

OUR PROPOSALS

EAGLE QUARTER, NEWBURY

The key design features use the site's industrial history and existing Newbury character to present a collection of buildings, each unique and with its own character.

With an industrial history, as home to Plenty's Eagle Iron Works, precedent can be drawn from contextual and existing victorian industrial architecture. Through these precedents various design cues can be picked up, such as variety in forms, façade articulation and a low key muted classicism.

The idea is to design each building volume as unique and create a distinct sense of place full of character, charm and quirk. There are repeating elements throughout the scheme but applied differently, mixing more traditional and contemporary language and detailing to create layers, visual interest and varied character. The inspiration is loosely industrial and detailing such as diamond brick patterns, found locally, are reinterpreted and used throughout.



View key



Brick diamond detailing



Brick detailing - Newbury Town Hall



Brick detailing



Brick detailing



Brick and window detailing



Brick pattern detailing



View of looking north from Eagle Place towards Newbury Town Hall

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EAGLE QUARTER,
NEWBURY

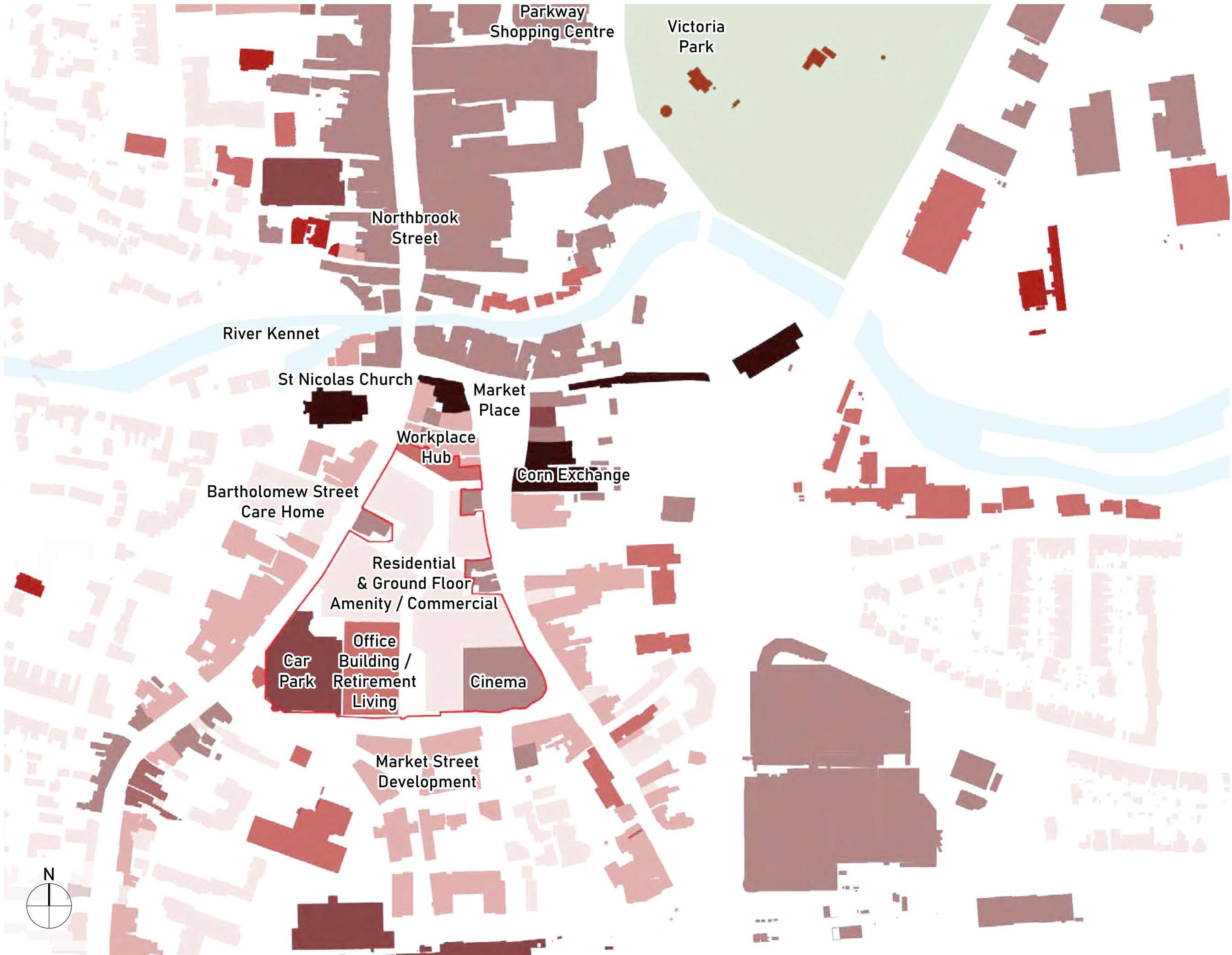
There is opportunity to create a more diverse mix of uses on the application site. This would complement the variety of uses already present in the local area.

Bartholomew Street and Cheap Street have shaped the site's urban form and active frontages and the communal focus of Market Place and Market Street to the south have created a rich and lively urban quarter. The proposal aspires to add to this as a mixed use scheme consisting of retail, amenity, work space and residential.

- Key
- Landmark
 - Parking / Ancillary
 - Amenity / Community Facility
 - Office
 - Commercial
 - Residential / Mixed Use
 - Residential



View key



Proposed uses



Cafes with outdoor seating



Artisan shops



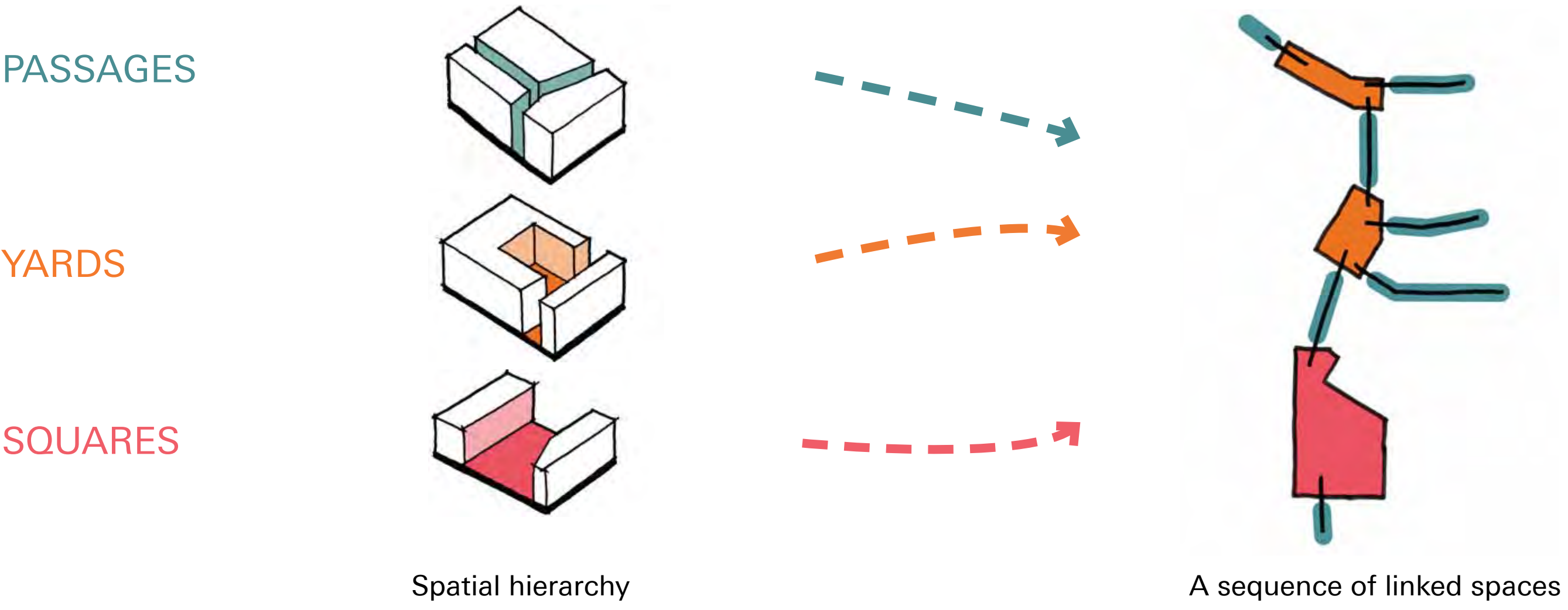
Proposed adaptable use commercial units along Bartholomew Street and Eagle Way

LANDSCAPE AND PUBLIC REALM

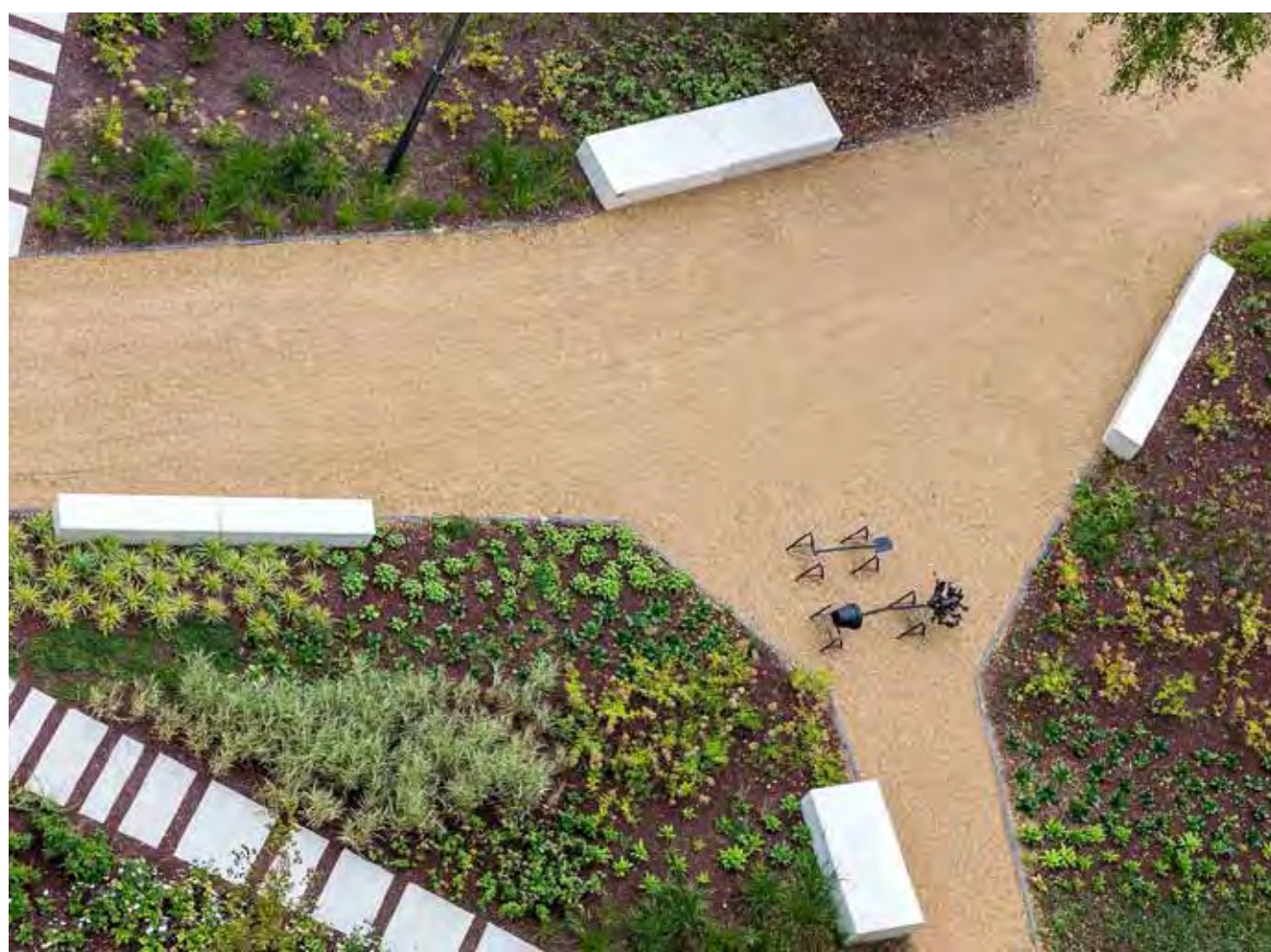
EAGLE QUARTER, NEWBURY

The landscaping and public realm proposals for the redevelopment are based upon the re-creation of historical streets and spaces accessible for people to enjoy.

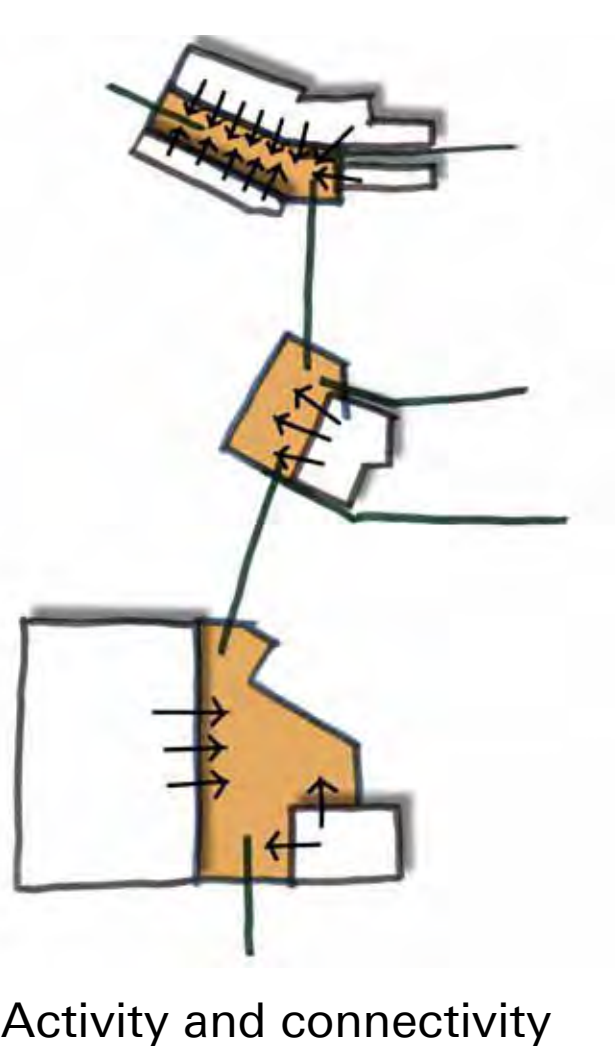
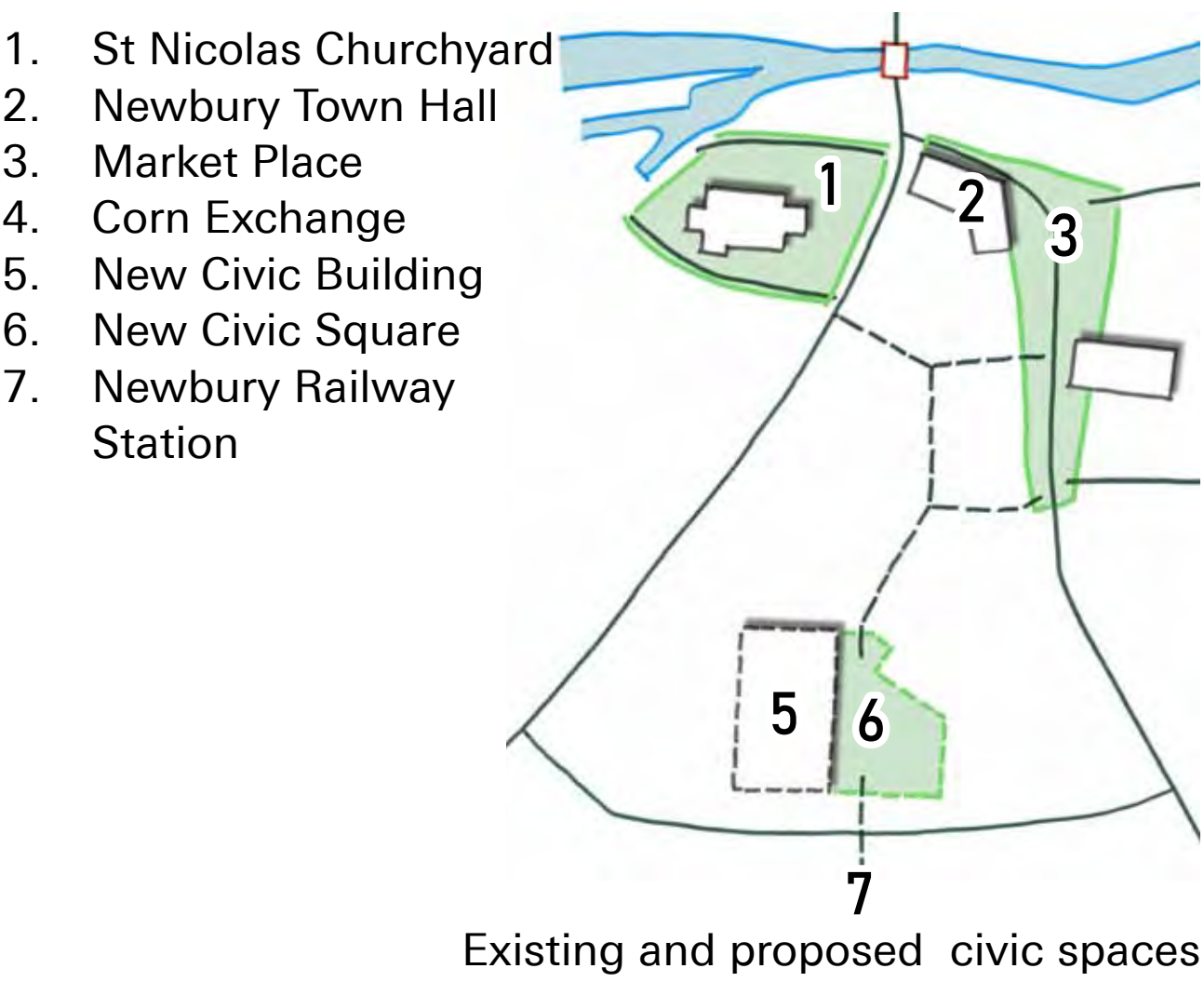
This brings an opportunity to introduce landscaping, seating, places to sit and eat, and an animated extension of the High Street directly to the train station. In addition, the new route takes pedestrians to the Corn Exchange and better ensures that all parts of Newbury can be more easily and safely enjoyed.



biodiverse roofs



Amenity



Landscape plan by Fabrik



Communal Gardens



Amenity Spaces



Private Terraces



Biodiverse Roofs



WIDER SURROUNDING
AND CONNECTIVITY

EAGLE QUARTER,
NEWBURY

Permeability with the context is key within the project. A new sequence of spaces, with a variety of scales and characters, will offer connectivity with the existing context.

INCREASED CONNECTIVITY AND STREET IMPROVEMENTS

- Bartholomew Street**
Update road alignment to minimise vehicular area and flush kerbs to improve pedestrian character.
- Market Street**
Improve western crossing, omit taxi rank, add street trees and improve median strip. Create connection to Market Street Development and Newbury Railway Station. Add planting and street trees to improve Market Street.
- Cheap Street**
New crossing treatment to Market Place.
- Eagle Place**
New pedestrian route connecting Eagle Square to the north and north east of the site at Bartholomew Street and Market Place.

Key.

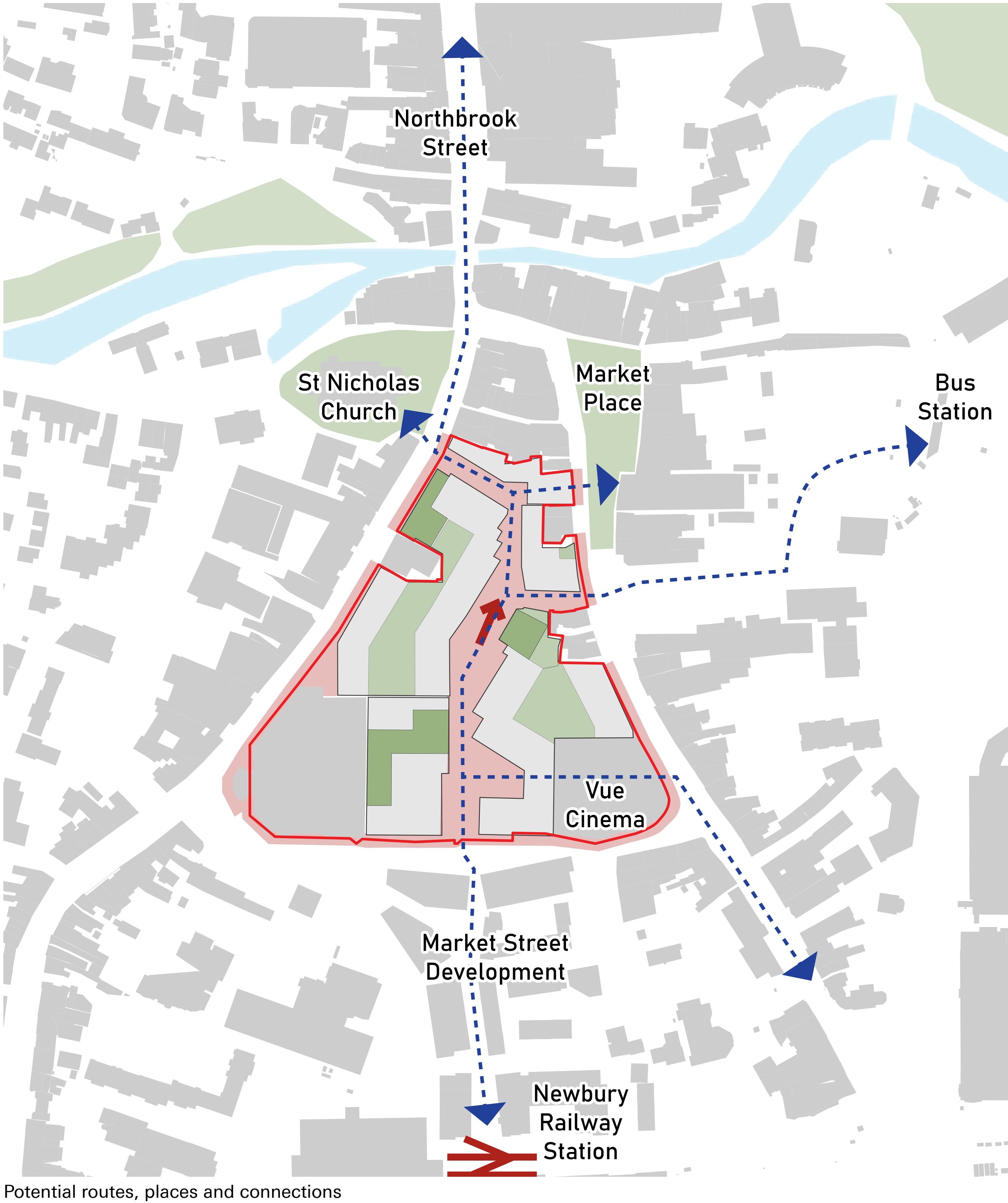
Existing Pedestrian Spaces

New Pedestrian Spacesv

New Green Podium

New Green Roof

New Pedestrian Route



View from Eagle Court looking North


CLIMATE CHANGE: OUR SUSTAINABILITY STRATEGY

People Living in West Berkshire currently have some of the highest carbon footprints in the region. Eagle Quarter aims to deliver an energy efficient and sustainable development in the heart of Newbury, which supports the aspirations of West Berkshire Council and provides a flagship for the town.


SUSTAINABILITY BENEFITS:

50%

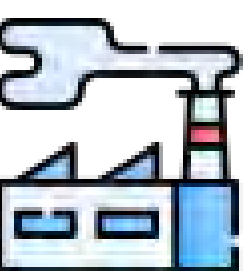
Targeting 50% Better Than Current Building Regulations




Electric vehicle charging spaces will be introduced on site




We will collect and reuse rainwater, reducing potable water demands




No Fossil Fuels on site for heating and hot water




Within a short walking distance of rail and bus services




There is an aspiration that drinking water will be abstracted directly from the aquifer and purified on site



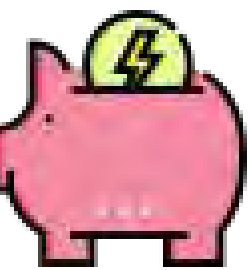
100% of heating and hot water will come from ground source heat pumps, extracting heat from boreholes



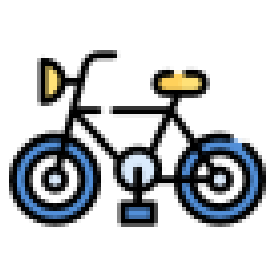
Residents will have access to a car club, with hybrid and electric vehicles




We will employ water conservation measures and use modular bathrooms



60—65% lower running costs compared to schemes compliant to Building Regs



547 bikes have secure parking, alongside a bike repair workshop



Where possible we will generate electricity through solar power

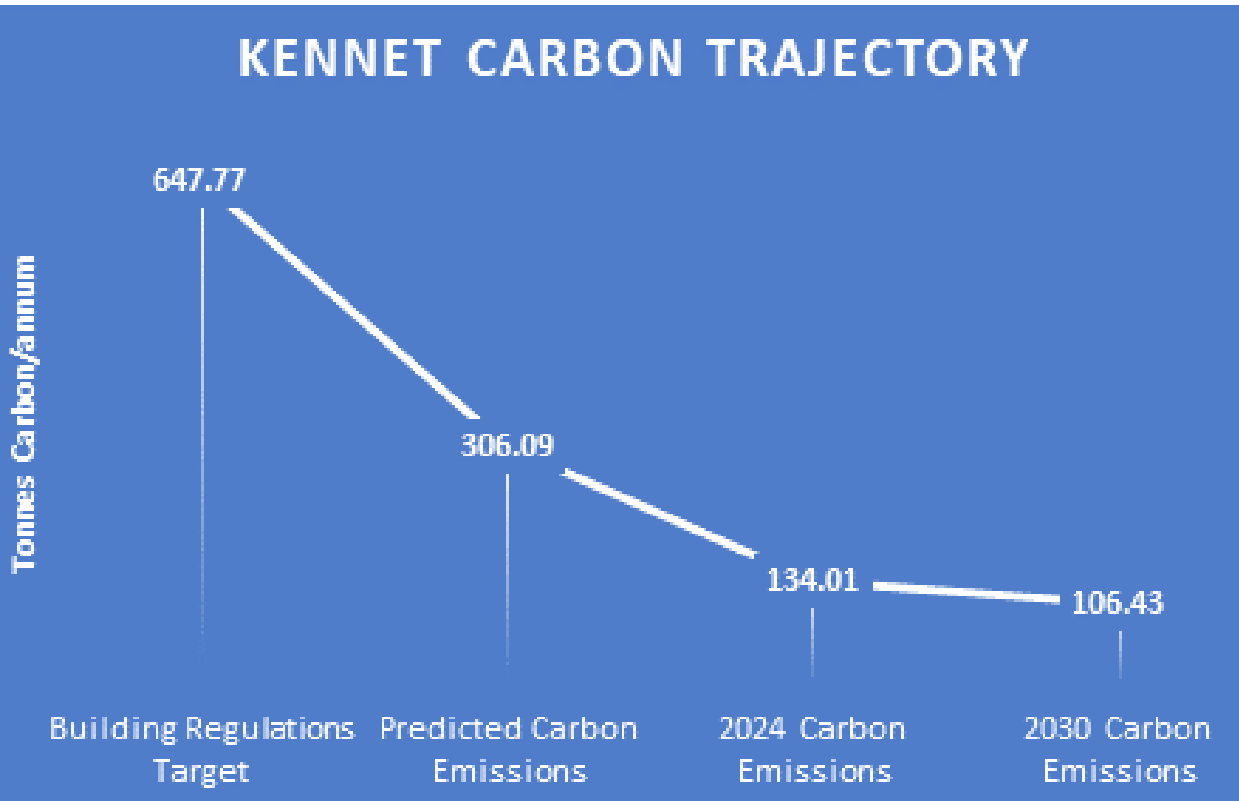
BREEAM® The new headquarters office building will strive to achieve BREEAM Excellent accreditation.

CARBON REDUCTION ASPIRATIONS

Ground Source Heating. We plan to use an innovative open loop ground source heat pump. This will have eight boreholes 130 m beneath the site which abstract heat from the groundwater . The heat pumps will generate heating and hot water for the development in an efficient and cost effective way.

Low Carbon Trajectory

The ‘Carbon Trajectory’ decreases annually, showing how the scheme will benefit from ongoing grid decarbonisation.



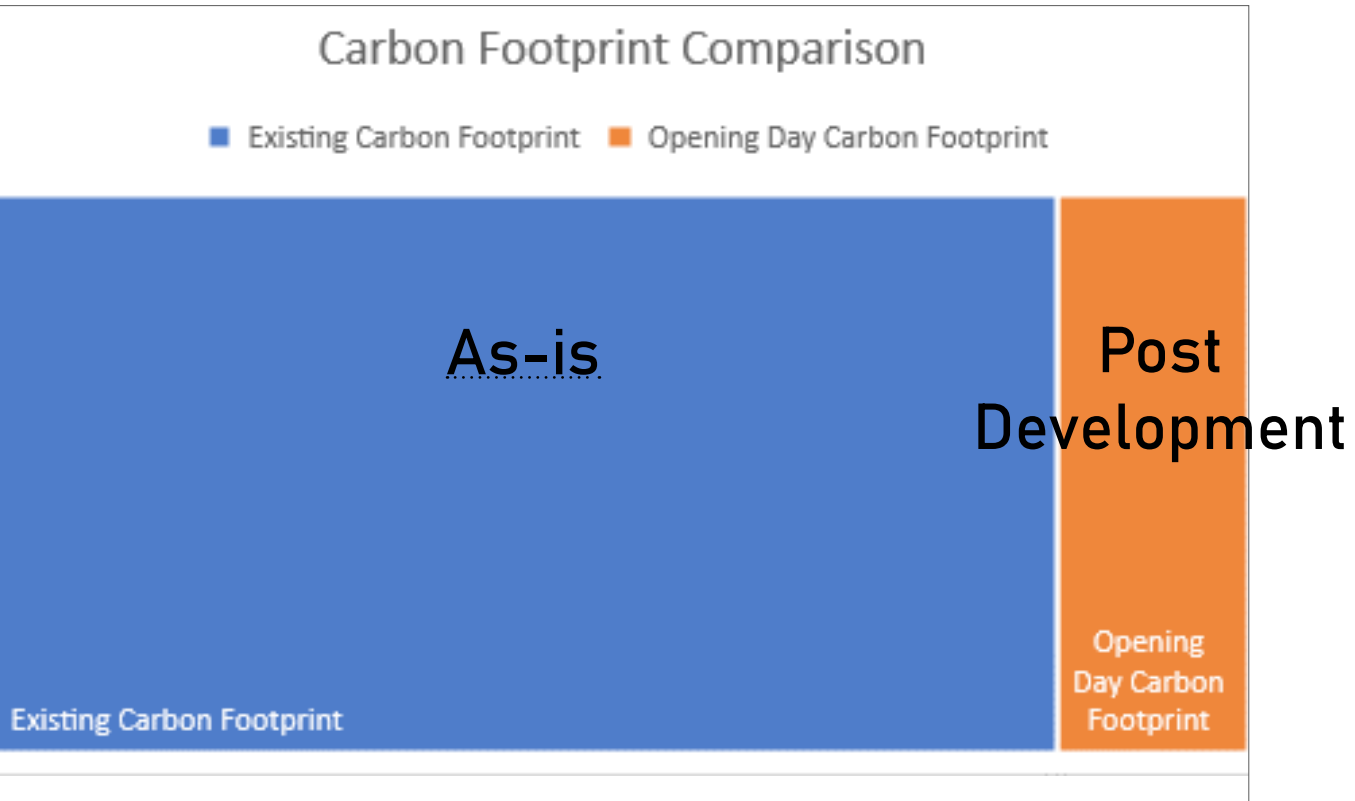
Scheme carbon trajectory in first 10 years of use

*The comparison is based on regulated energy (i.e. the energy associated with building fixed systems, such as heating, hot water and lighting)
**The total carbon figure for each stage is based on electrical consumption calculated from a Part L compliant SBEM Energy Model
*** SAP 10 Emission Factors have been used to calculate the carbon emissions for Building Regulations Target & Predicted Carbon Emissions, in line with calculations to be presented in the planning application
**** 2024 & 2030 Emission factors have been on Webtag Table 3.3 figures, ratio adjusted with BEIS figures



Existing vs Proposed

When comparing the carbon footprint of how the Kennet Centre performs now, with how our proposal is predicted to perform on day 1, the proposed scheme saves the equivalent of 2,528 passenger round trips to New York.



Operational carbon saved through redevelopment is the equivalent to 2,528 round trip passenger flights between London & New York****

*The existing carbon footprint has been based on the current Kennet Centre area schedule and typical energy consumption figures derived from CIBSE Guide F/Better Buildings Partnership
** SAP 10 Emission Factors have been used to calculate the carbon emissions for both scenarios
*** Opening day carbon footprint has been based on the Part L calculations for residential and non-residential and includes unregulated energy usage.
**** Based on 0.986 kg.CO2 per round trip (<https://www.theguardian.com/environment/ng-interactive/2019/jul/19/carbon-calculator-how-taking-one-flight-emits-as-much-as-many-people-do-in-a-year>)

Lochailort's Thames Quarter, Reading

Lochailart's Thames Quarter development in Reading is 26% more energy efficient than the Building Regulations require, saving 82.4 tonnes of CO2 every year through its on site Combined Heat & Power plant. This was a fossil-fuel (gas) powered solution whilst at Newbury we proposing a non-fossil fuel (renewables) powered solution.



Photo of Thames Quarter, Reading currently under construction

EAGLE QUARTER,
NEWBURY

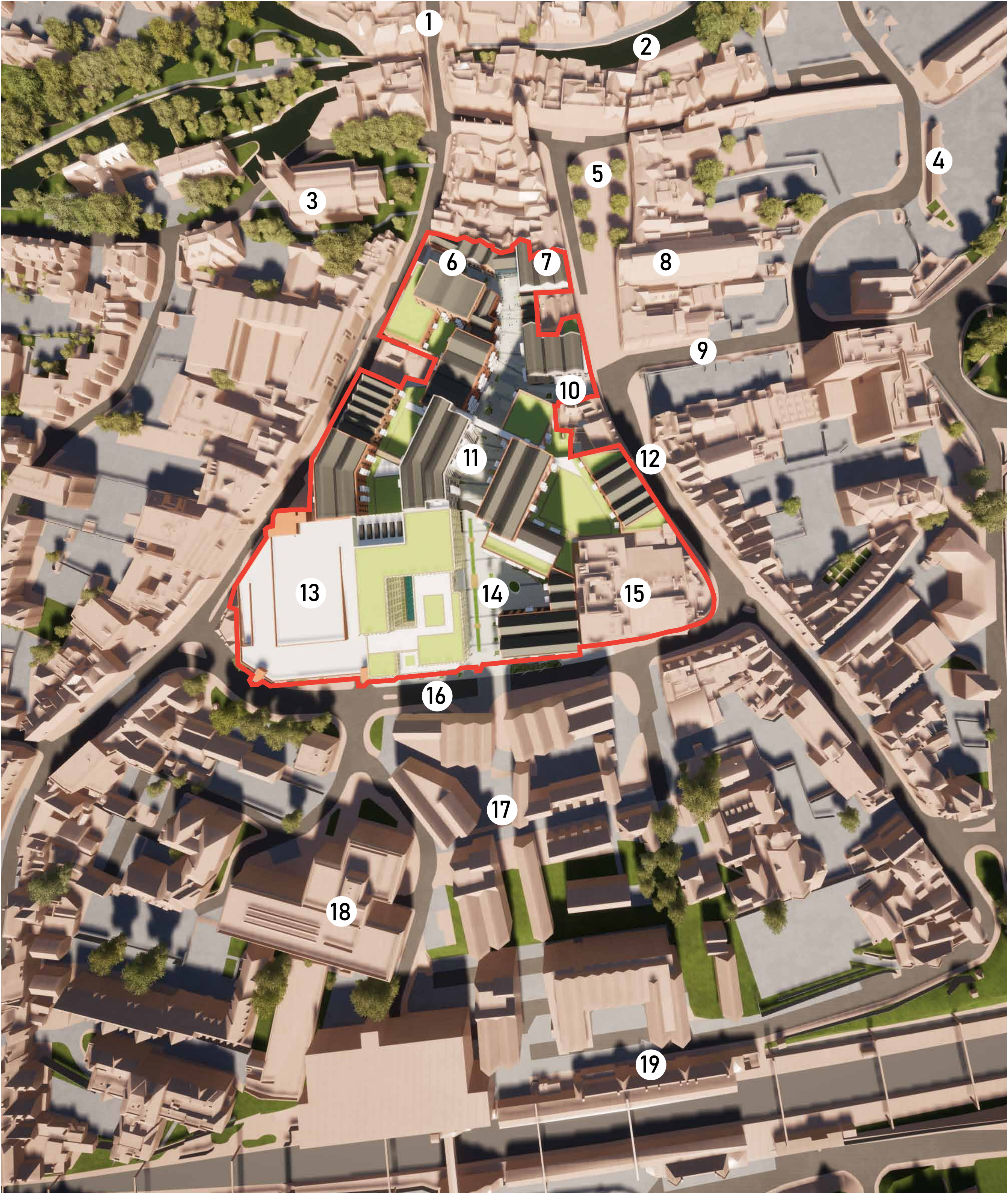
SUMMARY

- 1. New streets, spaces, routes and connections that reconnect Newbury and is outward not inward looking.
- 2. New independent shops and cafes that fit with the character of historical Newbury to animate these routes and spaces.
- 3. Urban greening and exemplary sustainability aspirations.
- 4. New homes to create local expenditure to support local businesses.
- 5. Visible connections with the history of this site.



View key

- Legend
- | | |
|----------------------|-----------------------------------|
| 1. Northbrook Street | 12. Cheap Street |
| 2. The Kennet River | 13. Additional Parking |
| 3. St Nicolas Church | 14. Eagle Square |
| 4. Bus Station | 15. Vue Cinema |
| 5. Market Place | 16. Market Street |
| 6. Cloth Court | 17. Market Street Development |
| 7. Kerseys Lane | 18. West Berkshire Council Office |
| 8. Corn Exchange | 19. Newbury Railway Station |
| 9. Bear Lane | |
| 10. Wincombe Court | |
| 11. Eagle Court | |



Aerial view of proposed scheme



View from Eagle Way through Cloth Court towards Bartholomew Street and St Nicolas Church

02 Newbury Town Councillors' Briefing invitation letter, 21st October 2020

LOCHAILORT NEWBURY LIMITED

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108-110 JERMYN STREET
LONDON
SW1Y 6EE

TEL: 020 3468 4933

Hugh Peacocke
Chief Executive Officer
Newbury Town Council
Market Place
Newbury, Berkshire **RG14 5AA**

Wednesday 21st October 2020

Dear Hugh

Invitation to a Members Presentation: redevelopment of *The Kennet Centre*

Lochailort Newbury Ltd will shortly be announcing its proposals for the future of *The Kennet Centre*, that will transform the outdated shopping centre into a new, vibrant, mixed-use quality development.

To be known as **Eagle Quarter**, the project is one of the first 'shopping centre to town centre' regeneration initiatives in the county, designed specifically to address the changing landscape of our high streets and breath new life back into this important but perhaps neglected part of the Town Centre. Carefully conceived to reflect the site's rich history, it will breathe a new lease of life into this historic Berkshire town.

Taking inspiration from the town's heritage, this people-focused, mixed-use project will bring together:

- around 30 new flexible shops and restaurants that will be carefully curated with a focus on local, independent and artisan businesses
- lively new pedestrianised streets providing new links between town's railway station, bus station and Northbrook Street and encompassing new public spaces which will open up the Town Centre
- a cutting-edge response to the declared climate emergency, minimising the use of fossil fuels and using a range of renewable energy solutions which will save at least 240 tonnes of CO₂ emissions per annum, compared to the existing Building Regulations
- enhancements to the existing cinema & leisure wing, plus improvements to the existing multi-storey car park including additional parking spaces
- around 400 hundred new homes, including a significant proportion purposely-designed for rent which include class-leading residents' amenities
- a new headquarters office building or, in the alternative, a retirement living community

We have already incorporated feedback from West Berkshire Council into the proposals. We will be making a detailed full planning application before the end of the year and before that submission is made, we would like to invite you to a special Members Presentation of our plans:

Location:	<i>Newbury Rugby Club, Monks Lane, Newbury RG14 7RW</i>
Date:	<i>Tuesday 27th October 2020</i>
Time:	<i>19:00 – refreshments provided</i>

We look forward to seeing you on the 27th. If you have any questions in advance, please feel free to contact us on 020 3468 4933 or james.croucher@lochailort-investments.com

Kind regards

Yours sincerely

James Croucher MTP MRTPI
Planning Director

03 Newbury Town Councillors' Briefing presentation slides, 27th October 2020

Kennet Centre/Eagle Quarter



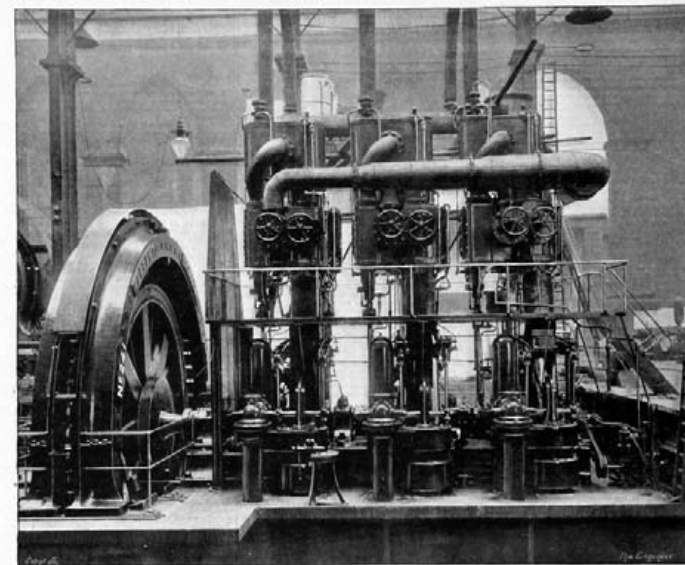
The Grainger Scheme



History

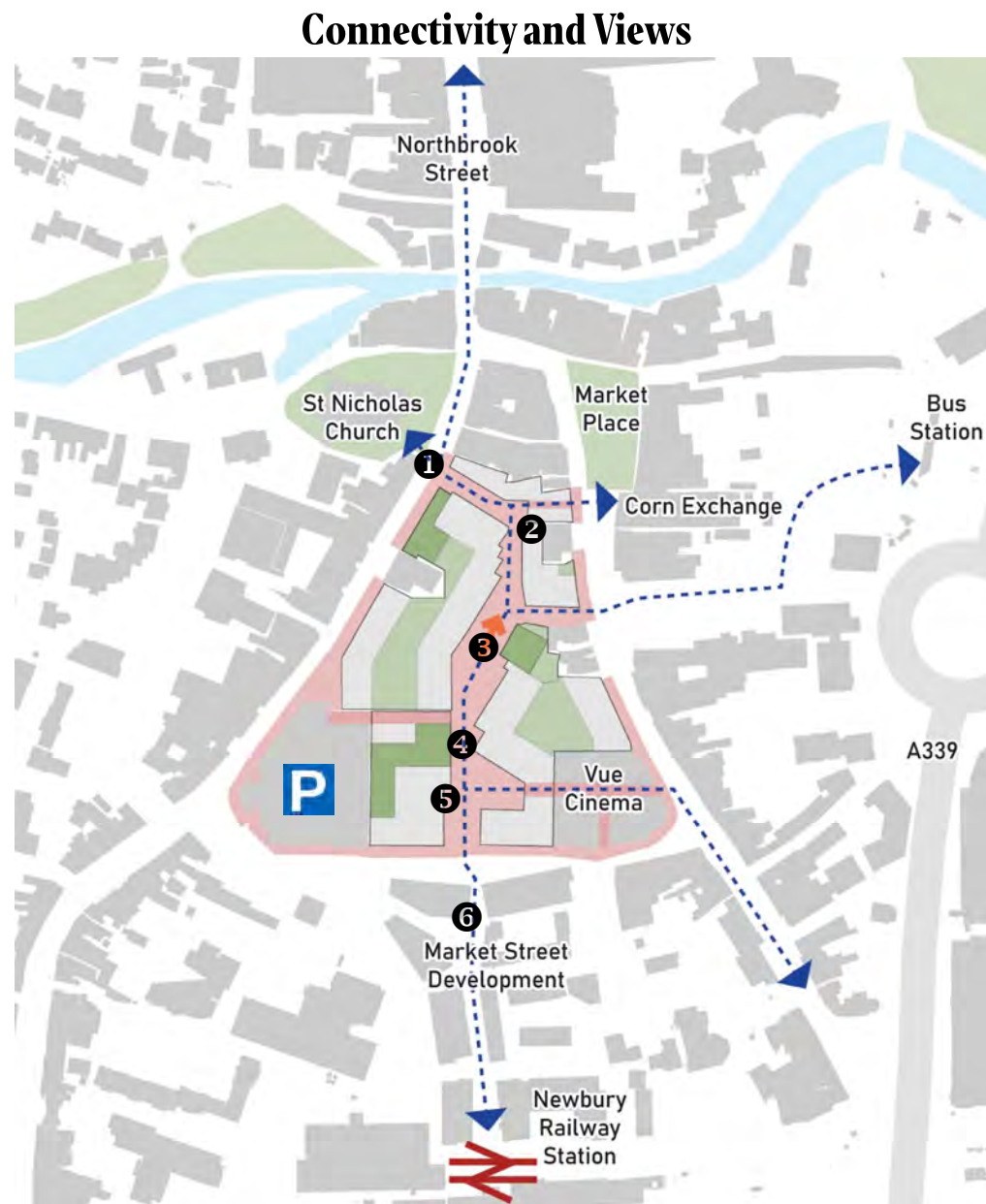


FIFTEEN HUNDRED HORSE-POWER COMPOUND CONDENSING ENGINE
HUGH PLATT AND SONS, NEWBURY, ENGINEERS



Site Plan

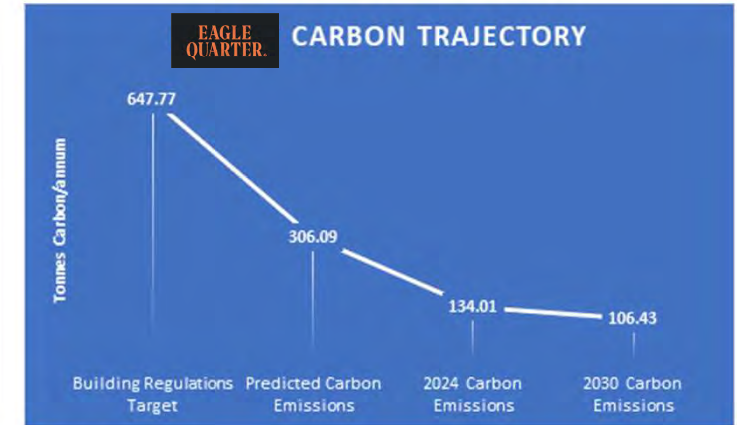
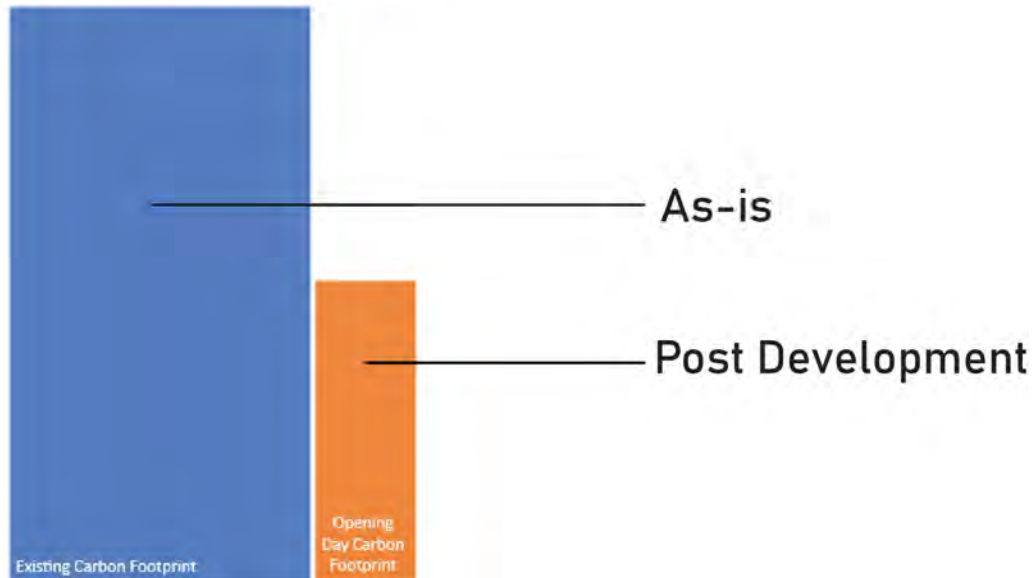




Sustainability

Carbon footprint comparison

- Kennet Centre's existing carbon footprint
- Eagle Quarter's carbon footprint – for the entire development


















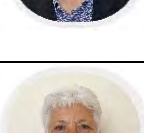











04 Newbury Town Councillors Members' questions, 27th October 2020

Summary sheet: Members' questions

Members Briefing, Tuesday 27th October 2020, 19:00

**EAGLE
QUARTER.**

	Councillor	Ward	Address	Question	Response
	Elizabeth O'Keeffe <i>Mayor Full Council Policy & highways</i>	Westfields	2 Northcroft Lane Newbury RG14 1BS	Is there an intention for Market Street to be pedestrianised	No, but an additional pedestrian crossing point and traffic calming is envisaged between Eagle Quarter and the Grainger scheme
	Elizabeth O'Keeffe <i>Mayor Full Council Policy & highways</i>	Westfields	2 Northcroft Lane Newbury RG14 1BS	Will some of the existing retailers be relocated	Yes. We have briefed all the retailers already and some will be relocated.
	Elizabeth O'Keeffe <i>Mayor Full Council Policy & highways</i>	Westfields	2 Northcroft Lane Newbury RG14 1BS	How confident can we be that the commercial units will all be filled	Confident. They will be offered on turnover rents to local businesses and will complement those already in the town centre. The units are small, flexible, combinable and suited to a wide range of occupiers.
	Martin Colston <i>Council Leader Full Council Policy & resources Arts & Leisure</i>	Westfields	140 Craven Road Newbury RG14 5NR	Will the developed be phased or delivered at all once	The intention is to undertake demolition in a single phase, then construction in a further single phase thereafter
	Martin Colston <i>Council Leader Full Council Policy & resources Arts & Leisure</i>	Westfields	140 Craven Road Newbury RG14 5NR	What kind of overall delivery timescale is anticipated	Planning application around Christmas time, then probably around 12 months to get planning permission, 12 months or so for demolition, and around 3-4 years for construction
	Sue Farrant <i>Full Council Policy & resources Arts & Leisure</i>	Clayhill	20 Denham Drive Newbury RG14 7GD	Pleased to see flats for rent – what kind of rental prices are envisaged, will this include socially rents and affordable rents	We will engage with the Housing Officer on this, mindful that priority needs may be better met in houses rather than flats, such as for larger families. We have already engaged with a leading local Registered Provider who is keen to work with us

	Sue Farrant <i>Full Council Policy & resources Arts & Leisure</i>	Clayhill	20 Denham Drive Newbury RG14 7GD	How will artisan businesses be encouraged	The pedestrianised new street is focussed on creating a sense of place and a high-quality environment – rather than achieving commercial rents. Units are flexible, could spill out into the street, will be curated to ensure an appropriate mix
	Phil Barnett <i>Full Council Planning/highways Arts & Leisure</i>	Clayhill 	60 New Road Newbury RG14 7RU	Loss of workers from the town centre has been harmful – when does West Berks need to confirm whether they are taking the offices	Planning application will be for both an office building and in the alternative for a retirement living scheme – we expect planning to take 12 months and hope West Berks will be able to come to a decision within that period
	Gary Norman	Wash Common	15 Culver Road Newbury RG14 7AR	How high will the development go and would historic buildings be dwarfed	Proposal is approximately the same height as the Parkway scheme, with the highest elements limited in number, at the centre of the site. Views to the Town Hall clocktower at St Nicolas Church have been specifically provided as wayfinding points, and where they do not currently exist
	Gary Norman	Wash Common	15 Culver Road Newbury RG14 7AR	Noting the reference to the site's industrial heritage informing the proposed architecture, might an earlier architectural style be more appropriate	Noted – will be discuss this with the development team
	Tony Vickers <i>Full Council Policy & resources Planning/highways</i>	Wash Common 	62 Craven Road Newbury RG14 5NJ	How advanced is the design of the heat pump system, can we be confident it is achievable	Trial boreholes have been done which show the system is deliverable, the Environment Agency is supportive in principle and the system has been sized to be able to run the whole scheme
	Vaughan Miller <i>Full Council Policy & resources Planning/highways</i>	Eastfields	32 Three Acre Road Newbury RG14 7AW	Will the development be held long-term in a single ownership	Yes, it will be an institutional investor
	Vaughan Miller <i>Full Council Policy & resources Planning/highways</i>	Eastfields	32 Three Acre Road Newbury RG14 7AW	Will the multi-storey car park roof be covered and is it proposed to put solar panels on its roof	The new upper decks will be open. We are investigating adding solar panels.