



Existing View 4 - From The Old Waggon And Horses pub.



Existing View 5 - From the centre of Market Place.



Proposed View 4 - From The Old Waggon And Horses pub.



Proposed View 5 - From the centre of Market Place.





Existing View 6 - Outside No. 4 Canal Walk looking towards the Slug And Lettuce.



Proposed View 6 - Outside No. 4 Canal Walk looking towards the Slug And Lettuce.



Existing View 7 - From the River Kennet towpath beside Victoria Park.



Proposed View 7 - From the River Kennet towpath beside Victoria Park.





Existing View 8 - At the junction with Craven Road.



Proposed View 8 - At the junction with Craven Road.

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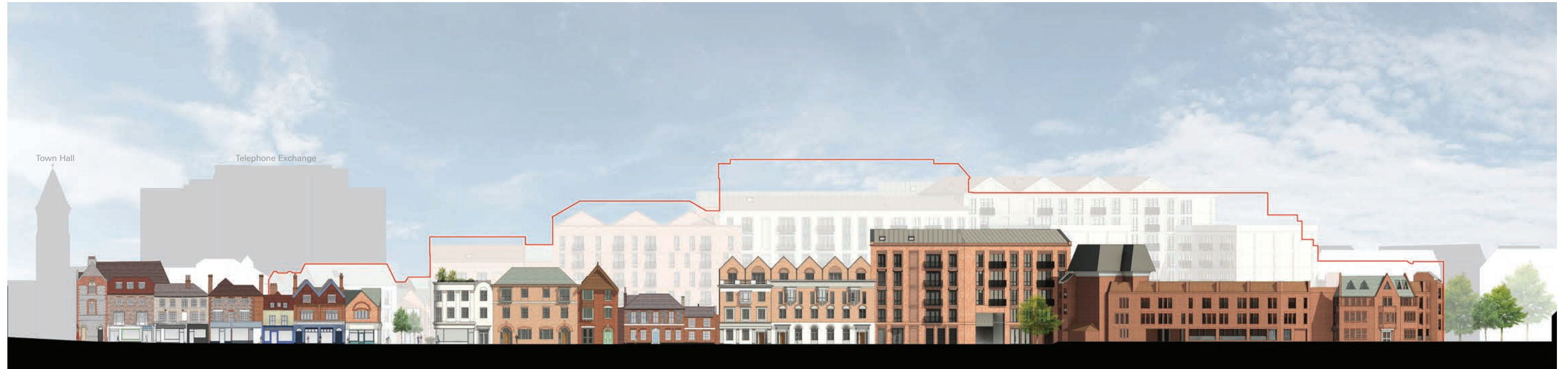
EAGLE QUARTER II, NEWBURY  
DESIGN AND ACCESS STATEMENT

## 8. PROPOSED ELEVATIONS

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## 8.1. PROPOSED STREET ELEVATIONS



Proposed Bartholomew Street elevation with August 2022 planning scheme outlined



Proposed Cheap Street/ Market Place elevation with August 2022 planning scheme outlined.



8.2. PROPOSED MATERIALS

8.2.1 Newbury has a very mixed and varied character, both in terms of building forms, architectural language and materials used within the wider townscape. There is a rich variety of architecture styles from the historic to the contemporary, and materials from bricks and stone to render and concrete.

8.2.2 For our proposals we have analysed these references and selected a palette of materials that is purposefully restrained and will help to create a contemporary scheme that is rich, unique, contextual, and will complement the surrounding area.

8.2.3 The chosen palette of materials is predominantly based on brickwork which is a widely used material in the area. Brick as the main material is considered to be appropriate for both its traditional use typology and also for its familiarity in residential buildings. It is durable, with low maintenance, creates rich texture and helps to create a sense of place which has been at the core of the scheme.

8.2.4 The main brickwork has been chosen in several hues from light tones to red and darker tones – examples of which can be readily found in the area. To add to and enhance the character, the brickwork is used in various bonds and patterns, adding richness of details and variation throughout the scheme. To complement the brickwork, details such as canopies, balustrades and window frames are proposed in dark grey metal as a symbolic nod to the ironworks heritage of the site

8.2.5 The slightly more unusual blue brick, tinted cement based material and bronze effect metal details, all give a nod to the textile heritage of the area, and the colour of woad seeds and the dye hues they created.

8.2.6 For the Robert Adam designed parts on the principal street elevations, materials proposed have a deliberately traditional character that relates to their immediate surroundings; stucco and render, brickwork, timber, hanging clay wall tiles, slate and stained or painted timber.

PROPOSED MATERIALS KEY:

- 1. Beige brick
- 2. Light grey brick
- 3. Light red brick
- 4. Red brick
- 5. Dark red brick
- 6. Blue brick
- 7. White stucco render
- 8. Light grey render - GRC or similar
- 9. Dusty pink render - GRC or similar
- 10. Dark grey metal
- 11. Bronze effect metal
- 12. Dark green metal
- 13. Grey slate roof tiles
- 14. Brown clay roof tiles
- 15. Hanging wall tiles
- 16. Stained timber
- 17. Standing Seam Metal Roof - Grey
- 18. Expanded mesh





8.3. TYPICAL BAY STUDIES

BLOCK A

8.3.1 Proposed Block A stands approximately in the location of former Plenty's Eagle Works which was historically the largest building on site. Given the historical reference and location, it has perhaps the most traditional appearance of all the taller buildings.

8.3.2 The elevations are based on a regular grid of solid elements and openings with a strong vertical character. The inspiration from industrial buildings is underlined by the overarching principles of repetition and rhythm, helping to create a strong and efficient design.

8.3.3 While these principles are at risk of producing a monolithic building and emphasising its scale, the careful attention to detailing helps to bring visual interest and breaks the overall appearance into smaller elements. Proposed materials – brick, render to emphasise ground level and dark metal window frames and balustrades – also reference the historical industrial buildings.

8.3.4 The finer detail of soldier course reveals and lintels creates yet another texture to the facade, complemented by Crittall-like windows and metal balconies that are designed to align with soldier course banding and playfully alternate across the facade as a contrast to the strong grid of the elevations



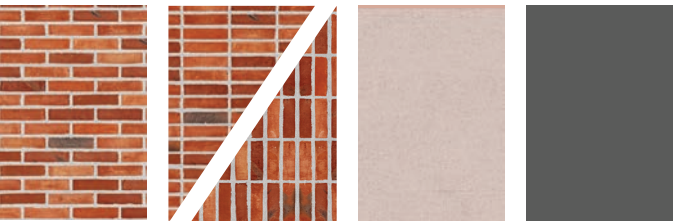
Block A - south elevation facade detail



Dark red brick, light grey render, dark grey metal



Block A - west elevation facade detail



Proposed materials: red brick, dusty pick render, dark grey metal



BLOCK B

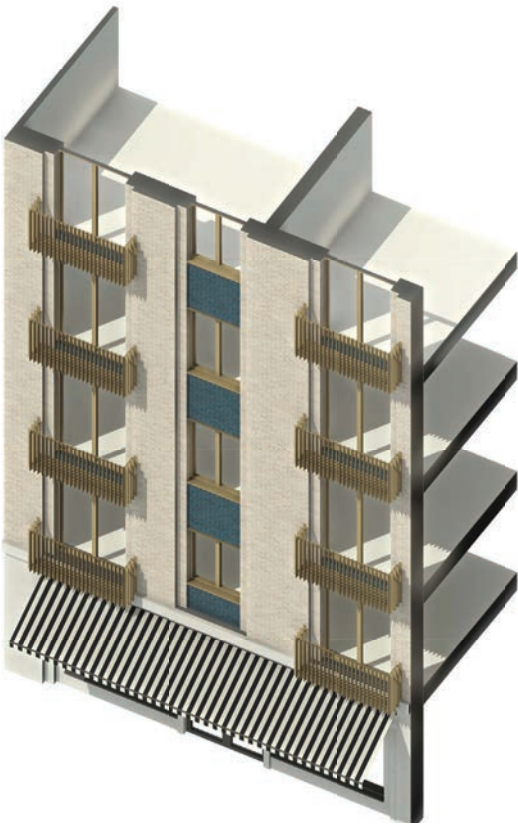
8.3.5 Block B is located at the centre of the site opposite Block A. The building comprises two principal volumes - a taller southern volume and a lower northern volume as a transitional piece towards the smaller scale of the northern part of the development and the existing town centre.

8.3.6 The taller volume of Block B is proposed in light brickwork to ensure that each building has its unique character which is retained and distinctly visible even in more long distance views. The smaller northern element introduces a different roof form that follows the existing alternating pattern in the area.

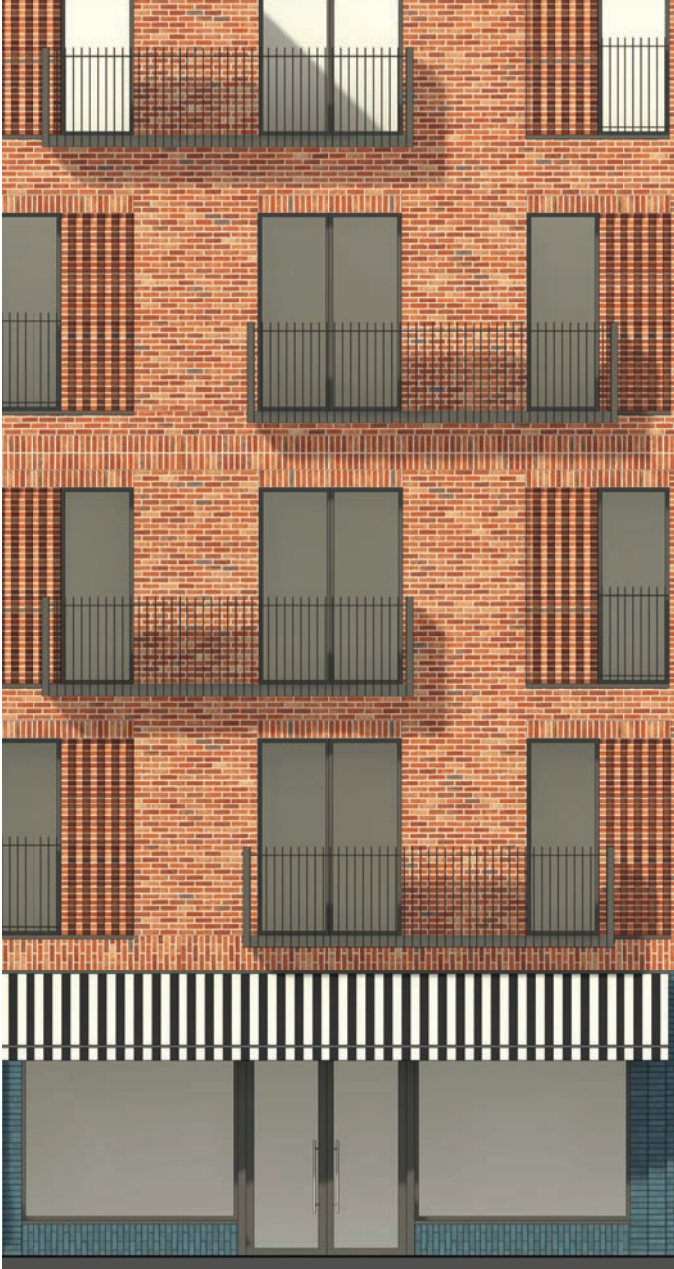
8.3.7 While Block A gives a nod to Plenty's Eagle Works, block B aims to play on the themes evoking textile heritage, be it in the form of basket weave or zigzag brick detail.



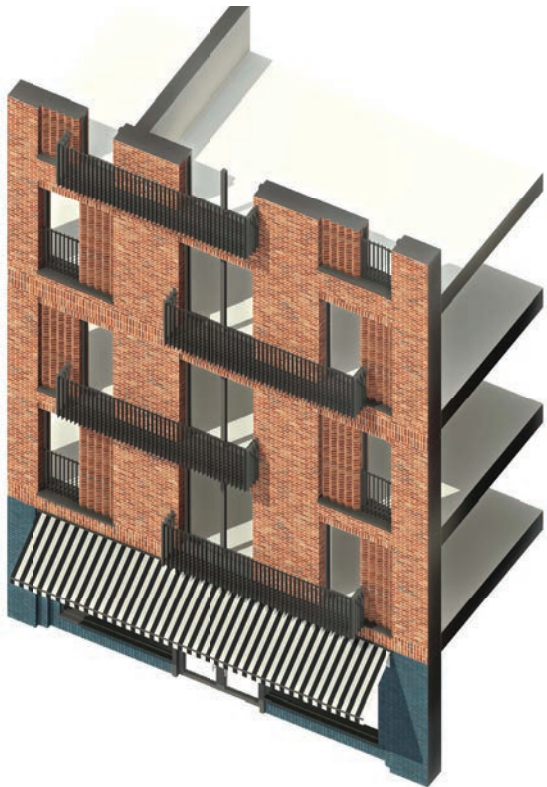
Block B - east elevation facade detail (southern volume)



Beige and blue brick, light grey render, bronze and grey metal



Block B - east elevation facade detail (northern volume)



Proposed materials: red and blue brick, grey metal



BLOCK D

8.3.8 Market Street, currently somewhat busy and unloved street, will completely change in character with the arrival of the new development across the street and the new Eagle Quarter II. Block D is located adjacent to the existing Vue Cinema. Together with the new Block S building further to the west, the two buildings form the gateway to Eagle Quarter II on the way from the railway station through the site and further on towards the town centre to the north.

8.3.9 It is a mid-rise building, comprising two slightly different elements. The street facing part has a clear base and pitched roof, creating a transition between the emerging development across the street and taller buildings around the new square to the north.

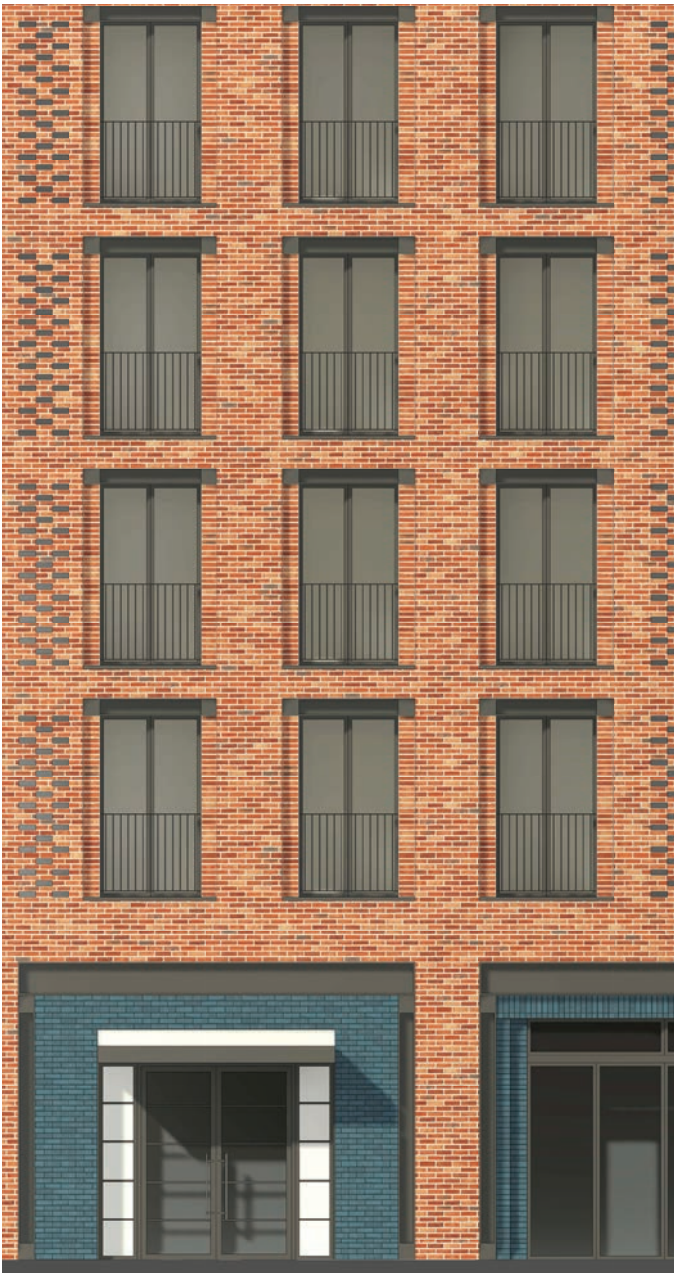
8.3.10 The second part, located to the east end of the new square is designed as a small double-gabled building which accommodates a new link to the existing cinema building within a setback ground floor. The design incorporates metal façade details as a nod to the industrial aesthetic of the historic Plenty's Eagle Works.



Block D - north elevation facade detail



Light red and blue brick, light grey render, grey metal



Block D - west elevation facade detail



Red and blue brick, light grey render, grey metal



BLOCK E

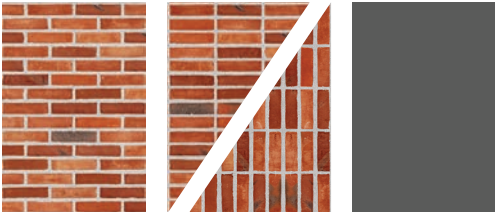
8.3.11 Block E is located adjacent to the existing multi-storey carpark and comprises two distinct volumes. A mid-rise southern part adjacent to the carpark is designed with the appearance of a single larger building, not dissimilar to the main block A but with simpler detailing.

8.3.12 The northern element adjacent to the Newbury pub is much smaller in scale and is one of the Robert Adam buildings designed to fit within the existing streetscape.

8.3.13 Please refer to the following section for Robert Adam building elevations and materials.



Block E - west elevation facade detail (main volume)



Proposed materials: red brick, grey metal

BLOCK F

8.3.14 Block F at the northern part of the site comprises two principal volumes – Robert Adam designed buildings facing Bartholomew Street and low to mid rise volume facing New Street.

8.3.15 Please refer to the following section for Robert Adam building elevations and materials.

8.3.16 The part located within the site and fronting onto the New Street is very similar to Block D. The two buildings are similar in scale and use exactly the same elements, materials and details but in slightly different way to ensure they retain their individual character but act almost as a pair, anchoring the scheme at both ends.



Block F - north elevation facade detail



Light red and blue brick, light grey render, grey metal

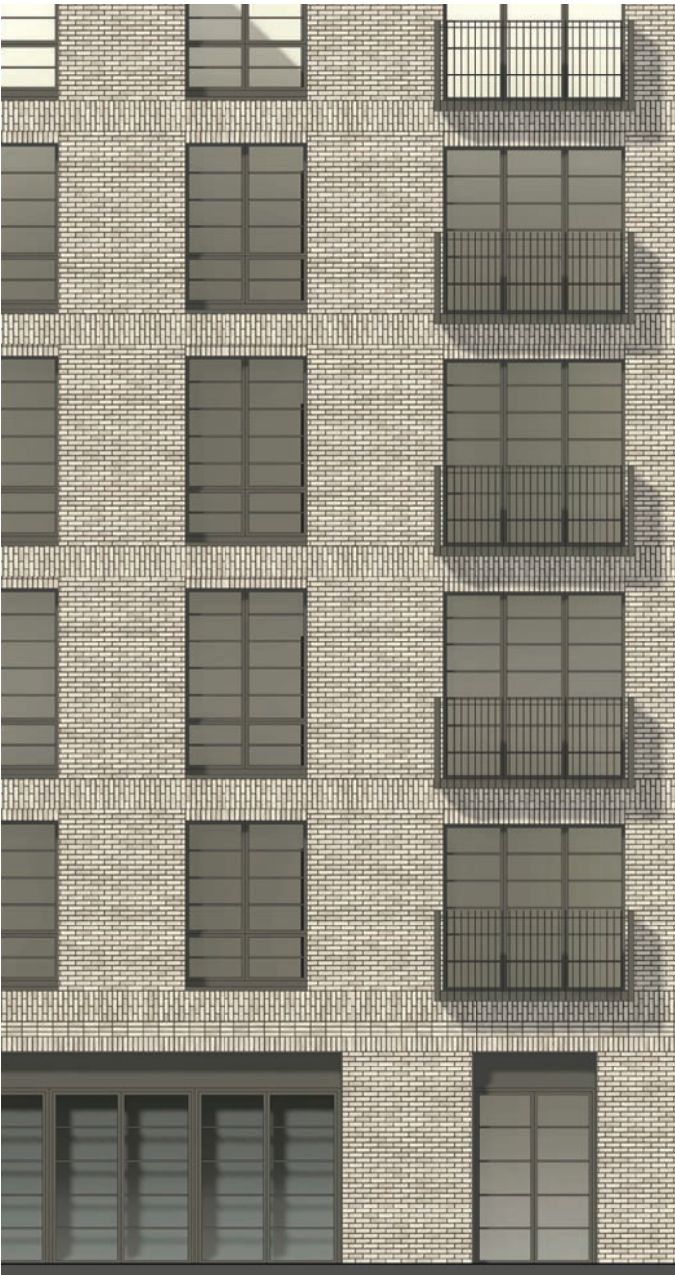


BLOCK S

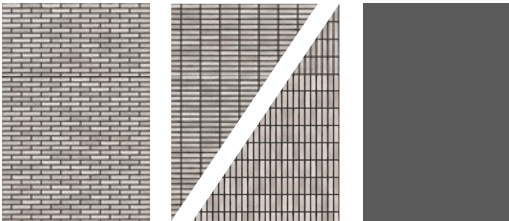
8.3.17 Block S is located adjacent to the existing MSCP car park and is linked internally to Block B. Together with Block A, parts of these three blocks form the taller building cluster located towards the southern end of the site, at the approximate location of the former Eagle Works.

8.3.18 Block S comprises two principal volumes - a taller block located within the site, and a lower southern block fronting the Market Street. The proposed materials of the larger block facing the New Street - grey brick, render to emphasise ground level and dark metal window frames and balustrades – take inspiration from industrial warehouses and create a strong connection with Blocks A and B.

8.3.19 The material choice and detailing of the smaller volume facing the market Street has a lighter, more playful appearance, with light coloured brick, bronze windows with patterned brick panels and with alternating fenestration creating a contrast with the more regular grid of the taller volume.



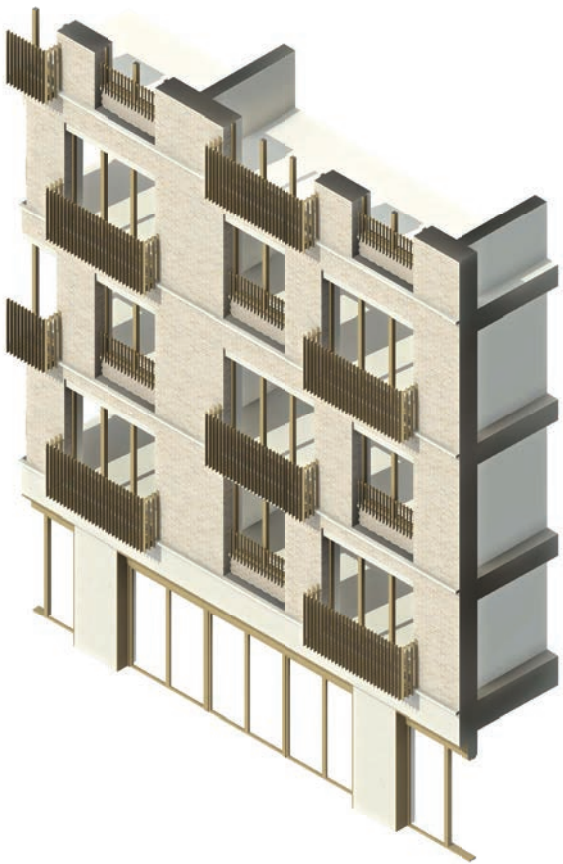
Block S - west elevation facade detail (facing New Street)



Grey brick, dark grey metal



Block S - south elevation facade detail (facing Market Street)



Beige brick, dusty pick render, bronze metal



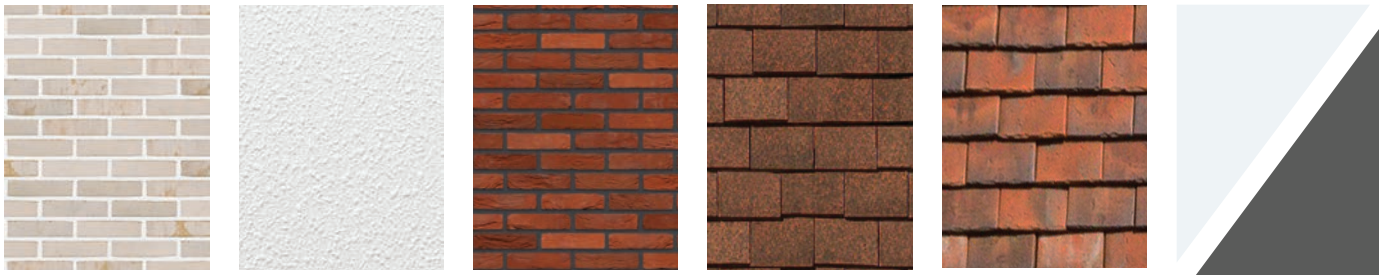
8.4. ROBERT ADAM ELEVATIONS

BLOCK C

8.4.1 This group of buildings is located where Market Place passes south to the junction with Cheap Street as far as the Catherine Wheel public house, the street elevation has been divided into three, first a building in the Arts and Crafts manner, then a taller building of a modern brick design echoing the New Street buildings but with more explicit traditional details, and finally an archway with accommodation above, giving access to and signposted as Mays Lane. This arch acts as a visual stop to the view west down Bear Lane and lowers the scale adjacent to the very low public house.



Block C - proposed Cheap Street elevation detail



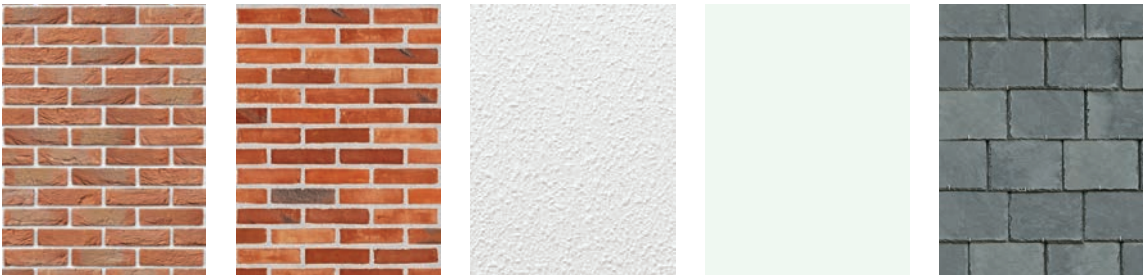
Proposed materials: beige brick, white render, dark red brick, brown clay roof tiles, clay wall hanging tiles, white/ grey metal

BLOCK E

8.4.2 Located adjacent to The Newbury public house a continuous façade is divided into two parts, each reflecting the different accommodation behind. The northern part, on the left, has a low-key classical façade in brick with render and stone details, the southern part is also classical but of a more vernacular type, with arched windows, oriels with pendentives set to the rhythm of the apartments on the upper floor, and wide doors with recessed porches. These all sit in front of a gabled elevation above, in the traditional manner of frontages added to set back buildings.



Block E - proposed Bartholomew Street elevation detail



Proposed materials: light red brick, red brick, white render, white metal window frame, grey slate roof tiles



BLOCK F

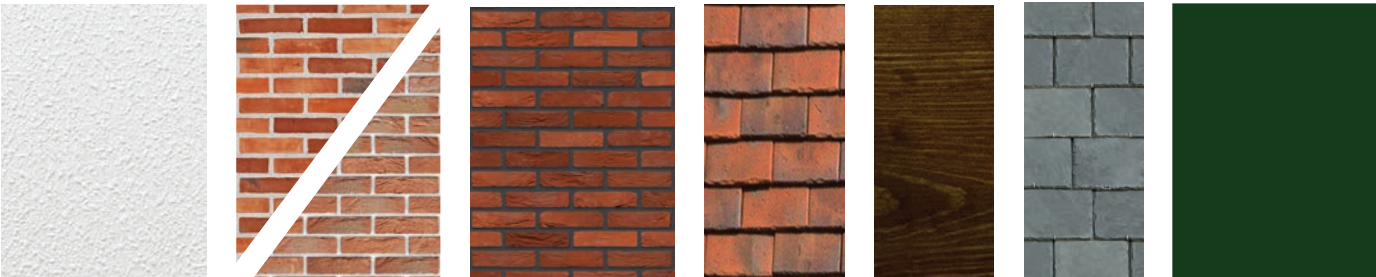
8.4.3 This is located on the corner of New Street and Bartholomew St and begins with a simple rendered classical building with a curved corner to the corner, echoing some of the classical buildings on the Broadway.

8.4.4 Adjacent to this is a narrow building with the access to apartments behind and next to this, a simple brick vernacular building, which incorporates recessed porches to give some protected space for residents off the street.

8.4.5 Next, before reaching the Newbury public house, a building in the Arts and Crafts manner has a gable facing the street which brings the scale closer to that of the two-storey public house. This has a projecting gable with stained timber bargeboard, tile hanging in the gable, a timber oriel window and distinctive brick detail.



Block F - proposed Bartholomew Street elevation detail



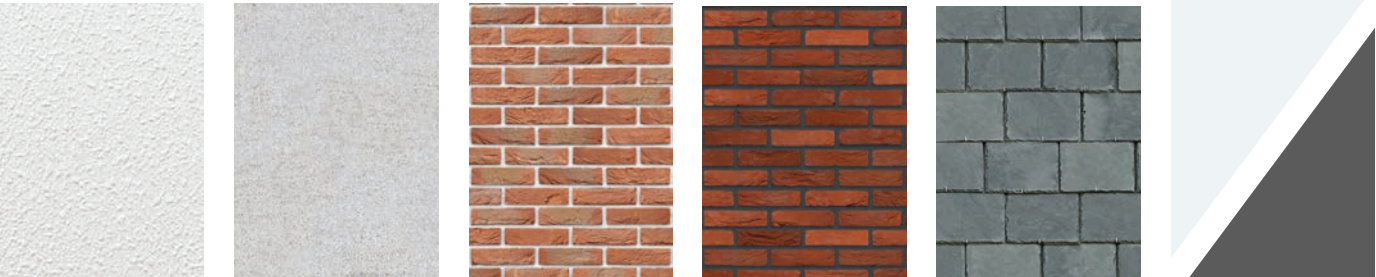
Proposed materials: white render, light red / red brick, dark red brick, hanging wall tiles, stained wood, slate roof tiles, green metal

BLOCK G

8.4.6 As Market Place passes south to the junction with Cheap Street as far as the Catherine Wheel public house, the street elevation has been divided into three, first a building in the Arts and Crafts manner (on the right), then a taller building of a modern brick design echoing the New Street buildings but with more explicit traditional details and finally an archway with accommodation above giving access to and signposted as Mays Lane. This arch acts as a visual stop to the view west down Bear Lane and lowers the scale adjacent to the very low public house.



Block G - proposed Cheap Street elevation detail



Proposed materials: white/ light grey render, light red brick, dark red brick, slate roof tiles, white/ dark grey metal

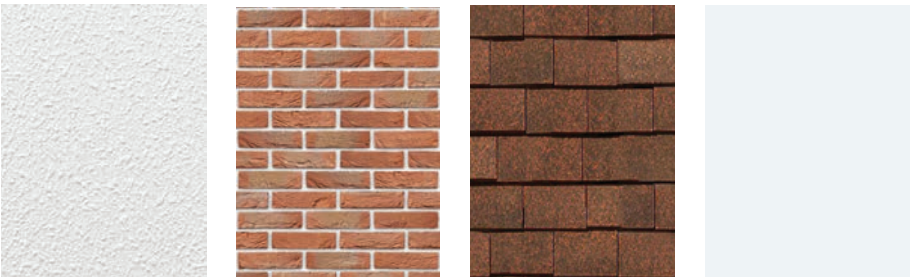


BLOCK H - MARKET PLACE

8.4.7 In terms of urban design the most important building in this series of traditional buildings is located in Market Place opposite the Corn Exchange. Market Place is one of the key historic public spaces in Newbury and the new building also has a central passage that gives direct access to New Street. The building has a restrained classical elevation and contains a date plaque, a small sculpture of an eagle as a reference to the Eagle Works that had occupied the site historically, and four specially designed pilaster capitals that incorporate the crest of the town – a triple tower gateway. Lower in scale and more subdued in detail, it does not compete with the very formal Corn Exchange but is architecturally related.



Block H- proposed Market Place elevation detail



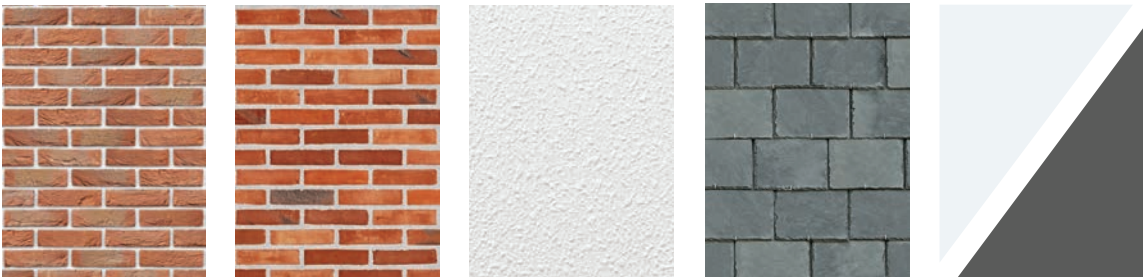
Proposed materials: white render, light red brick, brown clay roof tiles, white metal

BLOCK H - SHOPS

8.4.8 On the western arm of the triangle, onto Bartholomew Street, to the northern end is the exit from New Street and this continues south to the Newbury public house where there are currently an out-of-character shopping centre entrance and shop fronts. The new design turns east into New Street with a low-key vernacular building.



Block H- proposed New Street elevation detail



Proposed materials: light red brick, red brick, white render, slate roof tiles, white/dark grey metal



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EAGLE QUARTER II, NEWBURY  
DESIGN AND ACCESS STATEMENT

## 9. RESIDENTIAL QUALITY

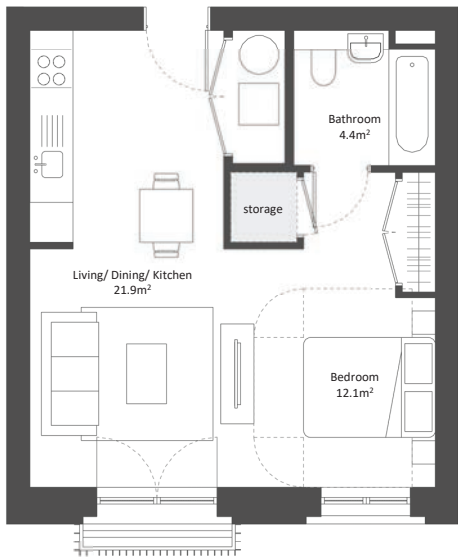
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9.1. RESIDENTIAL LAYOUTS

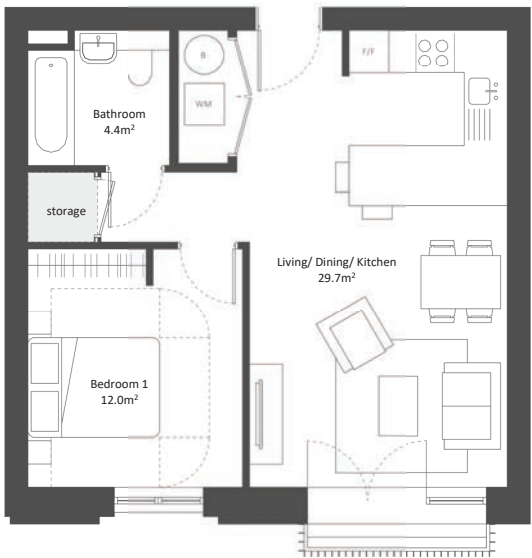
9.1.1 APARTMENT TYPE: STUDIO

Total number provided: 44  
Typical gross internal floor area: 39 m<sup>2</sup>  
Apartments with juliette balcony: 41  
Apartments with private garden: 3



9.1.2 APARTMENT TYPE: 1 BED 2 PERSON

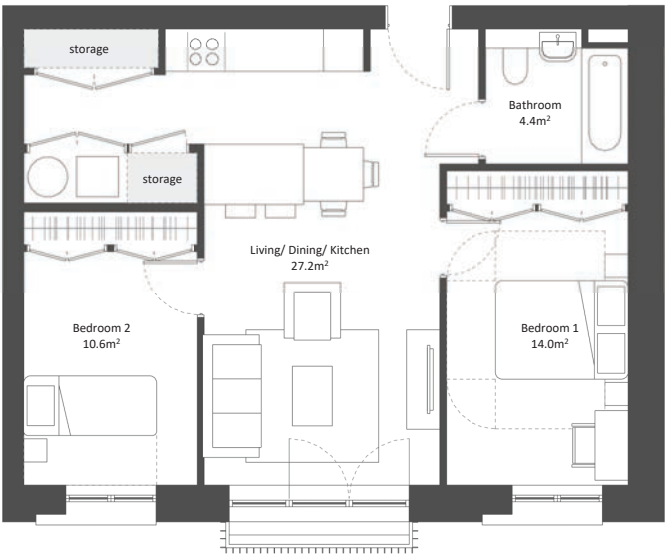
Total number provided: 179  
Typical gross internal floor area: 50 m<sup>2</sup>  
Apartments with juliette balcony: 161  
Apartments with private garden: 18





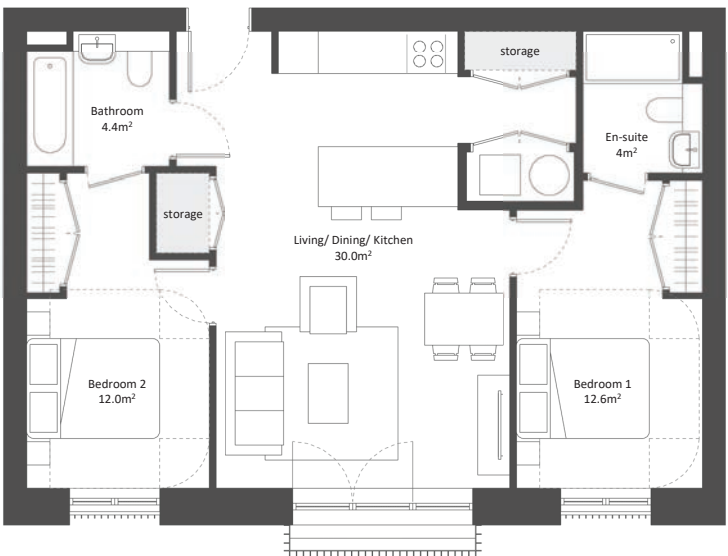
9.1.3 APARTMENT TYPE: 2 BED 3 PERSON

Total number provided: 44  
Typical gross internal floor area: 63 m<sup>2</sup>  
Apartments with juliette balcony: 42  
Apartments with private garden: 2



9.1.4 APARTMENT TYPE: 2 BED 4 PERSON

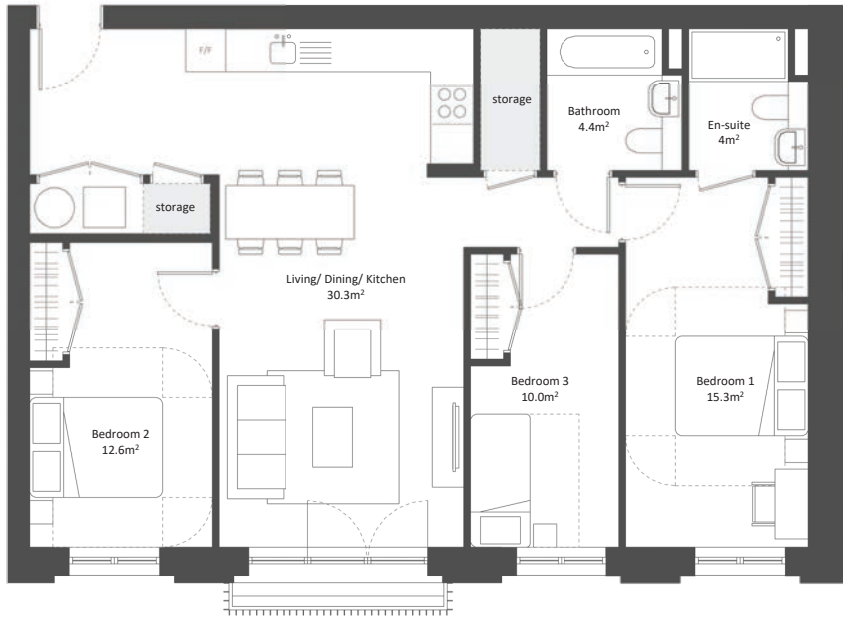
Total number provided: 101  
Typical gross internal floor area: 70 m<sup>2</sup>  
Apartments with juliette balcony: 94  
Apartments with private garden: 7





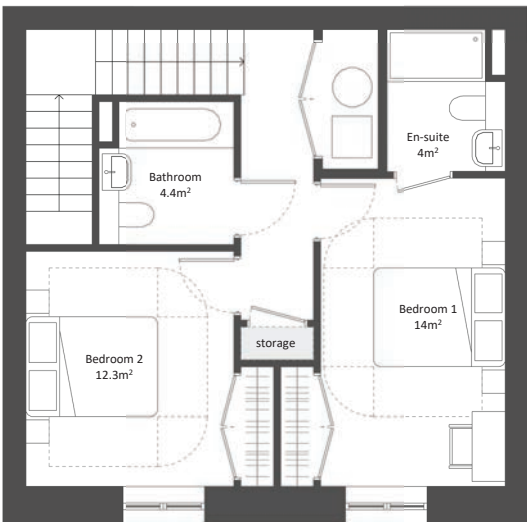
9.1.5 APARTMENT TYPE: 3 BED 5 PERSON

Total number provided: 7  
Typical gross internal floor area: 92 m<sup>2</sup>  
Apartments with balcony: 6  
Apartments with private garden: 1

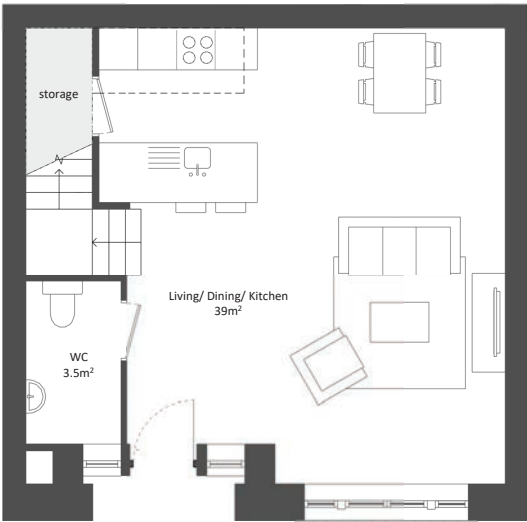


9.1.6 APARTMENT TYPE: 2 BED 4 PERSON DUPLEX

2B4P apartment on two levels  
Total number provided: 2  
Average gross internal area - 97.6m<sup>2</sup>



Duplex - Upper level

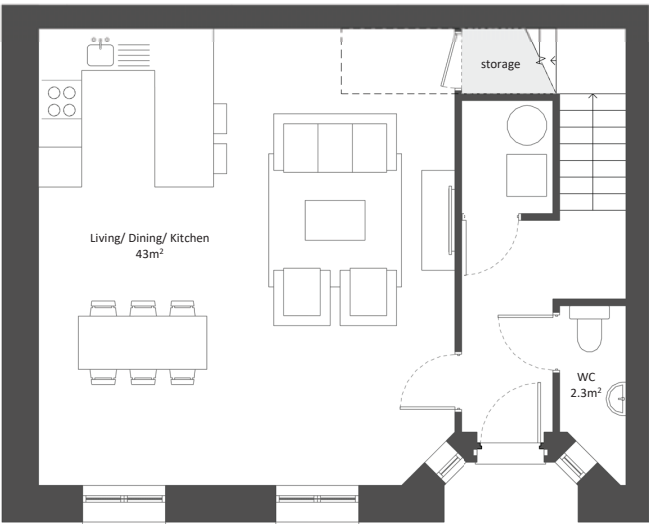


Duplex - Lower level

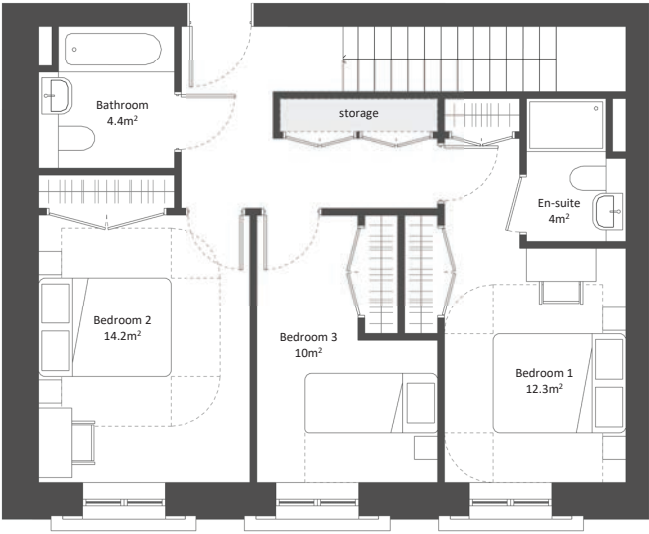


9.1.7 APARTMENT TYPE: 3 BED 5 PERSON DUPLEX

3B5P apartment on two levels  
Total number provided: 5  
Average gross internal area - 100m<sup>2</sup>



Duplex - Upper level



Duplex - Lower level



9.1.9 PART M4(3) APARTMENTS

In total 46 proposed units have been designed to be Part M4(3) - wheelchair user adaptable dwellings. This achieves 11% of the overall development.

Three types of these apartments are provided, 1Bed 2Person, 2Bed 3Person and 2Bed 4Person.

PART M4 (3) CHECKLIST:

A Entrance:

- Entrance door minimum 850 mm clear opening.
- Leading edge nib of 300 mm minimum and extending 1800 mm beyond it; following edge nib of 200 mm minimum and extending 1800 mm beyond it.
- Clear turning circle of 1500 mm diameter when the door is closed.
- Doors leading to private garden, balcony, terrace, garage, carport, conservatory or storage area connected to the building shall allow for the clear width, level threshold and nibs noted above.

B Wheelchair Storage and Transfer Space:

- 1100 mm deep by 1700 mm wide space on the entrance storey as close to principal entrance as possible.
- 1200 mm accessible space required beyond the storage area.
- Power socket required in storage area
- General Storage: min built in storage space required: 1 bed - 1.5 m² ; 2 bed - 2 m²

C Circulation:

- Minimum nib of 300 mm to the leading edge of all doors.
- Minimum nib of 200 mm to the following edge of all doors.
- Step free to all rooms within entrance storey.
- 1050 mm unobstructed corridor widths.
- Where approach to a door is not head on the corridor extends to 1200 mm wide.
- 850 mm clear opening to doors throughout.

D Living area:

- 850 mm maximum height to the lowest point of the glazing of principal window in living room.
- Minimum living area (kitchen, dining and living combined) in relation to the number of bed-spaces: 2 bed - 25 m²; 3 bed - 27 m²

E Kitchen:

- Kitchen and principal eating area to be within the same or adjoining rooms.
- 1500 mm minimum clear space in front of kitchen units and appliances.
- Minimum overall worktop length including fittings and appliances in relation to the number of bed-spaces: 2 bed - 4330 mm; 3&4 bed - 4730 mm
- The kitchen must be capable of being altered easily without removal of structural walls, flues, drainage stacks, etc.

F Bedrooms:

- One bedroom should be close to an accessible bathroom suitable for a wheelchair user.
- All other bedrooms should be wheelchair accessible.
- Every bedroom to have 1200 mm by 1200 mm manoeuvring space clear of the bed and door (when closed).
- Every bedroom ceiling is strong enough to allow for an overhead hoist to carry 200 kg.
- Principal bedroom to have 1000 mm clear access zone to both sides and foot of bed and in front of all furniture. Also 1200 mm by 1000 mm manoeuvring space both sides of the bed.
- Every other double or twin beds to have 12.5 m² floor area and at least 3 m wide.
- Every other double bed can provide 1000 mm clear access to one side and the foot of the bed and in front of furniture.
- All single and twin bedrooms can provide 1000 mm clear access to one side of each bed and in front of furniture.
- Every single bed to have 8.5 m² floor area and at least 2.4 m wide.
- All bedrooms to have clear access route 1000 mm from windows and doors.

G Sanitary/ Bathroom Facilities:

- Bathroom with level access shower on same level as principal bedroom.
- Every room containing a level access shower is constructed as a wet room.
- Bathroom and WC/cloakroom ceilings are to be strong enough to allow for an overhead hoist to carry 200 kg (not including those beyond the minimum number of facilities).
- WC doors to open outwards.
- Bathroom doors preferably open outwards or could easily be re-hung (door stops planted on). Wheelchair adaptable WC/cloakroom to shower room to be 1650 mm x 2200 mm minimum. 1100 mm x 700 mm clear access zones in front of WC and basin and to the side of a bath.
- Bathroom with a choice of bath or shower can be 2,600 mm x 2200 mm or 2450 mm x 2450 mm depending on door position.
- Up to 4 bed-spaces it would be reasonable for a bath to be fitted over the accessible shower for future adaptation.

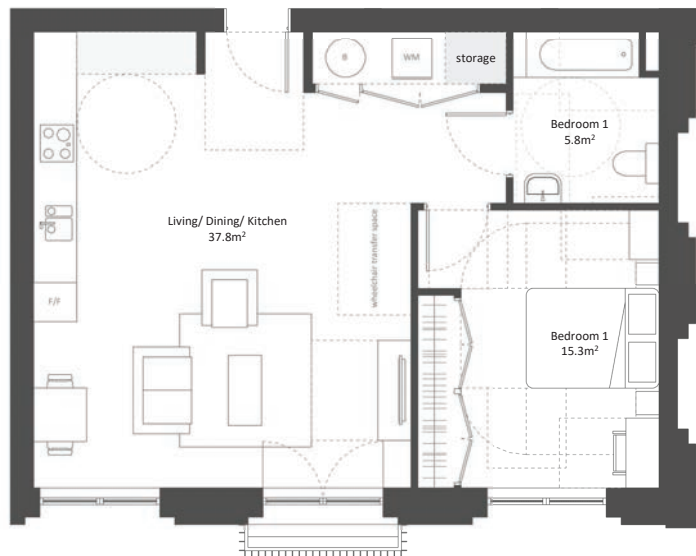
H Services and Controls:

- A door entry phone with remote door release should be fitted in the living space and the principal bedroom.



9.1.10 APARTMENT TYPE: 1BED 2 PERSON PART M4(3)

Total number provided: 5  
Typical gross internal floor area: 63 m<sup>2</sup>



9.1.11 APARTMENT TYPE: 1 BED 2 PERSON PART M4(3)

Total number provided: 23  
Typical gross internal floor area: 70 m<sup>2</sup>





# 9.2. MULTI- STOREY CAR PARK

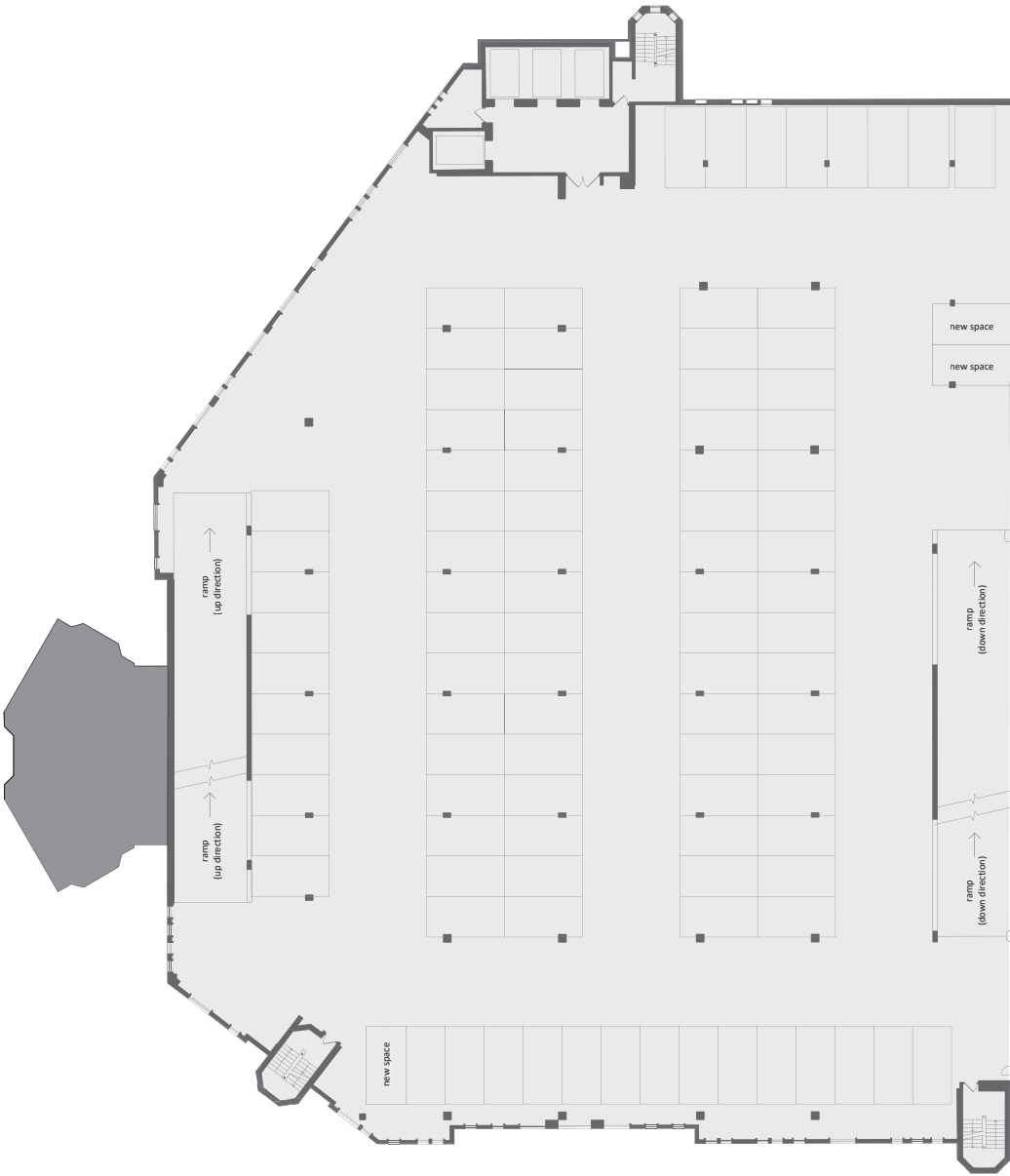
## OVERVIEW

9.2.1 It is intended that the proposed development will be a low-car development given its highly sustainable location in the town centre, very close to the railway station and bus routes, as well as the services and facilities available within the centre of Newbury and the scheme itself noting that Built to Rent residential use provides a range of onsite facilities that reduces the need to travel by car. This will be supported by the on-site car club and exceptional cycle facilities provided.

9.2.2 The dual use of the multi storey car park is proposed. Parking surveys have demonstrated that there is ample space within the MSCP as well as other car parks in Newbury Town Centre. The previous appeal scheme included an additional car parking floor. This is no longer proposed and the savings in removing it will be put towards affordable housing provision and improvements to the car park including:

- Scaffolding including fall protection, debris nets and pedestrian protection.
- Brickwork cleaning, allowance for light chemical treatment and jetwash.
- Isolated pointing repairs.
- Render external façade exposed following demolition.
- Repaint existing railing and protective barriers.
- Lift facelift works, allowance for replacement floor coverings, cladding etc.
- Decoration to communal lobby and stair cores allowing for repaint of walls, floors, handrailing and isolated repairs.

- Resurfacing of parking areas and isolated repairs including repainting of road markings.
- Achieve dementia friendly car park status with required signage, symbols, and painting.
- Removal of overgrown planting and replacement landscaping works to perimeter beds.
- Electric car chargers (assume no network reinforcement works required).
- Removal of existing ventilation
- Extension to the existing Council Management Office (4m x 4m = 16sqm)





9.3. ACCOMMODATION SCHEDULES

9.3.1 RESIDENTIAL

GIA / NSA PROPOSED					NIA/GIA
	GIA		NIA		
	sq m	sq ft	sq m	sq ft	
Block A	6,884.86	74,109	4,829.42	51,984	70.1%
Block B	6,826.20	73,477	4,961.53	54,100	72.7%
Block C	1,501.26	16,160	1,059.38	11,403	70.6%
Block D	3,031.68	32,633	2,281.32	24,556	75.2%
Block E	3,274.82	35,250	2,555.17	27,504	78.0%
Block F	2,642.10	28,440	2,021.96	21,764	76.5%
Block G	1,417.62	15,259	1,091.21	11,746	77.0%
Block H	552.94	5,952	379.64	4,086	68.7%
Block S	10,141.35	109,161	7,331.87	79,567	72.3%
TOTAL	36,272.83	390,441	26,511.50	286,710	73.1%

APARTMENT NUMBERS									
Studio	1B2P	1B2P WCH	2B3P	2B3P WCH	2B4P	2B4P WCH	3B5P	3B6P	TOTAL
No.	No.	No.	No.	No.	No.	No.	No.	No.	No.
5	27	5	10	-	31	-	-	-	78
23	32	-	2	11	5	5	6	-	84
-	12	-	-	-	6	-	-	-	18
-	8	-	5	1	19	-	-	-	33
9	7	-	3	6	12	-	3	-	40
-	16	-	3	-	6	2	3	-	30
3	3	-	2	-	8	-	1	-	17
2	-	-	-	-	4	-	-	-	6
2	74	-	19	-	10	16	-	-	121
44	179	5	44	18	101	23	13	0	427
10.3%	41.9%	1.2%	10.3%	4.2%	23.7%	5.4%	3.0%	0.0%	100.0%
228			186			13		427	
53.4%			43.6%			3.0%		100.0%	

Wheelchair units provided: 46 11%

9.3.2 ALL USES

Building / Area	GIA - PROPOSED		GIA - EXISTING	
	sq m	sq ft	sq m	sq ft
Block A	6,884.86	74,109	-	-
Block B	6,826.20	73,477	-	-
Block C	1,501.26	16,160	-	-
Block D	3,031.68	32,633	-	-
Block E	3,274.82	35,250	-	-
Block F	2,642.10	28,440	-	-
Block G	1,417.62	15,259	-	-
Block H	552.94	5,952	-	-
Block S	10,141.35	109,161	-	-
TOTAL RESIDENTIAL GIA	36,272.83	390,441	-	-

Note: residentail GIA exclde refuse/ cycle stores and plant  
These areas are included in Ancillary and Plant sections below

Building / Area	GIA - PROPOSED		GIA - EXISTING	
	sq m	sq ft	sq m	sq ft
Residents' Indoor Amenity	1,103.69	11,880	-	-
Manager's Office	121.34	1,306	-	-
Retail	2,467.91	26,565	-	-
Offices	555.49	5,979	-	-
Library of Things	60.71	653	-	-
Store	93.47	1,006	-	-
Cinema	-	-	3,594.62	38,692
Restaurants	-	-	1,474.34	15,870
Ancillary (All)	5,186.19	55,824	-	-
Plant	1,074.37	11,565	-	-
TOTAL NON-RESIDENTIAL GIA	10,663.17	114,778	5,068.96	54,562

TOTAL GIA	46,936.00	505,219	5,068.96	54,562
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Outdoor Amenity Areas	GIA - PROPOSED	
	sq m	sq ft
Communal Amenity	4,272.48	45,989
Private Terraces	902.58	9,715
Private Balconies	367.08	3,951
New Street	3,669.76	39,501

TOTAL EXTERNAL AMENITY	9,211.90	99,157
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EAGLE QUARTER II, NEWBURY  
DESIGN AND ACCESS STATEMENT

## 10. ACCESS

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10.1. VEHICULAR ACCESS

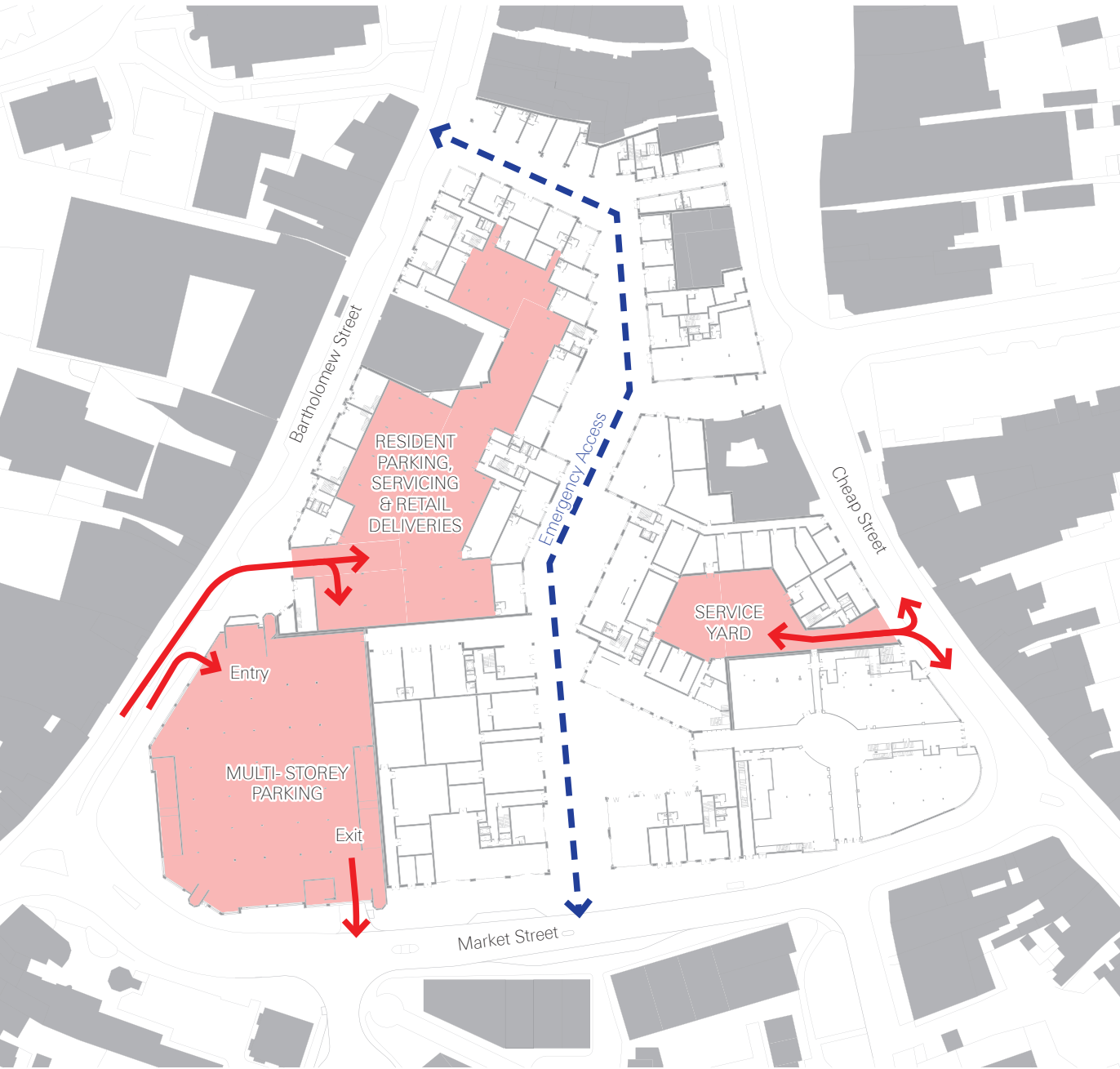
- 10.1.2 There are multiple vehicular access points into the site for parking, servicing, deliveries and emergency vehicles.

10.1.2 The multi- storey car park is entry only from Bartholomew Street with its own existing filter lane. The car park exit brings cars out to the mini roundabout on Market Street.

10.1.2 There is a new vehicle access point from Bartholomew Street into the residents' undercroft parking
- area of Blocks B, E and F. This access can also be used for deliveries and servicing vehicles for the residential and the commercial units.

10.1.2 The other new vehicular access point is from Cheap Street which is the main service yard for the residential units and the residents' amenity areas.

10.1.2 Emergency vehicles will be able to access all of the main vehicular access points as well as controlled access to the new pedestrian street through the centre of the scheme.



10.2. PEDESTRIAN AND CYCLE ROUTES

- 10.2.1 The new street created through the development will be pedestrian and emergency access only. This new street creates new connections to Bartholomew Street, Market Place, Cheap Street, Bear Lane and Market Street at strategic points through the site to enable pedestrians to walk through this area between the town centre, the railway station, the market and other routes.

10.2.2 Pedestrian entrances to the residential lobbies, office, cinema complex and multi- storey car park are indicated below.
- 10.2.3 Cycles will not be permitted to use the new pedestrian street through the development, instead they will be encouraged to use the existing road network around the site.

10.2.4 There are multiple access points for cycle storage on the site for residents and workers. There is also a cycle workshop proposed off of Cheap Street to enable cyclists to maintain their cycles.



10.3. SERVICING & DELIVERY STRATEGY

10.3.1 Servicing vehicle access is via Bartholomew Street and Cheap Street where there is access to service vehicle parking and the main service yard.

10.3.2 The Bartholomew Street access can also be used for commercial and residential delivery vehicles as well as the new delivery bays provided along Market Street. There are also delivery bays alongside Market Place.

10.3.3 Commercial deliveries can be walked to the front or rear of the commercial units via the new pedestrian street or from within the parking and servicing undercroft area at the ground floor of Blocks B, E and F.

10.3.4 Resident deliveries can be walked to the entrance lobbies where residents can be contacted via the intercom. There are also larger 'move in' lobbies for the bigger blocks accessed from the parking and service areas for furniture and larger deliveries.

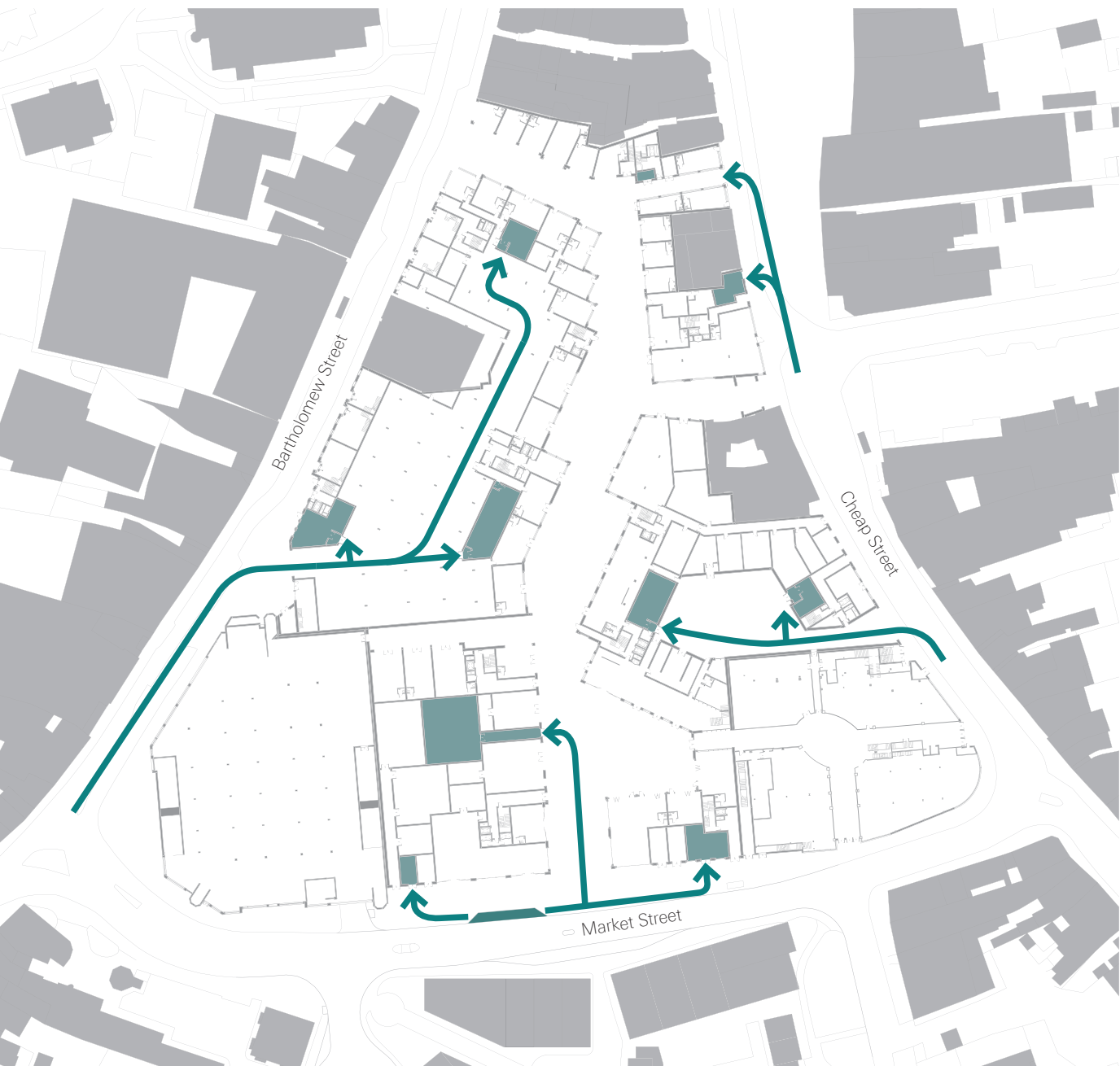


10.4. REFUSE STORAGE AND COLLECTION

10.4.1 The proposed scheme has been designed with several secure and weatherproof refuse stores across the scheme, located on the ground floor adjacent to the main circulation. Each bin store provides separate refuse areas for recycling and general waste; each flat will have a separate general waste and recycling bins provided in the kitchen.

10.4.2 Management and maintenance of the refuse stores, as well as waste and recycling collection will be carried out by the management company.

10.4.3 Please refer to the Framework Servicing & Management Plan document submitted as part of this application for more information





# 11. SUSTAINABILITY AND ENERGY

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EAGLE QUARTER II, NEWBURY  
DESIGN AND ACCESS STATEMENT

11.1. SUSTAINABILITY STRATEGY

11.1.1 Eagle Quarter II offers a unique opportunity to deliver an energy efficient and sustainable development in the heart of Newbury, which support the aspirations of West Berkshire Council and provides a flagship for the town. From the outset the scheme has sought to address sustainability principles in a fully inclusive and iterative design approach.

11.1.2 Policy CS15 of the adopted Core Strategy relates to the use of sustainable construction & energy efficiency techniques. This requires that major development should achieve at least BREEAM Excellent, with 20% of the development's regulated and unregulated energy demands being met through on-site renewable energy, or offsite sources via private connection.

11.1.3 West Berkshire Council (WBC) has declared a climate emergency and seeks to attain carbon neutrality by 2030. WBC's target of neutrality aims to reduce and cap annual total, before the application of local energy generation, carbon offsetting and carbon sequestration projects to neutralise the remaining emissions. WBC commits that its own operations will be completely carbon neutral by 2030 and has wider ambitions to neutralise emission within the district. Our philosophy towards energy and sustainability can support this.

11.1.4 The development is projected to achieve a reduction in carbon emissions of 48% from adoption of renewable or low carbon technologies, directly connected to the site, including electric heat pumps.

11.1.5 Our Energy Philosophy

The design of buildings within the Eagle Quarter II follows a simple hierarchy. We want to:

- Use less energy
- Supply what energy we do need efficiently
- Generate what we can through renewable technologies.

11.1.6 A fundamental principle is that the development should not use gas systems for heating. The movement towards efficient electrical heating systems will benefit local air quality and importantly be able to exploit progressive decarbonisation of the national grid. By the mid-2030s the carbon footprint of an all-electric scheme will be significantly lower than if using gas systems.

11.1.7 An Sustainability and Energy Efficiency Statement has been submitted with the planning application which demonstrates how carbon emission savings would be achieved based on the latest grid emission factors as prescribed by the Building Research Establishment (SAP 10).

11.1.8 Using electric systems on their own however can be expensive for occupiers. In order to ensure that residents and tenants pay a fair price for heating and hot water, the development is exploring the use of heat pumps. Our preferred solution, subject to further viability and feasibility testing is to utilise a ground heat pump array. A communal heat pump solutions will be applied across the site.

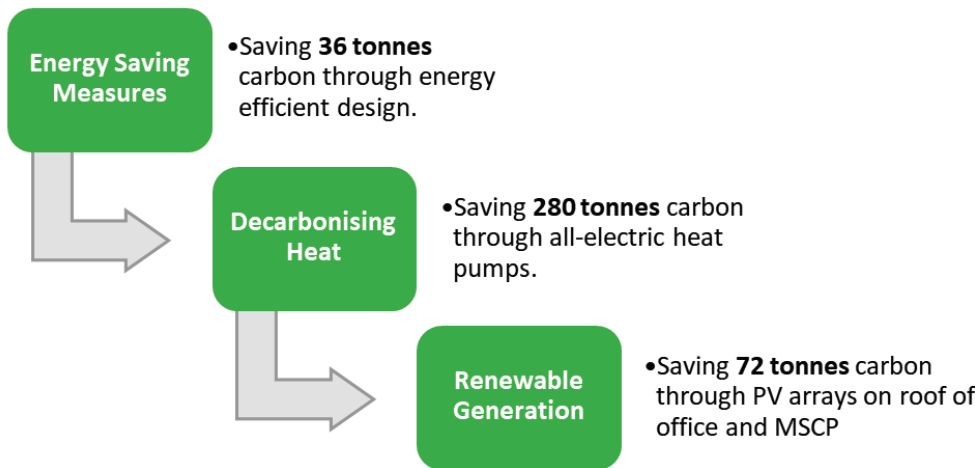
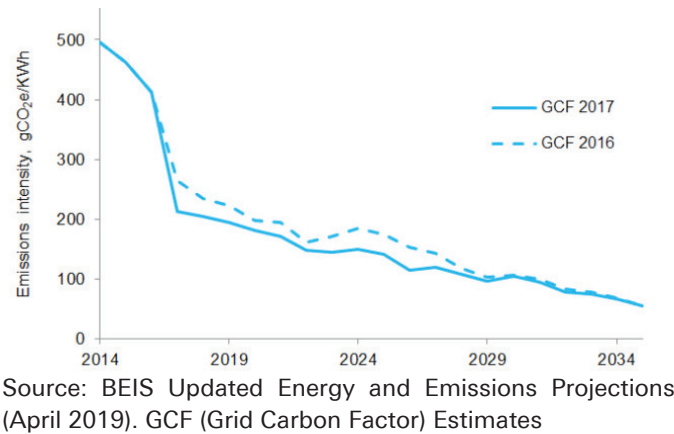


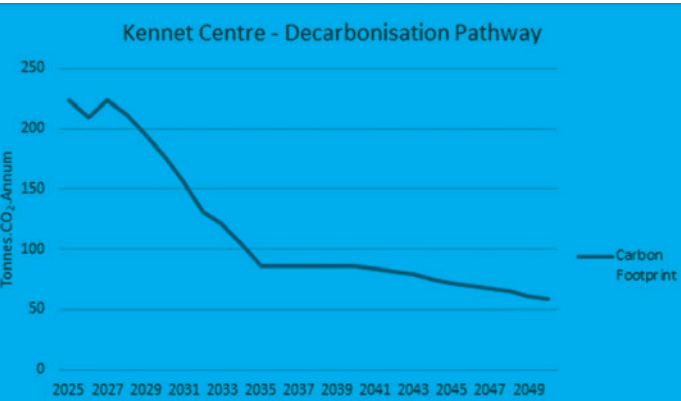
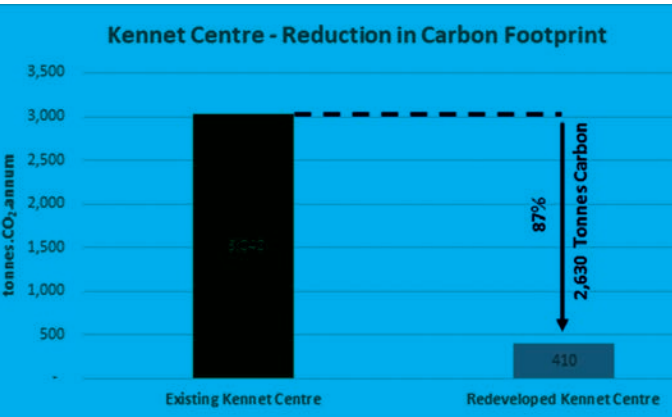
Diagram demonstrating the carbon emissions associated with the site Energy Strategy



CARBON REDUCTION ASPIRATIONS

11.1.9 Whilst planning policies in West Berkshire are measured against a Building Regulations compliant baseline, it is also material to note that the proposed development will replace an extremely inefficient and outdated 1970s shopping centre. Whilst details are not available to make a detailed comparison, based on the size and use of the building, the existing Kennet Centre is predicted to currently emit approximately 3,040 tonnes of CO<sub>2</sub> per annum using CIBSE Guide F benchmark figures.

11.1.10 The scheme put forward is expected to emit 410 tonnes per year, a six-fold reduction in emissions. Furthermore the all-electric scheme will be future-proofed for future grid decarbonisation, which is in full accord with future homes standards helping to meet West Berkshire's targets.



Our Sustainability Philosophy

11.1.11 The buildings will be designed to a high standard of sustainability and water efficiency. The office will be designed to meet the Building Research Establishment Environmental Assessment Method (BREEAM) rating of Excellent. Other non-domestic uses on site will be delivered to the principles of BREEAM.

11.1.12 Material use and waste management will be considered within the context of promoting a circular economy, whereby waste to landfill is reduced as far as practicable.

The Circular Economy diagram



SUSTAINABILITY BENEFITS

11.1.13 People Living in West Berkshire currently have some of the highest carbon footprints in the region. Eagle Quarter II 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.

48%	Targeting 48% Better Than Current Building Regulations (SAP 10)		60–65% lower running costs compared to schemes using direct electric heating
87%	Reduction in CO <sub>2</sub> emissions by comparison to the existing Kennet Centre		53 electric vehicle charging spaces will be introduced on site
	No Fossil Fuels on site for heating and hot water		Within a short walking distance of rail and bus services
	100% of heating and hot water will come from ground source heat pumps, extracting heat from boreholes		Residents will have access to a car club, with hybrid and electric vehicles
	685 bikes have secure parking, alongside a bike repair workshop		We will employ water conservation measures and use modular bathrooms
	We will collect and reuse rainwater, reducing potable water demands		

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EAGLE QUARTER II, NEWBURY  
DESIGN AND ACCESS STATEMENT

## 12. SUMMARY

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## 12.1 URBAN DESIGN AND HERITAGE

- Removal of dated shopping centre
- Design of highest quality, reflecting historic centre of Newbury as well as creating a contemporary heart to the scheme
- Rejuvenation and regeneration of Newbury Town Centre
- Enhanced listed building and conservation area setting
- Highly sustainable location
- Efficient use of brownfield site
- New public squares and space
- New and enhanced landscaping.

## 12.2 ECONOMIC

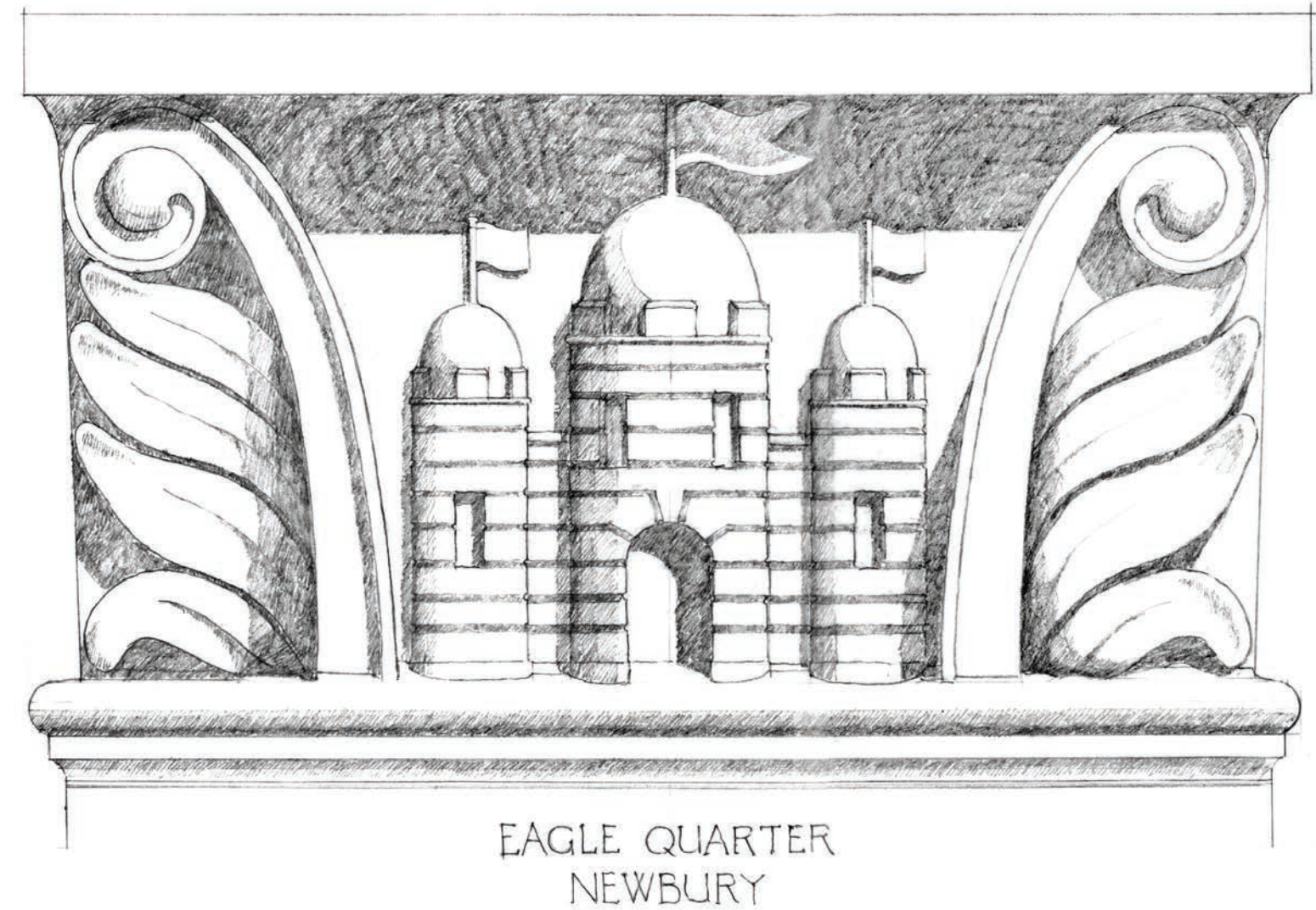
- New housing with affordable provision, health centre and retail floorspace for local and independent retailers
- Increase in footfall benefiting the wider town centre
- Flexible workspaces

## 12.3 ENVIRONMENTAL

- Low carbon scheme
- Ground Source Heat Pumps
- Electric car charging points
- On-site car club
- On-site cycle hire and workshop
- Traffic free routes and spaces
- New direct route from train station to town centre through scheme

## 12.4 SOCIAL

- New public open space, performing areas, outdoor seating and regenerated environment
- Enhanced leisure offering
- High quality residents' facilities



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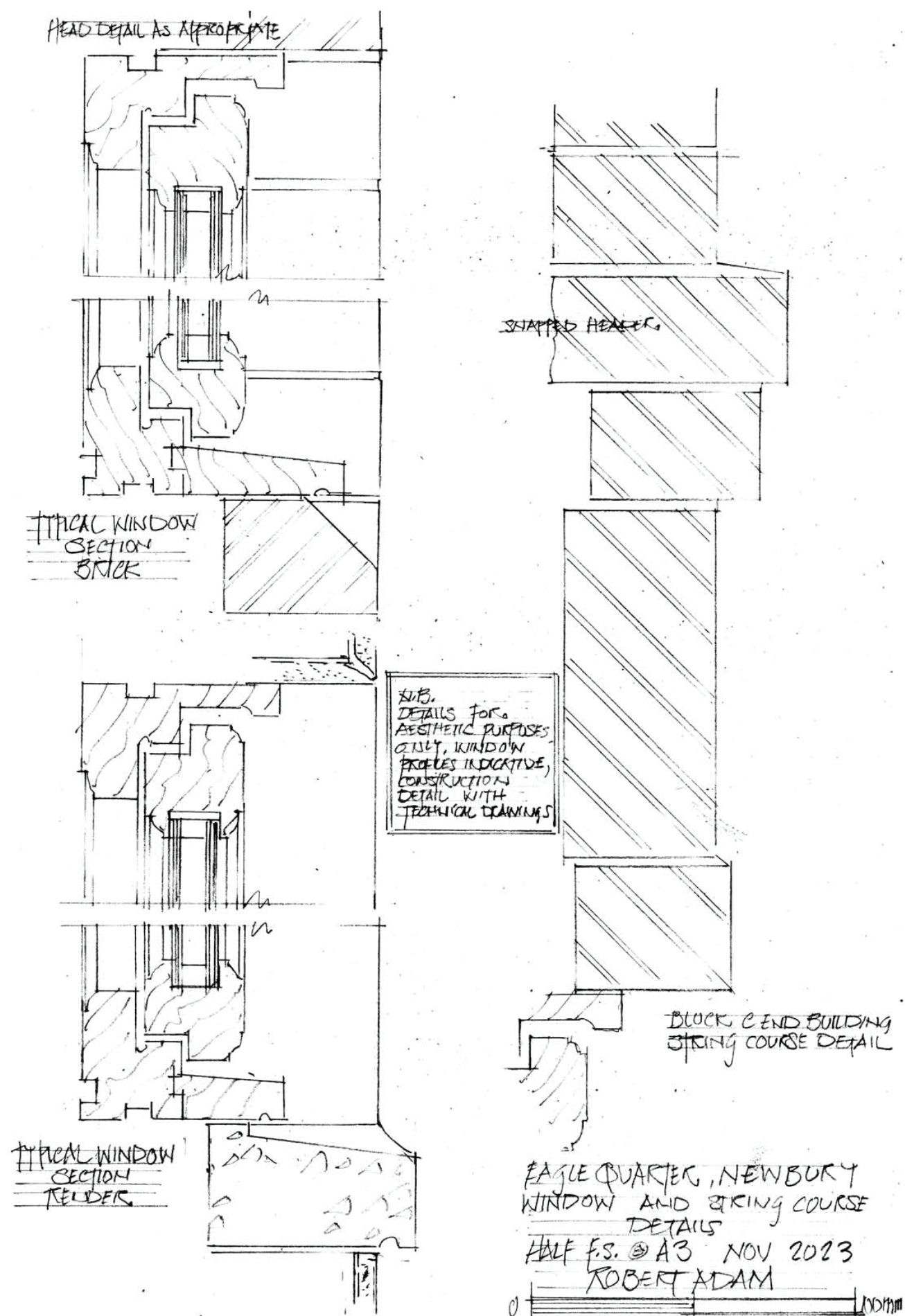
EAGLE QUARTER II, NEWBURY  
DESIGN AND ACCESS STATEMENT

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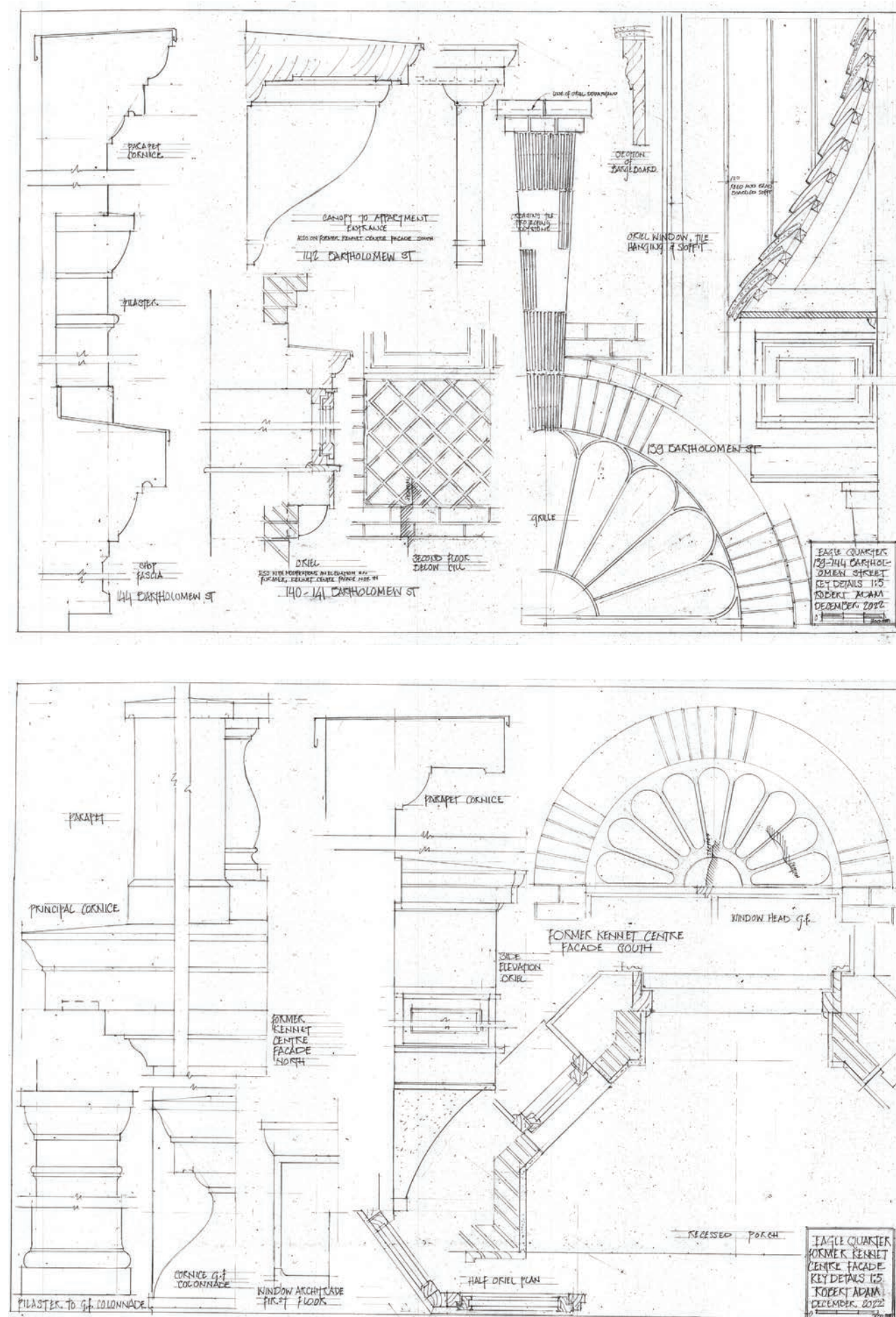
APPENDIX



## 1. WINDOW AND STRING COURSE DETAILING

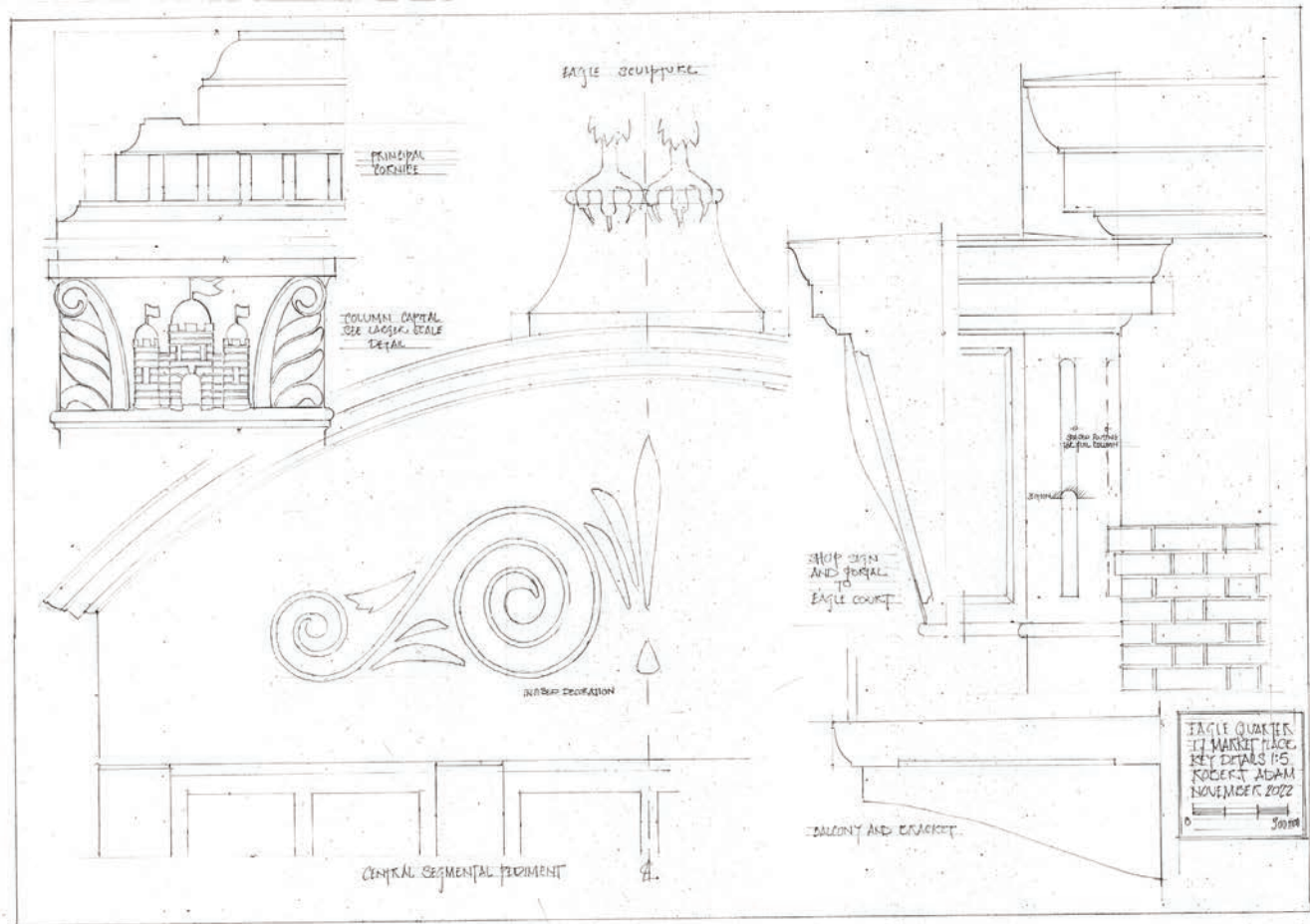


## 2. BLOCK F BARTHOLOMEW STREET ELEVATION DETAILS

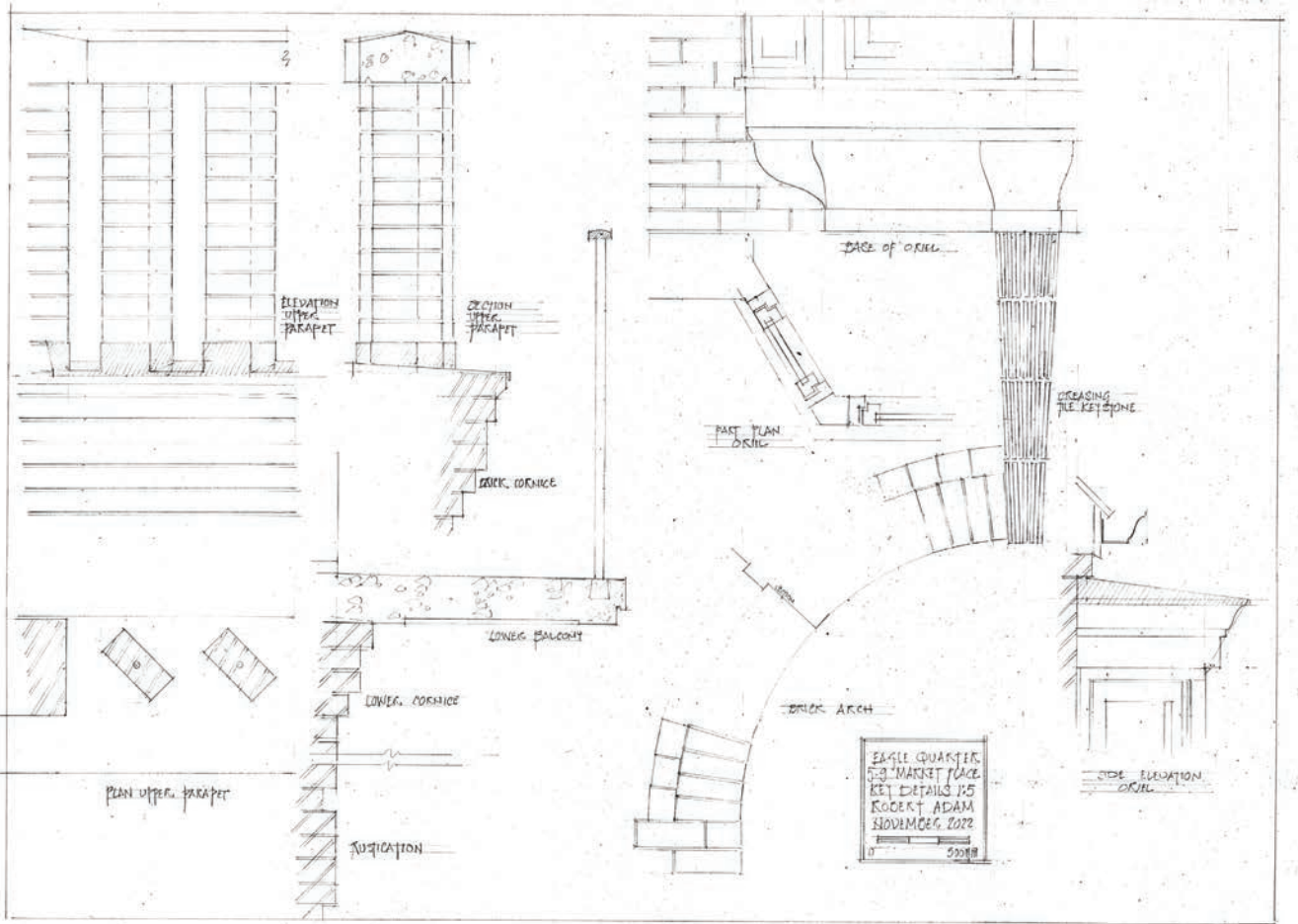




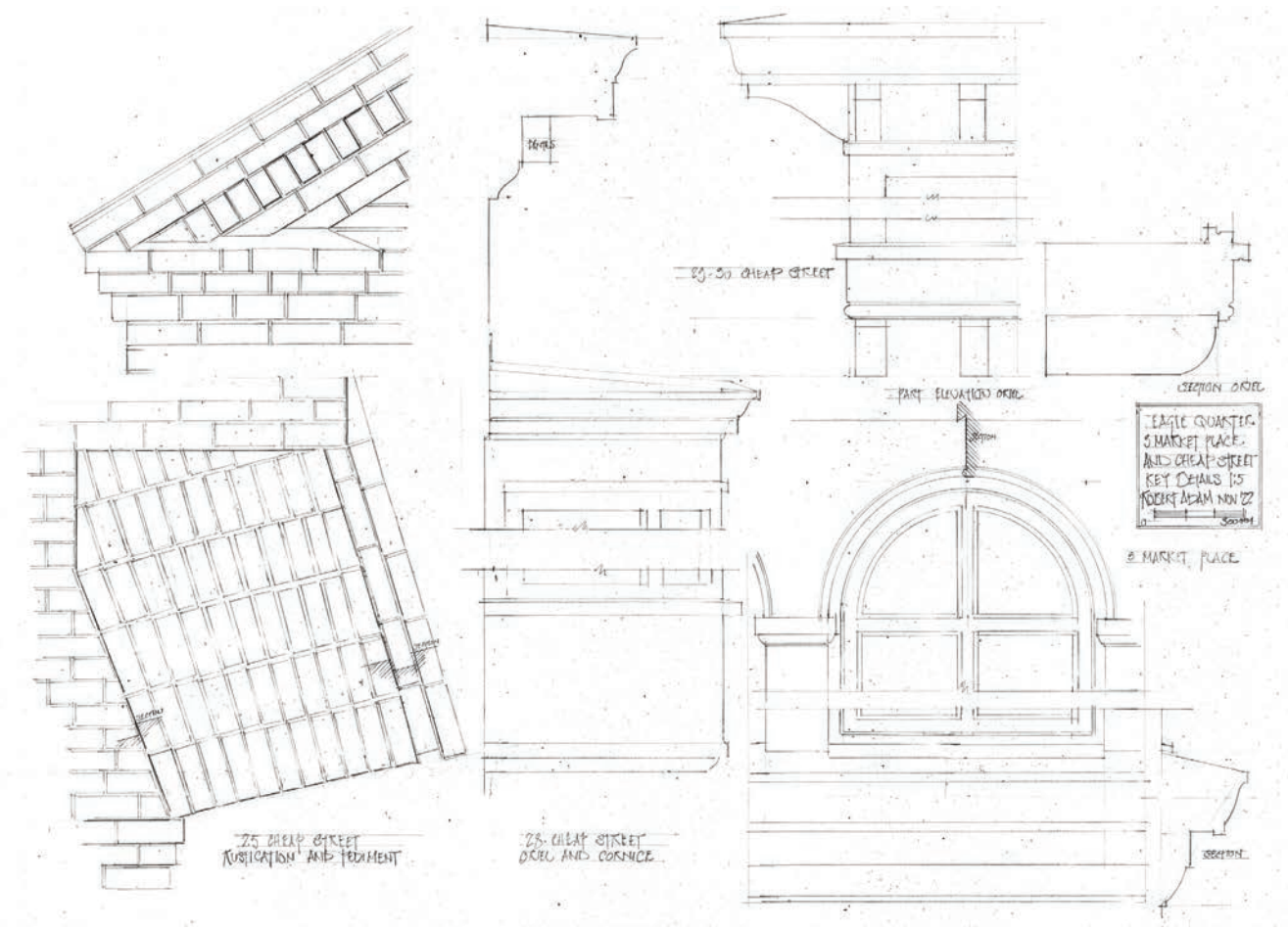
3. BLOCK H MARKET PLACE ELEVATION DETAILS



5. BLOCK G CHEAP STREET ELEVATION DETAILS



4. BLOCK C CHEAP STREET ELEVATION DETAILS







**ColladoCollins Architects**