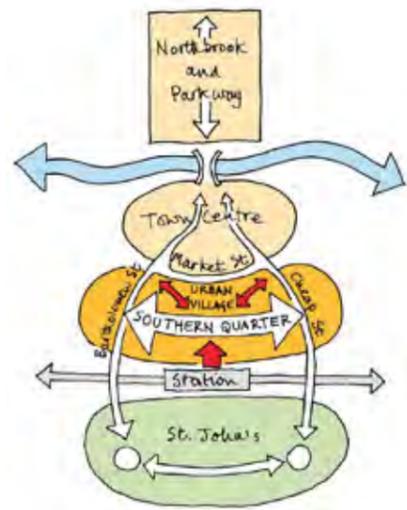
SCHEMES UNDER CONSTRUCTION

Newbury Market Street

JTP and Grainger PLC
 Planning application no. 16-00547

With a site area of 2.2 hectares, the site sits between Newbury Railway Station and the town centre. Through addressing key edges addressing Market Street, the Station and the Quaker Meeting House, the scheme responds to its wider context.

As a residential led, mixed-use development the scheme is made up of 232 private and affordable homes across six apartment blocks and several terraces of houses. Furthermore, at ground level, it includes management offices, residential amenities and commercial units.



Ground Floor Plan and Concept Drawings taken from planning application 16-00547 Design and Access Statement

Aerial view from the South and CGI images taken from planning application 16-00547 Design and Access Statement

Bartholomew Street Care Home

Ayer Chamberlain Gaunt
Planning application no. 18-01827

The application site, approximately 0.33ha in size, currently accommodates a number of tired and under-utilised retail units facing onto Bartholomew Street. Access at Oddfellows Road opens to hard standing car parking. The scheme proposes the demolition and new construction making up the following:

- A new-build residential development of 60 retirement living units, comprising a mix of 1-Bed and 2-Bed accommodation.
- Communal amenity facilities for residents, including a dining room, residents lounge and multi-purpose room.
- Landscaped courtyard & grounds.
- 2 commercial retail units.
- 24 car parking spaces



Street view from Oddfellows Road and CGI Image taken from planning application 18-01827 Design and Access Statement

Sterling Industrial Estate

Jonas Carter and Sutton Griffith
Planning application no. 15-00319

Formerly the home of Sterling Cables Ltd and Newbury Town Gas Company, this highly contaminated industrial site is to be developed into commercial spaces within a mainly residential area.

The scheme applies a high density proposal in order to overcome site constraints, whilst still generating a sense of place and identity to this market town location. The design builds steadily from 3 storeys to a single taller element of 7 storeys, exploring a mix of materials, include brick, render and timber cladding.

Furthermore, the scheme hosts a semi-basement car park located below a central communal landscaped garden.



CGI Images taken from planning application 15-00319 Design and Access Statement

2.2. EXISTING TOWN CENTRE SOUTH

The Application Site has an approximately trapezoidal shape, with the southern edge defined by Market Street, the eastern edge by Cheap Street, and the western edge by Bartholomew Street. On the north edge, the site meets terraced developments tightly knit into an urban front.

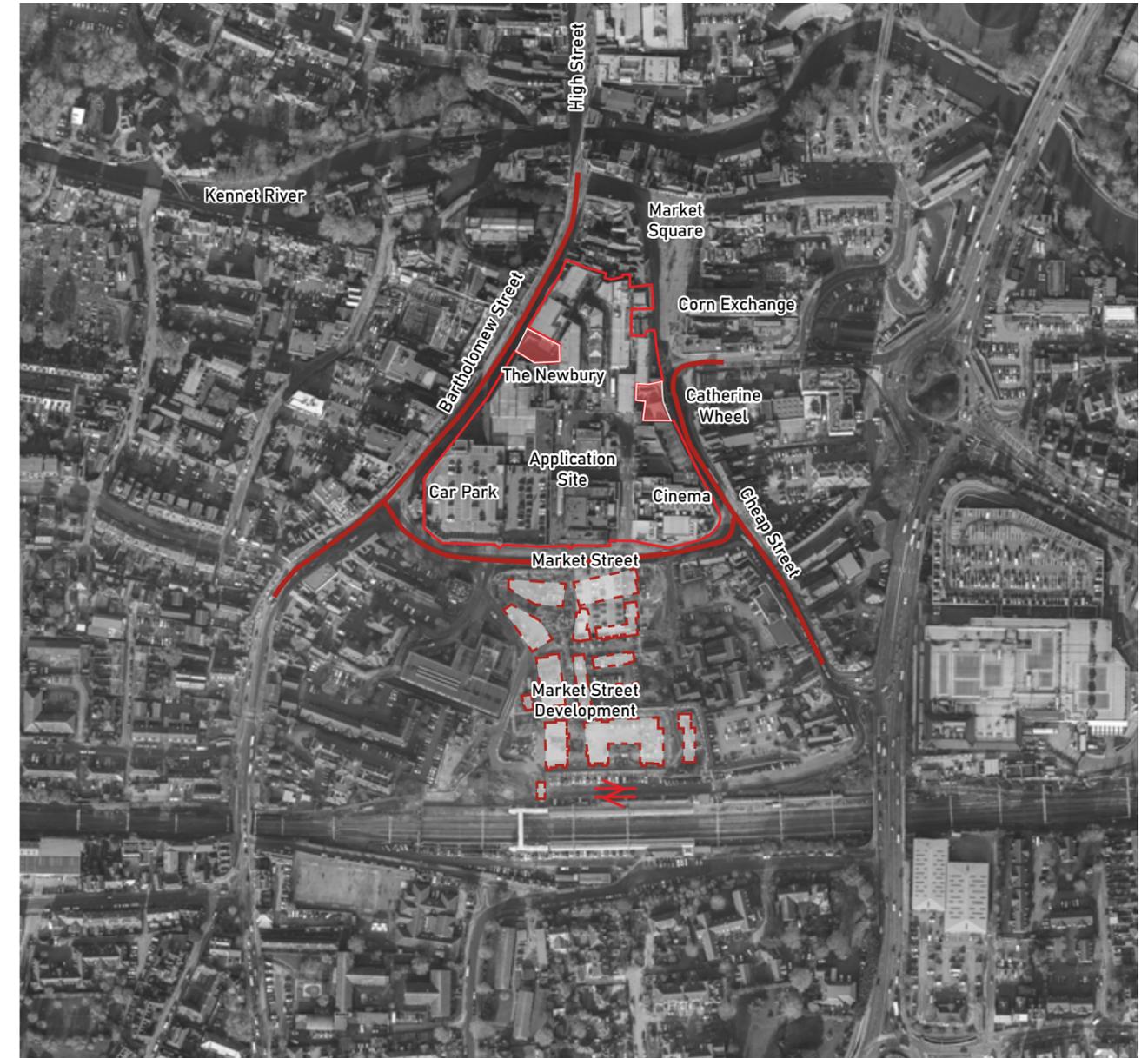
On the western and eastern boundaries, listed buildings that are not part of the application site will be addressed by the proposal. On the eastern side, the pub 'Catherine Wheel' and 'The Newbury' on the western side will be incorporated through the proposed layout and design.

Across Market Street, a new development will provide 230 new homes and a new pedestrian road network.

Amongst other existing facilities on site, a VUE cinema is located on the south-east corner and a car park in use of the council authority under long lease on the south-west corner.

Key

- Listed Buildings Within Site
- Site Under Construction
- Main Vehicular Roads
- Site Boundary
- Newbury Train Station

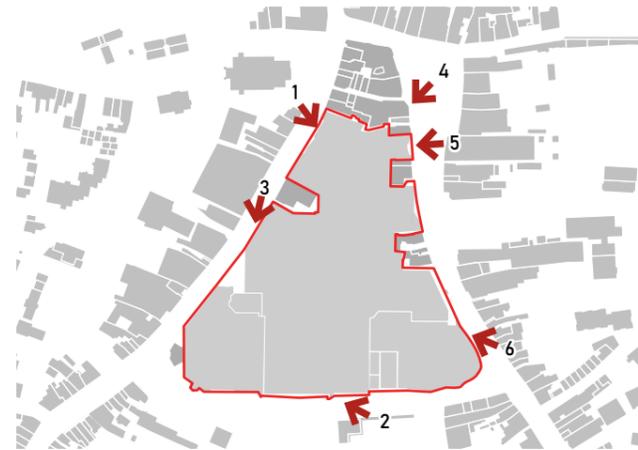


EXISTING PERMEABILITY

Kennet Shopping Center, the existing buildings, were built in the 1970s. It rises to a maximum of four storeys, with the Vue Cinema located on the south-east corner of the site and a multi-storey car park on the south - west corner.

Currently, the site is not very permeable, with no open public routes. The complex is a collage of fronts with retail uses opening up to the main streets. The shops are currently occupied by various retailers.

The Application site is surrounded mostly by small, retail and residential buildings separated by streets with a moderate width.



Aerial view of site looking South-East



1. Bartholomew Street



2. Market Street - Car Park Entrance



3. Bartholomew Street



4. Cheap Street - The Arcade Alley Entrance



5. Cheap Street



6. Cheap Street

EXISTING URBAN GRAIN

The large solid footprint of the retail complex contrast with the open old street grain in the immediate surroundings.



EXISTING PUBLIC SPACES

St Nicolas Church



Corn Exchange



Newbury Town Hall & Market Square



Corn Exchange & Market Square



EXISTING COUNCIL OFFICE BUILDINGS

As part of the design process for the Kennet Centre in Newbury, we have been asked to look at 3 sites currently owned by the local Council to see what value in terms of residential development could be achieved on each.

Site A and Site B are to the West of the Town centre and Site C sits between the Kennet Centre and Newbury railway station, adjacent to the Market Street development site.



Site A - Street View - South-West Corner



Site A - Street View - West Facade



Site B - Street View - South-West Corner



Site B - Street View - West Facade



Site C - Street View - North-West Corner



Site C - Street View - South Facade

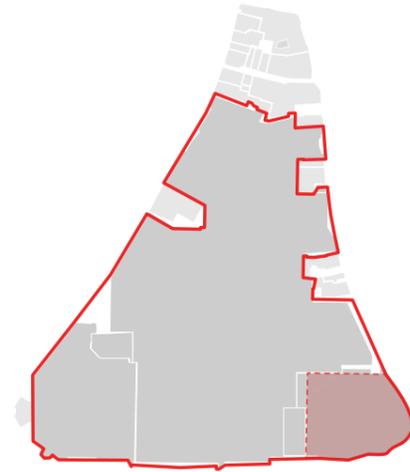


EXISTING SITE ANALYSIS

Site Boundary

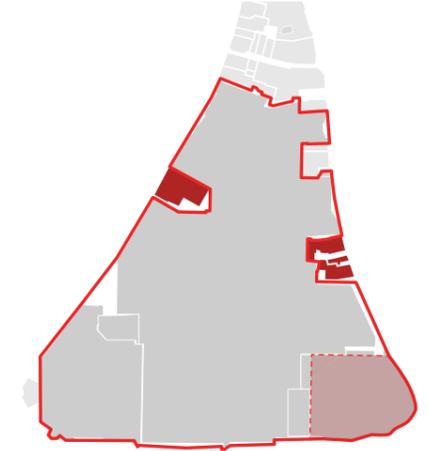
Bartholomew street runs parallel with the A339, crossing the town north-south, and is the main connection from the application site to the town centre. Cheap Street is partially closed to traffic on the north side, where Market Square is located in front of the Corn Exchange building. The square serves leisure and cultural purposes, extending the town centre to the south.

-  Site Boundary
-  Potential Future Phase



Listed Buildings

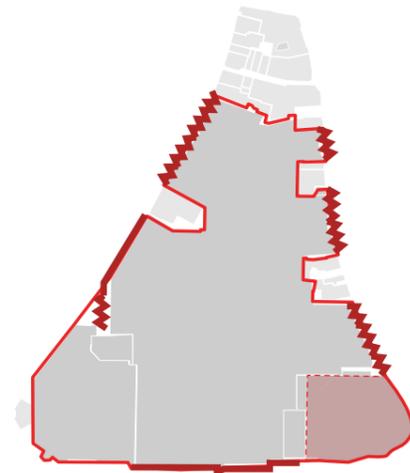
Two listed buildings site wedged between site boundaries. These 2 storey buildings are part of the local character of Newbury.



Existing Facade Edges

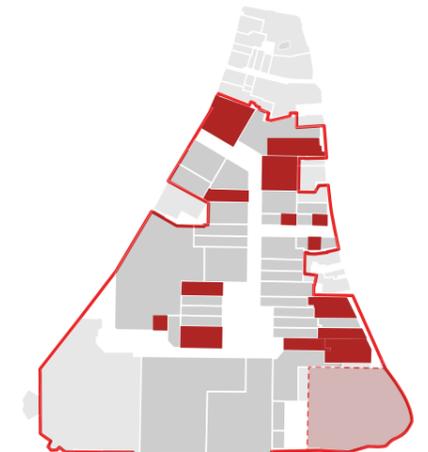
The existing buildings offers the potential for significant active frontage along the east and north-west edges of the site. However, currently, not all frontages are utilised as units lay vacant. The west edge offers limited amount of active frontage.

-  Active Edge
-  Solid Edge



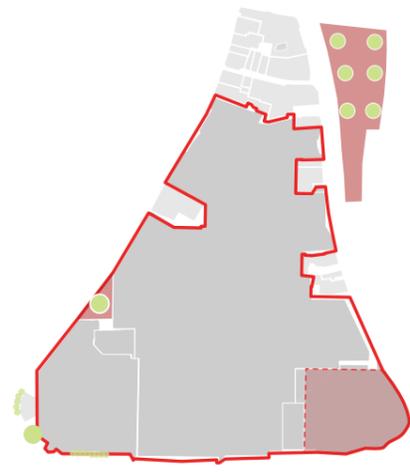
Current Retail Vacancies

Presently The Kennet Centre has 14 vacant units, 13 of which are within out site boundary.



Existing Public Realm and Landscaping

The site offers a small amount of public realm, by the west entrance. There is little landscaping within the immediate surroundings, with Market Place to the north-east of the site offering the only large open space for public use.

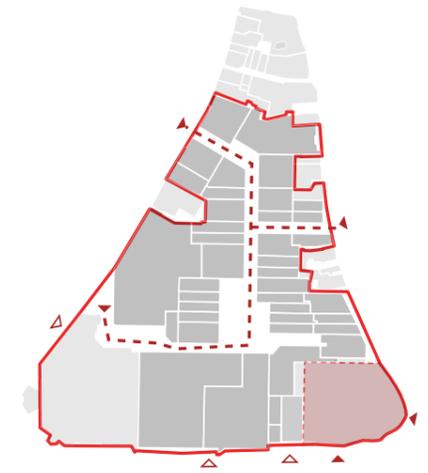


Access

Pedestrian access into the site is from all edges of the site. Through the existing site is a central corridor connecting the Cheap Street to Bartholomew Street.

Vehicular access is from the south-east and west, both leading directly to parking; to the multi-storey car park on the west or roof parking to the south. An egress located on the north side of the site, allows access the podium for servicing.

-  Pedestrian Route
-  Pedestrian Access
-  Vehicular Access



2.3. NEWBURY HISTORY

NEWBURY HISTORY

Newbury is a market town in Berkshire that dates back to the 11th century. The Town centre is located around the old Market Square, which dates back as early as the dates the town was formed. As stated on the site newburyhistory.co.uk, the earliest recorded mention of Newbury was in the 'Ecclesiastical History of England and Normandy', where the town was mentioned to have been granted permission to hold a fair and a market.

By the 12th century, the town was recorded to have 22 households.

The town has a rich history, having experienced pandemics, the Black death affecting a third of its population in the 14th century, the War of the Roses, and civil war.

During the 19th century the Kennet and Avon Canal was opened to enable corn transport from Reading to Bristol. The canal brought new opportunities and challenges in the town. This period was marked by innovation, with William Plenty's invention at peak, the design of a 'Pulling and Sail' lifeboat. Due to the Great Western Railway (GWR) opening a railway line in 1847, business was diverted from the Canal. In 1852, GWR bought the Canal for one fifth of its construction cost.

The Railway company did not appoint any improvement works during their ownership and tried to close the Canal years later. The closure order was rejected and the Canal lived to serve during the war as a safer transport route for goods. After the War, the Canal was transferred to the British Transport Commission. In the late 1900s the Canal was restored and it re-opened in 1990.

The application site sits between the Canal, located north and the railways located south. North of the town centre, the area appears to have been used for storage and management during the period when goods were transported mainly by boats along the Kennet-Avon Canal, a time when the Corn Exchange was built. Following the emergence of railway transport in Newbury, with the railway tracks located south of the application site, the area shifts north, tying up closer with the town centre.



1888-1913 Urban Grain

2020 Urban Grain



Historical Photograph of The Cathrine Wheel Pub



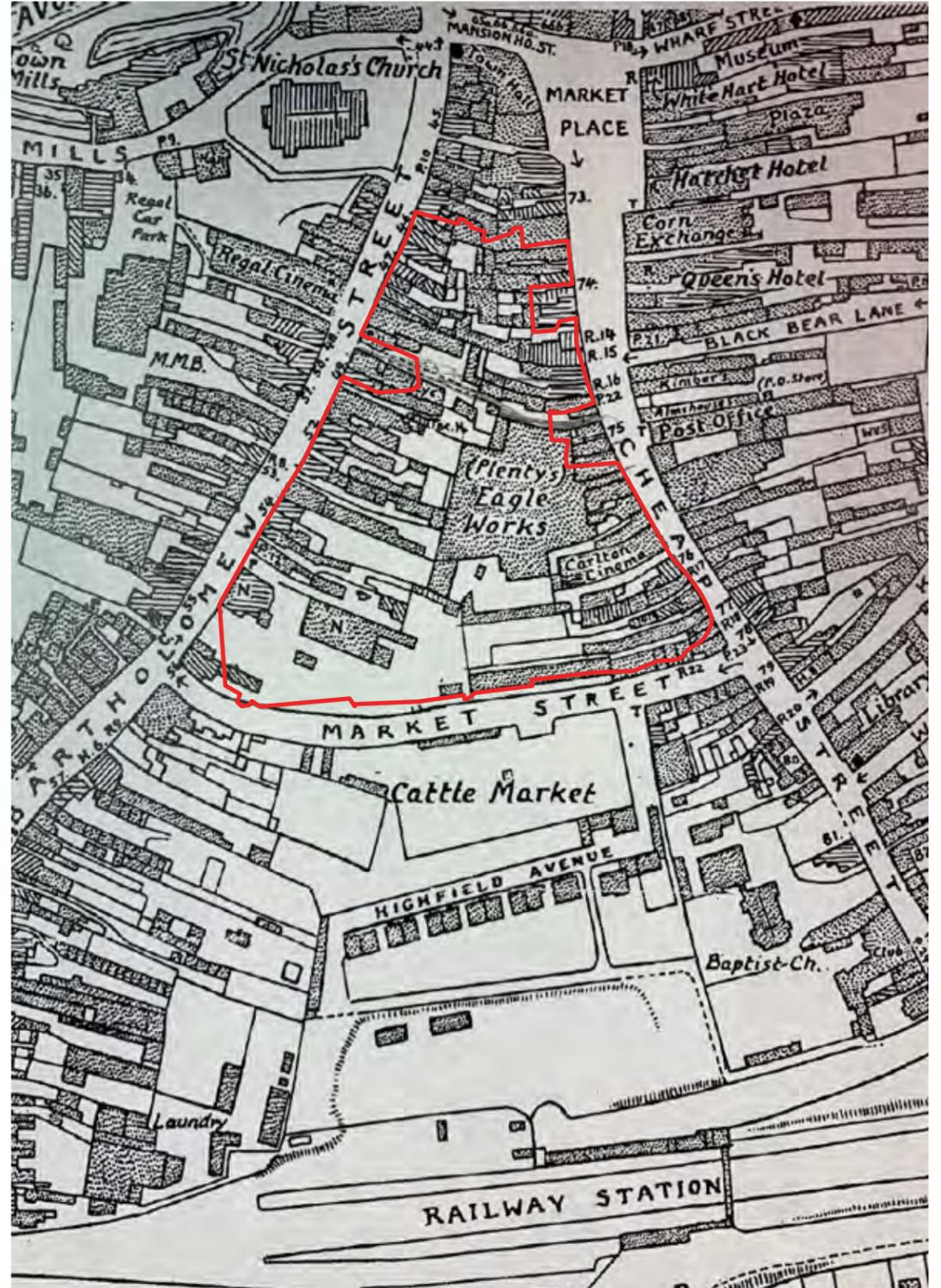
Old aerial view of the site



1888-1913



Historical Roofscapes - Bartholomew Street



1841-1952



WW2 bombing, Bartholomew Street, c1940



c1980, Market Square, Cheap Street



WW2 bombing, Bartholomew Street, c1940



c1930, Cheap Street

NEWBURY CHARACTER

Through reflecting on Newburys character as a place you can design a proposal which responds directly to it, drawing from its contextual form in a way that feels like a natural step forward of the existing.

A large part of the contextual form is Newburys architectural character and how it is experienced through the form and aesthetic of the buildings facing onto the town's public streets and spaces.

While this character ranges across the town, especially during a time of development, the historic core of the town centre generates consistency within the centre of Newbury.



Residence on The Kennet & Avon Canal



Newbury Municipal Office



The Clock Tower



Residence on The Kennet & Avon Canal



St Nicolas Church



Lock Stock & Barrel Pub



Marsh Lane



The Kennet & Avon Canal

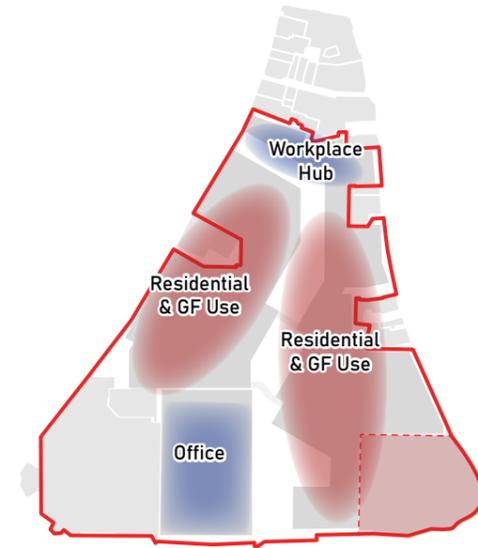
EAGLE QUARTER, NEWBURY
LEADERS PRESENTATION

2. OUR CONCEPT

2.1. KEY PRINCIPLES

Mix of Uses

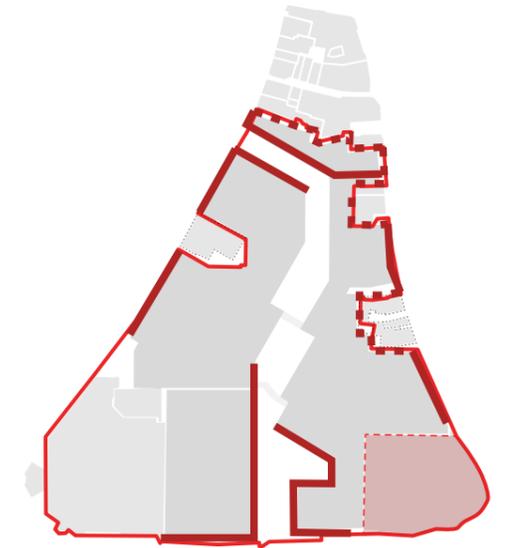
The local context is made up of a mixture of use typologies including commercial, office and residential. There is opportunity to continue this diversity within the scheme by creating a mixed-use residential scheme, with quality amenity and office space for Newbury Council.



Active and Sensitive Edges

There is the opportunity to open up and activate the whole frontage along Market Street and Cheap Street. Neighbouring party walls must be treated sensitively, especially those of listed buildings.

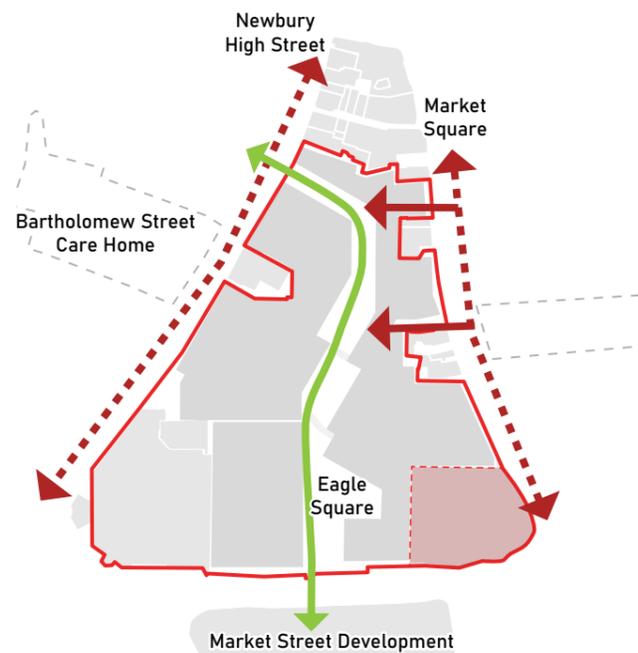
- - - Sensitive Edge
- Active Edge



New Routes and Connections

There is the opportunity to open up the site and create routes through. This would coordinate with the Council's vision and improve the pedestrian access in the area towards Newbury Station, Newbury High Street and Kennet River. The opportunity also extends the new link established through the Newbury Market Street Development.

- - - Main Vehicular Route
- Pedestrian Route
- Public Realm Route



Greenery

Green spaces can be created along proposed access routes as well as along the boundary with the Newbury Market Street development.

This creates the opportunity of a landscaped pedestrian route from Newbury Station all the way to Kennet River.

