



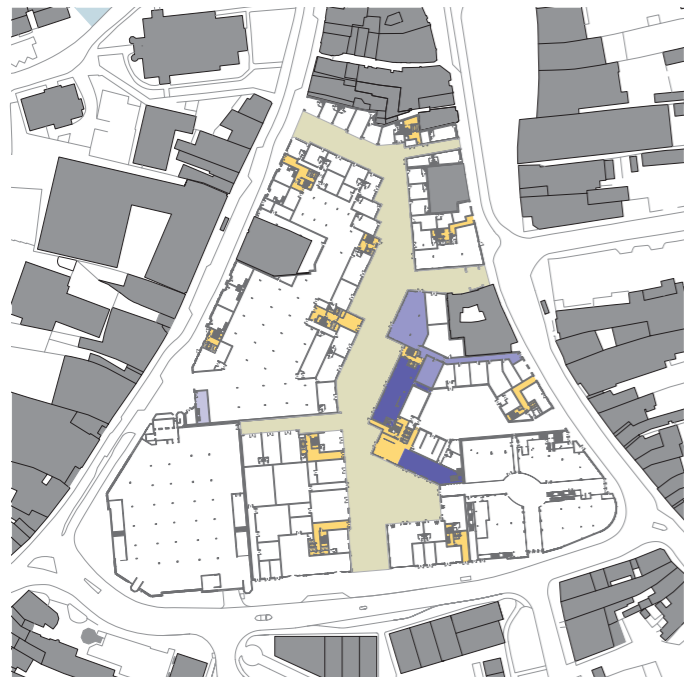
1st floor communal amenities



3rd and 4th floor communal amenities



7th floor communal amenities



Ground floor communal amenities



2nd floor communal amenities



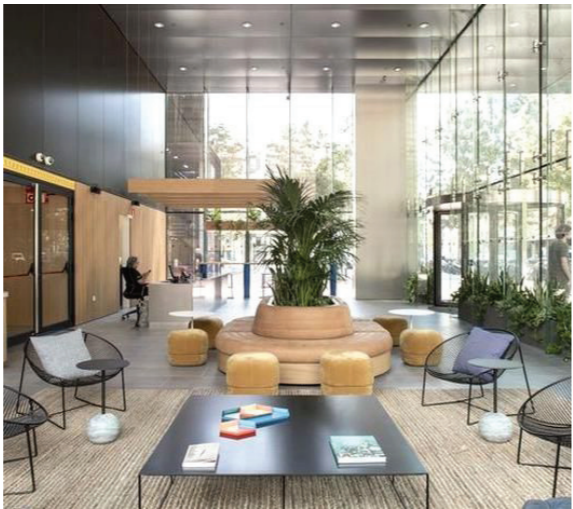
6th floor communal amenities

- KEY:
- New Street/ proposed hard landscape
 - Landscaped communal terraces/ podiums
 - Entrance lobbies
 - Internal communal amenity

CO-WORKING

7.7.6 Co-working space is becoming an important alternative to working from home as more and more people are not required (or do not wish) to work in their employers space, particularly when that involves a long commute. The main benefits of co-working are flexibility, productivity, socialising and professionalism.

- Co-working space can be used hourly, daily or even permanently.
- Not having the interruptions associated with working from home often makes co-working a better option in terms of productivity.
- Opportunities to associate with other people who are also working can relieve isolation and has networking possibilities.
- Being in a working environment close to home but not at home can engender sense of 'going to work', feeling and appearing to be more professional.



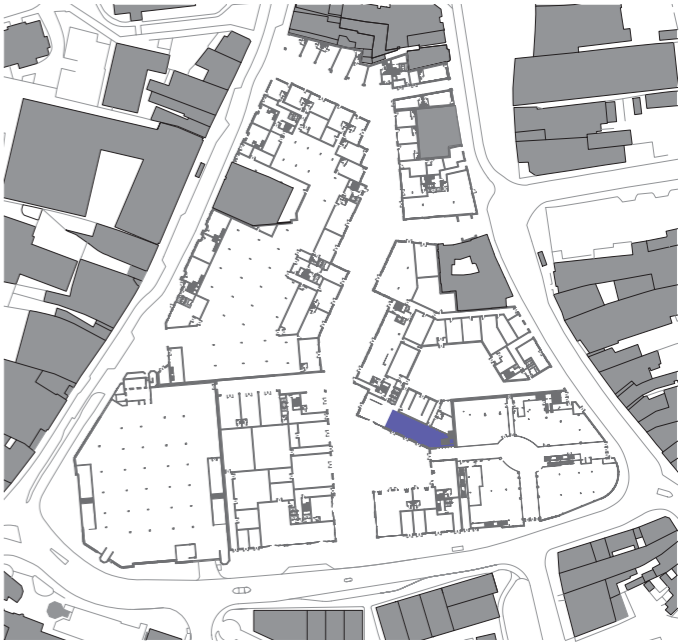
Co-Working/Tech Hub Precedents

BUSINESS/ MEETING SUITE

7.7.7 The business/meeting suites will provide spaces for formal and informal meetings and is located right off Eagle Square, giving easy access to residents and to the greater business community of Newbury. The flexible use allows them to also be used as dining areas when required. Dining/meeting rooms on the upper floors also have direct access onto podiums and rooftop terraces.

7.7.8 Meetings are an important part of businesses operations for small business, the self-employed and for those working from home. A meeting-space allows business to be conducted in a professional setting but without costly overheads.

7.7.9 Whilst a local coffee shop or the Co-working space might be suitable for some meetings, they can be distracting and unproductive spaces. A dedicated meeting space can give clients a good first impression and provides the right atmosphere in which to conduct business without distractions, interruptions and noise.



Meeting Space/ Business Lounge Precedents

GYM/ SQUASH COURT

7.7.10 There are many benefits to having an on-site gym and squash court in the development. It encourages people to exercise and builds a community for users and their guests. The biggest barrier to going to the gym is the inconvenience. An on-site gym can make a big difference:

7.7.11 Residents do not need to leave the building and can use their own bathroom at home afterwards, avoiding having to venture out in bad weather, particularly in the winter months.

7.7.12 Returning home after a workout at the on-site gym also means avoiding otherwise busy changing rooms at peak hours and being free to change in the peace and quiet of home with no queues.

7.7.13 The gym will be big enough to accommodate a wide range of equipment and complemented by the squash court will give users a level of variety in their exercise routine.

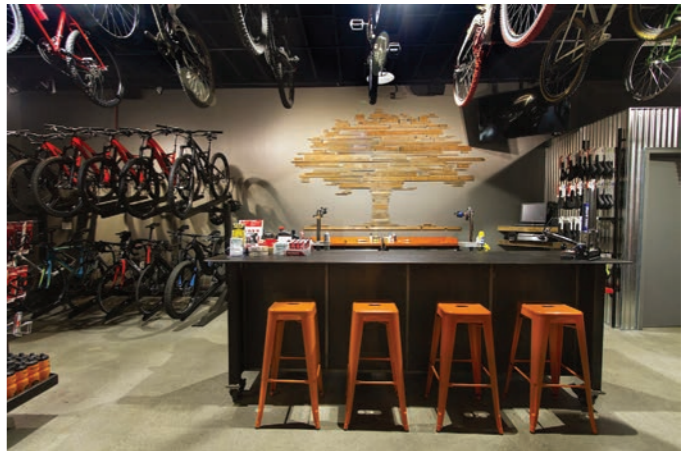
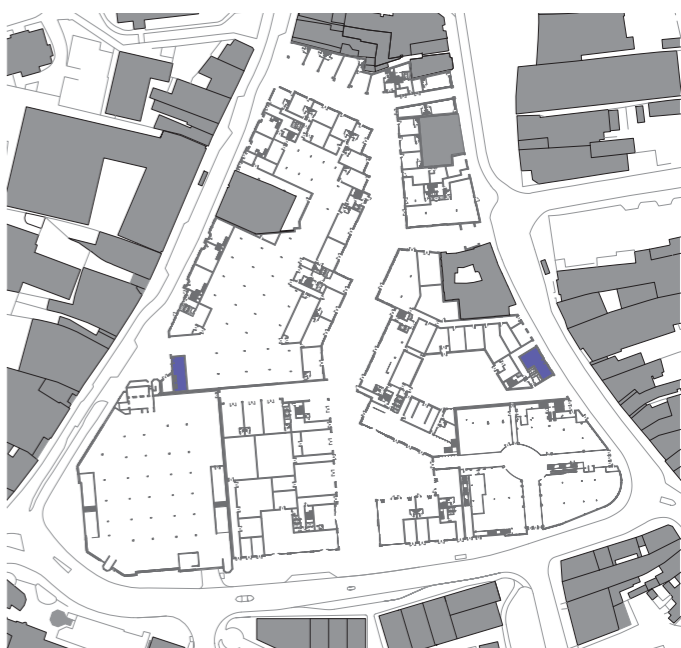


CYCLE WORKSHOP/ LIBRARY OF THINGS

7.7.14 The cycle workshop is located at ground floor level and has frontage to Bartholomew St giving easy access to cyclists who are resident in Eagle Quarter II and also to the general population of Newbury. This is an important community asset offering cycle repair and servicing, associated equipment for sale and thereby encouraging people to take up cycling and reduce dependence on the private car.

7.7.15 Borrowing is the new buying. Going beyond the idea of a traditional library, borrowing the things we only use now and again cuts down on the need for storage space in the home, is more affordable, brings people together, and is kinder to our planet. From carpet cleaners and steam cleaners to pasta makers, sewing machines, drills and inflatable mattresses, a wide variety of things can be borrowed on a daily or weekly basis.

7.7.16 The Library of things will be located on the Cheap St frontage, again giving access to the wider community.



Cycle Workshop Precedents



Gym Precedents



Library of Things precedents

7.8. RETAIL PROVISION

- 7.8.1 Ground floor units (shown in blue opposite) are provided to activate the street frontages.
- 7.8.2 These will be flexible commercial units for artisan and independent retailers and cafes aimed at local and independent operators, supporting the next generation of Newbury’s entrepreneurs.
- 7.8.3 This will be a completely different offering, complementary to the rest of the town centre, that will enhance the shopping experience of Newbury for residents and visitors.
- 7.8.4 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.
- 7.8.5 By retaining and enhancing the existing leisure facilities such as the Vue cinema, this will create a convivial environment. Eagle Quarter II will complement the existing shops and facilities in the town centre
- 7.8.6 Some flexible office space will also be provided within Block S providing active frontage to Market Street and within New Street. This will also accommodate for a health centre if this is to be brought forward.



Shop Front Precedents



Ground floor plan - proposed retail units

7.9. DESIGN QUALITY CRITERIA



7.10. TOWNSCAPE ASSESSMENT VIEWS

7.10.1 Careful composition of the site layout and massing, resulting from extensive analysis of the immediate and wider context, helps to ground the proposed scheme within the local area, sensitively addressing relationships to its surroundings while also ensuring that it makes optimal use of its key location in the town centre of Newbury.

7.10.2 As illustrated on the following pages, the scheme has been sensitively designed, creating harmonious relationships with its immediate context, providing focal points in various vistas, and sitting comfortably within the wider townscape.

7.10.3 The scheme, ranging in height to address specific conditions, provides a transition from small scale buildings along the street edges to taller buildings in the centre of the site. The industrial heritage and the site's surroundings have been key influences in designing the buildings including the form, expression of the roofscape, details and materiality, all of which are intended to help to create a strong sense of place and character. For further information regarding townscape refer to a separate document prepared by Montagu Evans.



View key



Existing View 1 - Looking down Northbrook Street from The Broadway



Proposed View 1 - Looking down Northbrook Street from The Broadway



Existing View 2 - Looking over the river bridge and through to Bartholomew Street



Existing View 3 - Looking down Bartholomew Street from the corner of Bridge Street and Mansion House Street.



Proposed View 2 - Looking over the river bridge and through to Bartholomew Street



Proposed View 3 - Looking down Bartholomew Street from the corner of Bridge Street and Mansion House Street.