

APRIL 2021 & AUGUST 2021
DESIGNS

COMPARISON
IMAGES

Part 1: Introduction

EAGLE
QUARTER.

LOCHAILORT

Introduction

We have produced photomontage images accurately showing the position and appearance of the proposed Eagle Quarter development viewed from locations in and around Newbury. The development is a replacement of the Kennet Centre shopping centre in the middle of Newbury.

These proposals have been submitted as planning application no.21/00379/FULMAJ to West Berkshire Council. It was validated on 15/04/2021, and is currently been considered. Following feedback from the consultation process, our clients, Lochailort Newbury, have decided to amend the design.

This document contains comparison images of the original and amended designs.

We have been asked to provide these three images for each camera location:

1. EXISTING

This is the photograph of the existing scene.

2. AS SUBMITTED (APRIL 2021)

This shows the design as submitted in the planning application. The design consists of several blocks of varying shape and height, the highest being Block A which is eleven storeys and Block B which is ten storeys.

Some images only show the outline shape of the buildings. This is shown as a blue line.

3. AS REVISED (AUGUST 2021)

The scheme remains predominantly identical to that submitted, but the main change which is relevant to these images is a reduction in height of the tallest blocks. Block A is reduced to nine storeys high and Block B also becomes nine storeys.

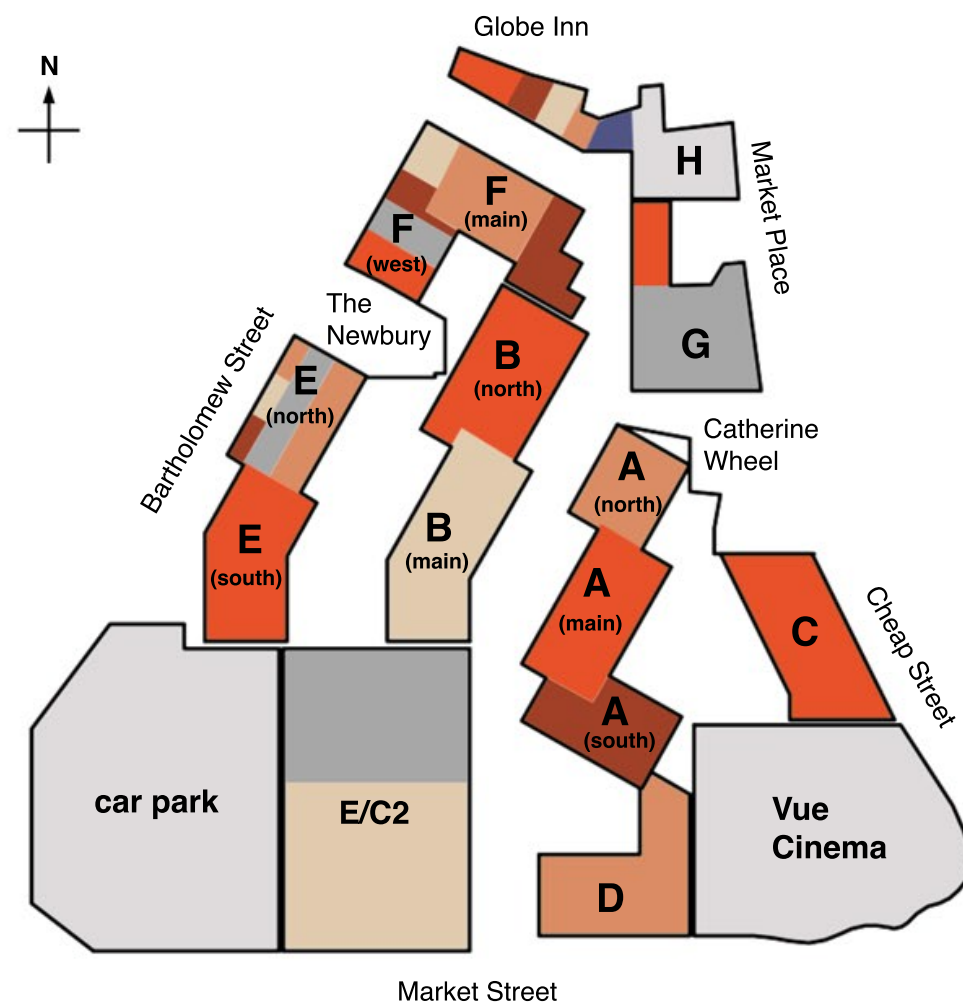
Some images only show the outline shape of the buildings. This is shown as a red line. The submitted design is superimposed as a blue outline to easily compare the two designs. Additionally we have shown the outline of the existing Kennet Centre as a yellow line to provide a comparison with the height of the existing buildings which will be demolished..

As before, the computer model of the proposals was provided to us by Collado Collins Architects.

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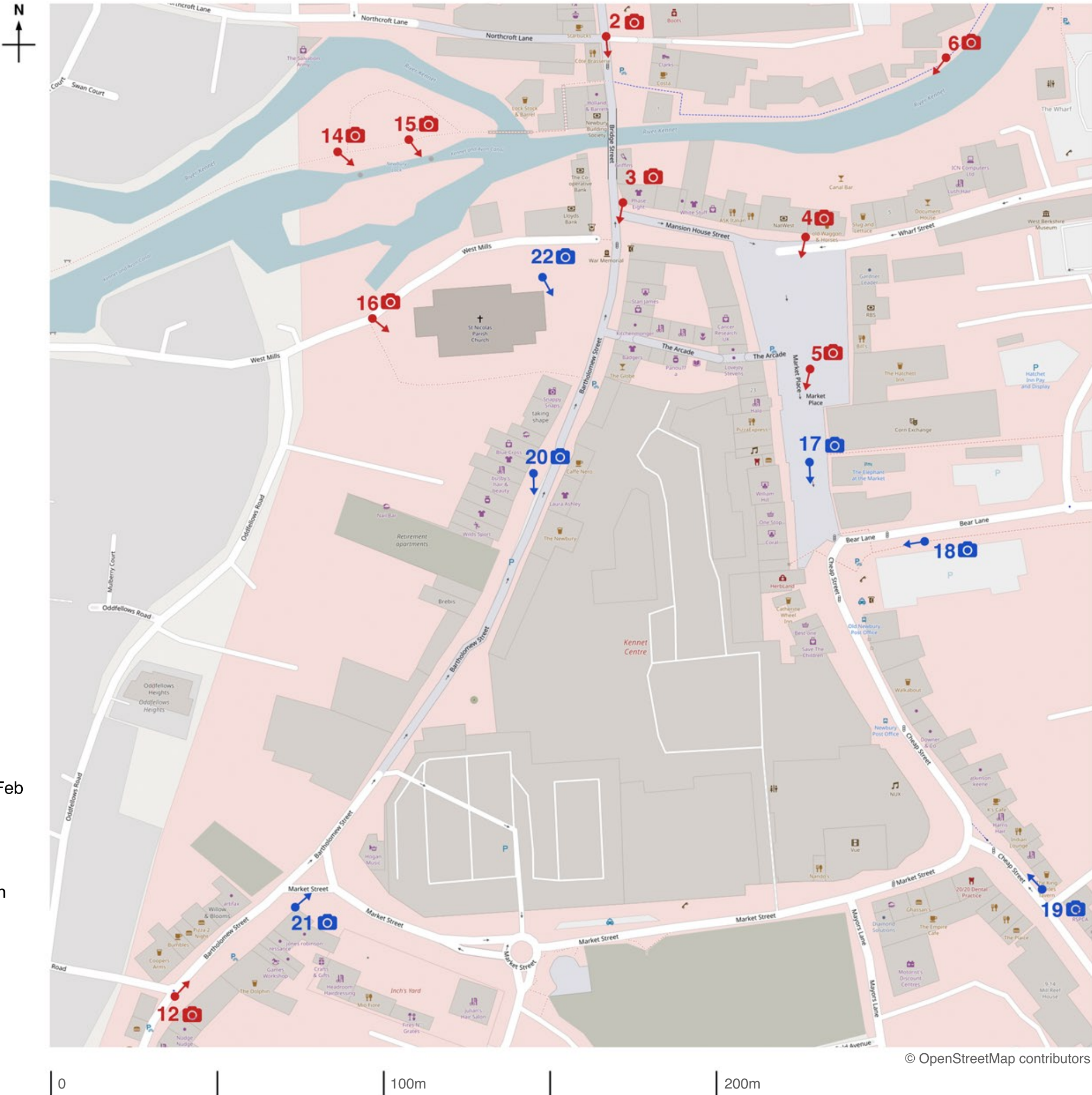
Key to Block Names

Map of Local Camera Positions

Cameras

1	Clock Tower
2	Northbrook Street
3	Bridge Street
4	Market Place
5	Corn Exchange
6	Canal Walk
7	Victoria Park
8	The Wharf
9	A339 River Bridge
10	A339 Roundabout
11	A339 Railway Bridge
12	Bartholomew Street
13	Swing Bridge
14	Towpath
15	Newbury Lock
16	St Nicolas Church Hall
17	Elephant At The Market
18	Bear Lane
19	The King Charles Tavern
20	Newbury Pub
21	Market St Junction With Bartholomew St
22	St Nicolas Churchyard
23	Race Course Approach Road
24	Woodlands View
25	Paddock Road
26	Russell Rd Corner with Blenheim Rd
27	Monkey Bridge
28	Northcroft Park
29	Northcroft Lane (opposite West Car Park)
30	Northcroft Lane (opposite no.5)
31	Goldwell Park
32	Donnington Castle




-  Images from our AVR report dated Feb 2021, submitted April 2021. Viewpoints selected by Lochailort Newbury Ltd.
-  Images requested by Newbury Town Council.

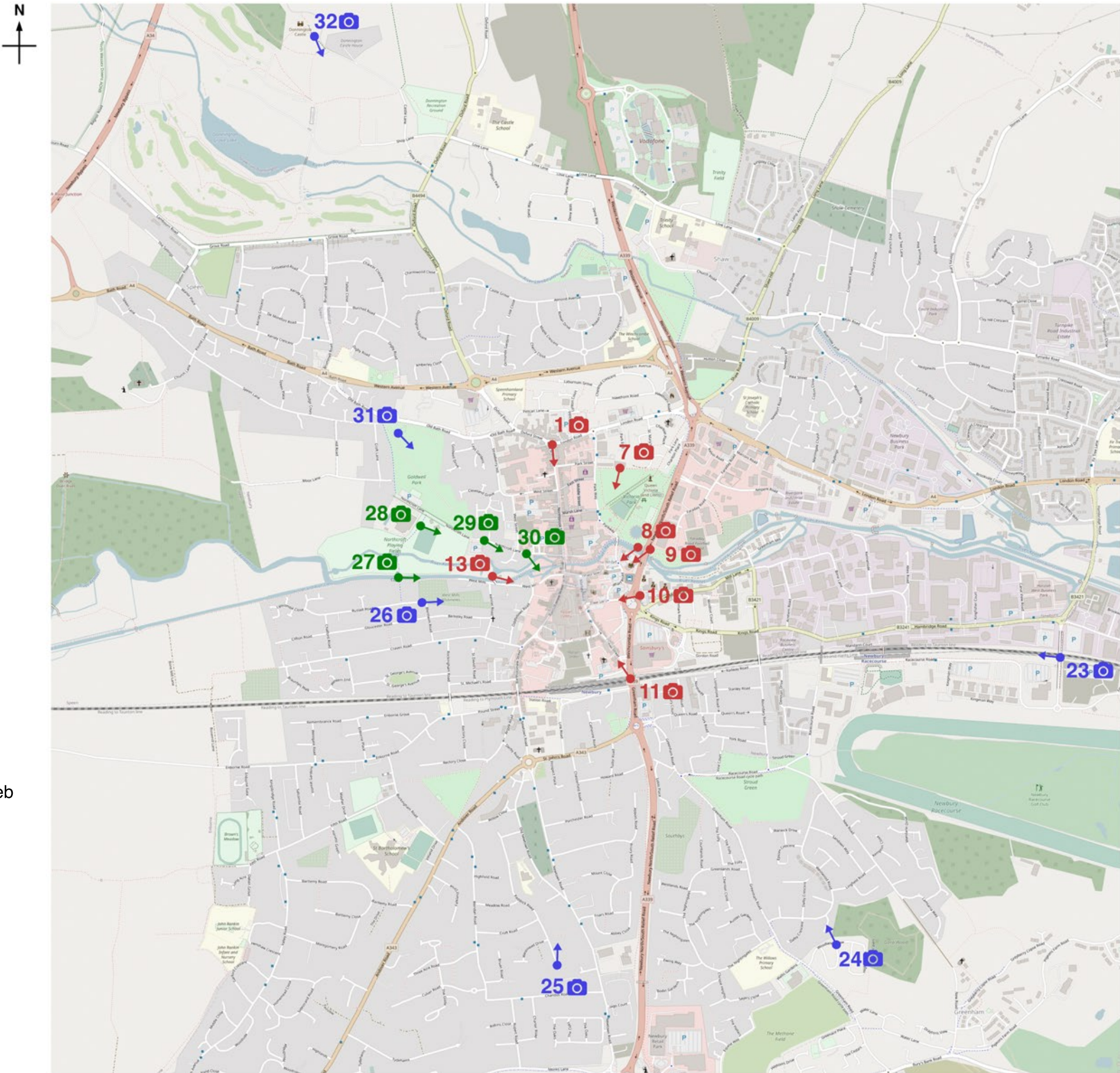


Map of Distant Camera Positions

Cameras

1	Clock Tower
2	Northbrook Street
3	Bridge Street
4	Market Place
5	Corn Exchange
6	Canal Walk
7	Victoria Park
8	The Wharf
9	A339 River Bridge
10	A339 Roundabout
11	A339 Railway Bridge
12	Bartholomew Street
13	Swing Bridge
14	Towpath
15	Newbury Lock
16	St Nicolas Church Hall
17	Elephant At The Market
18	Bear Lane
19	The King Charles Tavern
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21	Market St Junction With Bartholomew St
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-  Images requested by Newbury Town Council.
-  Images requested by West Berkshire Council Principal Conservation and Design Officer.



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Part 2: Views 1 - 8

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Clock Tower

Existing View 1



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

Clock Tower

As Submitted (April 2021) View 1



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

Clock Tower

As Revised (Aug 2021) 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

As Submitted (April 2021) View 2



Looking over the river bridge and through to Bartholomew Street.

Northbrook Street

As Revised (Aug 2021) 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

As Submitted (April 2021) View 3



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

Bridge Street

As Revised (Aug 2021) 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

As Submitted (April 2021) View 4



From The Old Waggon And Horses pub.

Market Place

As Revised (Aug 2021) View 4



From The Old Waggon And Horses pub.

Corn Exchange

Existing View 5



From the centre of Market Place.

Corn Exchange

As Submitted (April 2021) View 5



From the centre of Market Place.

Corn Exchange

As Revised (Aug 2021) 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

As Submitted (April 2021) View 6



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

Canal Walk

As Revised (Aug 2021) 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

As Submitted (April 2021) View 7



From outside Victoria Park Nursery School.

Victoria Park

As Revised (Aug 2021) View 7



From outside Victoria Park Nursery School.

The Wharf

Existing View 8



From the River Kennet towpath beside Victoria Park.

The Wharf

As Submitted (April 2021) View 8



From the River Kennet towpath beside Victoria Park.

The Wharf

As Revised (Aug 2021) View 8



From the River Kennet towpath beside Victoria Park.

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Part 3: Views 9 - 16

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A339 River Bridge

Existing View 9



Looking over the bridge towards the Wharf

A339 River Bridge

As Submitted (April 2021) View 9



Looking over the bridge towards the Wharf

A339 River Bridge

As Revised (Aug 2021) View 9



Looking over the bridge towards the Wharf

A339 Roundabout

Existing View 10



Looking towards Bear Lane.

A339 Roundabout

As Submitted (April 2021)View 10



Looking towards Bear Lane.

A339 Roundabout

As Revised (Aug 2021) View 10



Looking towards Bear Lane.

A339 Railway Bridge

Existing View 11



Standing by the corner of Halfords in Greenham Road.

A339 Railway Bridge

As Submitted (April 2021) View 11



Standing by the corner of Halfords in Greenham Road.

A339 Railway Bridge

As Revised (Aug 2021) View 11



Standing by the corner of Halfords in Greenham Road.

Bartholomew Street

Existing View 12



At the junction with Craven Road.

Bartholomew Street

As Submitted (April 2021) View 12



At the junction with Craven Road.

Bartholomew Street

As Revised (Aug 2021) View 12



At the junction with Craven Road.

Swing Bridge

Existing View 13



Looking along West Mills to St Nicolas Church.

Swing Bridge

As Submitted (April 2021) View 13



Looking along West Mills to St Nicolas Church.

Swing Bridge

As Revised (Aug 2021) View 13



Looking along West Mills to St Nicolas Church.

Towpath

Existing View 14



Standing on the towpath opposite Town Mills.

Towpath

As Submitted (April 2021) View 14



Standing on the towpath opposite Town Mills.

Towpath

As Revised (Aug 2021) View 14



Standing on the towpath opposite Town Mills.

Newbury Lock

Existing View 15



Standing on the canal towpath.

Newbury Lock

As Submitted (April 2021) View 15



Standing on the canal towpath.

Newbury Lock

As Revised (Aug 2021) 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

As Submitted (April 2021) View 16



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

St Nicolas Church Hall

As Revised (Aug 2021) View 16



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