

EAGLE QUARTER.



DESIGN AND ACCESS STATEMENT ADDENDUM

AUGUST 2021

LOCHAILORT

BUILDING COMMUNITIES

ColladoCollins Architects

EAGLE QUARTER, NEWBURY

DESIGN AND ACCESS STATEMENT ADDENDUM

Job Number: 20011
Date of Issue: 26.08.2021
Purpose of Issue: Planning
Key Personnel: LB, LK, MM
Reviewed by: LK
Review Date: 26.08.2021

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EAGLE QUARTER, NEWBURY
DESIGN AND ACCESS STATEMENT ADDENDUM

1. LOCAL PRECEDENTS

NEWBURY CHARACTER

Through reflecting on Newbury's 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 Newbury's architectural character and how it is experienced through the grain 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.

The overall character of the site and locality is enhanced by a high quality locally distinctive development. The central part of the development takes its cue from the industrial heritage of this part of Newbury. The former Eagle Works which used to occupy the site were demolished to make way for the existing centre.

The works themselves were historically significant and this past heritage is reflected in the naming of the development and an architectural approach which reflects the Victorian approach to factories and buildings such as breweries in their form, rhythm, materiality and detailing.

The development therefore will be locally distinctive and embedded within the local context. The historic context of the site and this part of Newbury will be better revealed to users of the Proposed Development compared to the existing centre.



Residence on The Kennet River



Newbury Town Hall



Newbury Lock



The Watermill Theatre



Corn Exchange



St Nicolas Church



Lock Stock & Barrel Pub



Marsh Lane



The Kennet River

EXISTING STREET FRONTAGE

Looking at existing street frontages, there are design principles which resonate throughout Newbury, establishing the character of the area.

These principles, are experienced within the streetscape and can influence design development so to reflect these characteristics.

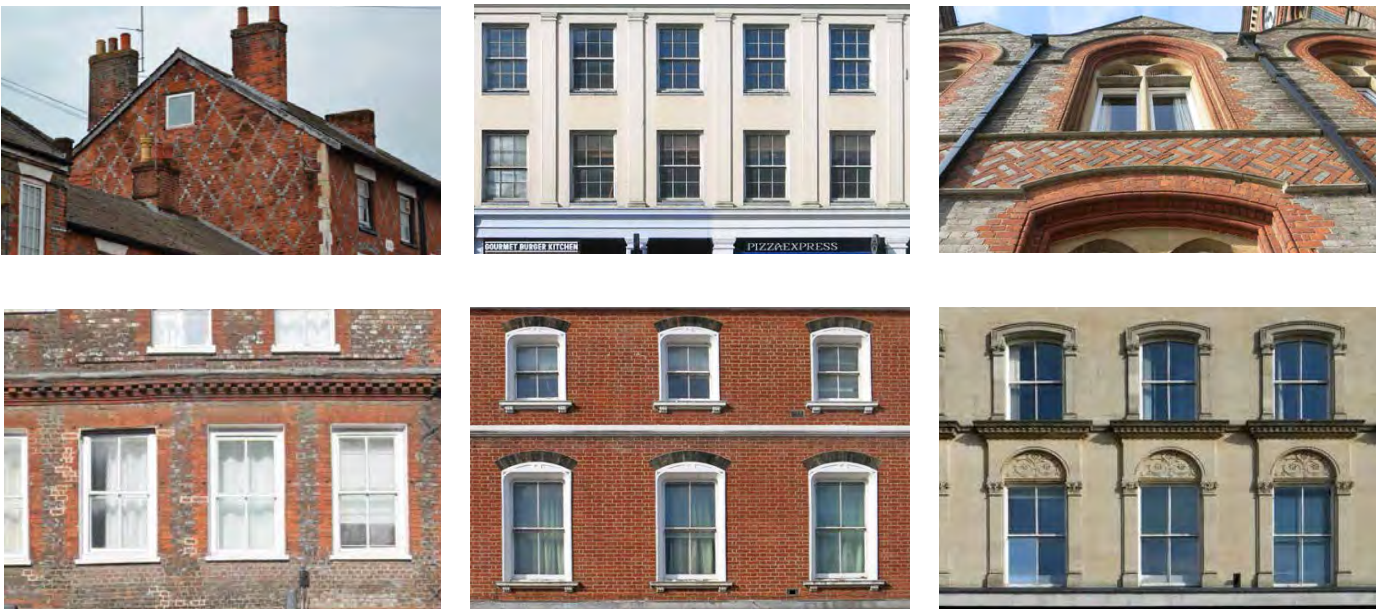
Materials



Existing Street Frontages - Northbrook Street



Brick Detailing



Windows



1.1. NEWBURY BRICK CHARACTER

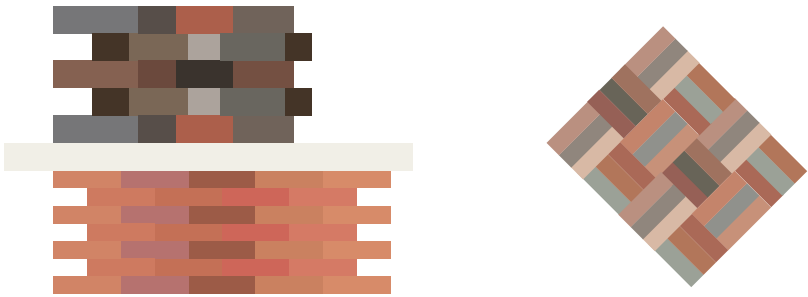
As can be seen on the previous pages there are a number of different brick colours within the town centre area. Shades of red, buff, grey and blue bricks can be seen on many of the historic buildings around the site as well as the neighbouring listed buildings.

Most of the buildings surrounding the site make use of at least two brick colours, either as a pattern on the facades, brickwork detailing to the window reveals, quoining or as a layering effect differentiating the ground floor from their upper floors.

Complementary materials are used alongside the brickwork generally in the form of stone or concrete banding, lintels and window sills, but there are also examples of render and clay tiles which adorn fewer facades.

The more modern developments have followed this vernacular in their choice of brick palette and accompanying details such as concrete or stone lintels, patterned window reveals and special shaped brick details.

The existing Kennet Centre uses a combination of stone cladding with glass, metal and terracotta cladding



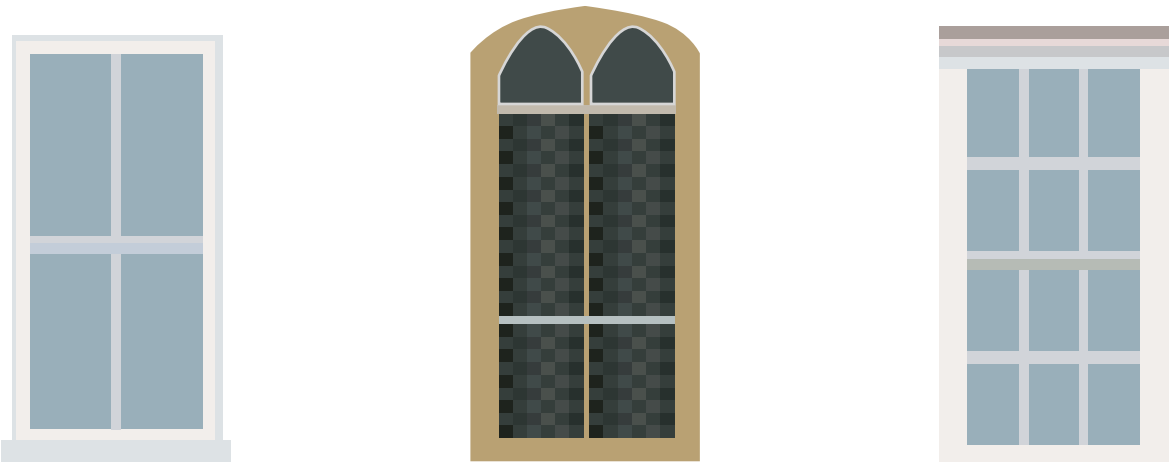
1.2. NEWBURY WINDOW CHARACTER

The fenestration design and proportions around the site are predominantly Georgian in character providing tall, slender openings which are subdivided into smaller panes of glass.

The majority of heritage building windows are opening sash windows while some of the older buildings such as the Town Hall and the Corn Exchange have fixed windows with smaller hinged opening sections.

Generally the windows on the top floor of buildings with an upper level of more than 2 storeys are slightly shorter in height as is common in the Georgian architectural style.

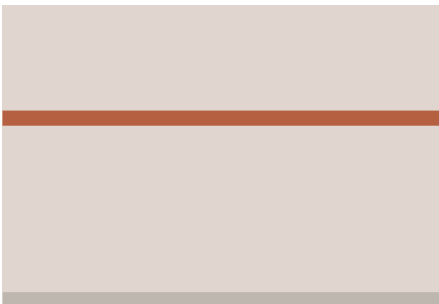
The windows of the surrounding buildings typically give the facades of each separate building symmetry, however they all have slightly different heights and proportions. This is evidence of the town being developed over many decades and adds to the character and charm of the area.



1.3. NEWBURY FACADE DETAILING

HORIZONTAL BANDING - LAYERS

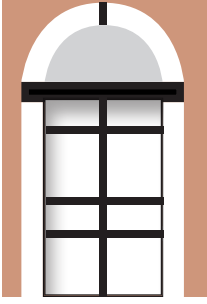
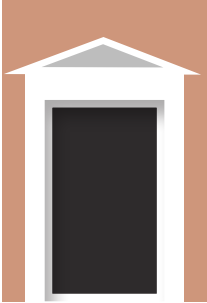
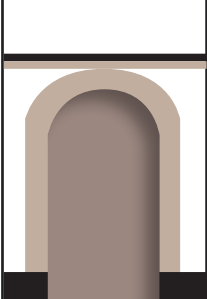
Some buildings within Newbury contain horizontal banding details or changes of material within the elevations. In some cases the ground floor is a contrasting material forming a solid plinth to the brickwork above. There are most subtle details elsewhere such as a simple brick banding course dividing the middle of the brickwork in the Wilko building.



DISTINCTIVE ENTRANCES

Various shape and form of entrances are found in surrounding buildings of Newbury.

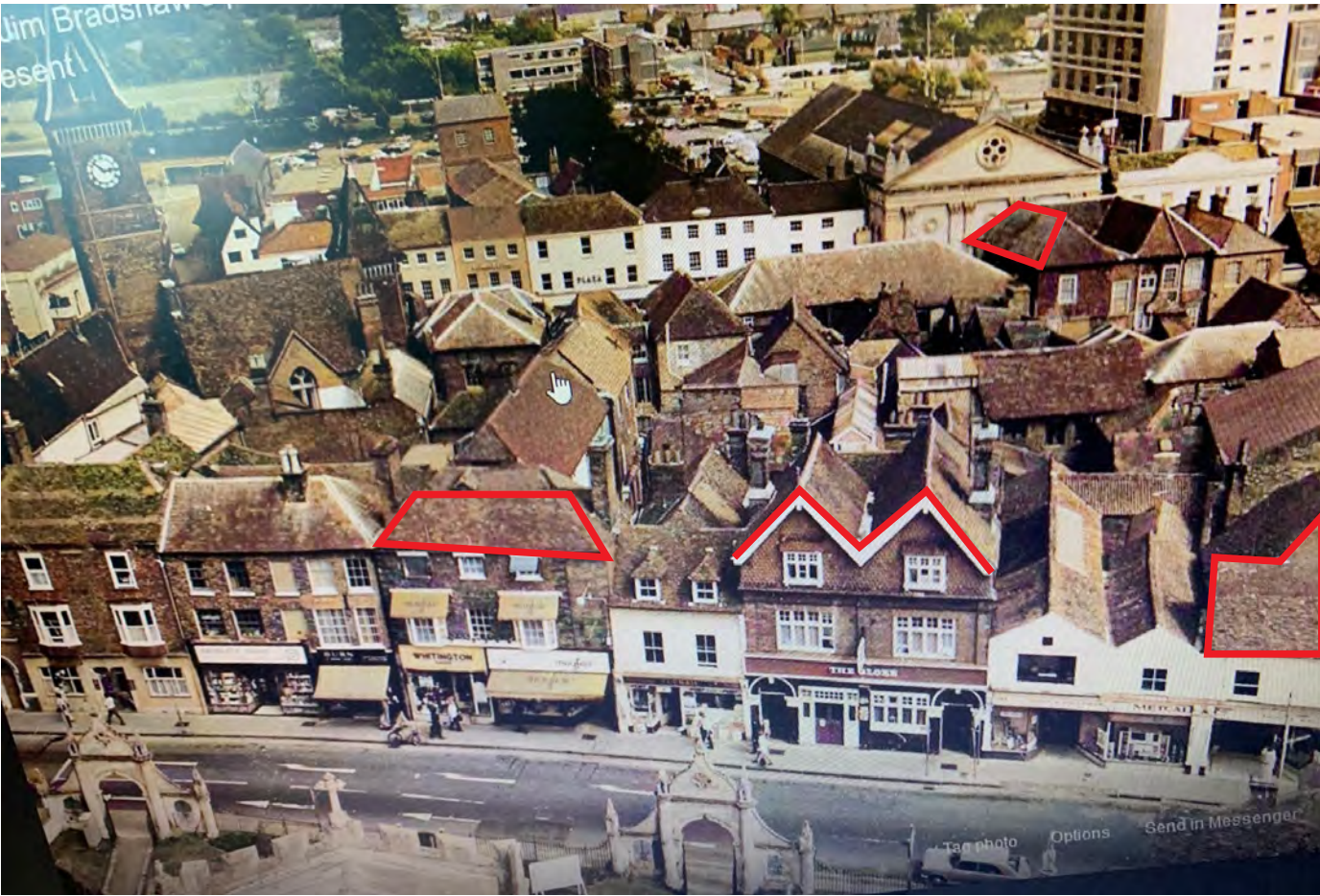
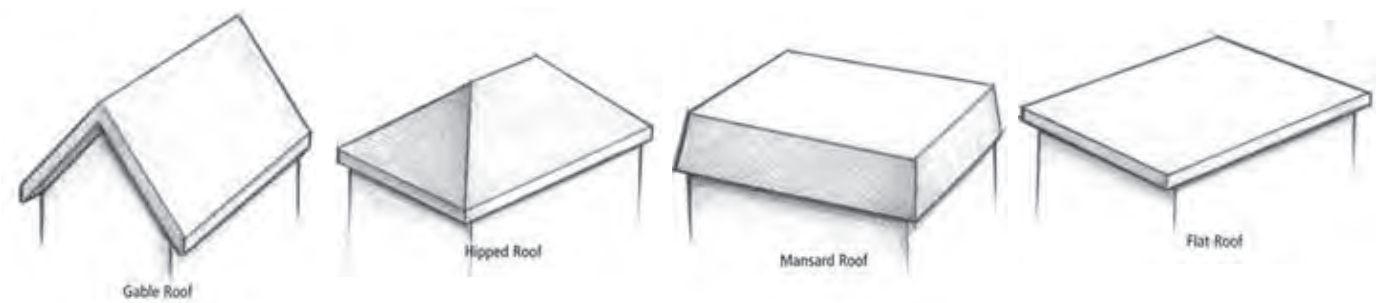
Four major distinctive entrances can be highlighted as shown in the following photos and diagrams.



1.4. NEWBURY ROOF VERNACULAR

HIGH STREET ROOFSCAPE

There is an eclectic mix of roofscapes that all aid in creating the character of Newbury. Roof types such as Gable, Hipped, Mansard and Flat are featured along some of the historic streets of Newbury, notably Bartholomew Street pictured below.



Historical roofscapes - Bartholomew Street

Bartholomew Street pictured below displays how multiple roof types can work together in creating a harmonised High Street with varying character.



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2. SUMMARY OF CHANGES

Following feedback from Historic England and the LPA, the scheme has been amended to reduce the height and teh visual impact of the overall massing. Number of units has been reduced from 402 to 381 with the mix remaining broadly the same.

BLOCK A:

- Central volume reduced by two storey
- Partial storey from southern volume facing the New Square omitted, and entire roof given over to a larger communal terrace
- Northern volume reduce by a full storey
- Skybridge at the northern end lowered accordingly
- Roof form amended to reduce height and visual impact

BLOCK B:

- Southern, taller block reduced by a full storey
- Skybridge lowered accordingly
- Roof form amended to reduce height and visual impact

BLOCK C:

- Material change from red to beige brick to reduce its visual impact within existing streetscape
- Soulder facing the adjacent properties to the north lowered to create a smotther transition

BLOCK F:

- Area near the stair core removed, 3rd floor terrace enlarged
- Roof form amended to reduce massing



As submitted in April 2021



As proposed and amended in Augustl 2021

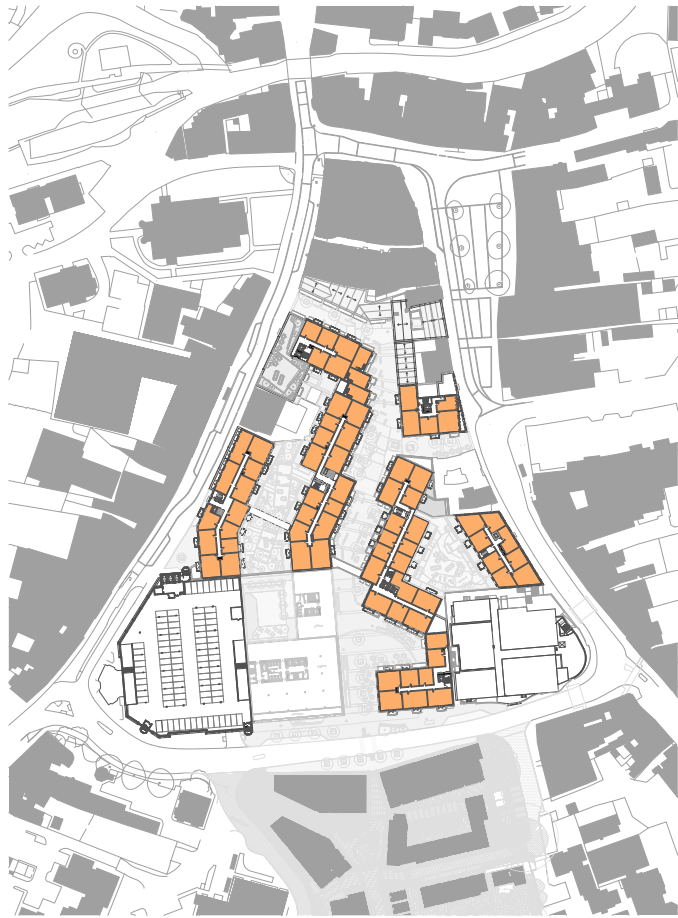
EAGLE QUARTER, NEWBURY
DESIGN AND ACCESS STATEMENT ADDENDUM

3. DETAILED ANALYSIS

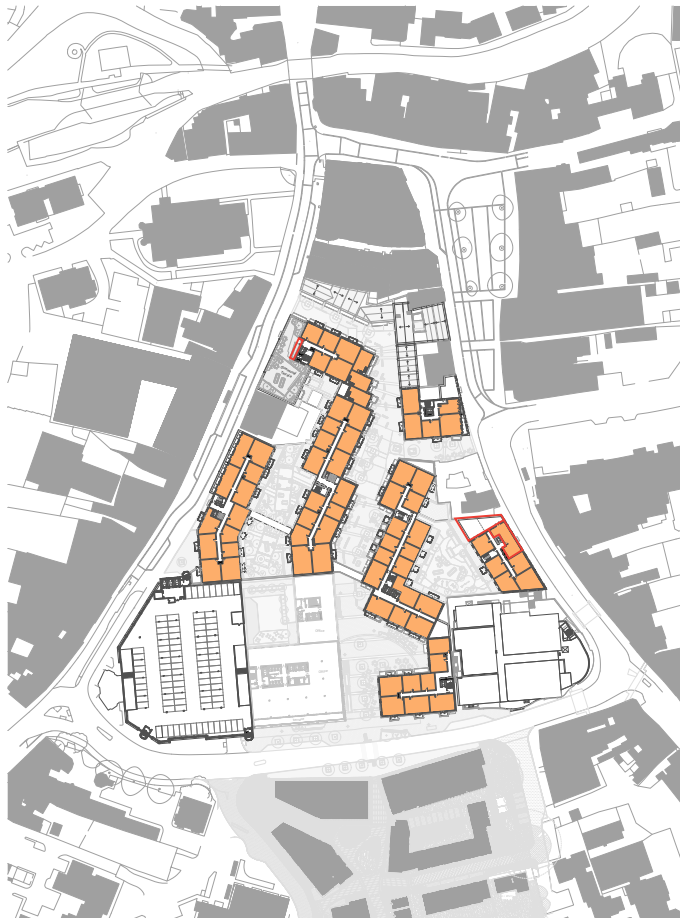
3.1. PROPOSED LAYOUTS

PROPOSED THIRD FLOOR PLAN

- BLOCK C:
- Floor plan reduced to drop shoulder of the building to improve transition to the properties to the north
 - 2B4P and 1B2P omitted
 - Layout to match floor above
- BLOCK F:
- Area near the staircore reduced, and terrace enlarged



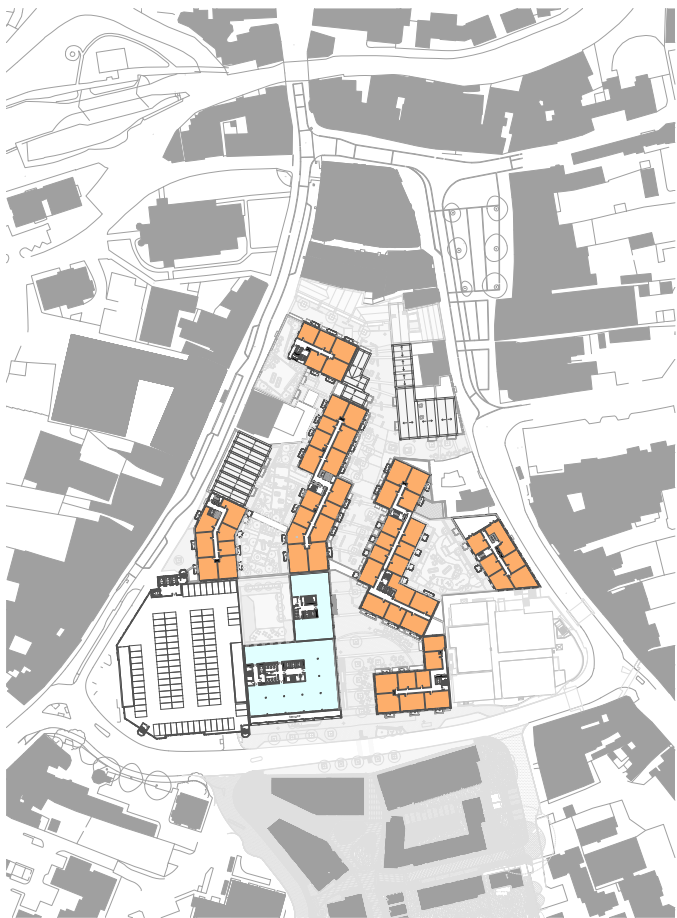
As submitted in April 2021



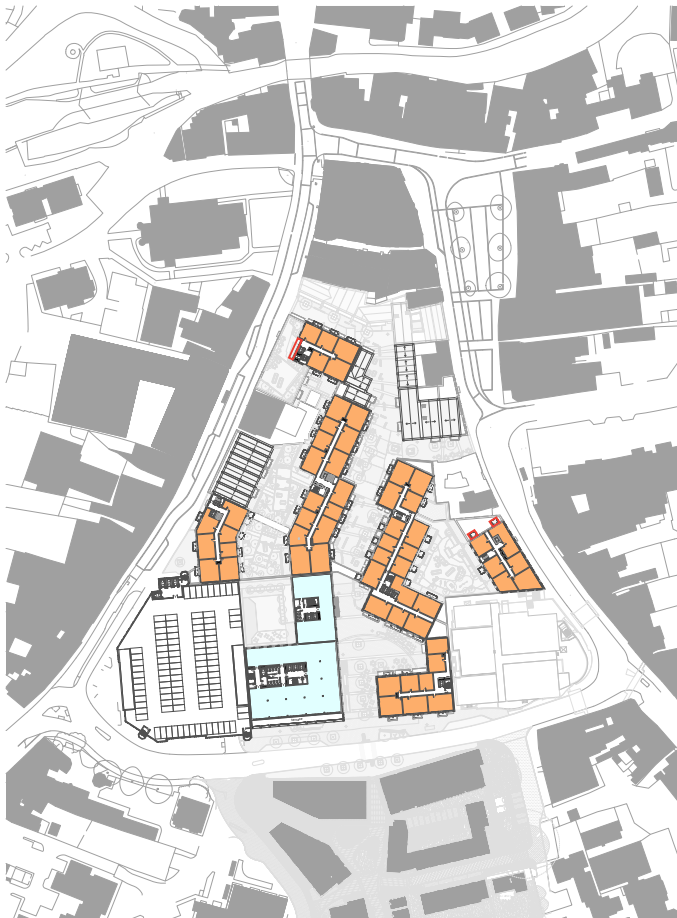
As proposed and amended in August 2021

PROPOSED FOURTH FLOOR PLAN

- BLOCK C:
- Balcony added to 2 end units in place of terrace access, which is now a storey lower



As submitted in April 2021



As proposed and amended in August 2021

PROPOSED SIXTH FLOOR PLAN

- BLOCK A:
- Sky bridge between Block A and Block B moved from the level above
 - 2B4P unit reduced to 1B2P to accommodate sky bridge access

- BLOCK B:
- 2B4P unit reduced to 1B2P to accommodate sky bridge access

- BLOCK F:
- Roof form amended



As submitted in April 2021

As proposed and amended in Augustl 2021

PROPOSED SEVENTH FLOOR PLAN

- BLOCK A:
- Sky bridge between Block A and Block B moved one level down, and link between blocks is via external link at this level
 - Northern block reduced by a storey, resulting in loss of 4 units
 - Communal roof terrace moved to this level
 - Layout of southern part of teh block redesigned to match floors below

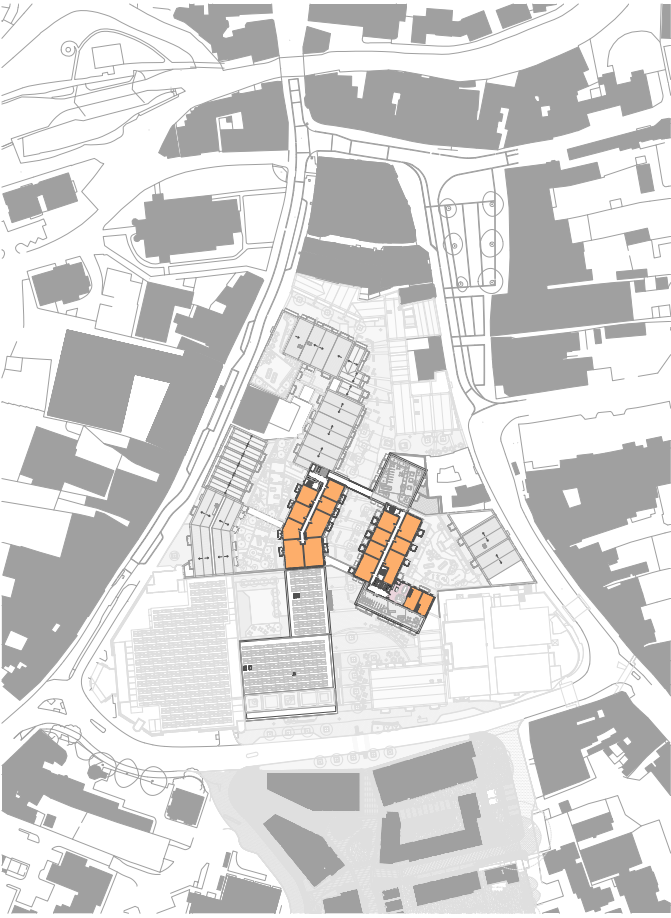


As submitted in April 2021

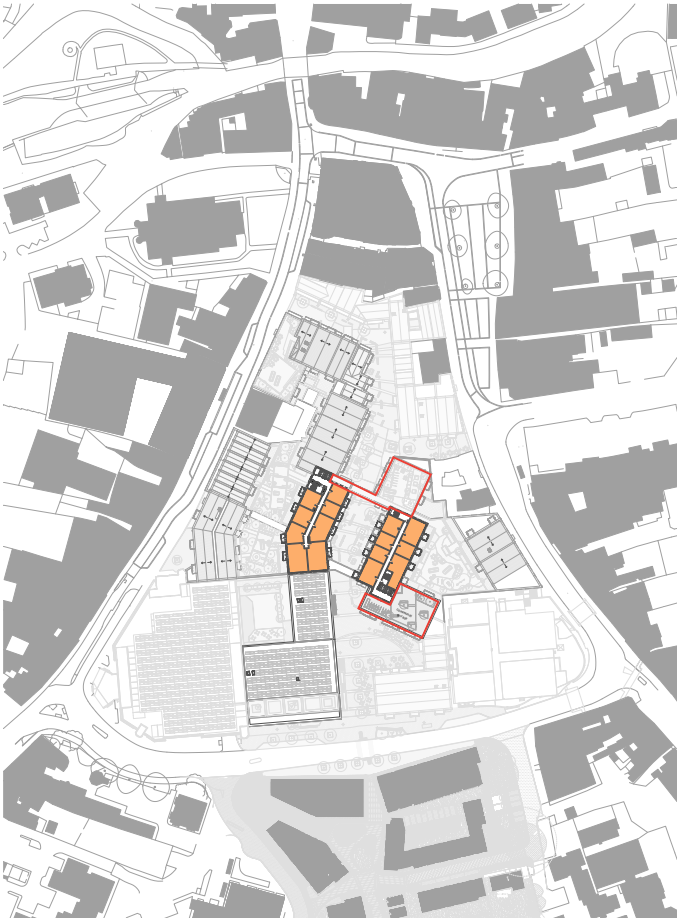
As proposed and amended in Augustl 2021

PROPOSED EIGHTH FLOOR PLAN

- BLOCK A:
- Partial storey from southern block omitted
 - Large communal terrace facing New Square



As submitted in April 2021



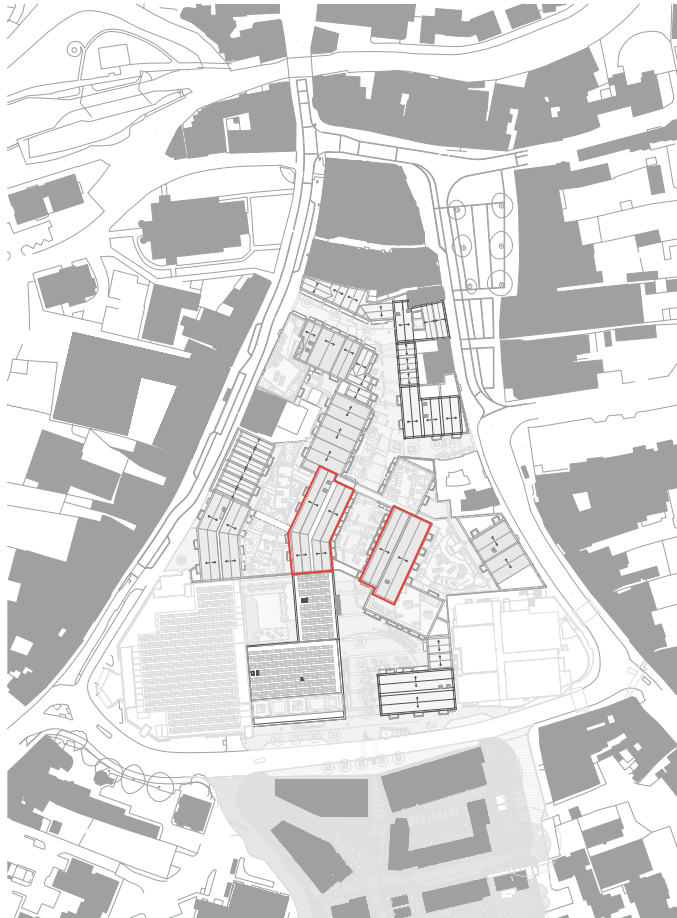
As proposed and amended in August 2021

PROPOSED ROOF PLAN

- BLOCK A:
- Ninth floor communal amenity omitted
 - Loss of 7 units
 - Roof form amended
- BLOCK B:
- Ninth floor omitted
 - Top floor communal amenity omitted
 - Loss of 8 units
 - Roof form amended



As submitted in April 2021

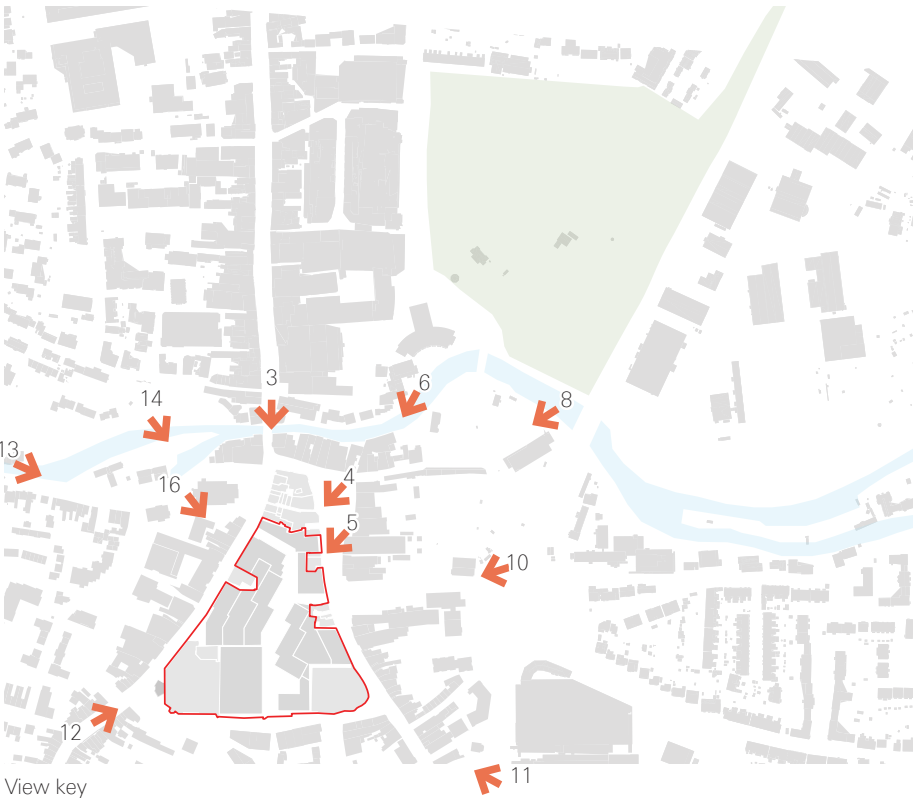


As proposed and amended in August 2021

3.2. ELEVATIONS AND VIEWS

All proposed changes are illustrated in axonometric views, elevations and townscape views as a series of side by side images of before (submitted in April 2021) and after (as amended).

For consistency with other reports the scheme submitted in April 2021 is shown as an outline in blue, where appropriate, and view numbering is kept consistent with the AVR report prepared by Anderson Terzic.



VIEW 4 - MARKET PLACE LOOKING SOUTH



As submitted in April 2021



As proposed and amended in August 2021

For consistency with other reports the scheme submitted in April 2021 is shown as an outline in blue, where appropriate, and view numbering is kept consistent with the AVR report prepared by Anderson Terzic.

VIEW 3 - BRIDGE STREET LOOKING SOUTH(BARTHOLOMEW STREET)



As submitted in April 2021



As proposed and amended in August 2021

VIEW 5 - MARKET PLACE LOOKING SOUTH (CORN EXCHANGE)



As submitted in April 2021



As proposed and amended in August 2021

For consistency with other reports the scheme submitted in April 2021 is shown as an outline in blue, where appropriate, and view numbering is kept consistent with the AVR report prepared by Anderson Terzic.

VIEW 12 - BARTHOLOMEW STREET, LOOKING NORTH



As submitted in April 2021



As proposed and amended in August 2021

VIEW 13 - PEDESTRIAN BRIDGE OVER THE RIVER KENNET



As submitted in April 2021



As proposed and amended in August 2021

For consistency with other reports the scheme submitted in April 2021 is shown as an outline in blue, where appropriate, and view numbering is kept consistent with the AVR report prepared by Anderson Terzic.

VIEW 14 - ST NICOLAS CHURCH / NORTH SIDE OF THE RIVER KENNET



As submitted in April 2021



As proposed and amended in August 2021

VIEW 16 - ST NICOLAS CHURCH / W MILLS



As submitted in April 2021



As proposed and amended in August 2021

BLOCK A - AXONOMETRIC VIEW



Amendments made after submission in April 2021:

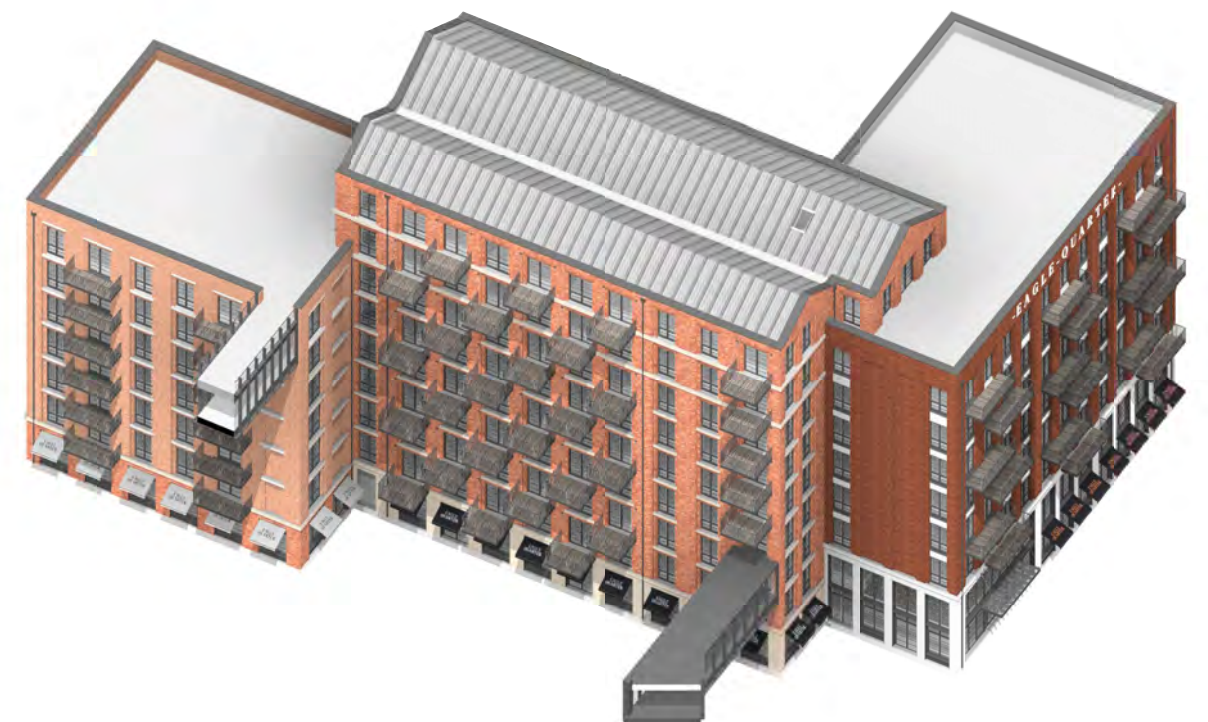
- Partial storey on the southern element facing New Square omitted, and the whole roof given over to a large communal terrace
- Central, and the tallest block reduced by two storeys
- Roof pitch reduced from 45 degrees to 30 degrees to reduce height further
- Northern element reduced by a full storey
- Northern skybridge, the higher of the two, lowered by a storey together with the building

The impact of these changes can be seen on the before and after elevations on the following pages. However, as buildings are never seen flat on, the real impact of these changes can be seen on the relevant townscape views.

For full impact refer to a separate AVR report prepared by Anderson Terzic.



As submitted in April 2021



As proposed and amended in August 2021

CONTEXT ELEVATION - NEW STREET THROUGH THE SCHEME, LOOKING EAST

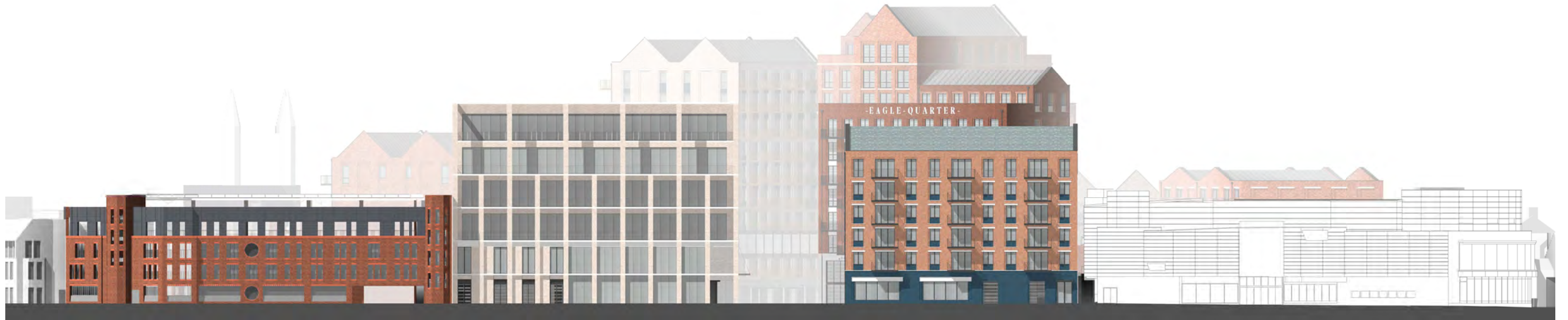


As submitted in April 2021



As proposed and amended in August 2021

CONTEXT ELEVATION - MARKET STREET



As submitted in April 2021



As proposed and amended in August 2021

ARTIST IMPRESSIONS - MARKET STREET



As submitted in April 2021



As submitted in April 2021



As proposed and amended in August 2021



As proposed and amended in August 2021

For consistency with other reports the scheme submitted in April 2021 is shown as an outline in blue, where appropriate, and view numbering is kept consistent with the AVR report prepared by Anderson Terzic.

VIEW 11 - A339 LOOKING NORTH



As submitted in April 2021



As proposed and amended in August 2021

VIEW 10 - A339 ROUNDABOUT LOOKING EAST ALONG BEAR LANE



As submitted in April 2021



As proposed and amended in August 2021

BLOCK B - AXONOMETRIC VIEW



Amendments made after submission in April 2021:

- Southern (light brick) volume reduced by a full storey
- Roof pitch reduced from 45 degrees to 30 degrees to reduce height further
- Northern skybridge, the higher of the two, lowered by a storey together with the building

The impact of these changes can be seen on the before and after elevations on the following pages. However, as buildings are never seen flat on, the real impact of these changes can be seen on the relevant townscape views.

For full impact refer to a separate AVR report prepared by Anderson Terzic.



As submitted in April 2021



As proposed and amended in August 2021

CONTEXT ELEVATION - NEW STREET THROUGH THE SCHEME LOOKING WEST



As submitted in April 2021



As proposed and amended in August 2021

CONTEXT WEST ELEVATION -BARTHOLOMEW STREET



As submitted in April 2021



As proposed and amended in August 2021

For consistency with other reports the scheme submitted in April 2021 is shown as an outline in blue, where appropriate, and view numbering is kept consistent with the AVR report prepared by Anderson Terzic.

VIEW 6 - RIVERPATH LOOKING SOUTH WEST



As submitted in April 2021



As proposed and amended in Augustl 2021

VIEW 8 - RIVERPATH BY WHARF ROAD, LOOKING SOUTH WEST



As submitted in April 2021



As proposed and amended in Augustl 2021

BLOCK C - AXONOMETRIC VIEW



Amendments made after submission in April 2021:

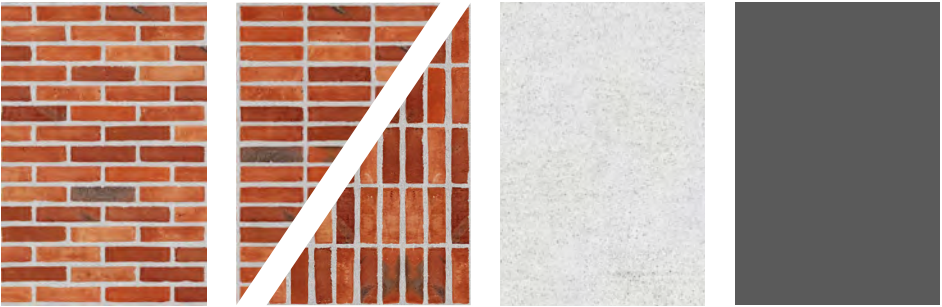
- Shoulder to the north lowered by a storey to reduce its visual impact on the adjacent buildings
- Brick changed from red to light/beige to blend in within the existing streetscape

The impact of these changes can be seen on the before and after elevations on the following pages. However, as buildings are never seen flat on, the real impact of these changes can be seen on the relevant townscape views.

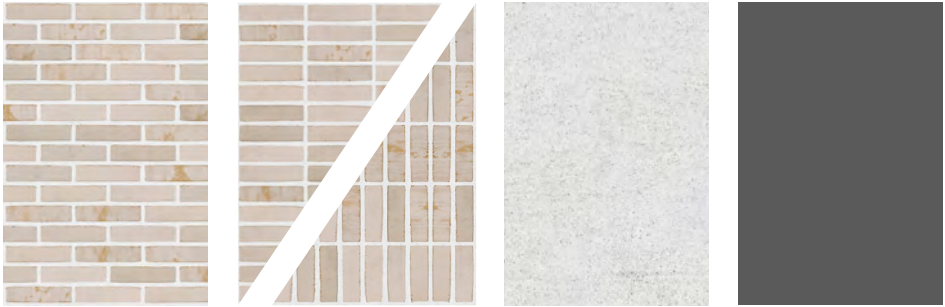
For full impact refer to a separate AVR report prepared by Anderson Terzic.



As submitted in April 2021



As proposed and amended in August 2021



CONTEXT EAST ELEVATION - MARKET PLACE



As submitted in April 2021



As proposed and amended in August 2021

BLOCK F - AXONOMETRIC VIEW



Amendments made after submission in April 2021:

- Roof form amended to reduce its impact on views along Bartholome Street
- Setback introduced on the taller element to create variation and slimmer elevation facing Bartholome Street

The impact of these changes can be seen on the before and after elevations on the following pages. However, as buildings are never seen flat on, the real impact of these changes can be seen on the relevant townscape views.

For full impact refer to a separate AVR report prepared by Anderson Terzic.



As submitted in April 2021



As proposed and amended in August 2021

BLOCK F WEST ELEVATION - BARTHOLOMEW STREET



As submitted in April 2021

BLOCK F NORTH ELEVATION



As submitted in April 2021



As proposed and amended in August 2021



As proposed and amended in August 2021

3.3. LANDSCAPE MASTERPLAN



As submitted in April 2021



As proposed and amended in August 2021

EAGLE QUARTER, NEWBURY
DESIGN AND ACCESS STATEMENT ADDENDUM

4. AMOUNT

AREA SCHEDULE & APARTMENT MIX AS SUBMITTED

| | GIA / NSA PROPOSED | | | | | | |
|---------|--------------------|-------|-----------|---------|-----------|---------|---------|
| | GEA | | GIA | | NIA | | NIA/GIA |
| | sq m | sq ft | sq m | sq ft | sq m | sq ft | |
| Block A | - | - | 12,201.24 | 131,334 | 7,002.88 | 75,379 | 57.4% |
| Block B | - | - | 11,054.45 | 118,990 | 7,066.64 | 76,065 | 63.9% |
| Block C | - | - | 2,878.46 | 30,984 | 1,415.28 | 15,234 | 49.2% |
| Block D | - | - | 3,536.43 | 38,066 | 2,255.31 | 24,276 | 63.8% |
| Block E | - | - | 5,168.82 | 55,637 | 2,984.03 | 32,120 | 57.7% |
| Block F | - | - | 3,988.48 | 42,932 | 2,334.23 | 25,126 | 58.5% |
| Block G | - | - | 2,016.35 | 21,704 | 1,077.02 | 11,593 | 53.4% |
| Block H | - | - | 1,133.29 | 12,199 | 400.76 | 4,314 | 35.4% |
| TOTAL | - | - | 41,977.52 | 451,846 | 24,536.15 | 264,107 | 58.5% |

| APARTMENT NUMBERS | | | | | | | | |
|-------------------|-------|-------------|------|-------------|-------|-------------|--------|--------|
| Studio | 1B2P | 1B2P WCH | 2B3P | 2B3P WCH | 2B4P | 2B4P WCH | 3B5P | TOTAL |
| No. | No. | No. | No. | No. | No. | No. | No. | No. |
| 26 | 29 | - | - | - | 61 | - | 2 | 118 |
| 15 | 35 | - | 2 | 15 | 28 | - | 17 | 112 |
| - | 19 | - | - | - | 6 | - | - | 25 |
| 5 | 13 | - | - | - | 20 | - | - | 38 |
| 11 | 10 | - | 3 | 3 | 18 | - | 3 | 48 |
| - | 23 | - | 4 | - | 8 | - | 3 | 38 |
| 1 | 5 | - | - | - | 11 | - | - | 17 |
| - | 2 | - | - | - | 4 | - | - | 6 |
| 58 | 136 | 0 | 9 | 18 | 156 | 0 | 25 | 402 |
| 14.4% | 33.8% | 0.0% | 2.2% | 4.5% | 38.8% | 0.0% | 6.2% | 100.0% |
| 58 | 136 | 183 | | | | 25 | 402 | |
| 14.4% | 33.8% | 45.5% | | | | 6.2% | 100.0% | |

| Hab Rms | Bed Sps |
|---------|---------|
| No. | No. |
| 275 | 338 |
| 288 | 333 |
| 56 | 62 |
| 91 | 111 |
| 115 | 136 |
| 94 | 105 |
| 44 | 55 |
| 16 | 20 |
| 979 | 1160 |

| | |
|-----|------|
| 979 | 1160 |
|-----|------|

AREA SCHEDULE & APARTMENT MIX AS AMENDED

| | GIA / NSA PROPOSED | | | | | | |
|---------|--------------------|-------|-----------|---------|-----------|---------|---------|
| | GEA | | GIA | | NIA | | NIA/GIA |
| | sq m | sq ft | sq m | sq ft | sq m | sq ft | |
| Block A | - | - | 8,601.05 | 92,582 | 6,261.13 | 67,395 | 72.8% |
| Block B | - | - | 8,607.65 | 92,653 | 6,549.11 | 70,495 | 76.1% |
| Block C | - | - | 1,798.81 | 19,362 | 1,316.83 | 14,174 | 73.2% |
| Block D | - | - | 3,019.38 | 32,501 | 2,255.57 | 24,279 | 74.7% |
| Block E | - | - | 3,944.07 | 42,454 | 2,984.03 | 32,120 | 75.7% |
| Block F | - | - | 3,052.52 | 32,857 | 2,334.23 | 25,126 | 76.5% |
| Block G | - | - | 1,411.73 | 15,196 | 1,077.02 | 11,593 | 76.3% |
| Block H | - | - | 554.32 | 5,967 | 400.76 | 4,314 | 72.3% |
| TOTAL | - | - | 30,989.53 | 333,571 | 23,178.68 | 249,495 | 74.8% |

| APARTMENT NUMBERS | | | | | | | | |
|-------------------|-------|-------------|------|-------------|-------|-------------|--------|--------|
| Studio | 1B2P | 1B2P WCH | 2B3P | 2B3P WCH | 2B4P | 2B4P WCH | 3B5P | TOTAL |
| No. | No. | No. | No. | No. | No. | No. | No. | No. |
| 23 | 28 | - | - | - | 56 | - | - | 107 |
| 14 | 32 | - | 2 | 14 | 27 | - | 15 | 104 |
| - | 17 | - | - | - | 6 | - | - | 23 |
| 5 | 13 | - | - | - | 20 | - | - | 38 |
| 11 | 10 | - | 3 | 3 | 18 | - | 3 | 48 |
| - | 23 | - | 4 | - | 8 | - | 3 | 38 |
| 1 | 5 | - | - | - | 11 | - | - | 17 |
| - | 2 | - | - | - | 4 | - | - | 6 |
| 54 | 130 | 0 | 9 | 17 | 150 | 0 | 21 | 381 |
| 14.2% | 34.1% | 0.0% | 2.4% | 4.5% | 39.4% | 0.0% | 5.5% | 100.0% |
| 54 | 130 | 176 | | | | 21 | 381 | |
| 14.2% | 34.1% | 46.2% | | | | 5.5% | 100.0% | |

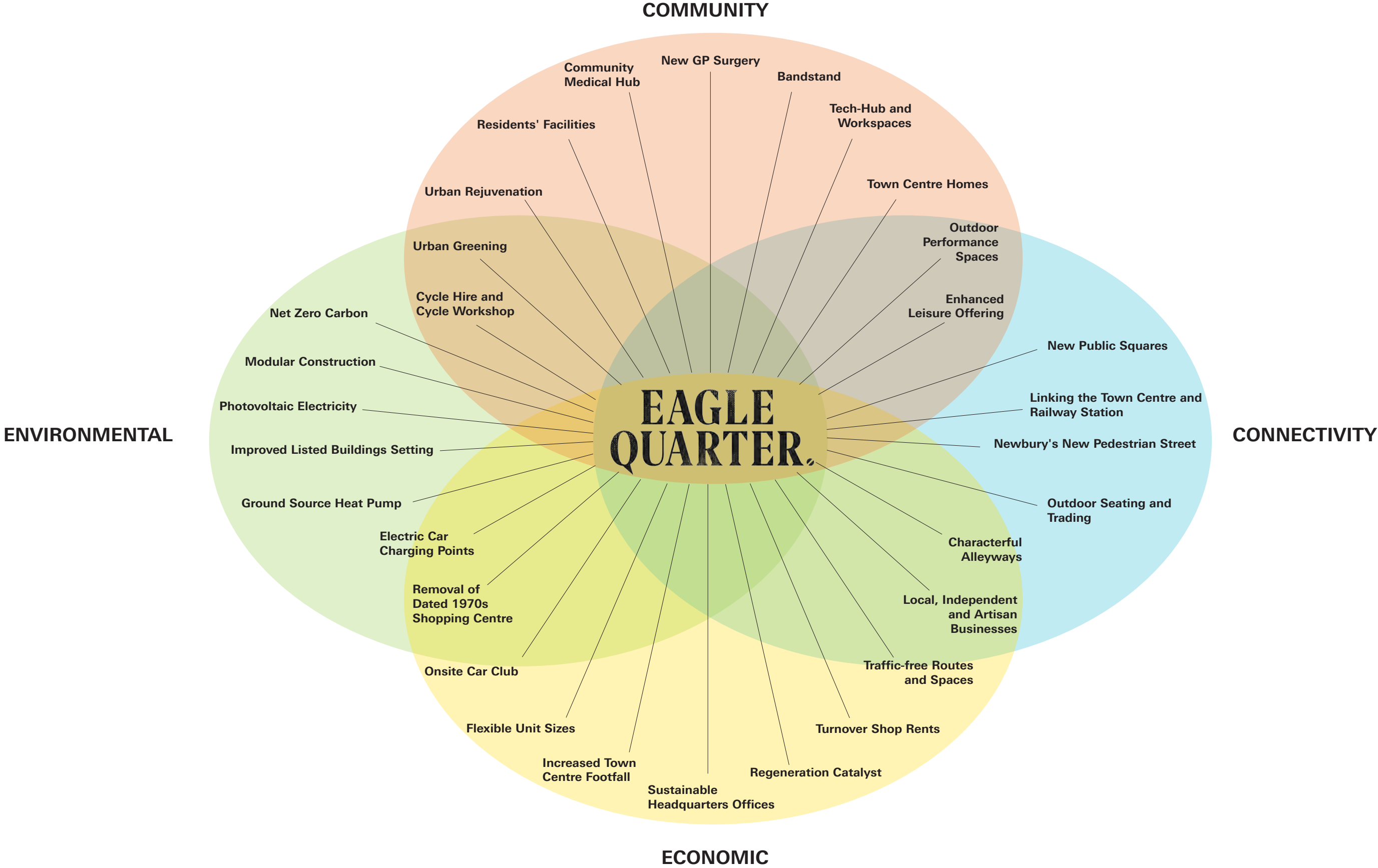
| Hab Rms | Bed Sps |
|---------|---------|
| No. | No. |
| 247 | 303 |
| 267 | 309 |
| 52 | 58 |
| 91 | 111 |
| 115 | 136 |
| 94 | 105 |
| 44 | 55 |
| 16 | 20 |
| 926 | 1097 |

| | |
|-----|------|
| 926 | 1097 |
|-----|------|

EAGLE QUARTER, NEWBURY
DESIGN AND ACCESS STATEMENT ADDENDUM

5. SUMMARY

5.1. SCHEME BENEFITS



5.2. ENVIRONMENTAL REDEVELOPMENT BENEFITS

- Net zero carbon
- Ground source heat pump
- Photovoltaic electricity
- Electric car charging points
- Onsite car club
- Cycle hire & cycle workshop
- Urban greening
- Modular construction
- Urban rejuvenation
- Removal of a dated 1970s shopping centre



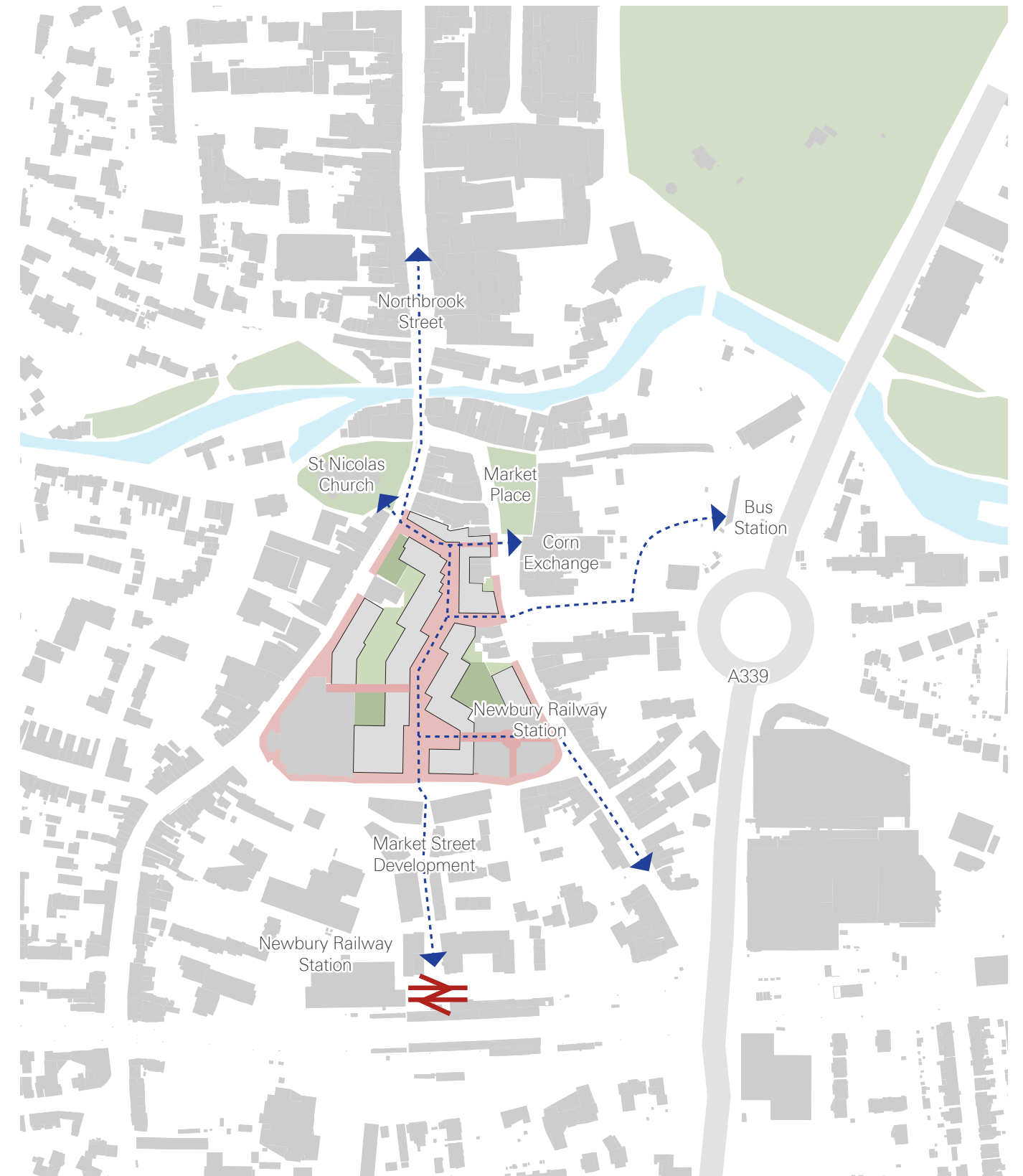
5.3. COMMUNITY REDEVELOPMENT BENEFITS

- Community medical hub
- New GP surgery
- Tech-hub and workspaces
- Enhanced leisure offering
- Residents' facilities
- Town centre homes
- Bandstand
- Outdoor performance spaces



5.4. CONNECTIVITY REDEVELOPMENT BENEFITS

- Linking the town centre & railway station
- Newbury's new pedestrian street
- New public squares
- Characterful alleyways
- Traffic-free routes & spaces
- Outdoor seating & trading




5.5. ECONOMIC REDEVELOPMENT BENEFITS

- Local, independent & artisan businesses
- Sustainable headquarters offices
- Increased town centre footfall
- Turnover shop rents
- Flexible unit sizes
- Regeneration catalyst



5.6. FINANCIAL VIABILITY AND COST IMPLICATIONS

Eagle Quarter
19/05/2021


Total
(incl prelims, OHP)

| | | |
|-------|--|-------------|
| 1.00 | Heritage constraints, lateral development rather than high rise which manifests itself in additional costs as follows: | |
| 1.01 | Lifts - additional required for higher number of cores | £696,220 |
| 1.02 | Stairs - additional required for higher number of cores | £397,840 |
| 1.03 | Extensive roofs - higher quantity due to lateral layout | £2,042,191 |
| 1.04 | Structural cores - additional required for higher number of cores | £1,045,681 |
| 1.05 | Substations - additional required to serve lateral layout | £376,743 |
| 1.06 | M&E distribution - increased distribution due to lateral layout | £313,691 |
| 1.07 | Partition walls - additional required for extensive circulation | £1,352,030 |
| 2.00 | Lateral layout requires extensive substructure works - site preparation and piling with associated pile caps and ground slab | |
| 2.01 | Piling works - 16,225 linear metres | £2,013,169 |
| 2.02 | Pile caps | £848,874 |
| 2.03 | Site levelling/prep | £605,187 |
| 2.04 | Ground slab | £1,646,563 |
| 3.00 | Ambitious sustainability credentials including ground source heating system & photovoltaics targeting 300t carbon savings per annum | |
| 3.01 | Ground source heat system - standing columns | £4,371,390 |
| 3.02 | Photovoltaics to MSCP | £452,091 |
| 3.03 | Photovoltaics to office building roof | £144,669 |
| 4.00 | Works required to integrate existing cinema to the development | |
| 4.01 | Works to create new access/entrance incl fire exits, etc | £656,116 |
| 4.02 | Fit-out to internal units | £420,369 |
| 5.00 | Extensive demolition works required | |
| 5.01 | Provisional sum for demolition of entire existing Kennet Shopping Centre | £1,989,201 |
| 6.00 | Extension of existing multi-storey car park to provide additional level of parking including required extension to the stair/lift core | |
| 6.01 | Additional parking level incl structure, M&E and road markings, etc | £840,558 |
| 6.02 | Extend lift stops, core, lobby, etc | £347,206 |
| 7.00 | Creation of new streets and yards incl cladding street with retail, workshops, health centre, etc | |
| 7.01 | Provision of retail, workshops, health centre, etc | £4,958,426 |
| 7.02 | Create external streetscape | £3,043,176 |
| 8.00 | Improvements to traffic intersections | |
| 8.01 | Cheap Street - Drop kerbed, relocate Bus Stop and Lamp Column | £18,084 |
| 8.02 | Market Street - new lay-by, bus stop/shelter relocation, proposed zebra raised crossing, kerb line /refuse island/taxi rank/footway adjustments | £192,892 |
| 8.03 | Market St / Bartholomew St Junction - Remove existing signals and replace with new arrangement to allow for all traffic movements, including resurfacing | £218,209 |
| 8.04 | Bartholomew Street - Drop kerbed, bollards/signage; signalised junction | £271,255 |
| 9.00 | Sky bridges required to connect separate buildings due to lateral layout | |
| 9.01 | Skybridge 1 (enclosed, serviced walkway) | £486,848 |
| 9.02 | Skybridge 2 (enclosed, serviced walkway) | £438,492 |
| 9.03 | Skybridge 3 (open footbridge) | £80,291 |
| 10.00 | Tenant amenities - required to serve each separate building and therefore far more extensive than usual | |
| 10.01 | Provision of 1,408m2 of tenant amenity space to serve each buildings as per lateral layout | £1,551,499 |
| 11.00 | Extensive undercover car/cycle parking, deliveries & vehicular circulation service yard | |
| 11.01 | Cycle parking | £442,727 |
| 11.02 | Deliveries & vehicular circulation service yard | £2,653,377 |
| TOTAL | | £35,000,000 |

ColladoCollins Architects