

Kennet Centre, Newbury Redevelopment

**ACCURATE VISUAL
REPRESENTATIONS**



Introduction

We have produced images accurately showing the appearance of the proposed Eagle Quarter development viewed from locations in Newbury. We worked from photos selected by our clients, Lochailort Newbury, and a computer model of the proposals provided by Collado Collins architects.

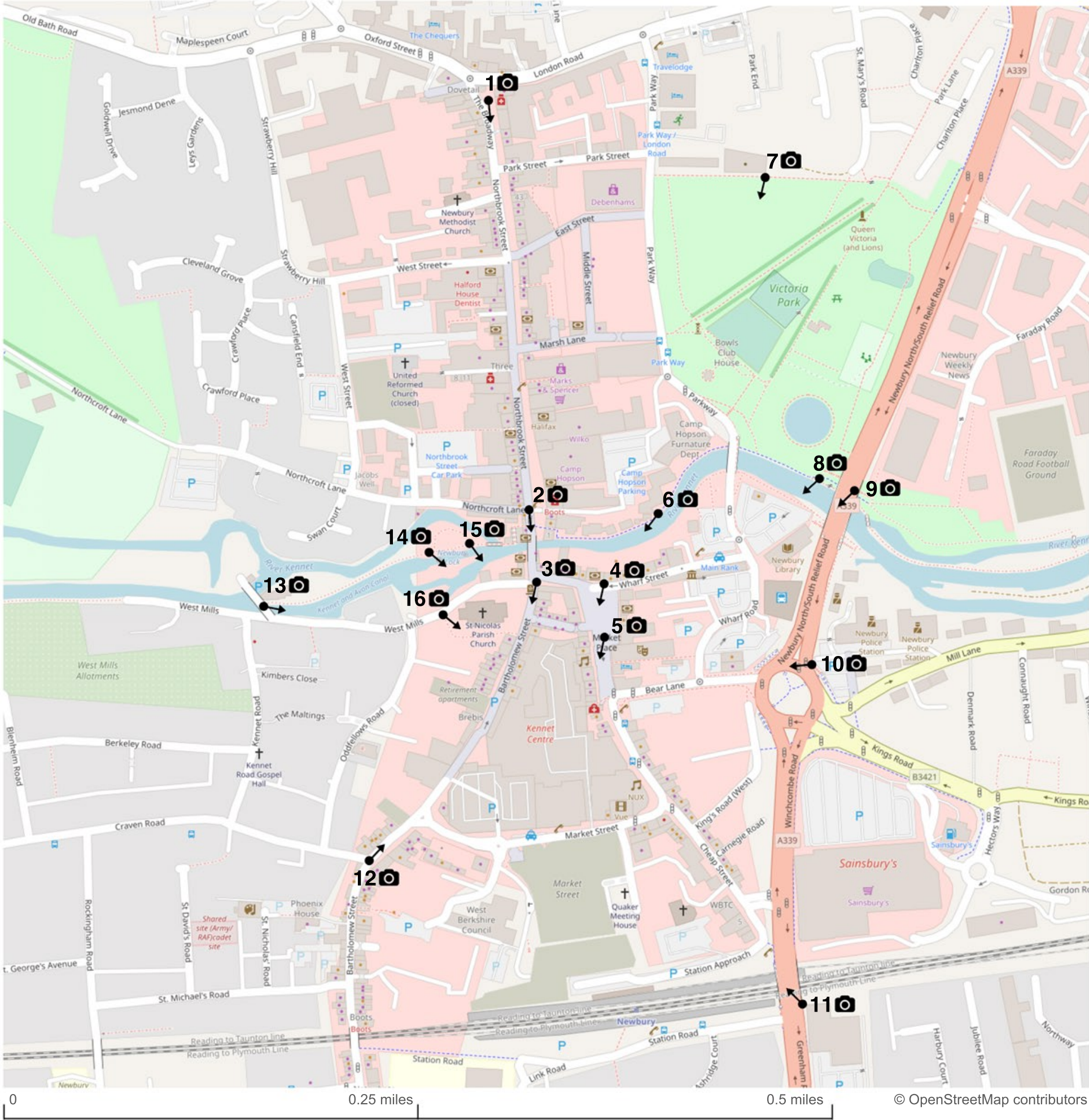
Anderson Terzić Partnership
The Exchange
Somerset House
Strand
London
WC2R 1LA

0788 169 2805

dragana@anderson-terzic.co.uk
david@anderson-terzic.co.uk

Map of Camera Positions

VIEW 1	Clock Tower
VIEW 2	Northbrook Street
VIEW 3	Bridge Street
VIEW 4	Market Place
VIEW 5	Corn Exchange
VIEW 6	Canal Walk
VIEW 7	Victoria Park
VIEW 8	The Wharf
VIEW 9	A339 Bridge
VIEW 10	A339 Roundabout
VIEW 11	A339 Railway Bridge
VIEW 12	Bartholomew Street
VIEW 13	Swing Bridge
VIEW 14	Tow Path
VIEW 15	Newbury Lock
VIEW 16	St Nicolas Church Hall



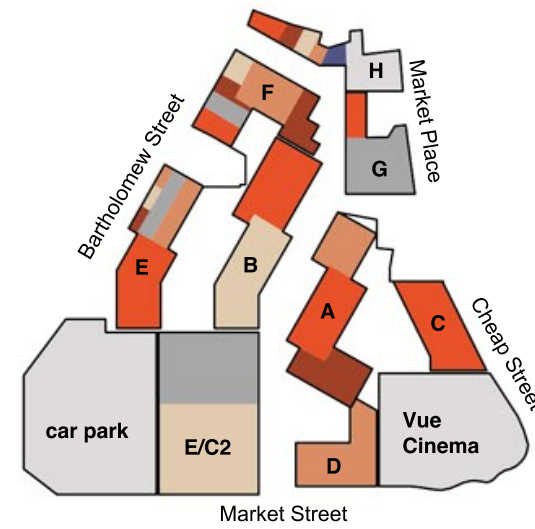
Cameras

	TITLE	DESCRIPTION
VIEW 1	Clock Tower	Looking down Northbrook Street from The Broadway, standing just south of the Clock Tower.
VIEW 2	Northbrook Street	Looking over the river bridge and through to Bartholomew Street.
VIEW 3	Bridge Street	Looking down Bartholomew Street from the corner of Bridge Street and Mansion House Street.
VIEW 4	Market Place	From The Old Waggon And Horses pub.
VIEW 5	Corn Exchange	From the centre of Market Place.
VIEW 6	Canal Walk	Outside No.4 Canal Walk looking towards the Slug And Lettuce.
VIEW 7	Victoria Park	Outside Victoria Park Nursery School.
VIEW 8	The Wharf	From the River Kennet towpath beside Victoria Park.
VIEW 9	A339 River Bridge	Looking over the bridge to the Wharf.
VIEW 10	A339 Roundabout	Looking towards Bear Lane.
VIEW 11	A339 Railway Bridge	Standing by the corner of Halfords in Greenham Road.
VIEW 12	Bartholomew Street	At the junction with Craven Road.
VIEW 13	Swing Bridge	Looking along West Mills to St Nicolas Church.
VIEW 14	Towpath	Standing on the towpath opposite Town Mills .
VIEW 15	Newbury Lock	Standing on the canal towpath.
VIEW 16	St Nicolas Church Hall	Standing in West Mills in front of the west end of the church.

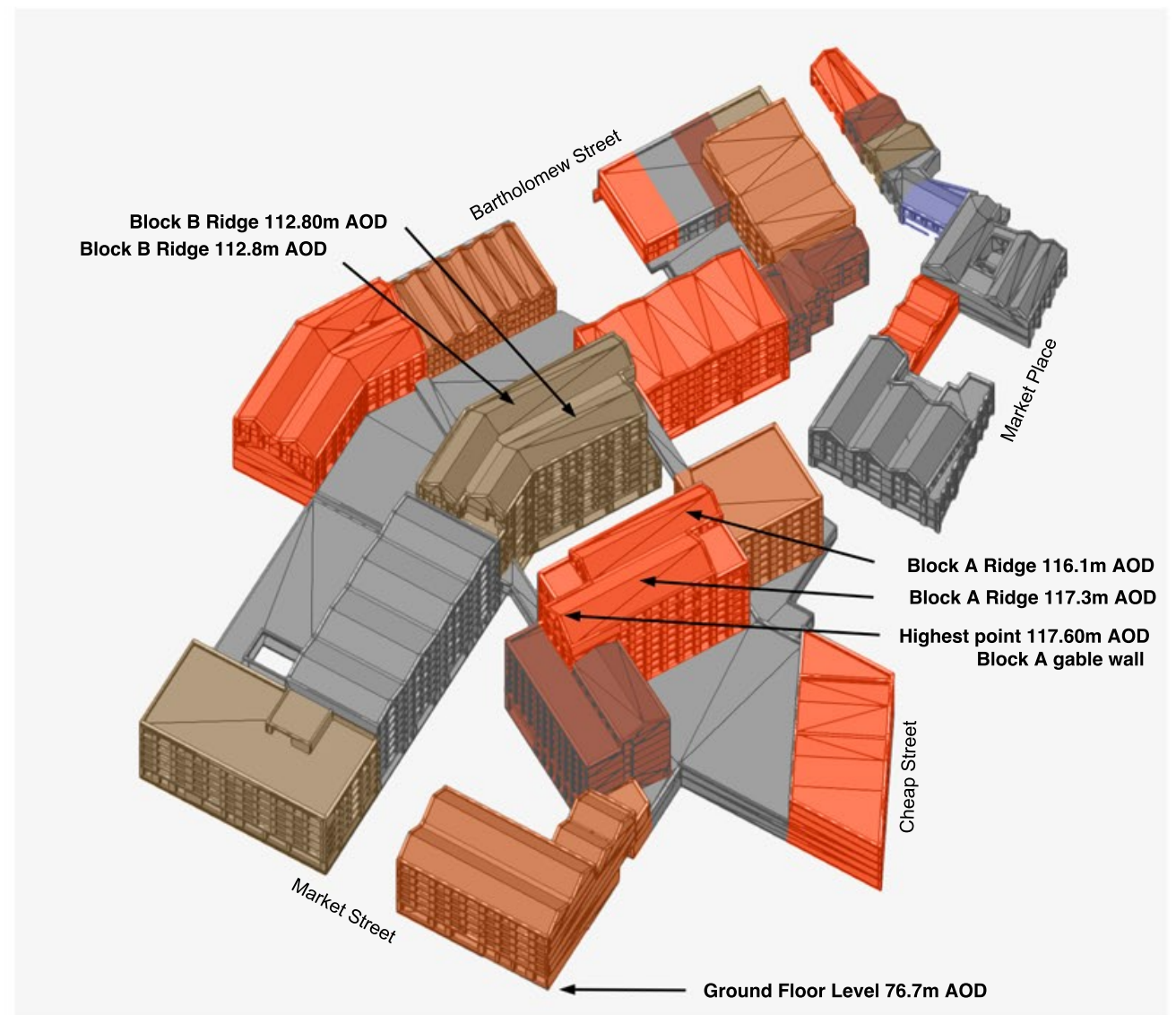
				ANDERSON TERZIC CAMERA COORDINATES						CAMERA	CAMERA POSITION OS		CAMERA TARGET OS	
	ORIGINAL PHOTO	TIME	DATE	HFOV	X	Y	Z	X TARGET	Y TARGET	GRD LVL	EASTINGS	NORTHINGS	EASTINGS	NORTHINGS
UNITS				degrees	metres >>									
VIEW 1	IMG_0603.jpg	15:40	25/Jan/2021	60	1063.0	1595.3	78.7	1060.1	1499.8	77.1	447063.0	167595.3	447060.1	167499.8
VIEW 2	IMG_0460.jpg	11:32	21/Jan/2021	60	1104.2	1195.3	80.0	1110.5	1092.8	76.9	447104.2	167195.3	447110.5	167092.8
VIEW 3	DSC00097.jpg	11:16	02/Feb/2021	60	1111.7	1143.9	79.3	1098.9	1058.3	77.8	447111.7	167143.9	447098.9	167058.3
VIEW 4	IMG_0499.jpg	12:54	22/Jan/2021	64	1182.3	1131.9	77.9	1166.6	1060.3	76.2	447182.3	167131.9	447166.6	167060.3
VIEW 5	IMG_0595.jpg	15:25	25/Jan/2021	66	1180.5	1093.0	78.4	1168.1	1051.7	76.6	447180.5	167093.0	447168.1	167051.7
VIEW 6	IMG_0453.jpg	11:17	21/Jan/2021	60	1225.8	1196.8	77.5	1206.7	1161.9	74.1	447225.8	167196.8	447206.7	167161.9
VIEW 7	DSC00085.jpg	10:39	02/Feb/2021	60	1326.9	1526.8	75.6	1248.6	1302.3	74.1	447326.9	167526.8	447248.6	167302.3
VIEW 8	IMG_0449.jpg	11:14	21/Jan/2021	60	1389.8	1230.4	77.0	1262.2	1143.2	75.5	447389.8	167230.4	447262.2	167143.2
VIEW 9	IMG_0596.jpg	15:30	25/Jan/2021	60	1425.4	1231.1	80.8	1313.1	1147.1	79.1	447425.4	167231.1	447313.1	167147.1
VIEW 10	IMG_0553.jpg	13:04	22/Jan/2021	60	1377.5	1055.9	78.6	1315.4	1055.4	77.1	447377.5	167055.9	447315.4	167055.4
VIEW 11	IMG_0438.jpg	10:50	21/Jan/2021	60	1379.2	725.2	82.0	1260.5	812.0	80.3	447379.2	166725.2	447260.5	166812.0
VIEW 12	IMG_0477.jpg	11:54	21/Jan/2021	60	951.4	848.1	79.3	982.7	894.5	77.6	446951.4	166848.1	446982.7	166894.5
VIEW 13	IMG_0484.jpg	12:17	21/Jan/2021	60	849.2	1102.8	79.5	911.0	1081.5	77.8	446849.2	167102.8	446911.0	167081.5
VIEW 14	IMG_0465.jpg	11:37	21/Jan/2021	64	967.2	1147.4	79.1	1065.1	1105.0	77.5	446967.2	167147.4	447065.1	167105.0
VIEW 15	IMG_0470.jpg	11:39	21/Jan/2021	64	1032.6	1161.7	79.0	1074.6	1105.9	77.4	447032.6	167161.7	447074.6	167105.9
VIEW 16	IMG_0473.jpg	11:43	21/Jan/2021	60	1014.2	1095.3	78.0	1045.0	1074.4	76.3	447014.2	167095.3	447045.0	167074.4

GRD LVL Ground level height above ordnance datum
HFOV Horizontal field of view
OS Ordnance Survey
Z Camera height above ordnance datum

The Proposals



Key to Block Names



Heights of the scheme

AOD is 'Above Ordnance Datum', the official Ordnance Survey measure of sea level. AOD heights will correlate with heights and contours on OS maps.

Clock Tower Existing View 1



Looking down Northbrook Street from The Broadway, standing just south of the Clock Tower.

Clock Tower Proposed View 1



Looking down Northbrook Street from The Broadway, standing just south of the Clock Tower.

Northbrook Street Existing View 2



Looking over the river bridge and through to Bartholomew Street.

Northbrook Street Proposed View 2



Looking over the river bridge and through to Bartholomew Street.

Bridge Street

Existing View 3



Looking down Bartholomew Street from the corner of Bridge Street and Mansion House Street.

Bridge Street Proposed View 3



Looking down Bartholomew Street from the corner of Bridge Street and Mansion House Street.

Market Place Existing View 4



From The Old Waggon And Horses pub.



Market Place Proposed View 4



From The Old Waggon And Horses pub.



Corn Exchange

Existing View 5



From the centre of Market Place.

Corn Exchange Proposed View 5



From the centre of Market Place.

Canal Walk Existing View 6



Outside No.4 Canal Walk looking towards the Slug And Lettuce.

Canal Walk Proposed View 6



Outside No.4 Canal Walk looking towards the Slug And Lettuce.

Victoria Park

Existing View 7



From outside Victoria Park Nursery School.

Victoria Park Proposed View 7



From outside Victoria Park Nursery School.

The Wharf Existing View 8



From the River Kennet towpath beside Victoria Park.

The Wharf Proposed View 8



From the River Kennet towpath beside Victoria Park.

A339 River Bridge

Existing View 9



Looking over the bridge towards the Wharf

A339 River Bridge

Proposed View 9



Looking over the bridge towards the Wharf

A339 Roundabout Existing View 10



Looking towards Bear Lane.

A339 Roundabout Proposed View 10



Looking towards Bear Lane.

A339 Railway Bridge Existing View 11



Standing by the corner of Halfords in Greenham Road.

A339 Railway Bridge Proposed View 11



Standing by the corner of Halfords in Greenham Road.

Bartholomew Street Existing View 12



At the junction with Craven Road.

Bartholomew Street Proposed View 12



At the junction with Craven Road.

Swing Bridge Existing View 13



Looking along West Mills to St Nicolas Church.

Swing Bridge Proposed View 13



Looking along West Mills to St Nicolas Church.

Towpath

Existing View 14



Standing on the towpath opposite Town Mills.

Towpath Proposed View 14



Standing on the towpath opposite Town Mills.

Newbury Lock Existing View 15



Standing on the canal towpath.

Newbury Lock Proposed View 15



Standing on the canal towpath.

St Nicolas Church Hall

Existing View 16



Standing in West Mills in front of the west end of the church.

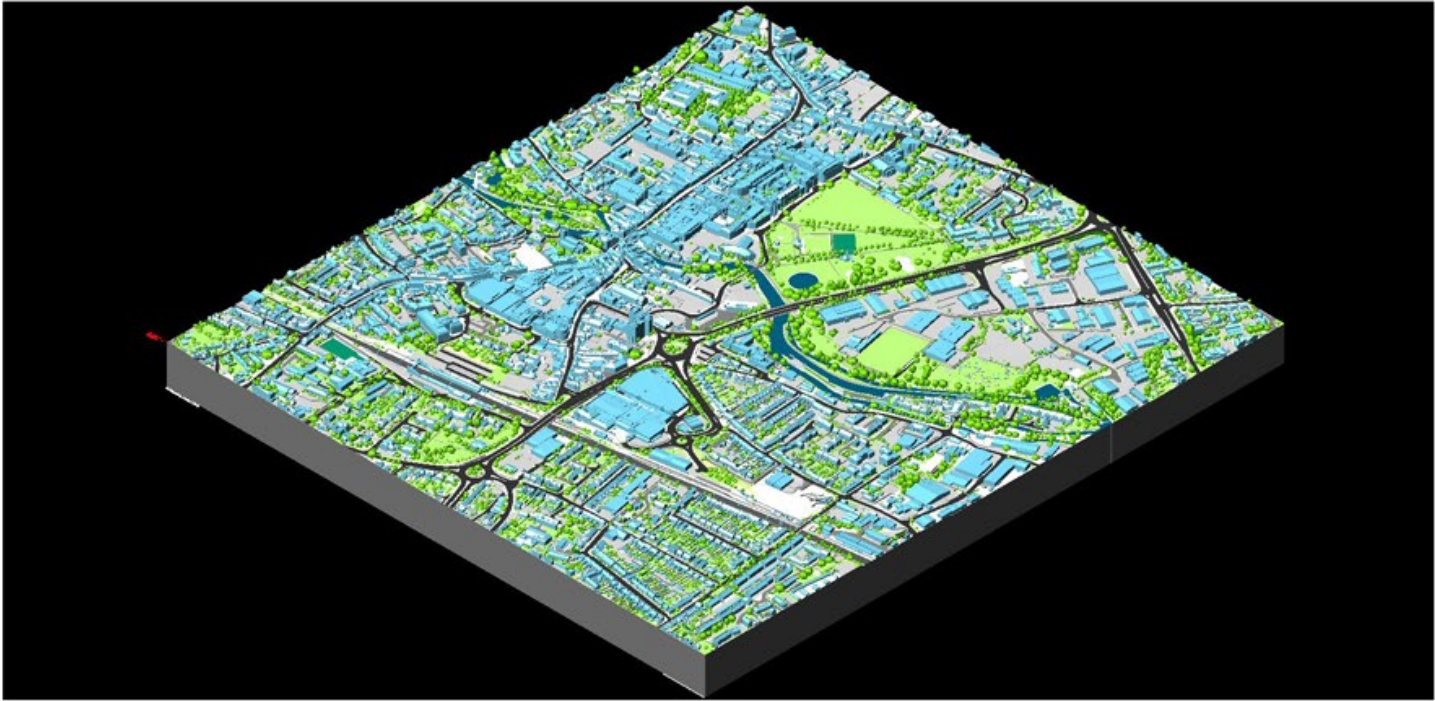
St Nicolas Church Hall

Proposed View 16



Standing in West Mills in front of the west end of the church.

ZMAPPING TOWNSCAPE MODEL



Method

CHOICE OF CAMERA VIEWPOINTS

We have used photographs selected by our clients. Their aim is to give a representative indication of the visual impact of the development from all directions.

The images are wide angle allowing us to show the townscape context in each image. Most have a horizontal field of view of 60 degrees. This is equivalent to a 31mm lens on a 35mm format camera.

SOURCES OF DATA

Architect's 3D computer model.

By Collado Collins. (colladocollins.com) This model of the proposed buildings was created in Autocad Revit and was issued to us on 8th Feb 2021. The same model was used by the architects to generate the drawings submitted in the planning application.

3D computer model of the existing townscape.

By Zmapping (zmapping.com). This was created from airborne photography by the process of photogrammetry. (Photogrammetry is a process where computer software assesses many aerial photos and uses triangulation to calculate the 3D positions of noticeable features). They estimate the accuracy of the model as 25cm to 50cm. It generally seems accurate apart from the odd quirk:

- No information is provided beneath projections, so the space under a canopy or roof eaves is solid building.
- The land is too smooth to show localised inconsistency, notably the hump-back bridge in Bridge St is flattened out.

Site Survey

By Siteline (siteline.co.uk)

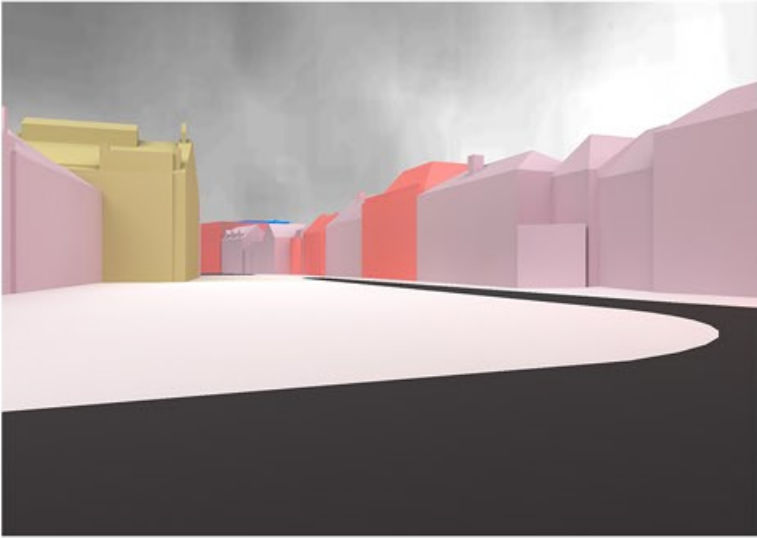
OS maps

OS 'Mastermap' by Ordnance Survey. Accurate to about 30 to 50cm.

ALIGNMENT STEPS



1. Photograph



2. Townscape model



3. Townscape model aligned to fit with photograph



4. Architect's model



5. Architect's model aligned to fit townscape model



6. Architect's model inserted in photograph