

Project: Eagle Quarter, Newbury

SMA Ref: 6377

Redevelopment of the Kennet Centre comprising (i) partial demolition of existing building (II) flexible-use commercial space (III) headquarters office building (IV) 381 dwellings plus residents' ancillary facilities (v) access, car parking and cycle parking (vi) landscaping & open space (Vii) sustainable energy installations (viii) associated works.

Planning Application reference: **21/00379/FULMAJ**

Subject: Highways – Further Information

Prepared by: Dave Wiseman/James Pritchard

Date: 18.08.21

Revised by: Rhys Donoghue/ David Wiseman

Date: 26.08.21

1.0 INTRODUCTION

- 1.1. This Technical Note (TN) has been prepared by Stuart Michael Associates Limited (SMA), on behalf of Lochailort Newbury, in relation to the above planning application at the Kennet Centre, Newbury (PA Ref: 21/00379/FULMAJ).
- 1.2. SMA prepared a Transport Assessment to accompany the application and the Highway Authority (HA) have reviewed this and requested points of clarification and additional information (ref: correspondence dated 7th July 2021). This TN therefore addresses each of the HA comments raised and reflects the submission of revised plans that reduce the quantum of residential development that is proposed.

2.0 DEVELOPMENT PROPOSALS

- 2.1. Greater detail of the land uses and associated floor areas for each land use for both the existing and the proposed development have been requested by the HA. **Table 2.1** displays the area for both the existing and proposed land uses.

Table 2.1 – Gross Internal Area of Existing/ Proposed Land Uses

Building / Area	GIA - PROPOSED		GIA - EXISTING	
	sq m	sq ft	sq m	sq ft
Block A	8,601.05	92,582	-	-
Block B	8,607.65	92,653	-	-
Block C	1,798.81	19,362	-	-
Block D	3,019.38	32,501	-	-
Block E	3,944.07	42,454	-	-
Block F	3,052.52	32,857	-	-
Block G	1,411.73	15,196	-	-
Block H	553.22	5,955	-	-
Health Centre	317.76	3,420	-	-
Resident's Amenity	1,074.92	11,570	-	-
Manager's Office	117.12	1,261	-	-
Commercial	1,830.12	19,699	-	-
HQ Offices	5,804.75	62,482	-	-
Tech Hub	2,157.78	23,226	-	-
Restaurants	690.52	7,433	783.82	8,437
Cinema	198.55	2,137	3,391.43	36,505
Store	94.18	1,014	-	-
MSCP	3,036.35	32,683	12,048.69	129,692
Ancillary	5,250.24	56,514	-	-
TOTAL	51,560.72	555,000	16,223.94	174,634
Amenity / Area	GIA - PROPOSED		GIA - EXISTING	
	sq m	sq ft	sq m	sq ft
Outdoor Amenity	3,070.50	33,051	-	-
Private Amenity	966.94	10,408	-	-
TOTAL	4,037.44	43,459	-	-

- 2.2. A plan showing the zones of the development is provided as **Appendix 1**.
- 2.3. The ground floor plans have not changed since planning submission but upper floors have been subject to amendments and revisions following consultations. A revised area schedule is provided at **Appendix 2**.
- 2.4. Significant reductions to the height, massing and floor space of the proposed development, have been made. This has resulted in a reduction of 21 flats (a loss of 5% of the flats originally proposed). The total number of residential units is now 381.

3.0 PEDESTRIAN AND CYCLE CONNECTIONS

- 3.1. The HA has raised concern that the location for the provision of a zebra crossing on the Market Street may not be achievable.
- 3.2. SMA have therefore reviewed the most recent Market St. development proposal plans and the main non- vehicular north to south link is pedestrian only. We have therefore prepared a proposed layout showing a new zebra crossing, relocated bus stops/shelters, lay-by and kerbing adjustments (**Drawing 6377.004** refers).
- 3.3. In terms of cyclists, as mentioned in the design and access statement, they will use the existing 20mph roads around the development site (Cheap Street, Bartholomew Street and Market Street). Eagle Quarter however will remain in private ownership and the routes through the scheme will be permissive rather than offered as public rights of way. The scheme's routes and

spaces have intentionally been designed to allow for street trading, outdoor seating, carts & barrows, events, and activities. It is wholly inappropriate to encourage or allow cycling through the scheme in this context and therefore cyclists will be required to dismount upon entering the development.

4.0 VEHICULAR ACCESS

- 4.1. The HA has raised concerns about vehicular accesses, including visibility splays and the relocation of the pedestrian gateway.
- 4.2. In terms of the vehicular site accesses, **Drawing 6377.005** shows the proposed access and 2.4m x 25m visibility splays onto Cheap Street. **Drawing 6377.006** shows the proposed access and 2.4m x 25m visibility splays onto Bartholomew Street including the relocation of the pedestrian zone gateway. Bollards and signage will need to be relocated circa 40m to the north on Bartholomew Street.

5.0 CAR PARKING

- 5.1. The HA states that parking provision for the development should be in line with WBC parking standards. However the HA "would welcome some dual use of parking spaces subject to land use". The HA is asking for a full review of the parking demand and to assess the parking including providing an accommodation schedule that sets out the number of bedrooms per flat.
- 5.2. The residential accommodation schedule is provided at **Appendix 3**. The number of bedrooms per flat is summarised for each unit.
- 5.3. The proposed office is assumed to be purpose built for the intended occupier. The Occupier is commercially confidential but the Client would be happy to meet with the HA to discuss this element of the development if necessary. The occupier currently has 150 car parking spaces in close proximity to the application site, which will be retained. Should the proposed building not be utilised as an office this zone 4 area would change to retirement living accommodation. A separate planning application for 91 retirement living apartments is detailed under PA reference 21/00380/FULMAJ.

Existing Kennet Centre Retail Use

- 5.4. The current full parking standard for retail uses (A1/A2) over 1000sqm is 1 space per 20sqm.
- 5.5. **Table 5.1** below summarises the parking provision for existing retail area known as the Kennet Centre.

Table 5.1 Existing and Full Parking Standard Provision for the Kennet Centre

Full Parking Standard		Existing Parking Provision	Percentage of existing provision to Full Standard
Retail Floor Area (sqm)	Standard - Retail (1 space per 20sqm)		
22,899.4	1,145 spaces	415 spaces	36%

- 5.6. From this it can be seen that if the full adopted parking standard for the retail floor area contained within the Kennet Centre, if were being considered as a new application would require 1,145 parking spaces. The existing multi storey car park provides 415 spaces, which equates to some 36% of the full standard. This is In the light of the site's town centre location, the availability of excellent public transport links on the site's doorstep, and the extensive quantum of car parking provision available in close proximity and elsewhere in the town centre.
- 5.7. The above existing car parking ratio equates to 1 space per 73 sq.m.
- 5.8. The applicant emphatically maintains that the multi-storey car park was built to serve the Kennet Centre, which will no longer exist. The retail offering on the site has been reduced by 90% and on top of this, 580 additional town centre parking spaces have recently been provided in the new multi-storey car park beside the railway station

Proposed and Retained Uses

- 5.9. With reference to **Table 2.1** and **Appendix 2** the existing retained and new restaurants plus Cinema equates to 5,064 sq.m.
- 5.10. The proposed non-residential land use (Health Centre, Commercial, Tech hub and associated office and amenity space) equates to 5,498 sq.m
- 5.11. On this basis, the total proposed and retained land uses therefore equate to 10,562 sq.m (Paragraph 5.8 and 5.9).
- 5.12. Applying the existing ratio of 1 space per 73sq.m to the total proposed and retained uses (10,562 sq.m), the number car parking spaces equates to 144 spaces.
- 5.13. The development is also in proximity to extensive existing public car parking with Newbury town centre (**Appendix 4** refers). This parking will be available to anyone using the development proposals.
- 5.14. With regard to the potential Health Centre the client is working closely with Eastfield House surgery to provide the practice with a bespoke new GP surgery at Eagle Quarter. The catchment will be similar to that of the existing surgery and patients will be able to use the existing Kennet Centre MSCP when visiting the surgery, with the potential for multi-purpose linked activities whilst they are in the town centre.
- 5.15. WBC parking standards guidance for New Developments is summarised below.

Table 2 - Residential Parking – Zone 1 – Newbury Town Centre

Flats – No. Bedrooms	Requirement – Space per Flat
1	0.75
2	1
3	2

- 5.16. The Parking Standards state that: "*There may be exceptional circumstances where there is a case for providing parking that does not accord with the above levels. These cases will be considered on an individual basis*". This town centre based, highly accessible site is considered to be an exceptional circumstance and a reduction in parking standards is considered

appropriate in this location, as was accepted for the adjacent Market Street permitted development.

- 5.17. Zone 1 is classified as up to a 5 minute walk to the town centre. Given that the site is situated centrally and directly in the town centre it is not unreasonable to assume that a resident wishing to live in this area will typically not need a car. If they wish to use a car on occasions they can use the car club. There is an existing Co-Wheels car club in the Kennet Centre MSCP that will be doubled in size as part of the development proposals. This will enable increase access to temporary car usage for residents of the development.
- 5.18. With this in mind, and the sites' accessibility to town centre facilities, The 83 spaces in the new undercroft car park will be reserved for residents and will be allocated by the onsite management company.
- 5.19. Those residents who do not have an allocated space in the undercroft car park will be able to park in the Kennet Centre MSCP - which already has significant spare capacity. The level of excess capacity has recently increased with the new Market Street MSCP and will increase further still once the Kennet Centre is demolished. West Berkshire Council's declaration of a climate emergency is an important material consideration and it runs completely contrary to that declaration to build significant additional car parking provision in the town centre when there is acknowledged and increasing excess capacity in the existing Kennet Centre MSCP that can be flexibly used.
- 5.20. The provision of bicycle parking (Section 6.0) will ensure residents have access to a sustainable mode of transport for short to medium length journeys, which will further decrease the reliance on private cars.
- 5.21. The residential use will be promoted as a predominantly a car free development. The surrounding existing network of roads are all controlled by parking restrictions and residents parking. There will be no risk of uncontrolled parking overspill onto the adjacent public highways.
- 5.22. A parking reduction was accepted as part of the Market Street development where a parking ratio of 0.47 spaces per dwelling was proposed. Given the proximity of the two sites, the highly accessible locations and the acceptance of West Berkshire Council's highways officer regarding the provision of parking for the Market Street Development, this level of parking provision must therefore also be acceptable as part of the Eagle Quarter development.

Table 5.2 – Potential Residential Parking

Flats – Bedrooms	No. Space per Flat (50% reduction)	Proposed Units	Parking Spaces
1	0.375	188	71
2	0.5	175	88
3	1	18	18

- 5.23. Significant reductions to the height, massing and floor space of the proposed development, have been made, which has resulted in a reduction of 21 flats from 401 (a loss of 5% of the flats originally proposed). A total of 381 flats are proposed this would equate to 177 spaces.

- 5.24. In terms of parking for visitors WBC guidance refers to a ratio of 0.2 spaces per unit. This equates to 77 spaces.
- 5.25. When using WBC targets for car parking (of all of the proposed/existing land uses) the total number of **proposed and retained uses equates to 398 spaces**. This compares favourably against 555 spaces the total number of proposed/ retained and allows for flexibility in terms of allowance for fluctuations in general public visitors.
- 5.26. If a tenant for the proposed office HQ, within the site, is not forthcoming, then this space will be promoted for 91 retirement living apartments (this is promoted under a separate planning application 21/00380/FULMAJ). Current West Berkshire Council Parking Standards do not provide guidance on the parking requirements of retirement homes. Therefore, reference is been made to the number of parking spaces that were approved for the nearby permitted retirement apartments on Bartholomew Street (18/01827).
- 5.27. This scheme allowed 24 parking spaces for 60 retirement apartments a ratio of 0.4 spaces per unit. This is broadly similar to the rates in Table 3 above.
- 5.28. The 91 retirement apartments that could be promoted on site comprise of 9 one bed and 82 two bed units. With reference to **Table 4** below this equates to 45 parking spaces.

Table 4 – Potential Retirement Living Parking

Flats – Bedrooms	No.	Space per Flat (50% reduction)	Proposed Units	Parking Spaces
1		0.375	9	4
2		0.5	82	41

- 5.29. The total number of **proposed and retained uses taking into account the proposed retirement living apartment equates to 443 spaces**.
- 5.30. This also compares favourably against 555 spaces the total number of proposed/ retained and allows for flexibility in terms of allowance for fluctuations in general public visitors.
- 5.31. It is important to note, Newbury benefits from an extensive range of car parking, both short and long stay, across the town (**Appendix 4** refers). These are all within a short walk of the site. The main car parks in Newbury are clearly signed by the use of variable message signs which indicate availability of off-street car parking, so visitors can make a choice of where to park whilst entering from the main roads on the outskirts of the town. This makes best use of the extensive range of car parks which are all within a convenient and short walk of the site. The tariffs operating within the car parks are similar therefore there is no specific demand for individual car parks.
- 5.32. There are no public unrestricted car parking areas within easy walking distance of the site. An onsite car club is proposed to provide flexible and environmentally-friendly travel, potentially by means of a 3 vehicle expansion of the existing Newbury Co-Wheels car club. Occupants of the residential units will not be allowed to apply for local residential on-street parking permits. This can be covered by condition and occupants will be made aware of this at the first point of contact.

- 5.33. It is understood that the highway authority would welcome some dual use of parking spaces subject to land uses.
- 5.34. The parking within the multi-storey will be unallocated and therefore provides much better flexibility in terms of parking. For example residents with a car would typically drive to work Monday to Friday at around 7:30 to 8:30 am and return around 17:30 to 18:30. During this time the commercial/retail/health units typically open between 9:00am and 5:00pm and therefore share spaces that would be unoccupied by residents during the day.
- 5.35. The 83 spaces in the Bartholomew Street undercroft will be for residents only.
- 5.36. The HA was requested further details on the electric vehicle parking spaces and disabled spaces. In terms of disabled and electric parking spaces 5 spaces are provided within the new car park served by Bartholomew Street. These are clearly indicated on the site layout plans attached as **Appendix 5**.

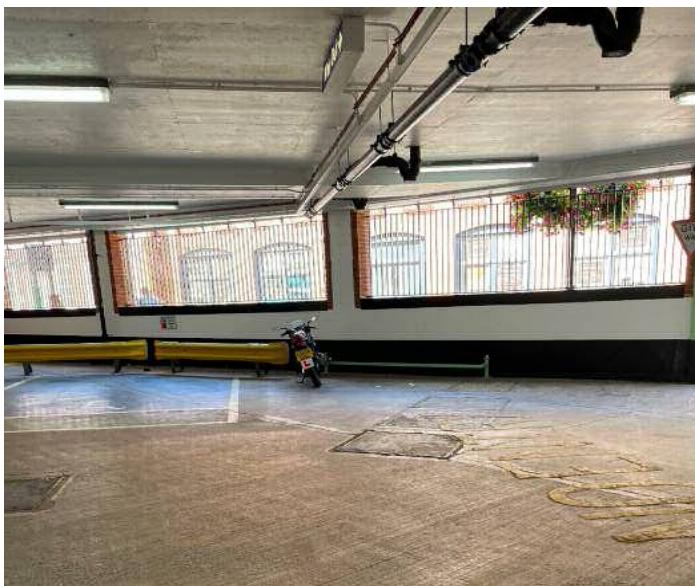
6.0 CYCLE PARKING

- 6.1. The HA has requested an accommodation schedule for the whole development to assess cycle parking provision. This is attached as **Appendix 3**.

- 6.2. Cycle parking schedule:

Residential Cycle Parking Guidance	
Flats – No. Bedrooms	Requirement – Space per Flat
1	1
2+	2

- 6.3. The 381 residential apartments comprise of 188 one bed, 175 two bed and 18 three bed (the accommodation schedule of provided at **Appendix 3**. This equates to 574 cycle spaces.
- 6.4. A total of 610 cycle spaces are proposed. 36 spaces could therefore be available to staff/employees of the commercial/ retail units.
- 6.5. In terms of minor adjustments to cycle storage details this can be dealt with at the detail design stage. All cycle storage areas will need to be safe and secure at the storage location and a further door/exit of the building. To manage the significant amount of cycle parking multiple separate areas are provided. Cycle storage near G1 could be adjusted to provide a direct door access onto the lobby area, the cycle storage near F4 and F5 will be accessed via the car park only. Cycle parking would be secured by condition as part of the planning permission.
- 6.6. All cycle parking will be located on the ground floor the clearance height of all cycle storage areas will be 3m or greater this provides sufficient clearance for the proposed tiered bike racks.
- 6.7. To encourage cycling and as outlined in the Travel Plan that accompanies the application the new office building will have four separate shower rooms, these are located on the ground floor within the locker areas.
- 6.8. There is suitable existing motor cycle parking provision within the multi-storey car park. A site visit was undertaken on the 25/08/2021, one area for motorcycle is provided on the ground floor a photograph of this provision is shown below.



- 6.9. As the photograph shows there is ample space for approximately 7 motorcycles.

7.0 JUNCTION CAPACITY ASSESSMENTS

- 7.1. Baseline Junction modelling assessments have been undertaken using the flows provided as part of the Newbury Town Centre VISSIM Model 2026 Core Forecast. The anticipated development generated vehicle flows have been added to these 2026 flows to generate the “2026 Future Year + Development” scenario.
- 7.2. The VISSIM model is not necessary because we have taken the traffic flows from the VISSIM model and undertaken capacity tests that confirm the junction operate with spare capacity.
- 7.3. Given the significant reduction in commercial floor area and that a travel plan for the residential development will be promoted to encourage other uses than the car It is clear from the assessment in the TA that the proposed development will not have a significant impact on any of the highlighted highway links.

8.0 MITIGATION

- 8.1. A Travel Plan has been prepared by SMA. This accompanies the planning application and is provided on the planning portal under associated documents.
- 8.2. **Drawing 6377.006** shows the proposed access onto Bartholomew Street including the relocation of the pedestrian zone gateway. Bollards and signage will need to be relocated circa 50m to the north on Bartholomew Street.
- 8.3. **Drawing 6377.001** shows the proposed junction improvement at Market Street, Bartholomew Street signalised junction to allow for all vehicle movements.
- 8.4. **Drawing 6377.004** shows the proposed layout on Market Street, a new zebra crossing, relocated bus stops/shelters, taxi, lay-by and kerbing adjustments. To form this crossing the bus layby, proposed and approved under the Grainger Market street scheme, will be to be removed. New on-road bus stop with shelters are proposed. The bus lay-by area can also be landscaped to improve and enhance the overall street scene.
- 8.5. It is important to note that the pedestrian route was identified as a priority by West Berkshire Council from the outset of and throughout the pre application consultation process. The above

drawing demonstrates how these changes to the previously approved layout arrangements will not cause harm or road safety issues.

- 8.6. In terms of mitigation for cyclists, cycling will be on-street and there are no significant safety issues. The surrounding roads are subject to a 20mph zone speed limit. St Johns roundabout has existing extensive cycle lanes including cycle lanes north of this junction along Newtown Road towards the 20mph zone gateway on Bartholomew Street.
- 8.7. The Travel Plan will encourage cycling and promote the use through bicycle awareness schemes and events.

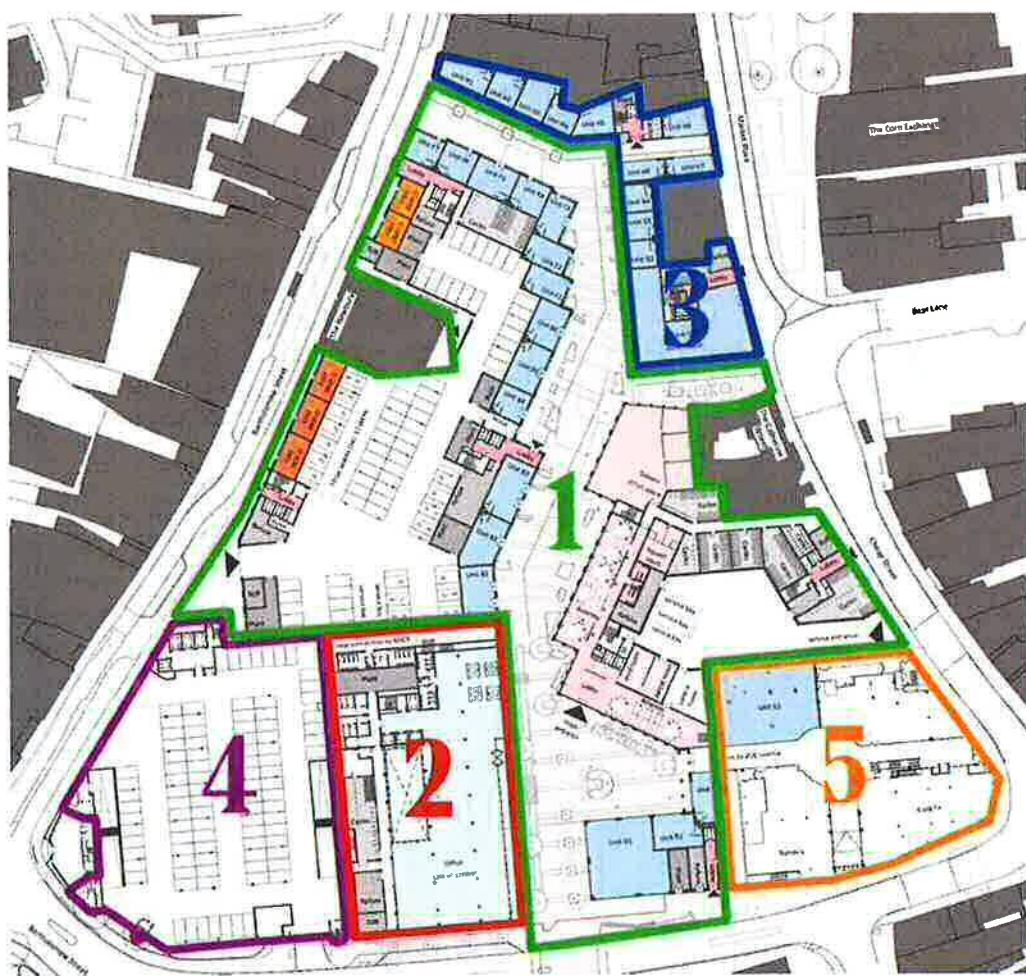
APPENDICES

APPENDIX 1

EAGLE QUARTER.

High-level accommodation schedule

- Zone 1 Multi-family
- Zone 2 Offices option
- Zone 3 Retirement living option
- Zone 4 Mixed uses
- Zone 5 Multi-storey car park
- Zone 6 Cinema wing



APPENDIX 2

Building / Area	GIA - PROPOSED		GIA - EXISTING	
	sq m	sq ft	sq m	sq ft
Block A	8,601.05	92,582	-	-
Block B	8,607.65	92,653	-	-
Block C	1,798.81	19,362	-	-
Block D	3,019.38	32,501	-	-
Block E	3,944.07	42,454	-	-
Block F	3,052.52	32,857	-	-
Block G	1,411.73	15,196	-	-
Block H	553.22	5,955	-	-
Health Centre	317.76	3,420	-	-
Resident's Amenity	1,074.92	11,570	-	-
Manager's Office	117.12	1,261	-	-
Commercial	1,830.12	19,699	-	-
HQ Offices	5,804.75	62,482	-	-
Tech Hub	2,157.78	23,226	-	-
Restaurants	690.52	7,433	783.82	8,437
Cinema	198.55	2,137	3,391.43	36,505
Store	94.18	1,014	-	-
MSCP	3,036.35	32,683	12,048.69	129,692
Ancillary	5,250.24	56,514	-	-
TOTAL	51,560.72	555,000	16,223.94	174,634

Amenity / Area	GIA - PROPOSED		GIA - EXISTING	
	sq m	sq ft	sq m	sq ft
Outdoor Amenity	3,070.50	33,051	-	-
Private Amenity	966.94	10,408	-	-
TOTAL	4,037.44	43,459	-	-

RESIDENTIAL	Block A		Block B		Block C		Block D	
	sq m	sq ft						
Ground	319.53	3,439	138.58	1,492	95.74	1,031	59.24	638
Level 01	668.63	7,197	1,185.59	12,762	245.75	2,645	606.50	6,528
Level 02	1,229.35	13,233	1,212.30	13,049	555.86	5,983	656.64	7,068
Level 03	1,229.35	13,233	1,185.59	12,762	450.73	4,852	606.50	6,528
Level 04	1,229.35	13,233	1,185.59	12,762	450.73	4,852	606.50	6,528
Level 05	1,229.35	13,233	1,185.59	12,762	-	-	484.00	5,210
Level 06	1,229.35	13,233	1,215.81	13,087	-	-	-	-
Level 07	916.37	9,864	649.30	6,989	-	-	-	-
Level 08	549.77	5,918	649.30	6,989	-	-	-	-
Level 09	-	-	-	-	-	-	-	-
Level 10	-	-	-	-	-	-	-	-
TOTAL	8,601.05	92,582	8,607.65	92,653	1,798.81	19,362	3,019.38	32,501

RESIDENTIAL	Block E		Block F		Block G		Block H	
	sq m	sq ft	sq m	sq ft	sq m	sq ft	sq m	sq ft
Ground	225.29	2,425	183.35	1,974	90.69	976	32.72	352
Level 01	662.01	7,126	973.79	10,482	469.84	5,057	260.80	2,807
Level 02	1,031.33	11,101	973.79	10,482	466.25	5,019	259.70	2,795
Level 03	939.18	10,109	546.32	5,887	384.95	4,144	-	-
Level 04	543.13	5,846	375.27	4,039	-	-	-	-
Level 05	543.13	5,846	-	-	-	-	-	-
Level 06	-	-	-	-	-	-	-	-
Level 07	-	-	-	-	-	-	-	-
Level 08	-	-	-	-	-	-	-	-
Level 09	-	-	-	-	-	-	-	-
Level 10	-	-	-	-	-	-	-	-
TOTAL	3,944.07	42,454	3,052.52	32,857	1,411.73	15,196	553.22	5,955

NON-RESIDENTIAL	Residents Amenity		Health Centre		Manager's Office		Commercial	
	sq m	sq ft	sq m	sq ft	sq m	sq ft	sq m	sq ft
Ground	840.57	9,048	317.76	3,420	12.17	131	1,830.12	19,699
Level 01	234.35	2,523	-	-	104.95	1,130	-	-
Level 02	-	-	-	-	-	-	-	-
Level 03	-	-	-	-	-	-	-	-
Level 04	-	-	-	-	-	-	-	-
Level 05	-	-	-	-	-	-	-	-
Level 06	-	-	-	-	-	-	-	-
Level 07	-	-	-	-	-	-	-	-
Level 08	-	-	-	-	-	-	-	-
Level 09	-	-	-	-	-	-	-	-
Level 10	-	-	-	-	-	-	-	-
TOTAL	1,074.92	11,570	317.76	3,420	117.12	1,261	1,830.12	19,699

NON-RESIDENTIAL	HQ Offices		Tech Hub		Restaurants - PROPOSED		Restaurants - EXISTING	
	sq m	sq ft	sq m	sq ft	sq m	sq ft	sq m	sq ft
Ground	1,072.33	11,543	291.52	3,138	690.52	7,433	783.82	8,437
Level 01	631.42	6,797	85.70	922	-	-	-	-
Level 02	1,092.30	11,758	445.14	4,791	-	-	-	-
Level 03	-	-	-	-	-	-	-	-
Level 04	1,092.30	11,758	445.14	4,791	-	-	-	-
Level 05	1,092.30	11,758	445.14	4,791	-	-	-	-
Level 06	-	-	-	-	-	-	-	-
Level 07	824.10	8,871	445.14	4,791	-	-	-	-
Level 08	-	-	-	-	-	-	-	-
Level 09	-	-	-	-	-	-	-	-
Level 10	-	-	-	-	-	-	-	-
TOTAL	5,804.75	62,482	2,157.78	23,226	690.52	7,433	783.82	8,437

NON-RESIDENTIAL	Cinema - PROPOSED		Cinema - EXISTING		M/SCP - PROPOSED		M/SCP - EXISTING	
	sq m	sq ft	sq m	sq ft	sq m	sq ft	sq m	sq ft
Ground	198.55	2,137	538.81	5,800	-	-	3,078.50	33,137
Level 01	-	-	1,943.13	20,916	-	-	2,832.28	30,487
Level 02	-	-	909.49	9,790	-	-	3,100.42	33,373
Level 03	-	-	-	-	-	-	3,037.49	32,696
Level 04	-	-	-	-	3,036.35	32,683	-	-
Level 05	-	-	-	-	-	-	-	-
Level 06	-	-	-	-	-	-	-	-
Level 07	-	-	-	-	-	-	-	-
Level 08	-	-	-	-	-	-	-	-
Level 09	-	-	-	-	-	-	-	-
Level 10	-	-	-	-	-	-	-	-
TOTAL	198.55	2,137	3,391.43	36,505	3,036.35	32,683	12,048.69	129,692

NON-RESIDENTIAL	Store		Ancillary		Outdoor Amenity		Private Amenity	
	sq m	sq ft	sq m	sq ft	sq m	sq ft	sq m	sq ft
Ground	94.18	1,014	4,749.34	51,122	-	-	70.53	759
Level 01	-	-	500.90	5,392	878.30	9,454	524.66	5,647
Level 02	-	-	-	-	654.07	7,040	225.62	2,429
Level 03	-	-	-	-	442.01	4,758	-	1,573
Level 04	-	-	-	-	92.19	992	-	-
Level 05	-	-	-	-	92.19	992	-	-
Level 06	-	-	-	-	-	-	-	-
Level 07	-	-	-	-	557.59	6,002	-	-
Level 08	-	-	-	-	354.15	3,812	-	-
Level 09	-	-	-	-	-	-	-	-
Level 10	-	-	-	-	-	-	-	-
TOTAL	94.18	1,014	5,250.24	56,514	3,070.50	33,051	966.94	10,408

APPENDIX 3

20011_Eagle Quarter, Newbury - Apartment Schedule
Revision P2 - 04/08/2021

No.	Type	Size	Type of unit	Flat		Area	Living / Kitchen / Dining		Bedroom 1		Bedroom 2		Rooms		Private Amenity							
				m ²	sq ft		No min size	Island or Bar	11.5 m ² min	1800mm wardrobe	11.5 or 7.5 m ² min	1800mm wardrobe	Storage	Bedroom 3	Bath	Ensuite	WC	Balcony	Terrace			
Block A																						
A101	22	2B4P	Flat	70.03	754	Y	-	-	-	-	-	-	1	1	-	-	-	-				
A102	1	Studio	Flat	39.33	423	Y	-	-	-	-	-	-	1	1	-	1	5.74	62				
A103	1	Studio	Flat	39.33	423	Y	-	-	-	-	-	-	1	1	-	1	5.74	62				
A104	4	1B2P	Flat	50.03	539	Y	-	-	-	-	-	-	1	1	-	1	5.74	62				
A105	4	1B2P	Flat	50.03	539	Y	-	-	-	-	-	-	1	1	-	1	5.74	62				
A106	21A	2B4P	Flat	70.03	754	Y	-	-	-	-	-	-	1	1	-	1	5.74	62				
A107	23A	2B4P	Flat	70.30	757	Y	-	-	-	-	-	-	1	1	-	1	5.42	58				
A108	23A	2B4P	Flat	70.30	757	Y	-	-	-	-	-	-	1	1	-	1	5.42	58				
Level 1				8	459.38	4,945																
A201	24	2B4P	Flat	74.37	801	Y	-	-	-	-	-	-	1	1	-	-	-	19.87	214			
A202	21	2B4P	Flat	70.03	754	Y	-	-	-	-	-	-	1	1	-	1	5.73	62				
A203	21	2B4P	Flat	70.03	754	Y	-	-	-	-	-	-	1	1	-	1	5.73	62				
A204	5	1B2P	Flat	50.03	539	Y	-	-	-	-	-	-	1	1	-	1	5.73	62				
A205	21A	2B4P	Flat	70.03	754	Y	-	-	-	-	-	-	1	1	-	1	5.73	62				
A206	4	1B2P	Flat	50.03	539	Y	-	-	-	-	-	-	1	1	-	1	5.73	62				
A207	5	1B2P	Flat	50.03	539	Y	-	-	-	-	-	-	1	1	-	1	5.74	62				
A208	1	Studio	Flat	39.33	423	Y	-	-	-	-	-	-	1	1	-	1	5.74	62				
A209	1	Studio	Flat	39.33	423	Y	-	-	-	-	-	-	1	1	-	1	5.74	62				
A210	1	Studio	Flat	39.33	423	Y	-	-	-	-	-	-	1	1	-	1	5.74	62				
A211	21A	2B4P	Flat	70.03	754	Y	-	-	-	-	-	-	1	1	-	1	5.74	62				
A212	4	1B2P	Flat	50.03	539	Y	-	-	-	-	-	-	1	1	-	1	5.74	62				
A213	4	1B2P	Flat	50.03	539	Y	-	-	-	-	-	-	1	1	-	1	5.42	58				
A214	21A	2B4P	Flat	70.03	754	Y	-	-	-	-	-	-	1	1	-	1	5.42	58				
A215	23A	2B4P	Flat	70.30	757	Y	-	-	-	-	-	-	1	1	-	1	5.42	58				
A216	23A	2B4P	Flat	70.30	757	Y	-	-	-	-	-	-	1	1	-	1	5.42	58				
Level 2				16	933.26	10,046																
																				56.09		604
																				118.49		1,275
A301	24	2B4P	Flat	74.37	801	Y	-	-	-	-	-	-	1	1	-	1	5.85	63				
A302	21	2B4P	Flat	70.03	754	Y	-	-	-	-	-	-	1	1	-	1	5.73	62				
A303	21	2B4P	Flat	70.03	754	Y	-	-	-	-	-	-	1	1	-	1	5.73	62				
A304	5	1B2P	Flat	50.03	539	Y	-	-	-	-	-	-	1	1	-	1	5.73	62				
A305	21A	2B4P	Flat	70.03	754	Y	-	-	-	-	-	-	1	1	-	1	5.73	62				
A306	22	2B4P	Flat	70.03	754	Y	-	-	-	-	-	-	1	1	-	1	5.74	62				
A307	5	1B2P	Flat	50.03	539	Y	-	-	-	-	-	-	1	1	-	1	5.74	62				
A308	1	Studio	Flat	39.33	423	Y	-	-	-	-	-	-	1	1	-	1	5.74	62				
A309	1	Studio	Flat	39.33	423	Y	-	-	-	-	-	-	1	1	-	1	5.74	62				
A310	1	Studio	Flat	39.33	423	Y	-	-	-	-	-	-	1	1	-	1	5.74	62				
A311	21A	2B4P	Flat	70.03	754	Y	-	-	-	-	-	-	1	1	-	1	5.74	62				
A312	4	1B2P	Flat	50.03	539	Y	-	-	-	-	-	-	1	1	-	1	5.74	62				
A313	4	1B2P	Flat	50.03	539	Y	-	-	-	-	-	-	1	1	-	1	5.42	58				
A314	21A	2B4P	Flat	70.03	754	Y	-	-	-	-	-	-	1	1	-	1	5.42	58				

20011_Eagle Quarter, Newbury - Apartment Schedule

Revision P2 - 04/08/2021

No.	Type	Size	Type of unit	Flat		Area		Living / Kitchen / Dining		Bedroom 1		Bedroom 2		Rooms		Private Amenity					
				m ²	sq ft	No min size	Island or Bar	11.5 m ² min	1800mm wardrobe	11.5 or 7.5 m ² min	1800mm wardrobe	11.5/2 or 2.5 m ² min	No.	No.	Type	m ²	sq ft	m ²	sq ft	WC	Balcony
A315	23A	2B4P	Flat	70.30	757	Y	Y	Y	Y	Y	Y	Y	-	-	1	1	-	2	5.42	58	-
A316	23A	2B4P	Flat	70.30	757	Y	Y	Y	Y	Y	Y	Y	-	-	1	1	-	2	5.42	58	-
Level 3				16	953.26	10,261										16	9	-	84.89	914	-
A401	24	2B4P	Flat	74.37	801	Y	Y	Y	Y	Y	Y	Y	-	-	1	1	-	1A	5.85	63	-
A402	21	2B4P	Flat	70.03	754	Y	Y	Y	Y	Y	Y	Y	-	-	1	1	-	3	5.73	62	-
A403	21	2B4P	Flat	70.03	754	Y	Y	Y	Y	Y	Y	Y	-	-	1	1	-	3	5.73	62	-
A404	5	1B2P	Flat	50.03	539	Y	Y	Y	Y	Y	Y	Y	-	-	1	1	-	3	5.73	62	-
A405	21A	2B4P	Flat	70.03	754	Y	Y	Y	Y	Y	Y	Y	-	-	1	1	-	3	5.73	62	-
A406	22A	2B4P	Flat	70.03	754	Y	Y	Y	Y	Y	Y	Y	-	-	1	1	-	1	5.74	62	-
A407	5	1B2P	Flat	50.03	539	Y	Y	Y	Y	Y	Y	Y	-	-	1	1	-	1	5.74	62	-
A408	1	Studio	Flat	39.33	423	-	-	Y	-	Y	-	Y	-	-	1	1	-	1	5.74	62	-
A409	1	Studio	Flat	39.33	423	-	-	Y	-	Y	-	Y	-	-	1	1	-	1	5.74	62	-
A410	1	Studio	Flat	39.33	423	-	-	Y	-	Y	-	Y	-	-	1	1	-	1	5.74	62	-
A411	22A	2B4P	Flat	70.03	754	Y	Y	Y	Y	Y	Y	Y	-	-	1	1	-	1	5.74	62	-
A412	4	1B2P	Flat	50.03	539	Y	Y	Y	Y	Y	Y	Y	-	-	1	1	-	1	5.74	62	-
A413	4	1B2P	Flat	50.03	539	Y	Y	Y	Y	Y	Y	Y	-	-	1	1	-	2	5.42	58	-
A414	21A	2B4P	Flat	70.03	754	Y	Y	Y	Y	Y	Y	Y	-	-	1	1	-	2	5.42	58	-
A415	23A	2B4P	Flat	70.30	757	Y	Y	Y	Y	Y	Y	Y	-	-	1	1	-	2	5.42	58	-
A416	23A	2B4P	Flat	70.30	757	Y	Y	Y	Y	Y	Y	Y	-	-	1	1	-	2	5.42	58	-
Level 4				16	953.26	10,261										16	9	-	90.63	976	-
A501	24	2B4P	Flat	74.37	801	Y	Y	Y	Y	Y	Y	Y	-	-	1	1	-	1A	5.85	63	-
A502	21	2B4P	Flat	70.03	754	Y	Y	Y	Y	Y	Y	Y	-	-	1	1	-	3	5.73	62	-
A503	21	2B4P	Flat	70.03	754	Y	Y	Y	Y	Y	Y	Y	-	-	1	1	-	3	5.73	62	-
A504	5	1B2P	Flat	50.03	539	Y	Y	Y	Y	Y	Y	Y	-	-	1	1	-	3	5.73	62	-
A505	21A	2B4P	Flat	70.03	754	Y	Y	Y	Y	Y	Y	Y	-	-	1	1	-	3	5.73	62	-
A506	22	2B4P	Flat	70.03	754	Y	Y	Y	Y	Y	Y	Y	-	-	1	1	-	1	5.74	62	-
A507	5	1B2P	Flat	50.03	539	Y	Y	Y	Y	Y	Y	Y	-	-	1	1	-	1	5.74	62	-
A508	1	Studio	Flat	39.33	423	-	-	Y	-	Y	-	Y	-	-	1	1	-	1	5.74	62	-
A509	1	Studio	Flat	39.33	423	-	-	Y	-	Y	-	Y	-	-	1	1	-	1	5.74	62	-
A510	1	Studio	Flat	39.33	423	-	-	Y	-	Y	-	Y	-	-	1	1	-	1	5.74	62	-
A511	21A	2B4P	Flat	70.03	754	Y	Y	Y	Y	Y	Y	Y	-	-	1	1	-	1	5.74	62	-
A512	4	1B2P	Flat	50.03	539	Y	Y	Y	Y	Y	Y	Y	-	-	1	1	-	1	5.74	62	-
A513	4	1B2P	Flat	50.03	539	Y	Y	Y	Y	Y	Y	Y	-	-	1	1	-	2	5.42	58	-
A514	21A	2B4P	Flat	70.03	754	Y	Y	Y	Y	Y	Y	Y	-	-	1	1	-	2	5.42	58	-
A515	23A	2B4P	Flat	70.30	757	Y	Y	Y	Y	Y	Y	Y	-	-	1	1	-	2	5.42	58	-
A516	23A	2B4P	Flat	70.30	757	Y	Y	Y	Y	Y	Y	Y	-	-	1	1	-	2	5.42	58	-
Level 5				16	953.26	10,261										16	9	-	90.63	976	-
A601	24	2B4P	Flat	74.37	801	Y	Y	Y	Y	Y	Y	Y	-	-	1	1	-	1A	5.85	63	-
A602	21	2B4P	Flat	70.03	754	Y	Y	Y	Y	Y	Y	Y	-	-	1	1	-	3	5.73	62	-
A603	21	2B4P	Flat	70.03	754	Y	Y	Y	Y	Y	Y	Y	-	-	1	1	-	3	5.73	62	-
A604	5	1B2P	Flat	50.03	539	Y	Y	Y	Y	Y	Y	Y	-	-	1	1	-	3	5.73	62	-

**20011_Eagle Quarter, Newbury - Apartment Schedule
Revision P2 - 04/08/2021**

20011_Eagle Quarter, Newbury - Apartment Schedule

Revision P2 - 04/08/2021

No.	Type	Size	Type of unit	Flat			Area			Living / Kitchen / Dining			Bedroom 1			Bedroom 2			Rooms			Private Amenity					
				m ²	sq ft	No min size	Island or Bar	11.5 m ² min	1800mm wardrobe	11.5 or 7.5 m ² min	1800mm wardrobe	11.5 or 7.5 m ² min	1800mm wardrobe	11.5 or 7.5 m ² min	1800mm wardrobe	1/1.5/2 or 2.5 m ² min	No.	No.	Type	m ²	sq ft	m ²	sq ft	WC	Balcony	Terrace	
B105	40	3B5P	Flat	89.77	966	-	-	-	-	Y	-	Y	-	Y	-	Y	-	1	1	-	-	34.32	369				
B106	22	2B4P	Flat	70.30	757	Y	Y	Y	Y	Y	-	Y	-	Y	-	Y	-	1	1	1	1	-	29.37	316			
B107	6	1B2P	Flat	48.77	525	Y	-	-	-	Y	-	Y	-	Y	-	Y	-	1	-	-	-	-	21.93	236			
B108	21	2B4P	Flat	70.30	757	Y	Y	Y	Y	Y	-	Y	-	Y	-	Y	-	1	1	1	1	-	32.79	353			
B109	6	1B2P	Flat	48.77	525	Y	-	-	-	Y	-	Y	-	Y	-	Y	-	1	-	-	-	-	15.54	167			
B110	1	Studio	Flat	39.33	423	-	-	Y	-	Y	-	Y	-	Y	-	Y	-	1	-	-	-	-	13.01	140			
B111	4	1B2P	Flat	50.03	539	Y	-	-	-	Y	-	Y	-	Y	-	Y	-	1	-	-	-	-	29.41	317			
B112	18	2B3P	Flat	63.83	687	-	-	Y	-	Y	-	Y	-	Y	-	Y	-	1	-	3	5.72	62	-	-			
B113	21	2B4P	Flat	70.03	754	Y	-	-	-	Y	-	Y	-	Y	-	Y	-	1	1	-	3	5.72	62	-	-		
B114	19	2B3P	Wheelchair	70.03	754	-	-	Y	-	Y	-	Y	-	Y	-	Y	-	1	-	-	3	5.72	62	-	-		
Level 1				14	895.96	9,644												14	6	-		38.84	418	176.37	1,898		
B201	22A	2B4P	Flat	70.03	754	Y	-	-	-	Y	-	Y	-	Y	-	Y	-	1	1	1	-	2	5.42	58	-		
B202	1	Studio	Flat	39.33	423	-	-	Y	-	Y	-	Y	-	Y	-	Y	-	1	-	2	5.42	58	-	-			
B203	20	2B3P	Wheelchair	75.67	815	-	-	Y	-	Y	-	Y	-	Y	-	Y	-	1	1	-	2	5.42	58	-	-		
B204	26	1B2P	Flat	50.10	539	Y	-	-	-	Y	-	Y	-	Y	-	Y	-	1	-	2	5.42	58	-	-			
B205	40	3B5P	Flat	89.77	966	-	-	Y	-	Y	-	Y	-	Y	-	Y	-	1	1	1	2	5.42	58	-	-		
B206	22	2B4P	Flat	70.03	754	Y	-	-	-	Y	-	Y	-	Y	-	Y	-	1	1	1	2	5.42	58	-	-		
B207	6	1B2P	Flat	48.77	525	Y	-	-	-	Y	-	Y	-	Y	-	Y	-	1	-	2	5.42	58	-	-			
B208	21A	2B4P	Flat	70.03	754	Y	-	-	-	Y	-	Y	-	Y	-	Y	-	1	1	1	-	2	5.42	58	-		
B209	6	1B2P	Flat	48.77	525	Y	-	-	-	Y	-	Y	-	Y	-	Y	-	1	-	2	5.42	58	-	-			
B210	1	Studio	Flat	39.33	423	-	-	Y	-	Y	-	Y	-	Y	-	Y	-	1	-	2	5.42	58	-	-			
B211	4	1B2P	Flat	50.03	539	Y	-	-	-	Y	-	Y	-	Y	-	Y	-	1	-	2	5.42	58	-	-			
B212	18	2B3P	Flat	63.83	687	-	-	Y	-	Y	-	Y	-	Y	-	Y	-	1	-	3	5.72	62	-	-			
B213	21	2B4P	Flat	70.03	754	Y	-	-	-	Y	-	Y	-	Y	-	Y	-	1	1	-	3	5.72	62	-	-		
B214	19	2B3P	Wheelchair	70.03	754	-	-	Y	-	Y	-	Y	-	Y	-	Y	-	1	-	3	5.72	62	-	-			
Level 2				14	855.75	9,211												14	5	-		76.78	826	826	-		
B301	22A	2B4P	Flat	70.03	754	Y	-	-	-	Y	-	Y	-	Y	-	Y	-	1	1	1	-	2	5.42	58	-	-	
B302	1	Studio	Flat	39.33	423	-	-	Y	-	Y	-	Y	-	Y	-	Y	-	1	-	2	5.42	58	-	-			
B303	20	2B3P	Wheelchair	75.67	815	-	-	Y	-	Y	-	Y	-	Y	-	Y	-	1	-	2	5.42	58	-	-			
B304	40	3B5P	Flat	89.77	966	-	-	Y	-	Y	-	Y	-	Y	-	Y	-	1	1	-	2	5.42	58	-	-		
B305	40	3B5P	Flat	89.77	966	-	-	Y	-	Y	-	Y	-	Y	-	Y	-	1	1	1	-	2	5.42	58	-	-	
B306	7	1B2P	Flat	53.74	578	Y	-	-	-	Y	-	Y	-	Y	-	Y	-	1	-	2	5.42	58	-	-			
B307	5	1B2P	Flat	50.03	539	Y	-	-	-	Y	-	Y	-	Y	-	Y	-	1	-	2	5.42	58	-	-			
B308	6	1B2P	Flat	48.77	525	Y	-	-	-	Y	-	Y	-	Y	-	Y	-	1	-	2	5.42	58	-	-			
B309	21A	2B4P	Flat	70.03	754	Y	-	-	-	Y	-	Y	-	Y	-	Y	-	1	1	-	2	5.42	58	-	-		
B310	6	1B2P	Flat	48.77	525	Y	-	-	-	Y	-	Y	-	Y	-	Y	-	1	-	2	5.42	58	-	-			
B311	1	Studio	Flat	39.33	423	-	-	Y	-	Y	-	Y	-	Y	-	Y	-	1	-	2	5.42	58	-	-			
B312	23	2B4P	Flat	70.30	757	Y	-	-	-	Y	-	Y	-	Y	-	Y	-	1	1	-	2	5.42	58	-	-		
B313	23	2B4P	Flat	70.30	757	Y	-	-	-	Y	-	Y	-	Y	-	Y	-	1	1</td								

20011_Eagle Quarter, Newbury - Apartment Schedule

Revision P2 - 04/08/2021

No.	Type	Size	Type of unit	Flat		Area		Living / Kitchen / Dining		Bedroom 1		Bedroom 2		Rooms		Private Amenity				
				m ²	sq ft	No min size	Island or Bar	11.5 m ² min	1800mm wardrobe	11.5 or 7.5 m ² min	1800mm wardrobe	11.5 or 7.5 m ² min	1800mm wardrobe	Storage	Bath	Ensuite	WC	Balcony	Terrace	
B401	22A	2B4P	Flat	70.03	754	-	-	-	-	-	-	-	-	-	-	1	1	2	5.42	58
B402	1	Studio	Flat	39.33	423	-	-	-	-	-	-	-	-	-	-	1	-	2	5.42	58
B403	20	2B3P	Wheelchair	75.67	815	-	-	-	-	-	-	-	-	-	-	1	-	2	5.42	58
B404	40	3B5P	Flat	89.77	966	-	-	-	-	-	-	-	-	-	-	1	1	2	5.42	58
B405	40	3B5P	Flat	89.77	966	-	-	-	-	-	-	-	-	-	-	1	1	2	5.42	58
B406	7	1B2P	Flat	53.74	578	-	-	-	-	-	-	-	-	-	-	1	-	2	5.42	58
B407	5	1B2P	Flat	50.03	539	-	-	-	-	-	-	-	-	-	-	1	-	2	5.42	58
B408	6	1B2P	Flat	48.77	525	-	-	-	-	-	-	-	-	-	-	1	-	2	5.42	58
B409	21A	2B4P	Flat	70.03	754	-	-	-	-	-	-	-	-	-	-	1	1	2	5.42	58
B410	6	1B2P	Flat	48.77	525	-	-	-	-	-	-	-	-	-	-	1	-	2	5.42	58
B411	1	Studio	Flat	39.33	423	-	-	-	-	-	-	-	-	-	-	1	-	2	5.42	58
B412	23	2B4P	Flat	70.30	757	-	-	-	-	-	-	-	-	-	-	1	1	2	5.42	58
B413	23	2B4P	Flat	70.30	757	-	-	-	-	-	-	-	-	-	-	1	1	3	5.72	62
B414	21	2B4P	Flat	70.03	754	-	-	-	-	-	-	-	-	-	-	1	1	3	5.72	62
B415	19	2B3P	Wheelchair	70.03	754	-	-	-	-	-	-	-	-	-	-	1	-	3	5.72	62
Level 4				15	955.90	10,289										15	7		82.20	885
B501	22A	2B4P	Flat	70.03	754	-	-	-	-	-	-	-	-	-	-	1	1	2	5.42	58
B502	1	Studio	Flat	39.33	423	-	-	-	-	-	-	-	-	-	-	1	-	2	5.42	58
B503	20	2B3P	Wheelchair	75.67	815	-	-	-	-	-	-	-	-	-	-	1	-	2	5.42	58
B504	40	3B5P	Flat	89.77	966	-	-	-	-	-	-	-	-	-	-	1	1	2	5.42	58
B505	40	3B5P	Flat	89.77	966	-	-	-	-	-	-	-	-	-	-	1	1	2	5.42	58
B506	7	1B2P	Flat	53.74	578	-	-	-	-	-	-	-	-	-	-	1	-	2	5.42	58
B507	5	1B2P	Flat	50.03	539	-	-	-	-	-	-	-	-	-	-	1	-	2	5.42	58
B508	6	1B2P	Flat	48.77	525	-	-	-	-	-	-	-	-	-	-	1	-	2	5.42	58
B509	21A	2B4P	Flat	70.03	754	-	-	-	-	-	-	-	-	-	-	1	1	2	5.42	58
B510	6	1B2P	Flat	48.77	525	-	-	-	-	-	-	-	-	-	-	1	-	2	5.42	58
B511	1	Studio	Flat	39.33	423	-	-	-	-	-	-	-	-	-	-	1	-	2	5.42	58
B512	23	2B4P	Flat	70.30	757	-	-	-	-	-	-	-	-	-	-	1	1	2	5.42	58
B513	23	2B4P	Flat	70.30	757	-	-	-	-	-	-	-	-	-	-	1	1	3	5.72	62
B514	21	2B4P	Flat	70.03	754	-	-	-	-	-	-	-	-	-	-	1	1	3	5.72	62
B515	19	2B3P	Wheelchair	70.03	754	-	-	-	-	-	-	-	-	-	-	1	-	3	5.72	62
Level 5				15	955.90	10,289										15	7		82.20	885
B601	4	1B2P	Flat	50.03	539	-	-	-	-	-	-	-	-	-	-	1	-	2	5.42	58
B602	1	Studio	Flat	39.33	423	-	-	-	-	-	-	-	-	-	-	1	-	2	5.42	58
B603	20	2B3P	Wheelchair	75.67	815	-	-	-	-	-	-	-	-	-	-	1	-	2	5.42	58
B604	40	3B5P	Flat	89.77	966	-	-	-	-	-	-	-	-	-	-	1	1	2	5.42	58
B605	40	3B5P	Flat	89.77	966	-	-	-	-	-	-	-	-	-	-	1	1	2	5.42	58
B606	7	1B2P	Flat	53.74	578	-	-	-	-	-	-	-	-	-	-	1	-	2	5.42	58
B607	5	1B2P	Flat	50.03	539	-	-	-	-	-	-	-	-	-	-	1	-	2	5.42	58
B608	6	1B2P	Flat	48.77	525	-	-	-	-	-	-	-	-	-	-	1	-	2	5.42	58
B609	21A	2B4P	Flat	70.03	754	-	-	-	-	-	-	-	-	-	-	1	1	2	5.42	58
B610	6	1B2P	Flat	48.77	525	-	-	-	-	-	-	-	-	-	-	1	-	2	5.42	58

20011_Eagle Quarter, Newbury - Apartment Schedule

Revision P2 - 04/08/2021

No.	Type	Size	Type of unit	Flat		Area		Living / Kitchen / Dining		Bedroom 1		Bedroom 2		Rooms		Private Amenity			
				m ²	sq ft	No min size	Island or Bar	11.5 m ² min	1800mm wardrobe	11.5 or 7.5 m ² min	1800mm wardrobe	11.5 or 7.5 m ² min	1800mm wardrobe	Storage	Bath	Ensuite	WC	Balcony	Terrace
B611	1	Studio	Flat	39.33	423	-	-	Y	-	-	Y	-	-	1	-	2	5.42	58	-
B612	23	2B4P	Flat	70.30	757	-	-	Y	-	Y	Y	-	-	1	1	2	5.42	58	-
B613	23	2B4P	Flat	70.30	757	Y	-	Y	-	Y	Y	-	-	1	1	3	5.72	62	-
B614	21	2B4P	Flat	70.03	754	Y	-	Y	-	Y	Y	-	-	1	1	3	5.72	62	-
B615	19	2B3P	Wheelchair	70.03	754	-	-	Y	-	Y	Y	-	-	1	-	3	5.72	62	-
Level 6				15	935.90	10,074								15	6	-	82.20	885	-
B701	4	1B2P	Flat	50.03	539	Y	-	Y	-	Y	Y	-	-	1	-	2	5.42	58	-
B702	1	Studio	Flat	39.33	423	-	-	Y	-	Y	Y	-	-	1	-	2	5.42	58	-
B703	20	2B3P	Wheelchair	75.67	815	-	-	Y	-	Y	Y	-	-	1	-	2	5.42	58	-
B704	40	3B5P	Flat	89.77	966	-	-	Y	-	Y	Y	-	-	1	1	2	5.42	58	-
B705	40	3B5P	Flat	89.77	966	-	-	Y	-	Y	Y	-	-	1	1	2	5.42	58	-
B706	7	1B2P	Flat	53.74	578	Y	-	Y	-	Y	Y	-	-	1	-	2	5.42	58	-
B707	5	1B2P	Flat	50.03	539	Y	-	Y	-	Y	Y	-	-	1	-	2	5.42	58	-
B708	6	1B2P	Flat	48.77	525	Y	-	Y	-	Y	Y	-	-	1	-	2	5.42	58	-
Level 7				8	497.11	5,351								8	2	-	43.36	467	-
B801	4	1B2P	Flat	50.03	539	Y	-	Y	-	Y	Y	-	-	1	-	2	5.42	58	-
B802	1	Studio	Flat	39.33	423	-	-	Y	-	Y	Y	-	-	1	-	2	5.42	58	-
B803	20	2B3P	Wheelchair	75.67	815	-	-	Y	-	Y	Y	-	-	1	-	2	5.42	58	-
B804	40	3B5P	Flat	89.77	966	-	-	Y	-	Y	Y	-	-	1	1	2	5.42	58	-
B805	40	3B5P	Flat	89.77	966	-	-	Y	-	Y	Y	-	-	1	1	2	5.42	58	-
B806	7	1B2P	Flat	53.74	578	Y	-	Y	-	Y	Y	-	-	1	-	2	5.42	58	-
B807	5	1B2P	Flat	50.03	539	Y	-	Y	-	Y	Y	-	-	1	-	2	5.42	58	-
B808	6	1B2P	Flat	48.77	525	Y	-	Y	-	Y	Y	-	-	1	-	2	5.42	58	-
Level 8				8	497.11	5,351								8	2	-	43.36	467	-
Block B				104	6,549.53	70,499								104	42	0	531.14	5,717	176.37
																		1,898	

Block C

C101	9	1B2P	Flat	53.45	575	Y	-	Y	-	Y	Y	-	-	1	-	-	-	-	-
C102	8	1B2P	Flat	52.70	567	Y	-	Y	-	Y	Y	-	-	1	-	-	-	-	-
C103	10	1B2P	Flat	56.78	611	Y	-	Y	-	Y	Y	-	-	1	-	-	-	-	-
Level 1				3	162.93	1,754								3	-	-	-	-	-
C201	9	1B2P	Flat	53.45	575	Y	-	Y	-	Y	Y	-	-	1	-	-	-	-	-
C202	8	1B2P	Flat	52.70	567	Y	-	Y	-	Y	Y	-	-	1	-	-	-	-	-
C203	4	1B2P	Flat	50.03	539	Y	-	Y	-	Y	Y	-	-	1	-	-	-	-	-
C204	27	2B4P	Flat	70.28	756	-	-	Y	-	Y	Y	-	-	1	1	-	-	-	-
C205	9	1B2P	Flat	53.45	575	Y	-	Y	-	Y	Y	-	-	1	-	-	-	17.04	183
C206	4	1B2P	Flat	50.03	539	Y	-	Y	-	Y	Y	-	-	1	-	-	-	22.76	245
C207	4	1B2P	Flat	50.03	539	Y	-	Y	-	Y	Y	-	-	1	-	-	-	31.66	341
C208	27	2B4P	Flat	70.28	756	-	-	Y	-	Y	Y	-	-	1	1	-	-	35.67	384
Level 2				8	450.25	4,846								8	2	-	-	-	107.13

20011_Eagle Quarter, Newbury - Apartment Schedule

Revision P2 - 04/08/2021

No.	Type	Size	Type of unit	Flat		Area	Living / Kitchen / Dining		Bedroom 1		Bedroom 2		Rooms		Private Amenity			
				m ²	sq ft		No min size	Island or Bar	11.5 m ² min	1800mm wardrobe	11.5 or 7.5 m ² min	1800mm wardrobe	11.5 or 7.5 m ² min	1800mm wardrobe	Storage	Bath	Ensuite	WC
C301	28	2B4P	Flat	78.03	840	539	-	Y	-	Y	-	-	1	1	-	-	36.84	397
C302	4	1B2P	Flat	50.03	539	756	-	Y	-	Y	-	-	1	1	-	-	-	-
C303	27	2B4P	Flat	70.28	756	575	Y	-	Y	-	-	1	1	-	-	-	-	
C304	9	1B2P	Flat	53.45	575	539	Y	-	Y	-	-	1	1	-	-	-	-	
C305	4	1B2P	Flat	50.03	539	539	Y	-	Y	-	-	1	1	-	-	-	-	
C306	29	1B2P	Flat	50.03	539	539	Y	-	Y	-	-	1	1	-	-	59.46	640	
Level 3				6	351.85	3,787							6	2		5.74	62	96.30
C401	28	2B4P	Flat	78.03	840	539	-	Y	-	Y	-	-	1	1	-	1	5.74	62
C402	4	1B2P	Flat	50.03	539	756	-	Y	-	Y	-	-	1	1	-	-	-	-
C403	27	2B4P	Flat	70.28	756	575	Y	-	Y	-	-	1	1	-	-	-	-	
C404	9	1B2P	Flat	53.45	575	539	Y	-	Y	-	-	1	1	-	-	-	-	
C405	4	1B2P	Flat	50.03	539	539	Y	-	Y	-	-	1	1	-	-	5.74	62	
C406	29	1B2P	Flat	50.03	539	539	Y	-	Y	-	-	1	1	-	-	-	-	
Level 4				6	351.85	3,787							6	2		17.22	185	-
Block C				23	1,316.88	14,175							23	6	-	22.96	247	203.43
Block D																		
D101	21	2B4P	Flat	70.03	754	754	-	Y	-	Y	-	-	1	1	-	2	5.42	58
D102	21	2B4P	Flat	70.03	754	757	Y	-	Y	-	-	1	1	-	2	5.42	58	
D103	23A	2B4P	Flat	70.30	757	757	Y	-	Y	-	-	1	1	-	2	5.42	58	
D104	23A	2B4P	Flat	70.30	757	539	Y	-	Y	-	-	1	1	-	2	5.42	58	
D105	4	1B2P	Flat	50.03	539	539	Y	-	Y	-	-	1	1	-	2	5.42	58	
D106	1	Studio	Flat	39.33	423	-	Y	-	Y	-	-	1	1	-	-	-	-	
D107	6	1B2P	Flat	48.77	525	Y	-	Y	-	-	-	1	1	-	-	-	-	
D108	11	1B2P	Flat	52.94	570	Y	-	Y	-	-	-	1	1	-	-	-	-	
Level 1				8	471.73	5,078							8	4	-	27.10	292	-
D201	21	2B4P	Flat	70.03	754	754	-	Y	-	Y	-	-	1	1	-	2	5.42	58
D202	21	2B4P	Flat	70.03	754	757	Y	-	Y	-	-	1	1	-	2	5.42	58	
D203	23A	2B4P	Flat	70.30	757	757	Y	-	Y	-	-	1	1	-	2	5.42	58	
D204	23A	2B4P	Flat	70.30	757	539	Y	-	Y	-	-	1	1	-	2	5.42	58	
D205	4	1B2P	Flat	50.03	423	-	Y	-	Y	-	-	1	1	-	2	5.42	58	
D206	1	Studio	Flat	39.33	423	-	Y	-	Y	-	-	1	1	-	-	-	-	
D207	6	1B2P	Flat	48.77	525	Y	-	Y	-	-	-	1	1	-	-	-	-	
D208	12	1B2P	Flat	51.31	552	-	Y	-	Y	-	-	1	1	-	-	-	-	
Level 2				8	470.10	5,060							8	4	-	27.10	292	-
D301	21	2B4P	Flat	70.03	754	754	-	Y	-	Y	-	-	1	1	-	2	5.42	58
D302	21	2B4P	Flat	70.03	754	757	Y	-	Y	-	-	1	1	-	2	5.42	58	
D303	23A	2B4P	Flat	70.30	757	757	Y	-	Y	-	-	1	1	-	2	5.42	58	
D304	23A	2B4P	Flat	70.30	757	539	Y	-	Y	-	-	1	1	-	2	5.42	58	

20011_Eagle Quarter, Newbury - Apartment Schedule

Revision P2 - 04/08/2021

No.	Type	Size	Type of unit	Flat		Area		Living / Kitchen / Dining		Bedroom 1		Bedroom 2		Rooms		Private Amenity					
				m ²	sq ft	No min size	Island or Bar	11.5 m ² min	1800mm wardrobe	11.5 or 7.5 m ² min	1800mm wardrobe	11.5 or 7.5 m ² min	1800mm wardrobe	Storage	Bedroom 3	Bath	Ensuite	WC	Balcony	Terrace	
D305	4	1B2P	Flat	50.03	539	-	Y	-	-	-	-	-	-	1	-	2	5.42	58	-	-	
D306	1	Studio	Flat	39.33	423	-	Y	-	-	-	-	-	-	1	-	-	-	-	-	-	
D307	6	1B2P	Flat	48.77	525	Y	-	-	-	-	-	-	-	1	-	-	-	-	-	-	
D308	11	1B2P	Flat	52.94	570	Y	-	-	-	-	-	-	-	1	-	-	-	-	-	-	
Level 3				8	471.73	5,078									8	4	-	27.10	292		
D401	21	2B4P	Flat	70.03	754		Y		Y		Y		Y	1	1	1	2	5.42	58	-	-
D402	21	2B4P	Flat	70.03	754		Y		Y		Y		Y	1	1	1	2	5.42	58	-	-
D403	23A	2B4P	Flat	70.30	757		Y		Y		Y		Y	1	1	1	2	5.42	58	-	-
D404	23A	2B4P	Flat	70.30	757		Y		Y		Y		Y	1	1	1	2	5.42	58	-	-
D405	4	1B2P	Flat	50.03	539		Y		Y		Y		Y	1	-	2	5.42	58	-	-	
D406	1	Studio	Flat	39.33	423		-	Y	-	-	Y	-	-	1	-	-	-	-	-	-	-
D407	6	1B2P	Flat	48.77	525		Y		Y		Y		Y	1	-	-	-	-	-	-	-
D408	11	1B2P	Flat	52.94	570		Y		Y		Y		Y	1	-	-	-	-	-	-	-
Level 4				8	471.73	5,078									8	4	-	27.10	292		
D501	21	2B4P	Flat	70.03	754		Y		Y		Y		Y	1	1	1	2	5.42	58	-	-
D502	21	2B4P	Flat	70.03	754		Y		Y		Y		Y	1	1	1	2	5.42	58	-	-
D503	23A	2B4P	Flat	70.30	757		Y		Y		Y		Y	1	1	1	2	5.42	58	-	-
D504	23A	2B4P	Flat	70.30	757		Y		Y		Y		Y	1	1	1	2	5.42	58	-	-
D505	4	1B2P	Flat	50.03	539		Y		Y		Y		Y	1	-	2	5.42	58	-	-	
D506	1	Studio	Flat	39.33	423		-	Y	-	-	Y	-	-	1	-	-	-	-	-	-	-
Level 5				6	370.02	3,983								6	4	-	27.10	292			
Block D				38	2,255.31	24,276								38	20	-	135.50	1,459	-	-	
Block E																					
E001	41	3B5P	Duplex	106.80	1,150		Y		Y		Y		Y	1	1	1	1	-	-	15.09	162
E002	41	3B5P	Duplex	106.80	1,150		Y		Y		Y		Y	1	1	1	1	-	-	15.09	162
E003	41	3B5P	Duplex	106.80	1,150		Y		Y		Y		Y	1	1	1	1	-	-	15.09	162
Level 0				3	320.40	3,449								3	3	3	3	-	-	45.27	487
Block E																					
E101	19	2B3P	Wheelchair	70.03	754		-	Y		Y		Y		1	-	-	-	-	-	30.38	327
E102	6	1B2P	Flat	48.77	525		Y		Y		Y		Y	1	-	-	-	-	-	24.24	261
E103	18	2B3P	Flat	63.83	687		Y		Y		Y		Y	1	-	-	-	-	-	35.06	377
E104	13	1B2P	Flat	55.62	599		Y		Y		Y		Y	1	-	2	5.42	58	-	-	
E105	42	2B3P	Flat	65.72	707		-	Y		Y		Y		Y	1	-	-	-	-	20.35	219
Level 1				5	303.97	3,272								5	-	-	-	5.42	58	110.03	1,184
Block E																					
E201	13	1B2P	Flat	55.72	600		Y		Y		Y		Y	1	-	2	5.42	58	-	-	
E202	21	2B4P	Flat	70.03	754		Y		Y		Y		Y	1	1	1	2	5.42	58	-	
E203	46	1B2P	Flat	53.67	578		-	Y		Y		Y		Y	1	-	2	5.42	58	-	
E204	23	2B4P	Flat	70.30	757		Y		Y		Y		Y	1	1	1	2	5.42	58	-	

20011_Eagle Quarter, Newbury - Apartment Schedule

Revision P2 - 04/08/2021

No.	Type	Size	Type of unit	Flat		Area		Living / Kitchen / Dining		Bedroom 1		Bedroom 2		Rooms		Private Amenity			
				m ²	sq ft	No min size	Island or Bar	11.5 m ² min	1800mm wardrobe	11.5 or 7.5 m ² min	1800mm wardrobe	11.5 or 7.5 m ² min	1800mm wardrobe	Storage	Bath	Ensuite	WC	Balcony	Terrace
E205	1	Studio	Flat	39.33	423	-	-	Y	-	-	-	-	-	1	-	2	5.42	58	-
E206	2	Studio	Flat	43.39	467	Y	-	Y	-	Y	-	Y	-	1	-	1	5.74	62	-
E207	5	1B2P	Flat	50.03	539	Y	-	Y	-	Y	-	Y	-	1	-	1	5.74	62	-
E208	19	2B3P	Wheelchair	70.03	754	-	-	Y	-	Y	-	Y	-	1	-	2	5.42	58	-
E209	6	1B2P	Flat	48.77	525	Y	-	Y	-	Y	-	Y	-	1	-	2	5.42	58	-
E210	23	2B4P	Flat	70.30	757	Y	-	Y	-	Y	-	Y	-	1	1	2	5.42	58	-
E211	23	2B4P	Flat	70.30	757	Y	-	Y	-	Y	-	Y	-	1	1	1	5.42	58	-
E212	1	Studio	Flat	39.33	423	-	-	Y	-	Y	-	Y	-	1	-	-	-	-	-
E213	1	Studio	Flat	39.33	423	-	-	Y	-	Y	-	Y	-	1	-	-	-	-	-
E214	1	Studio	Flat	39.33	423	-	-	Y	-	Y	-	Y	-	1	-	-	-	-	-
Level 2				14	759.86	8,179								14	4	-	54.84	590	-
E301	13	1B2P	Flat	55.72	600	Y	-	Y	-	Y	-	Y	-	1	-	2	5.42	58	-
E302	21	2B4P	Flat	70.03	754	Y	-	Y	-	Y	-	Y	-	1	1	2	5.42	58	-
E303	23	2B4P	Flat	70.30	757	Y	-	Y	-	Y	-	Y	-	1	1	2	5.42	58	-
E304	23	2B4P	Flat	70.30	757	Y	-	Y	-	Y	-	Y	-	1	1	2	5.42	58	-
E305	1	Studio	Flat	39.33	423	-	-	Y	-	Y	-	Y	-	1	-	2	5.42	58	-
E306	2	Studio	Flat	43.39	467	Y	-	Y	-	Y	-	Y	-	1	-	1	5.74	62	-
E307	18	2B3P	Flat	63.83	687	-	-	Y	-	Y	-	Y	-	1	-	1	5.74	62	-
E308	19	2B3P	Wheelchair	70.03	754	-	-	Y	-	Y	-	Y	-	1	-	2	5.42	58	-
E309	6	1B2P	Flat	48.77	525	Y	-	Y	-	Y	-	Y	-	1	-	2	5.42	58	-
E310	23B	2B4P	Flat	76.78	826	Y	-	Y	-	Y	-	Y	-	1	1	2	5.42	58	-
E311	30	2B4P	Flat	70.87	763	Y	-	Y	-	Y	-	Y	-	1	1	-	-	17.09	-
E312	30	2B4P	Flat	70.87	763	Y	-	Y	-	Y	-	Y	-	1	1	-	-	17.09	-
Level 3				12	750.22	8,075								12	6	-	54.84	590	34.18
E401	13	1B2P	Flat	55.72	600	Y	-	Y	-	Y	-	Y	-	1	-	2	5.42	58	-
E402	21	2B4P	Flat	70.03	754	Y	-	Y	-	Y	-	Y	-	1	1	2	5.42	58	-
E403	23	2B4P	Flat	70.30	757	Y	-	Y	-	Y	-	Y	-	1	1	2	5.42	58	-
E404	23	2B4P	Flat	70.30	757	Y	-	Y	-	Y	-	Y	-	1	1	2	5.42	58	-
E405	1	Studio	Flat	39.33	423	-	-	Y	-	Y	-	Y	-	1	-	2	5.42	58	-
E406	2	Studio	Flat	43.39	467	Y	-	Y	-	Y	-	Y	-	1	-	1	5.74	62	-
E407	31	2B4P	Flat	75.72	815	Y	-	Y	-	Y	-	Y	-	1	1	1	5.74	62	-
Level 4				7	424.79	4,572								7	4	-	38.58	415	-
E501	13	1B2P	Flat	55.72	600	Y	-	Y	-	Y	-	Y	-	1	-	2	5.42	58	-
E502	21	2B4P	Flat	70.03	754	Y	-	Y	-	Y	-	Y	-	1	1	2	5.42	58	-
E503	23	2B4P	Flat	70.30	757	Y	-	Y	-	Y	-	Y	-	1	1	2	5.42	58	-
E504	23	2B4P	Flat	70.30	757	Y	-	Y	-	Y	-	Y	-	1	1	2	5.42	58	-
E505	1	Studio	Flat	39.33	423	-	-	Y	-	Y	-	Y	-	1	-	2	5.42	58	-
E506	2	Studio	Flat	43.39	467	Y	-	Y	-	Y	-	Y	-	1	-	1	5.74	62	-
E507	31	2B4P	Flat	75.72	815	Y	-	Y	-	Y	-	Y	-	1	1	1	5.74	62	-
Level 5				7	424.79	4,572								7	4	-	38.58	415	-
Block E				48	2,984.03	32,120								48	21	3	192.26	2,069	189.48
																			1,672

Flat										Rooms						Private Amenity									
No.	Type	Size	Type of unit	Area			Living / Kitchen / Dining			Bedroom 1		Bedroom 2		Bedroom 3		Storage		Bath	Ensuite	WC	Balcony		Terrace		
No.	Type	Size	Type of unit	m ²	sq ft	No min size	Island or Bar	11.5 m ² min	1800mm wardrobe	11.5 or 7.5 m ² min	1800mm wardrobe	11.5 or 7.5 m ² min	1800mm wardrobe	11.5 or 7.5 m ² min	1800mm wardrobe	1/1.5/2 or 2.5 m ² min	No.	No.	Type	m ²	sq ft	m ²	sq ft	m ²	sq ft
Block F																									
F001	32	2B4P	Duplex	87.00	936	Y	-	Y	-	Y	-	Y	-	Y	-	1	1	1	-	12.63	136				
F002	32	2B4P	Duplex	87.00	936	Y	-	Y	-	Y	-	Y	-	Y	-	1	1	1	-	12.63	136				
Level 0				2	174.00	1,873																	25.26	272	
F101	4	1B2P	Flat	50.03	539	Y	-	Y	-	Y	-	Y	-	Y	-	1	-	-	-	30.10	324				
F102	18	2B3P	Flat	63.83	687	Y	-	Y	-	Y	-	Y	-	Y	-	1	-	-	-	32.02	345				
F103	14	1B2P	Flat	54.45	586	Y	-	Y	-	Y	-	Y	-	Y	-	1	-	-	-	-	-				
F104	33	2B4P	Flat	70.03	754	Y	-	Y	-	Y	-	Y	-	Y	-	1	1	-	-	-	-				
F105	5	1B2P	Flat	50.03	539	Y	-	Y	-	Y	-	Y	-	Y	-	1	-	2A	4.69	50					
F106	4	1B2P	Flat	50.03	539	Y	-	Y	-	Y	-	Y	-	Y	-	1	-	-	-	15.83	170				
F107	5	1B2P	Flat	50.03	539	Y	-	Y	-	Y	-	Y	-	Y	-	1	-	3	5.73	62					
F108	4	1B2P	Flat	50.03	539	Y	-	Y	-	Y	-	Y	-	Y	-	1	-	-	-	57.35	617				
F109	18	2B3P	Flat	63.83	687	Y	-	Y	-	Y	-	Y	-	Y	-	1	-	2A	4.69	50					
F110	15	1B2P	Flat	52.69	567	Y	-	Y	-	Y	-	Y	-	Y	-	1	-	3	5.73	62					
F111	15	1B2P	Flat	52.69	567	Y	-	Y	-	Y	-	Y	-	Y	-	1	-	1	5.74	62					
F112	15	1B2P	Flat	52.69	567	Y	-	Y	-	Y	-	Y	-	Y	-	1	-	1	5.74	62					
Level 1				12	660.36	7,108																	1,456		
Level 2				12	660.36	7,108																	1,456		
F201	4	1B2P	Flat	50.03	539	Y	-	Y	-	Y	-	Y	-	Y	-	1	-	-	-	2	5.42	58			
F202	18	2B3P	Flat	63.83	687	Y	-	Y	-	Y	-	Y	-	Y	-	1	-	-	-	2	5.42	58			
F203	14	1B2P	Flat	54.45	586	Y	-	Y	-	Y	-	Y	-	Y	-	1	-	-	-	-	-	-			
F204	4	1B2P	Flat	50.03	539	Y	-	Y	-	Y	-	Y	-	Y	-	1	-	-	-	-	-	-			
F205	4	1B2P	Flat	50.03	539	Y	-	Y	-	Y	-	Y	-	Y	-	1	-	-	-	-	-	-			
F206	33	2B4P	Flat	70.03	754	Y	-	Y	-	Y	-	Y	-	Y	-	1	1	-	-	-	-	-			
F207	5	1B2P	Flat	50.03	539	Y	-	Y	-	Y	-	Y	-	Y	-	1	-	-	2A	4.69	50				
F208	4	1B2P	Flat	50.03	539	Y	-	Y	-	Y	-	Y	-	Y	-	1	-	2	5.42	58					
F209	5	1B2P	Flat	50.03	539	Y	-	Y	-	Y	-	Y	-	Y	-	1	-	3	5.73	62					
F210	4	1B2P	Flat	50.03	539	Y	-	Y	-	Y	-	Y	-	Y	-	1	-	-	2	5.42	58				
F211	18	2B3P	Flat	63.83	687	Y	-	Y	-	Y	-	Y	-	Y	-	1	-	-	2A	4.69	50				
F212	43A	3B5P	Duplex	105.38	1,134	-	-	Y	-	Y	-	Y	-	Y	-	1	1	3	5.73	62					
F213	43	3B5P	Duplex	105.38	1,134	Y	-	Y	-	Y	-	Y	-	Y	-	1	1	1	5.74	62					
F214	43	3B5P	Duplex	105.38	1,134	Y	-	Y	-	Y	-	Y	-	Y	-	1	1	1	5.74	62					
Level 2				14	918.49	9,887																	54.00		
Level 3				5	290.69	3,129																	581		
F301	5	1B2P	Flat	50.03	539	Y	-	Y	-	Y	-	Y	-	Y	-	1	-	-	2A	4.69	50				
F302	5	1B2P	Flat	50.03	539	Y	-	Y	-	Y	-	Y	-	Y	-	1	-	-	3	5.73	62				
F303	23	2B4P	Flat	70.30	757	Y	-	Y	-	Y	-	Y	-	Y	-	1	1	-	2A	4.69	50				
F304	23	2B4P	Flat	70.30	757	Y	-	Y	-	Y	-	Y	-	Y	-	1	1	-	2	5.42	58				
F305	4	1B2P	Flat	50.03	539	Y	-	Y	-	Y	-	Y	-	Y	-	1	-	-	2	5.42	58				
Level 3				5	290.69	3,129																	25.95		
F401	5	1B2P	Flat	50.03	539	Y	-	Y	-	Y	-	Y	-	Y	-	1	-	-	2A	4.69	50				

20011_Eagle Quarter, Newbury - Apartment Schedule
Revision P2 - 04/08/2021

No.	Type	Size	Type of unit	Flat		Area	Living / Kitchen / Dining		Bedroom 1		Bedroom 2		Rooms		Private Amenity				
				m ²	sq ft		No min size	Island or Bar	11.5 m ² min	1800mm wardrobe	11.5 or 7.5 m ² min	1800mm wardrobe	11.5 or 7.5 m ² min	1800mm wardrobe	Storage	Bath	Ensuit e	WC	Balcony
F402	5	1B2P	Flat	50.03	539	Y	-	-	-	-	-	-	1	-	3	5.73	62	-	
F403	23	2B4P	Flat	70.30	757	Y	-	-	-	-	-	-	1	1	-	2A	4.69	50	
F404	23	2B4P	Flat	70.30	757	Y	-	-	-	-	-	-	1	1	-	2	5.42	58	
F405	4	1B2P	Flat	50.03	539	Y	-	-	-	-	-	-	1	-	2	5.42	58	-	
Level 4				5	290.69	3,129							5	2	-	25.95	279	-	
Block F	38	2,334.23	25,126										38	11	5	138.22	1,488	160.56	1,728
Zone 1 - Blocks A-F				358	21,701.07	233,590							358	156	8	1,570.14	16,901	951.77	9,877

Zone 1 - Blocks A-F	358	21,701.07	233,590		358	156	8	1,570.14	16,901	951.77	9,877
---------------------	-----	-----------	---------	--	-----	-----	---	----------	--------	--------	-------

Rooms								Private Amenity												
No.	Type	Size	Type of unit	Area		Living / Kitchen / Dining		Bedroom 1		Bedroom 2		Balcony		Terrace						
				m ²	sq ft	No min size	Island or Bar	11.5 m ² min	1800mm wardrobe	11.5 or 7.5 m ² min	1800mm wardrobe	W/C	Ensuit e	No.	No.	Type	m ²	sq ft	m ²	sq ft
Block G																				
G101	36	2B4P	Flat	70.33	757	-	-	Y	-	Y	-	1	-	-	-	-	-	-	-	-
G102	16	1B2P	Flat	53.11	572	Y	-	Y	-	Y	-	1	-	-	-	-	-	-	-	-
G103	35	2B4P	Flat	72.50	780	Y	-	Y	-	Y	-	1	1	-	2	5.42	58	5.42	58	-
G104	4	1B2P	Flat	50.03	539	Y	-	Y	-	Y	-	1	-	2	2	5.42	58	5.42	58	-
G105	34	2B4P	Flat	70.03	754	Y	-	Y	-	Y	-	1	1	-	2	5.42	58	5.42	58	-
G106	34	2B4P	Flat	70.03	754	Y	-	Y	-	Y	-	1	1	-	2	5.42	58	5.42	58	-
Level 1				6	386.03	4,155						6	3	-	21.68	233	-	-	-	-
G201	36	2B4P	Flat	70.33	757	-	-	Y	-	Y	-	1	-	-	-	-	-	-	-	-
G202	16	1B2P	Flat	53.11	572	Y	-	Y	-	Y	-	1	-	-	-	-	-	-	-	-
G203	35	2B4P	Flat	72.50	780	Y	-	Y	-	Y	-	1	1	-	2	5.42	58	5.42	58	-
G204	4	1B2P	Flat	50.03	539	Y	-	Y	-	Y	-	1	-	2	2	5.42	58	5.42	58	-
G205	34	2B4P	Flat	70.03	754	Y	-	Y	-	Y	-	1	1	-	2	5.42	58	5.42	58	-
G206	34	2B4P	Flat	70.03	754	Y	-	Y	-	Y	-	1	1	-	2	5.42	58	5.42	58	-
Level 2				6	386.03	4,155						6	3	-	21.68	233	-	-	-	-
G301	3	Studio	Flat	41.77	450	Y	-	Y	-	Y	-	1	-	-	-	-	-	3.02	33	
G302	37	2B4P	Flat	73.10	787	Y	-	Y	-	Y	-	1	1	-	-	-	-	12.62	136	
G303	4	1B2P	Flat	50.03	539	Y	-	Y	-	Y	-	1	-	2	2	5.42	58	5.42	58	-
G304	34	2B4P	Flat	70.03	754	Y	-	Y	-	Y	-	1	1	-	2	5.42	58	5.42	58	-
G305	34	2B4P	Flat	70.03	754	Y	-	Y	-	Y	-	1	1	-	2	5.42	58	5.42	58	-
Level 3				5	304.96	3,283						5	3	-	16.26	175	15.64	168	15.64	168
Block G				17	1,077.02	11,593						17	9	-	59.62	642	15.64	168	15.64	168
Block H																				
H101	17	1B2P	Flat	51.71	557	Y	-	Y	-	Y	-	1	-	-	-	-	-	-	-	-
H102	39	2B4P	Flat	78.64	846	Y	-	Y	-	Y	-	1	1	-	-	-	-	-	-	-
H103	38	2B4P	Flat	70.03	754	Y	-	Y	-	Y	-	1	1	-	-	-	-	-	-	-
Level 1				3	200.38	2,157						3	2	-	-	-	-	-	-	-
H201	17	1B2P	Flat	51.71	557	Y	-	Y	-	Y	-	1	-	-	-	-	-	-	-	-
H202	39	2B4P	Flat	78.64	846	Y	-	Y	-	Y	-	1	1	-	-	-	-	-	-	-
H203	38	2B4P	Flat	70.03	754	Y	-	Y	-	Y	-	1	1	-	-	-	-	-	-	-
Level 2				3	200.38	2,157						3	2	-	-	-	-	-	-	-
Block H				6	400.76	4,314						6	4	-	-	-	-	-	-	-
Zone 1+3 - Blocks G-H	23			1,477.78	15,907	249,497						23	13	0	59.62	642	15.64	967.41	10,045	
	381			23,178.85	1,629.76	1,629.76						381	169	8	1,629.76	1,629.76	1,629.76	1,629.76	1,629.76	

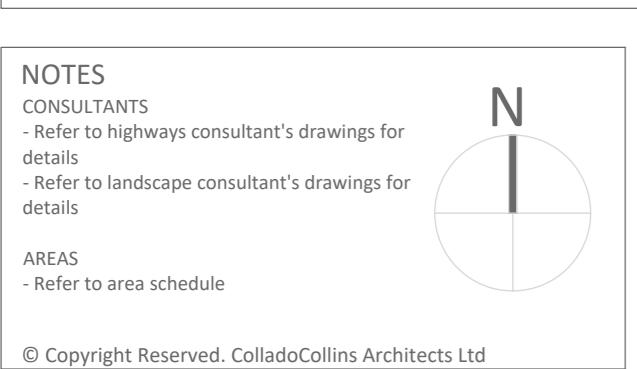
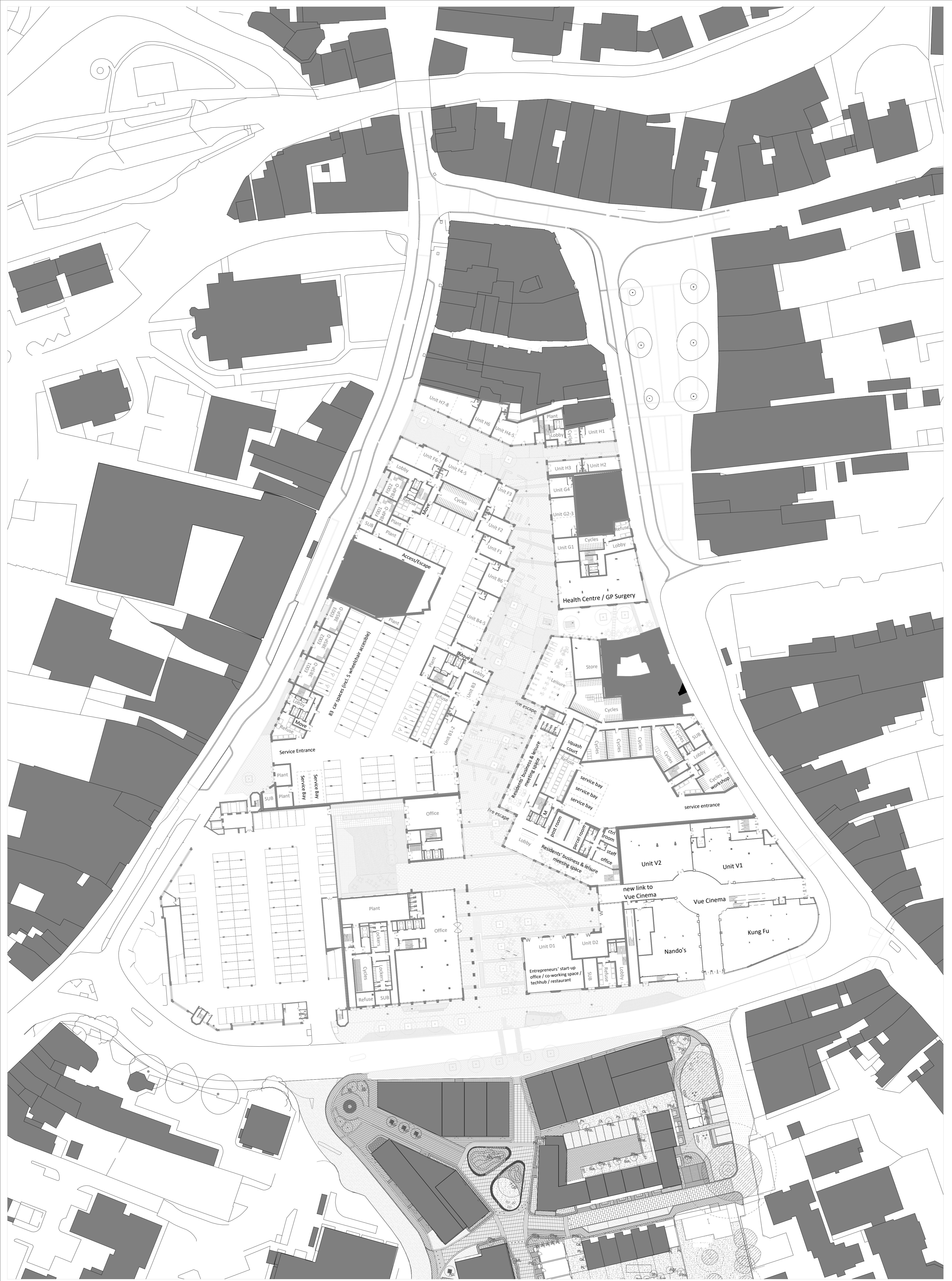
APPENDIX 4



Existing Public car parking provision within 500 metres walking distance of Newbury town centre.

Public Car Parking Operated by West Berkshire Council			
	Location	Parking provision	Payment Details
1	Corn Exchange (Bear Lane)	70 spaces 3 reserved for blue badge holders	Pay and Display
2	Central (KFC) Car Park	60 spaces 4 reserved for blue badge holders	Pay and Display Pay by Phone
3	Eight Bells Arcade Car Park	32 spaces 4 reserved for blue badge	Pay and Display Pay by Phone
4	Kennet Centre Multi-Storey Car Park	415 spaces 21 reserved for blue badge	Pay and Display Pay by Phone
5	Library Car Park	92 spaces 2 reserved for blue badge	Pay and Display Pay by Phone
6	Northcroft Lane Car Park	17 spaces	Pay and Display Pay by Phone
7	Northcroft Lane West Car Park	120 spaces	Pay and Display Pay by Phone
8	Northbrook Multi-Storey Car Park	305 spaces 22 reserved for blue badge	Pay and Display Pay by Phone
9	Pelican Lane Car Park	74 spaces	Pay and Display Pay by Phone
10	West Street Car Park	23 spaces	Pay and Display Pay by Phone
11	Wharf Car Park	38 spaces 9 reserved for blue badge	Pay and Display Pay by Phone
Public Car Parking Operated by Private Company			
	Location	Parking provision	Payment Details
12	Parkway	550 spaces 24 reserved for blue badge	Pay and Display Pay by Phone
13	Station	192 spaces	
14	Camp Hopson	50 spaces	
15	Euro Car Park West Street	80 spaces	
16	West Street North of Pembroke Road	65 spaces	
	Current Provision	2110 spaces	

APPENDIX 5



0m 10m 20m 30m 40m 50m

VISUAL SCALE 1:500 @ A1

ColladoCollins Architects

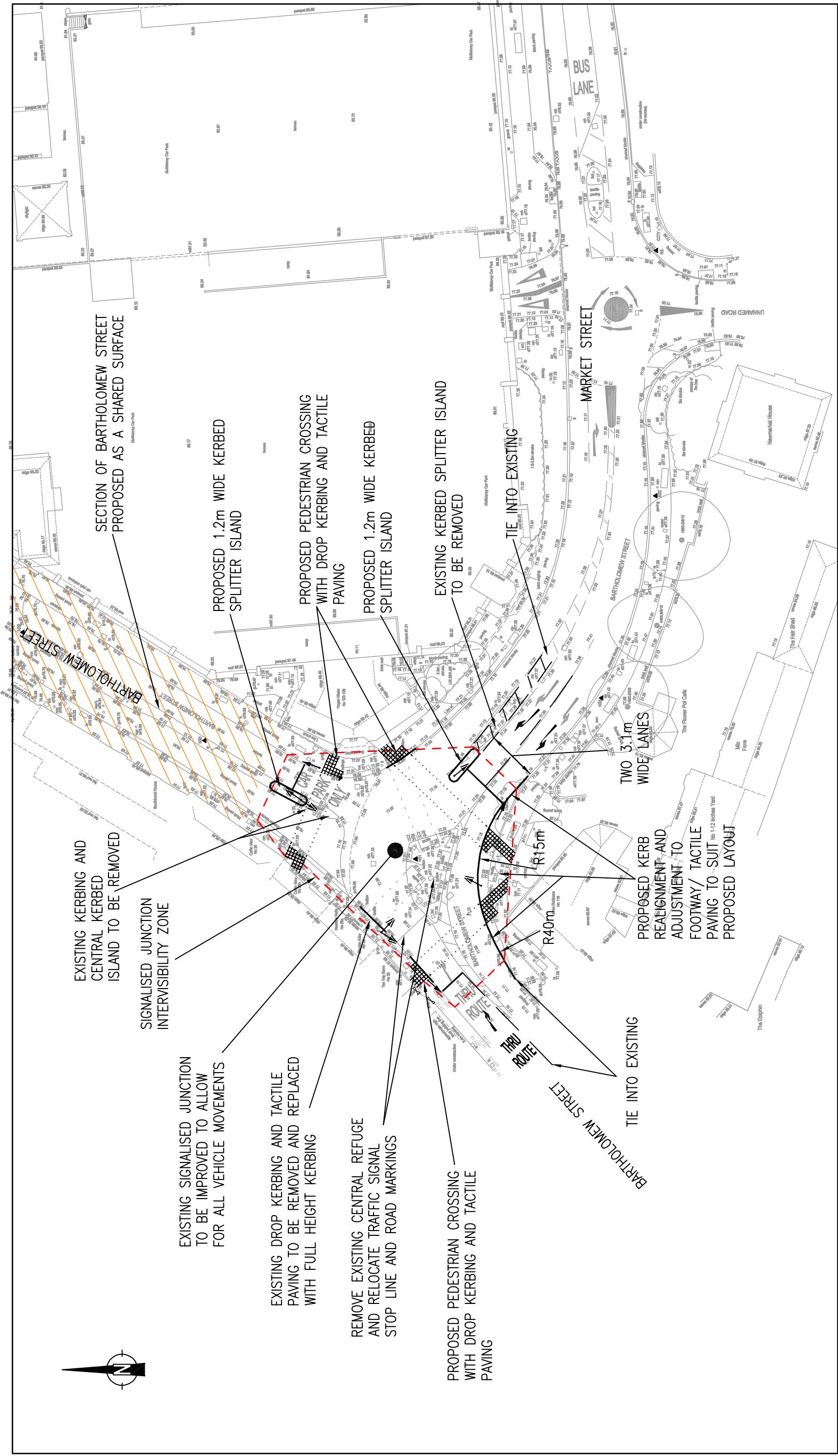
17-19 Foley Street
London W1W 6DW
T 020 7580 3490
F 020 7580 2917
info@colladocollins.com
www.colladocollins.com

Date: 29/01/2021
Drawn By: LK
Checked by: RC
Scale @ A1: 1: 500
Scale @ A3: 1: 1000
CAD File No:

Eagle Quarter, Newbury
Proposed Site Plan - Ground Floor

PLANNING
20011 P0-100
Revision P1

DRAWINGS



**STUART MICHAEL
ASSOCIATES**
CONSULTING ENGINEERS

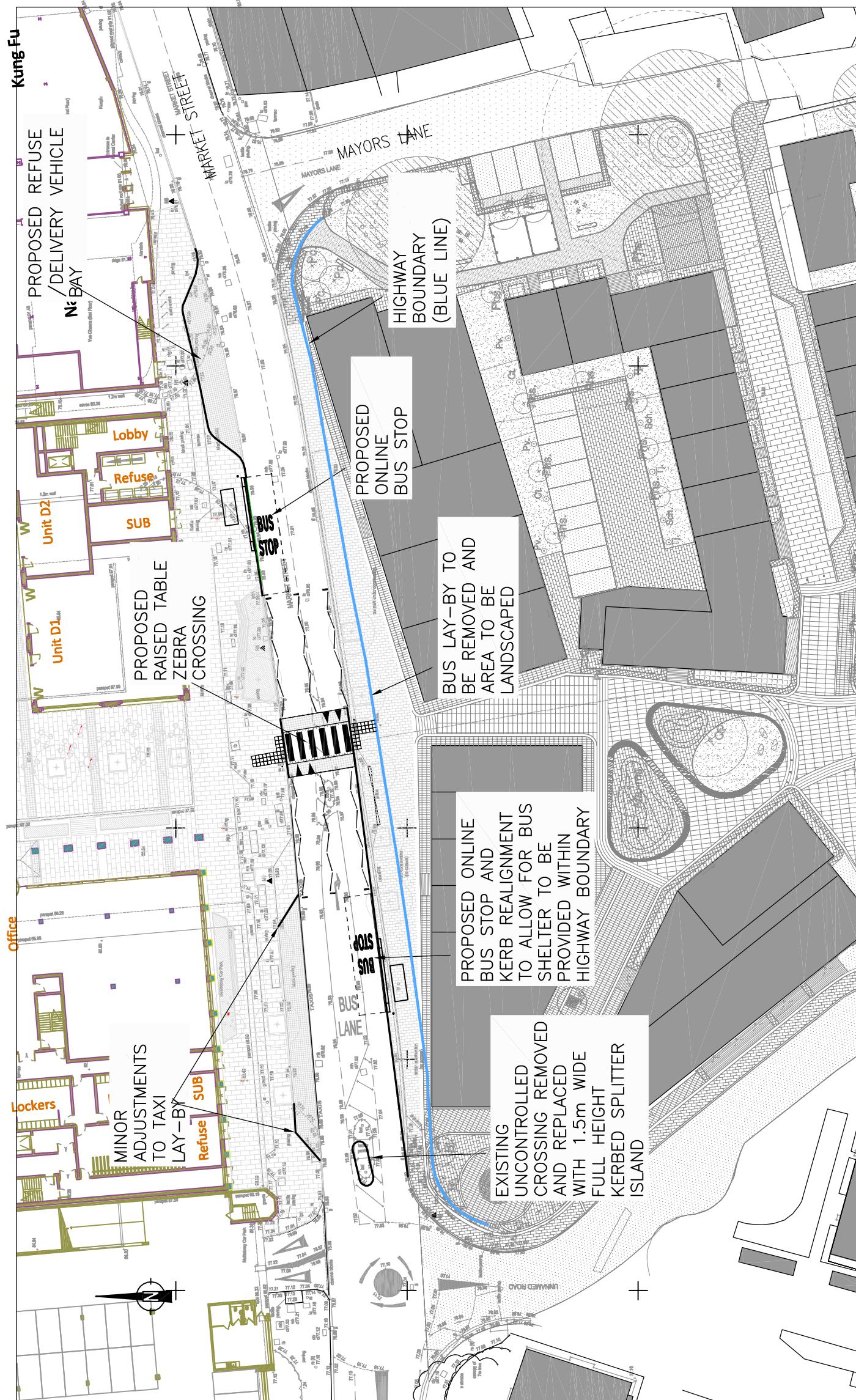
Stuart Michael Associates Ltd
Coombe House, Coombe Square, Thatcham, Berkshire RG19 4JF
T: 01635 867 711
F: 01635 861 715
e: mail@stuartmichael.co.uk
w: www.stuartmichael.co.uk

Job title:
PROPOSED JUNCTION IMPROVEMENT MARKET ST / BARTHOLOMEW ST SIGNALISED JUNCTION

DRAWING STATUS				Rev	Description	Drawn	Checked	Approved	Tender	Const.	Date
DRAFT	JGP	SWA	ISSUE CHECKED								

DATE	DRAWING NO.	REV.	SCALE	© A3
FEB '2021	6377.001	.	1:500	

© This drawing is the copyright of Stuart Michael Associates Limited. It may not be reproduced or amended without the written approval of Stuart Michael Associates



JUART MICHAEL
SOCIATES

CONSULTING ENGINEERS

Stuart Michael Associates Ltd
Coombe House, Combe Square, Thatcham, Berkshire RG19 4JF
T: 01635 867 711 **E:** mail@stuartmichael.co.uk
F: 01635 861 715 **W:** www.stuartmichael.co.uk

EAGLE QUARTER, NEWBURY

**PROPOSED MARKET STREET ZEBRA CROSSING, BUS STOPS,
LAY-BY AND KERBING ADJUSTMENTS**

Rev	Description			Drn	Chk	Date
REVISIONS						
Preliminary	Approval	Tender	Const.			
DRAWING STATUS						
DATE	DRAWN	JGP	CHECKED	DLW	ISSUE CHECKBOX	
AUG '2021						
DRAWING No. 6377.004 .						
REV : 1:500 @ A3						
SCALE :						
C This drawing is the copyright of Stuart Michael Associates Limited. It may not be reproduced or amended without the written approval of Stuart Michael Associates						



Rev	Description	Drn	Chk	Date
REVISIONS				

JOB TITLE

EAGLE QUARTER, NEWBURY

DRAWING TITLE

PROPOSED ACCESS ARRANGEMENTS
ONTO CHEAP STREET

DATE

AUG '2021

DRAWN

JGP

CHECKED

DLW

ISSUE CHECKBOX

DRAWING No.

6377.005

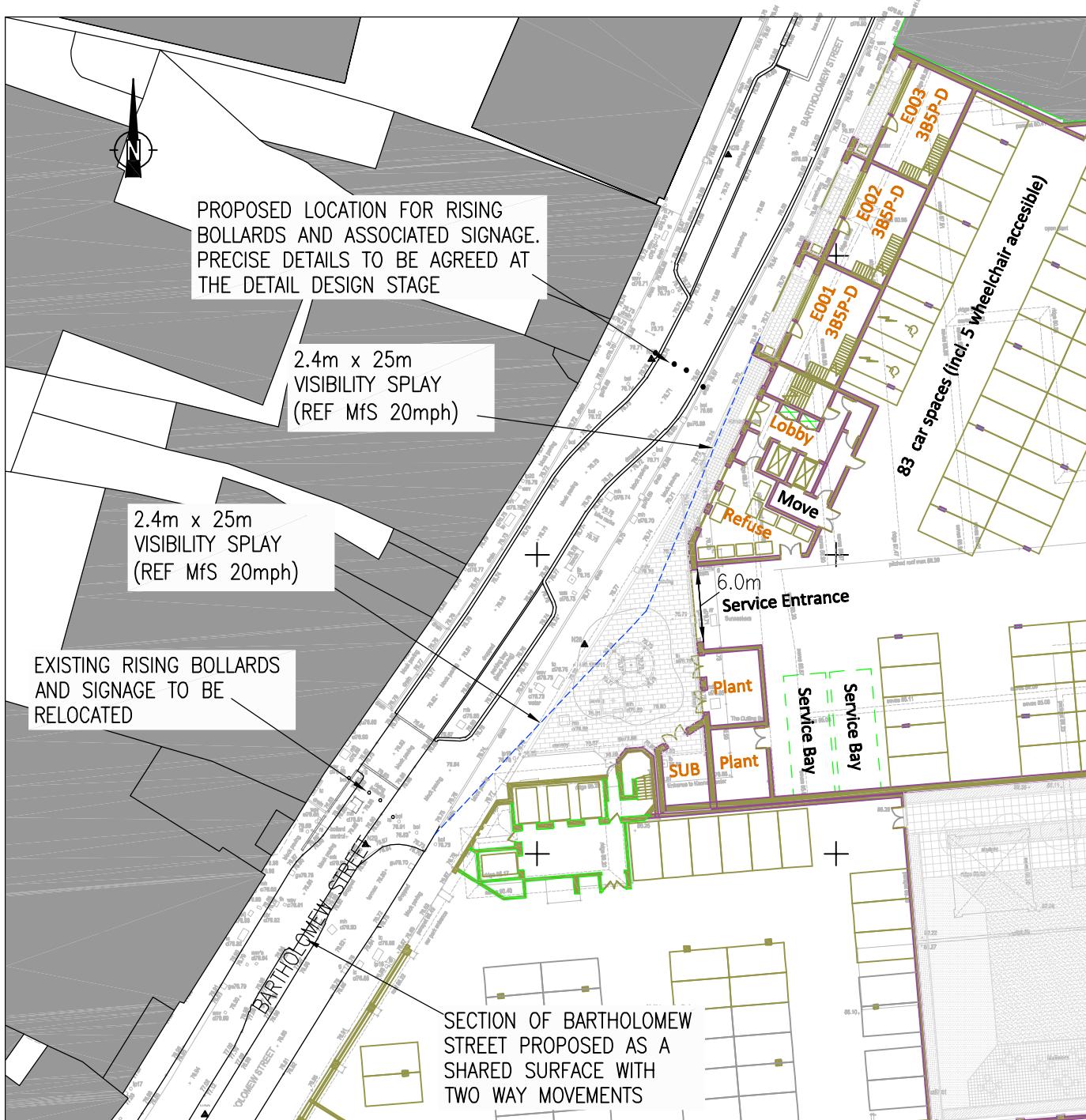
REV.

.

SCALE

1:500

@ A4



Rev	Description	Drn	Chk	Date
REVISIONS				

JOB TITLE
EAGLE QUARTER, NEWBURY

DRAWING TITLE
PROPOSED ACCESS ARRANGEMENTS ONTO BARTHOLOMEW STREET & RELOCATION OF PEDESTRIAN ZONE GATEWAY

DATE	DRAWN	CHECKED	ISSUE CHECKBOX
AUG '2021	JGP	DLW	
DRAWING No.	REV.	SCALE	@ A4
6377.006	.	1:500	