

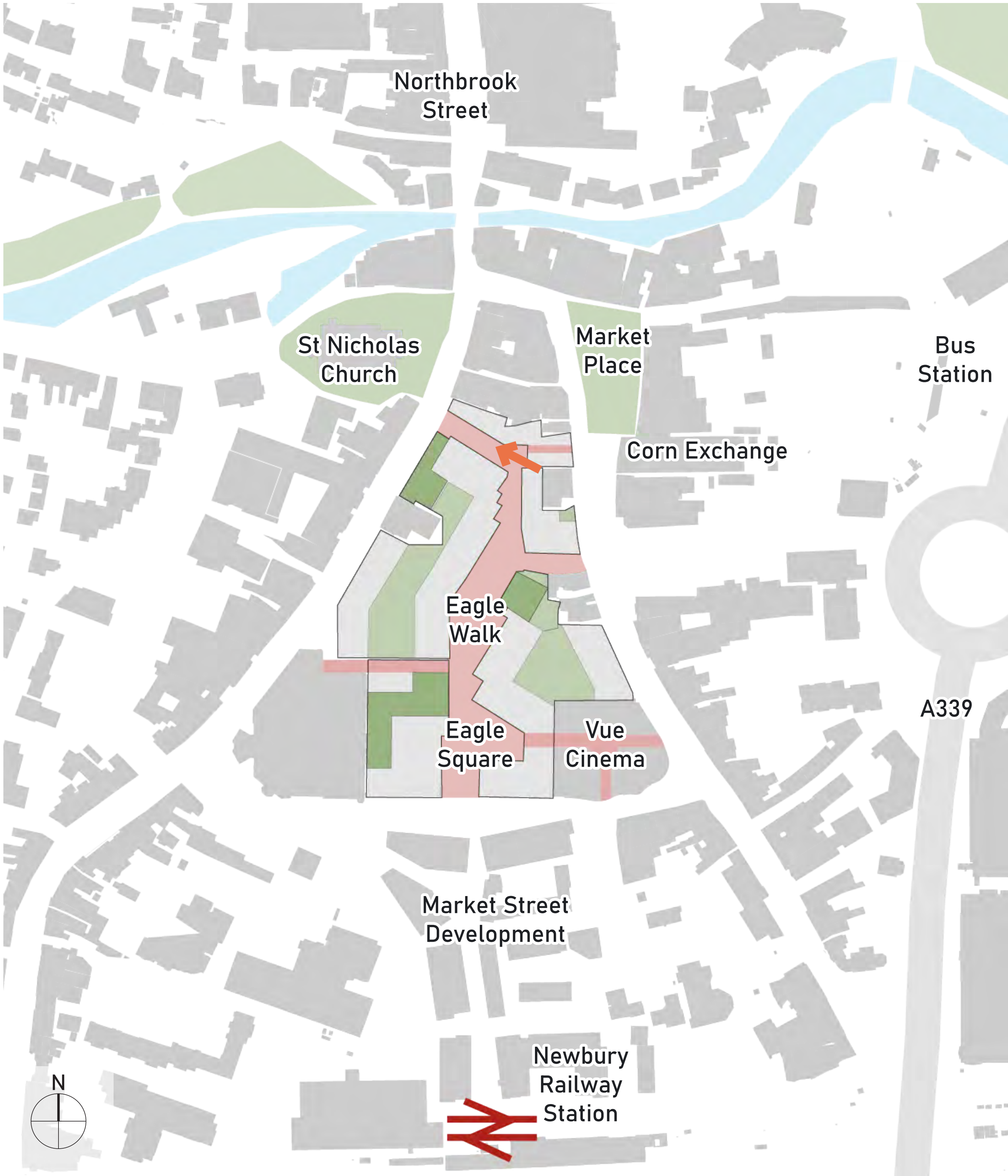
NEWBURY'S NEW STREET

EAGLE QUARTER.

Running through the heart of Eagle Quarter will be a new pedestrianised street, providing a safe and attractive new way to walk from the railway station to the Town Centre, and including direct links to Market Place, Bartholomew Street and Bear Lane.

We aim to create a vibrant, bustling and interesting street, lined with a variety of small outlets as diverse as shops, cafes, restaurants and workshops. Specifically designed with independent local businesses in mind, these flexible-occupancy units will be offered on simple terms and turnover rents, giving local entrepreneurs and any local business with a great idea the opportunity of taking space in Newbury's newest quarter.

By retaining and enhancing the existing leisure facilities such as the Vue cinema, this will create a convivial environment. Eagle Quarter will complement the existing shops and facilities in the Town Centre.



Open public spaces



Large plant beds

New Eagle Walk street



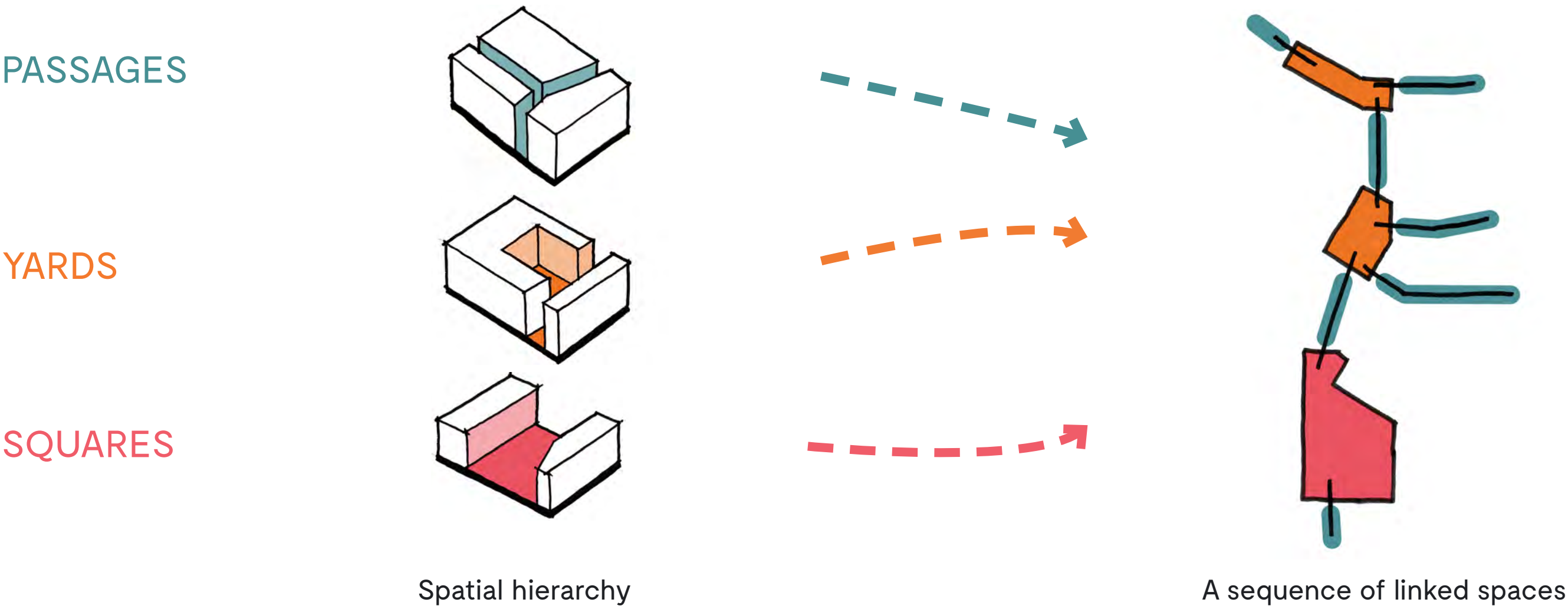
View from Eagle Way through Cloth Court towards Bartholomew Street and St Nicolas Church

LANDSCAPE AND PUBLIC REALM

EAGLE QUARTER.

The landscaping and public realm proposals for the redevelopment are based upon the re-creation of historical streets and spaces accessible for people to enjoy.

This brings an opportunity to introduce landscaping, seating, places to sit and eat, and an animated extension of the High Street directly to the train station. In addition, the new route takes pedestrians to the Corn Exchange and better ensures that all parts of Newbury can be more easily and safely enjoyed.



Landscape plan by Fabrik



WIDER SURROUNDING AND CONNECTIVITY

EAGLE
QUARTER.

Permeability with the context is key within the project. A new sequence of spaces, with a variety of scales and characters, will offer connectivity with the existing context.

INCREASED CONNECTIVITY AND STREET IMPROVEMENTS

Bartholomew Street

Update road alignment to minimise vehicular area and flush kerbs to improve pedestrian character.

Market Street

Improve western crossing, omit taxi rank, add street trees and improve road central reservation. Create connection to Market Street Development and Newbury Railway Station. Add planting and street trees to improve Market Street.

Cheap Street

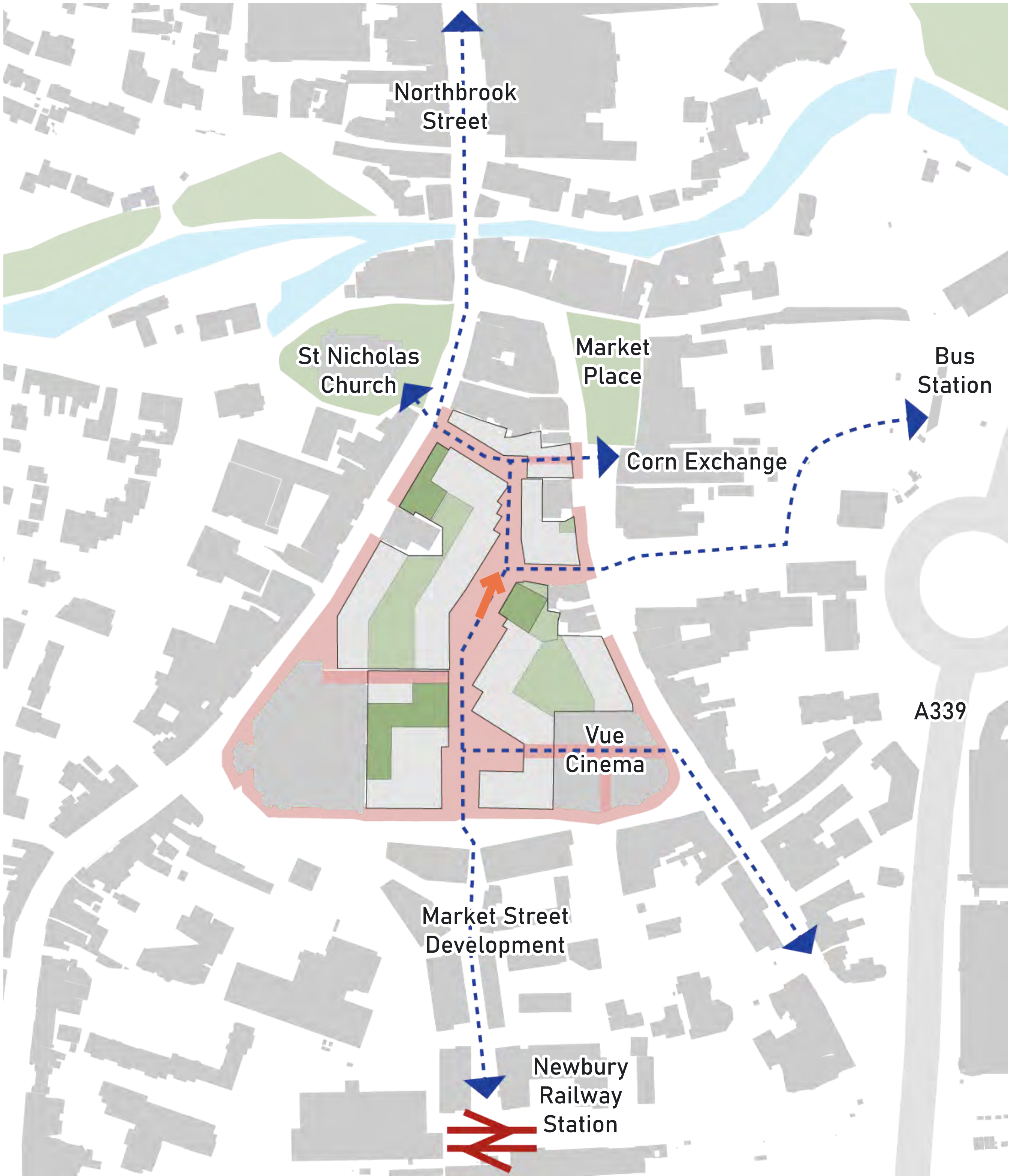
New crossing treatment to Market Place.

Eagle Place

New pedestrian route connecting Eagle Square to the north and north east of the site at Bartholomew Street and Market Place.

Key

- Existing Pedestrian Spaces
- New Pedestrian Spaces
- New Green Podium
- New Green Roof
- New Pedestrian Route



Potential routes, places and connections



View from Eagle Court looking North

CLIMATE CHANGE: OUR SUSTAINABILITY STRATEGY

EAGLE QUARTER.

People Living in West Berkshire currently have some of the highest carbon footprints in the region. Eagle Quarter aims to deliver an energy efficient and sustainable development in the heart of Newbury, which supports the aspirations of West Berkshire Council and provides a flagship for the town.

The site must be redeveloped just on sustainability grounds alone.

SUSTAINABILITY BENEFITS:

50%

Targeting 50% Better Than Current Building Regulations

No Fossil Fuels on site for heating and hot water

100% of heating and hot water will come from ground source heat pumps, extracting heat from boreholes

60—65% lower running costs compared to other schemes compliant to Building Regs

Electric vehicle charging spaces will be provided on site, and in the multi-storey car park

Within a short walking distance of rail and bus services

Residents will have access to a car club, with hybrid and electric vehicles

547 bikes have secure parking, alongside a bike repair workshop

We will collect and reuse rainwater, reducing potable water demands

There is an aspiration that drinking water will be abstracted directly from the aquifer and purified on site

We will employ water conservation measures and use modular bathrooms

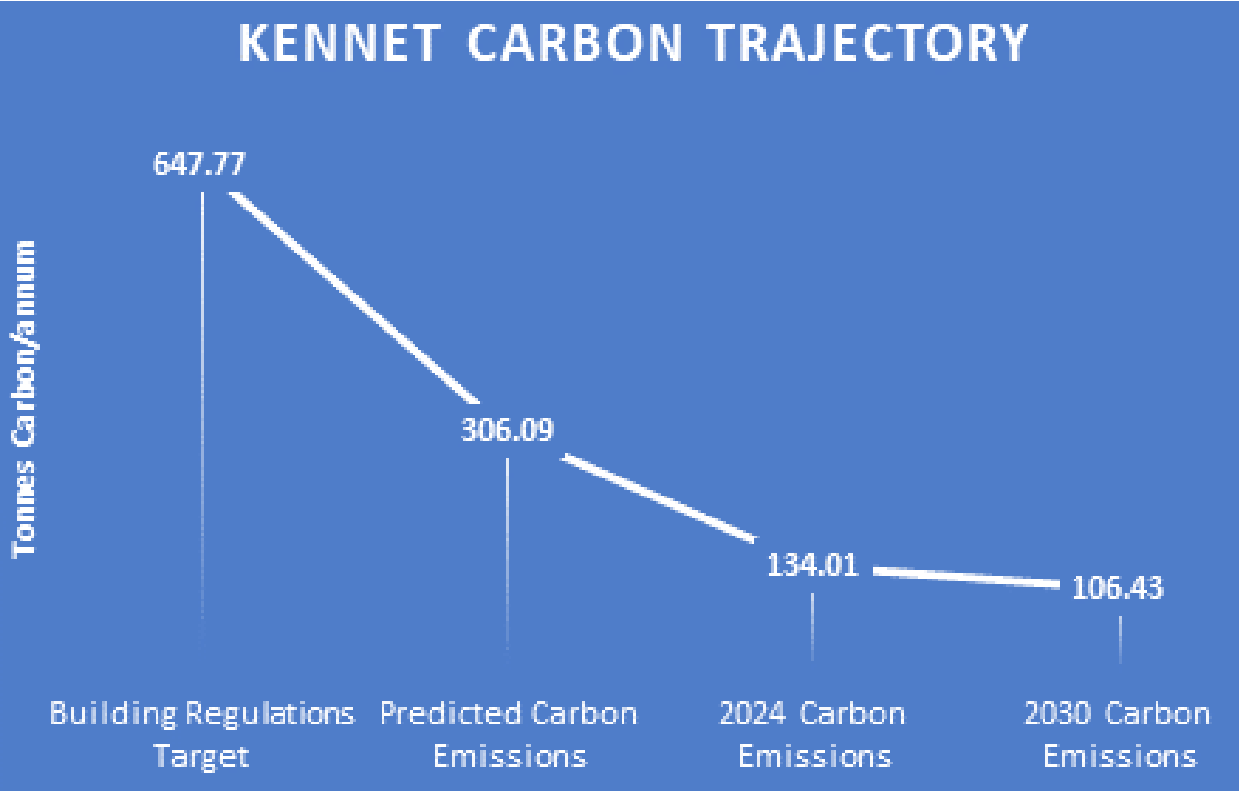
Where possible we will generate electricity through solar power

BREEAM® The new headquarters office building will strive to achieve BREEAM Excellent accreditation.

CARBON REDUCTION ASPIRATIONS

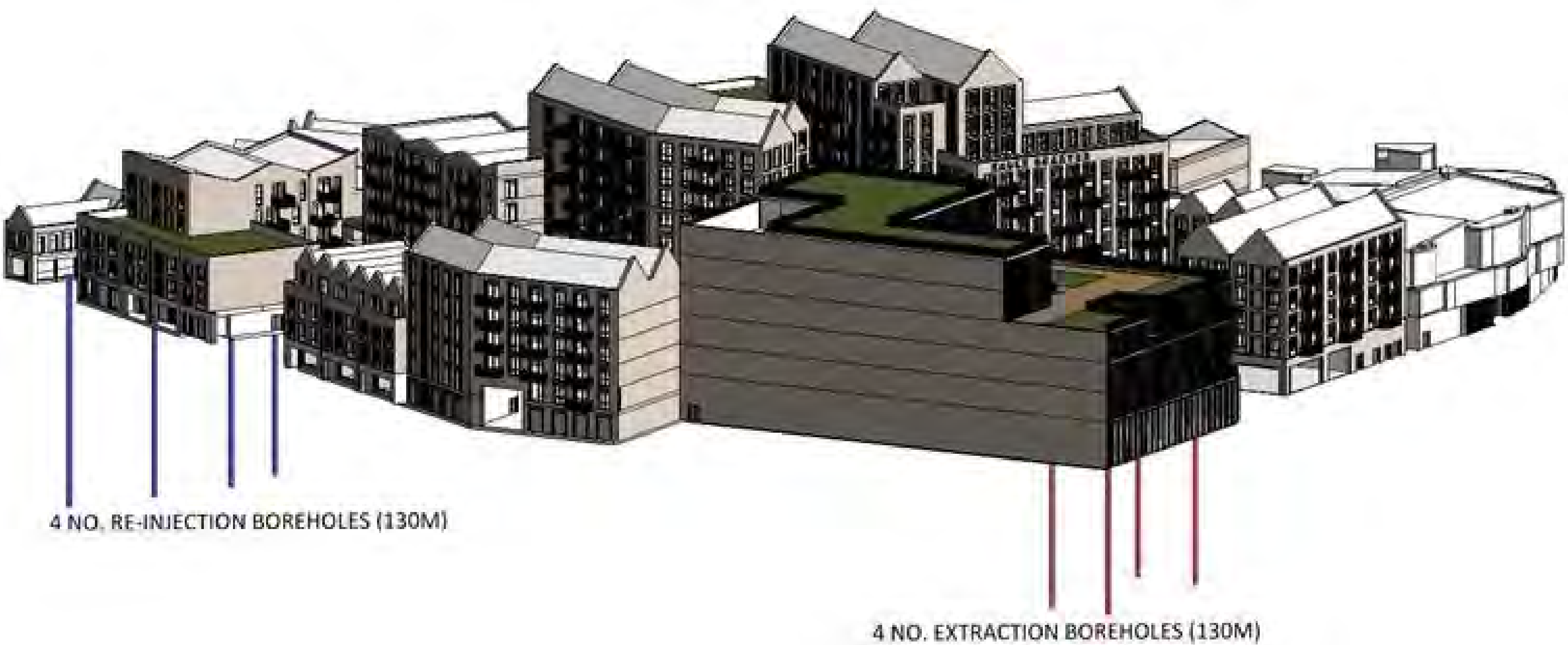
Ground Source Heating. We plan to use an innovative open loop ground source heat pump. This will have eight boreholes 130 m beneath the site which abstract heat from the groundwater . The heat pumps will generate heating and hot water for the development in an efficient and cost effective way.

Low Carbon Trajectory
The ‘Carbon Trajectory’ decreases annually, showing how the scheme will benefit from ongoing grid decarbonisation.

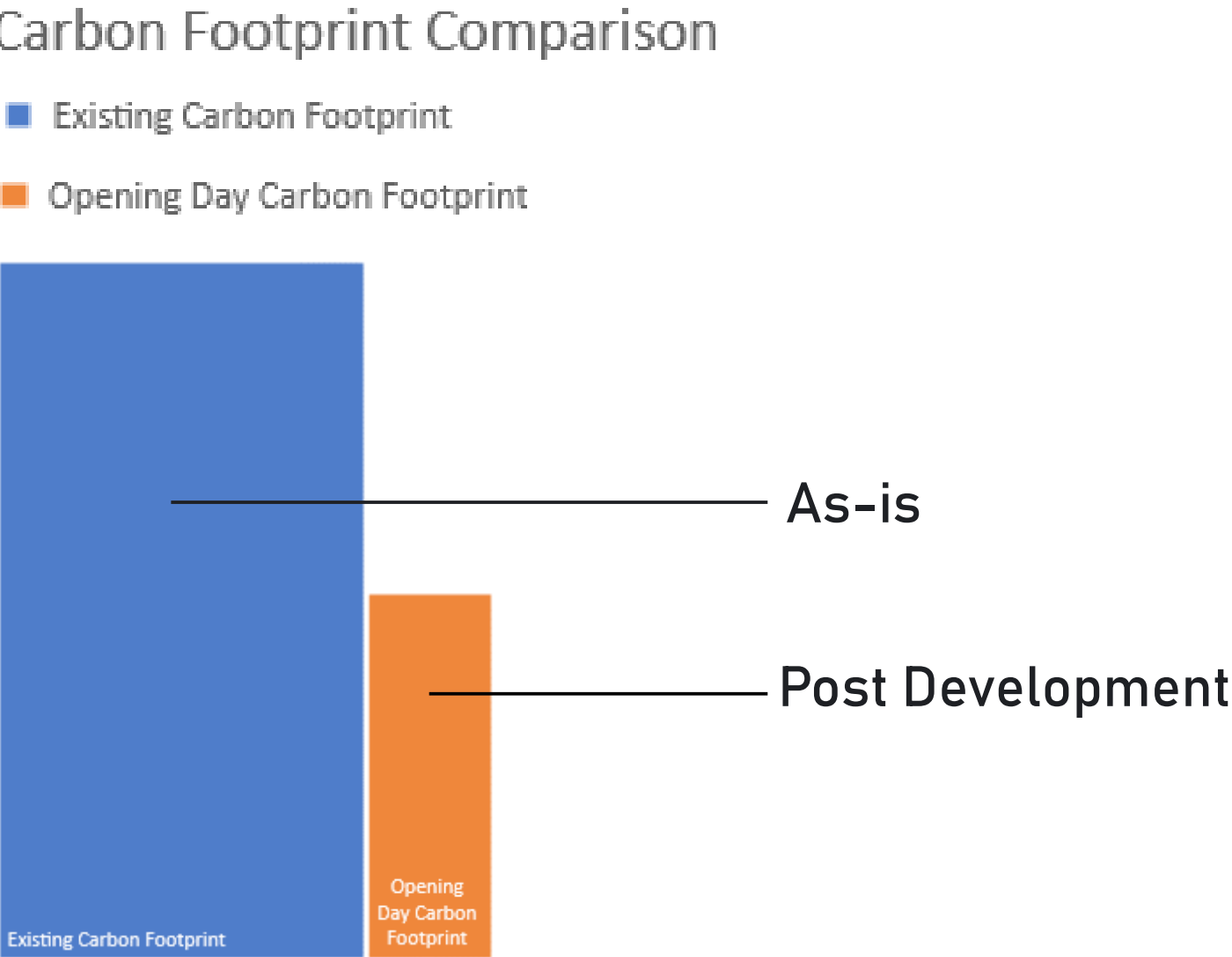


Scheme carbon trajectory in first 10 years of use

*The comparison is based on regulated energy (i.e. the energy associated with building fixed systems, such as heating, hot water and lighting)
**The total carbon figure for each stage is based on electrical consumption calculated from a Part L compliant SBEM Energy Model
*** SAP 10 Emission Factors have been used to calculate the carbon emissions for Building Regulations Target & Predicted Carbon Emissions, in line with calculations to be presented in the planning application
**** 2024 & 2030 Emission factors have been on Webtag Table 3.3 figures, ratio adjusted with BEIS figures



Existing vs Proposed
When comparing the carbon footprint of how the Kennet Centre performs now, with how our proposal is predicted to perform on day 1, the proposed scheme saves the equivalent of 2,528 passenger round trips to New York.



Operational carbon saved through redevelopment is the equivalent to 2,528 round trip passenger flights between London & New York****

*The existing carbon footprint has been based on the current Kennet Centre area schedule and typical energy consumption figures derived from CIBSE Guide F/Better Buildings Partnership
** SAP 10 Emission Factors have been used to calculate the carbon emissions for both scenarios
*** Opening day carbon footprint has been based on the Part L calculations for residential and non-residential and includes unregulated energy usage.
**** Based on 0.986 kg.CO2 per round trip (https://www.theguardian.com/environment/ng-interactive/2019/jul/19/carbon-calculator-how-taking-one-flight-emits-as-much-as-many-people-do-in-a-year)

Lochailort's Thames Quarter, Reading
Lochailort's Thames Quarter development in Reading is 26% more energy efficient than the Building Regulations require, saving 82.4 tonnes of CO2 every year through its on site Combined Heat & Power plant. This was a fossil-fuel (gas) powered solution whilst at Newbury we proposing a non-fossil fuel (renewables) powered solution.



Photo of Thames Quarter, Reading currently under construction

ALIGNING WITH THE NEWBURY TOWN COUNCIL STRATEGY

EAGLE QUARTER.

"Making Newbury a town we can all be proud of."

Town Council's Goal 1: Help make Newbury a unique, welcoming, safe and well cared for town

How we're responding:

- Creating lively new pedestrianised streets which provide new links between the town's railway station, bus station and High Street and encompassing new public spaces which will green the Town Centre.
- Providing over 30 new flexible shops and restaurants that will be carefully curated with a focus on local, independent and artisan businesses.
- Retaining and enhancing the existing cinema & leisure wing, plus improvements to the existing multi-storey car park including additional parking spaces.

Town Council's Goal 2: Foster a real sense of community

How we're responding:

- Providing around 400 hundred new homes, including a significant proportion purposely-designed for rent which include class-leading residents' amenities.
- More people living in the Town Centre will add to its footfall and benefit of existing shops and services.

Town Council's Goal 3: Take actions to address the climate emergency

How we're responding:

- Banning fossil fuels from the scheme and instead using a range of renewable energy solutions which will save at least 240 tonnes of CO2 emissions per annum.
- Providing a car club, cycle hire (including electric bicycles) and electric vehicle charging points.



View key



Cafes with outdoor seating



Artisan shops



View of proposed Eagle Square and connection to Vue Cinema