

# HISTORIC BACKGROUND: KENNET CENTRE / EAGLE WORKS SITE

- 5.1 The triangular area between Bartholomew Street, Cheap Street and Market Place in Newbury town centre was one of the earliest occupied areas of the medieval town. Evidence from archaeological excavations by Oxford Archaeology have shown it was laid out with burgage plots (enclosed fields extending the confines of a town) along both sides.<sup>12</sup> That this area was used for agriculture or small-scale farming until the 18th century is evidenced by John Roque’s map of 1760 (Figure 1, Appendix 1).
- 5.2 During the 19th century the area was heavily built on, both for housing and for industrial usage.
- 5.3 Towards the end of the 18th century (c.1790) a millwright and architectural engineer named William Plenty (1759–1832) opened an agricultural engineering works on the site at Cheap Street. At this time one of the major activities of the works was the manufacture of efficient iron ploughs, more manoeuvrable and economical than other models. An 1855 Patent details “Edward Pellew Plenty and William Pain, of Newbury, in the county of Berkshire” as “Agricultural Implement Manufacturers and Copartners – An improvement in Ploughs”.
- 5.4 By 1830 there were five iron foundries in Newbury town. This included the Plenty Eagle Iron Works.
- 5.5 In 1805 the company Plenty & Pain won a prize for ploughs offered by the Earl of Bridgewater at Ashridge. William Plenty later registered a patent for the fitted of a wheel behind the plough and in 1820 the firm produced the improved or “Flemish” plough.<sup>13</sup>

<sup>12</sup> Oxford Archaeology for West Berkshire Council Heritage Service “Newbury Historic Character Study”, *Assessment Report*, October 2005.  
<sup>13</sup> Grace’s Guide to British Industrial History, “William Plenty”. Available at [https://www.graces-guide.co.uk/William\\_Plenty](https://www.graces-guide.co.uk/William_Plenty)

- 5.6 Plenty went on to build a revolutionary lifeboat in 1816, this was known as the “pulling and sail” lifeboat called the Plenty. It was 24 foot long by 8 foot beam and equipped with six oars and was ideal for general use as it was extremely stable and seaworthy. In 1824 this was chosen as the winning design of lifeboat for the Duke of Northumberland’s prize.
- 5.7 In 1824 The Royal National Institution for the Preservation of Life from Shipwrecks (1854 became Royal National Lifeboat Institution) was formed with 14 lifeboats placed around the English coast – 11 of these were “Plenty” class lifeboats built in Newbury at the Eagle Works.<sup>14</sup>
- 5.8 1865 the Plenty & Pain company became Plenty & Sons as William Plenty’s sons, sons James Shergold Plenty (1811–51) and Edward Pellew Plenty I (1816–98) joined the business. Plenty’s now diversified into steam engines and boilers for ships. In 1880 the company was added to the Admiralty list for supply of steam engines. These were supplied to the Royal Navy and exported across the world.
- 5.9 In 1890 the company was incorporated as a Limited Company. Subsidiaries were established in other cities such as Glasgow and Southampton.



Figure 5.1 Extract from Ordnance Survey map of 1880

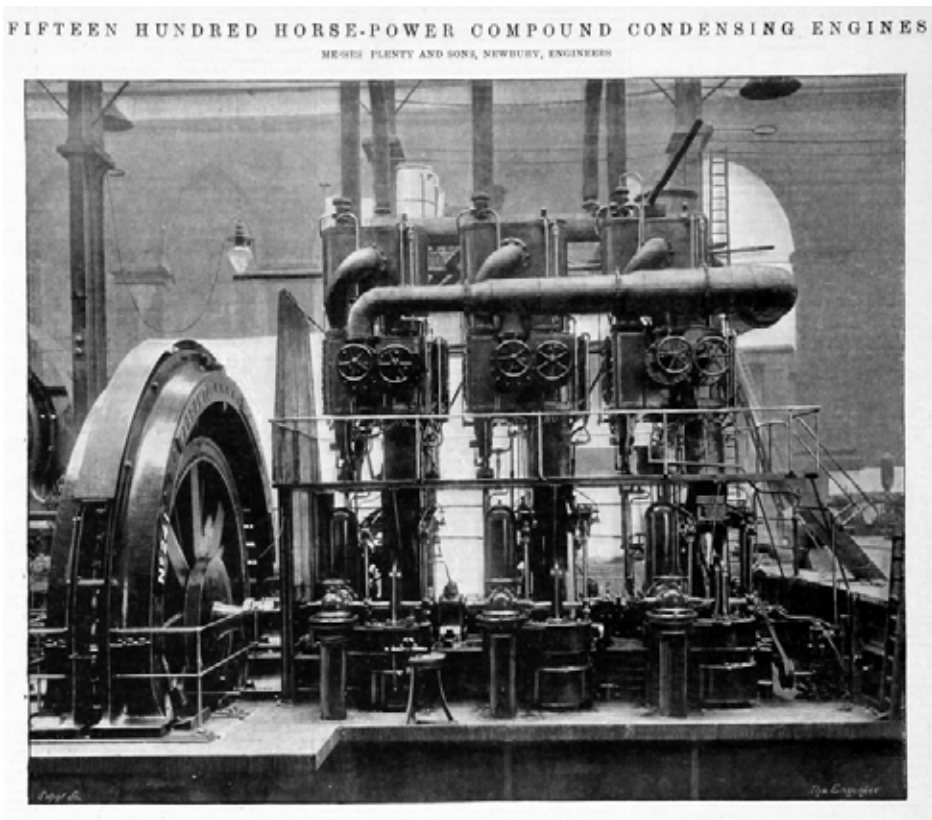


Figure 5.2 Plenty and Sons advertising poster



Figure 5.3 Plenty and Sons advertising poster

<sup>14</sup> Newbury Town Council, “Blue Plaques”, available at <http://46.101.85.17/blue-plaques.php>, [accessed 6 May 2020].





Figure 5.4 Extract from Ordnance Survey map of 1900



Figure 5.5 Extract from Ordnance Survey map of 1911



Figure 5.6 Extract from Ordnance Survey map of 1934

15 Grace's Guide to British Industrial History, "Plenty and Son". Available at [https://www.graces-guide.co.uk/Plenty\\_and\\_Son](https://www.graces-guide.co.uk/Plenty_and_Son)  
 16 Newbury Diesel Company, "Plenty Co", available at <http://rowifi.com/ndc/plenty---co-newbury.html>

- 5.10 By the 1920s the company had adapted to diesel technology for ships, power generators, winches, and compressors. In 1935 it launched a rotary pump and from 1955 it concentrated on fluid processing technology, including pumps, filters and mixers. Plenty also diversified into the production of iron bridges, canal sluices and balloon gas equipment.<sup>15</sup>
- 5.11 The company continued to be managed by the descendants of William Plenty well into the 20th century (including three family members all called Edward Pellew Plenty).<sup>16</sup>



Figure 5.7 Extract from Ordnance Survey map of 1945



Figure 5.8 Entrance to Plenty's Eagle Iron Works, Cheap Street (Mrs Walford, wife of a Plenty's Director)



5.12 The company moved to Hambridge Road, Newbury, in 1965 and in 2001 it became part of the SPX Flow Technology, a company with its HQ in North Carolina in the US.



Figure 5.9 Extract from Ordnance Survey map of 1961



Figure 5.10 An aerial view of Newbury, Kennet Centre site, before the building of the Kennet Centre in the 1970s



Figure 5.11 Bartholomew Street and Market Street, before the building of the Kennet Centre in the 1970s

- 5.13 In the 1960s an initial scheme to construct a new shopping centre on the area between Bartholomew Street, Cheap Street and Market Place in Newbury town centre was proposed, to be completed in several phases.
- 5.14 In 1966 land that had formerly been the site of Plenty and Sons and Nias Ltd was sold to Ravenscroft Properties Ltd. It was intended that the whole area be redeveloped into a shopping centre. Some of the older buildings on the Kennet site, including the Plenty & Sons Eagle Iron Works, were demolished to make way for the new development.<sup>17</sup>
- 5.15 Initially, however, only a temporary car park was created while plans for the wider site were drawn up and approved. By 1974 the first stage of the work to create a supermarket, bank and around 20 other shops was completed.
- 5.16 The second phase of the work to construct an additional 26 shops and a major new department store in a 2-storey building suffered many years of delays as Ravenscroft Properties felt the scheme was “not viable...because building costs far exceed the projected rental value of the sites”.
- 5.17 By 1977 the area was dubbed the “Mall Shopping Precinct” and buildings were still being demolished on the site, creating an “unsightly waste area”. The developers agreed to erect a new multi-storey car park (originally part of phase II of the plans) and the Local Authority created a temporary amenity area with grassland, flowers, shrubs and a playground.
- 5.18 After fears Ravenscroft Properties would pull out of the project entirely and calls for the Local Authority to find another developer, the scheme for phase II of the development were revived in 1980. In 1982 work on phase II of the scheme began. This aimed to double the size of the existing shopping centre (renamed the Kennet Centre) and to create covered walking areas.

<sup>17</sup> The information in paragraphs 3.14–3.19 was gathered from a review of the local press of 1966–1990, namely *The Reading Evening Post*, *Newbury Today* and *The Newbury Weekly News*.



- 5.19 In 1984 plans were approved by the Local Authority for a new bus station, Sainsbury's supermarket, a new department store, and a new car park, to create a total of 55 shops on a 5 acre site, "one of the most up-to-date shopping centres in the South of England". The new shops were completed in the summer of 1985, with the Sainsbury's store, new bus station and car park in progress by that time.<sup>18</sup>
- 5.20 A number of older buildings along the street frontages were retained, mainly towards the northern end.



**Figure 5.12** Newbury Town Centre from the north, c.1974



**Figure 5.14** The building of the Kennet Centre, 1970s-80s



**Figure 5.13** The building of the Kennet Centre, 1970s-80s



**Figure 5.15** The building of the Kennet Centre, 1970s-80s

<sup>18</sup> The information in paragraphs 3.14-3.19 was gathered from a review of the local press of 1966-1990, namely *The Reading Evening Post*, *Newbury Today* and *The Newbury Weekly News*.



5.21 The Kennet Centre's exterior incorporates red brick. This was the dominant building material from the 17th century onwards in the Newbury area. It has been used for many of the public buildings in the town. The design may have been chosen to blend somewhat with the older buildings retained along the main street frontages.



Figure 5.16 An aerial view of Newbury, Kennet Centre site, c.1980s



Figure 5.17 Kennet centre opening ceremony, 1989



Figure 5.18 Kennet centre celebrations, c.early 1990s



Figure 5.19 Kennet centre, interior view, c.1989



Figure 5.20 Kennet centre entrance, c.1989



5.22 The interior of the Kennet Centre today is typical of a shopping centre of the 1980s.



Figure 5.21 Kennet Centre interior, c.1985



Figure 5.22 Kennet Centre interior, c. 1985

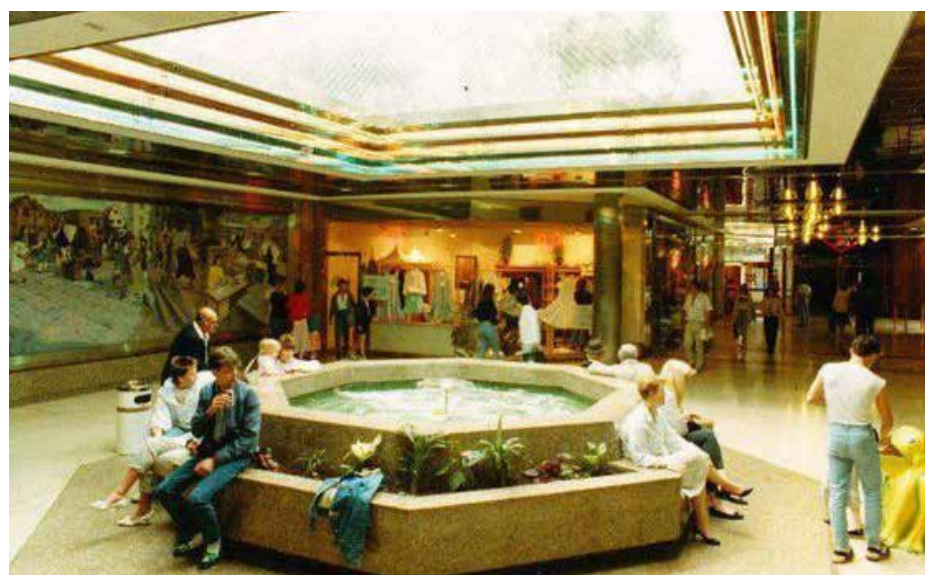


Figure 5.23 Kennet Centre interior, c.1985

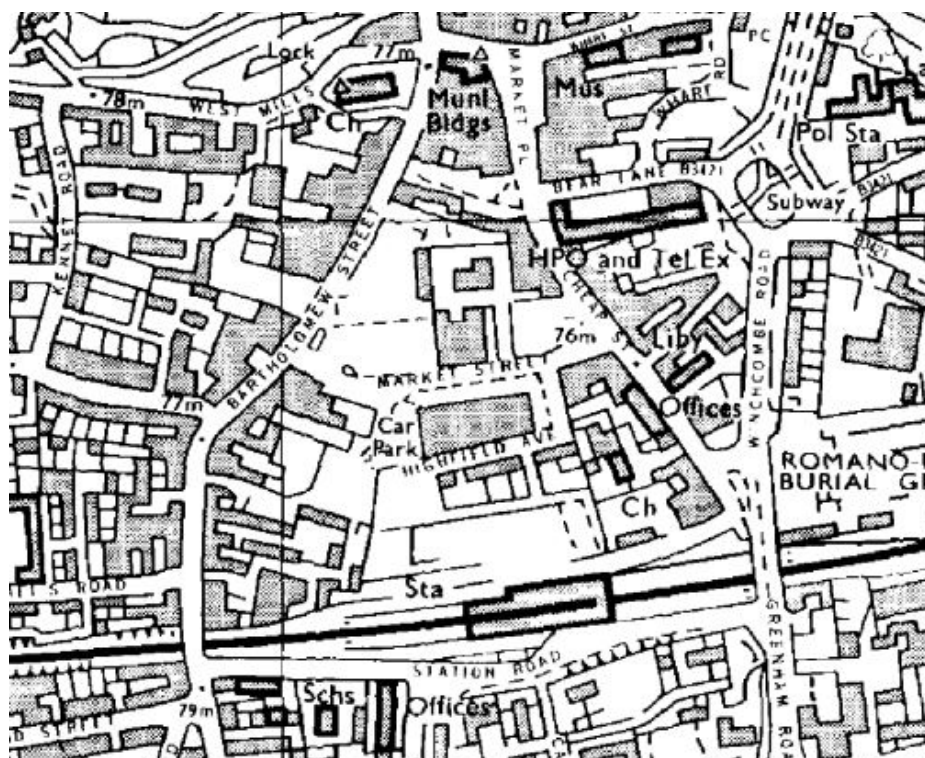


Figure 5.24 Ordnance Survey Map, 1982

5.23 In 2019 Newbury Town Council worked with the Newbury Society to install a blue plaque on a pillar close to the former entrance of Plenty's Eagle Iron Works in Cheap Street. This is intended to recognise "the long and distinguished industrial record" of the company in Newbury.<sup>19</sup>



Figure 5.25 Unveiling of the Plenty blue plaque on 19 September 2019 by town mayor Elizabeth O'Keeffe

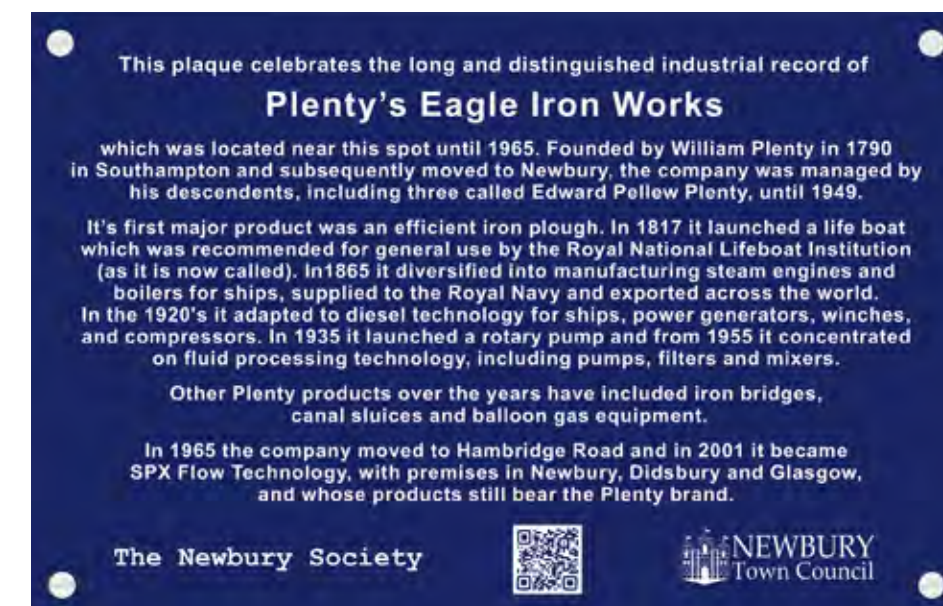


Figure 5.26 Plenty's Eagle Iron Works blue plaque

<sup>19</sup> Newbury Town Council, "Blue Plaques", available at <http://46.101.85.17/blue-plaques.php>, [accessed 6 May 2020].





# 6.0 HERITAGE

KENNET CENTRE, NEWBURY

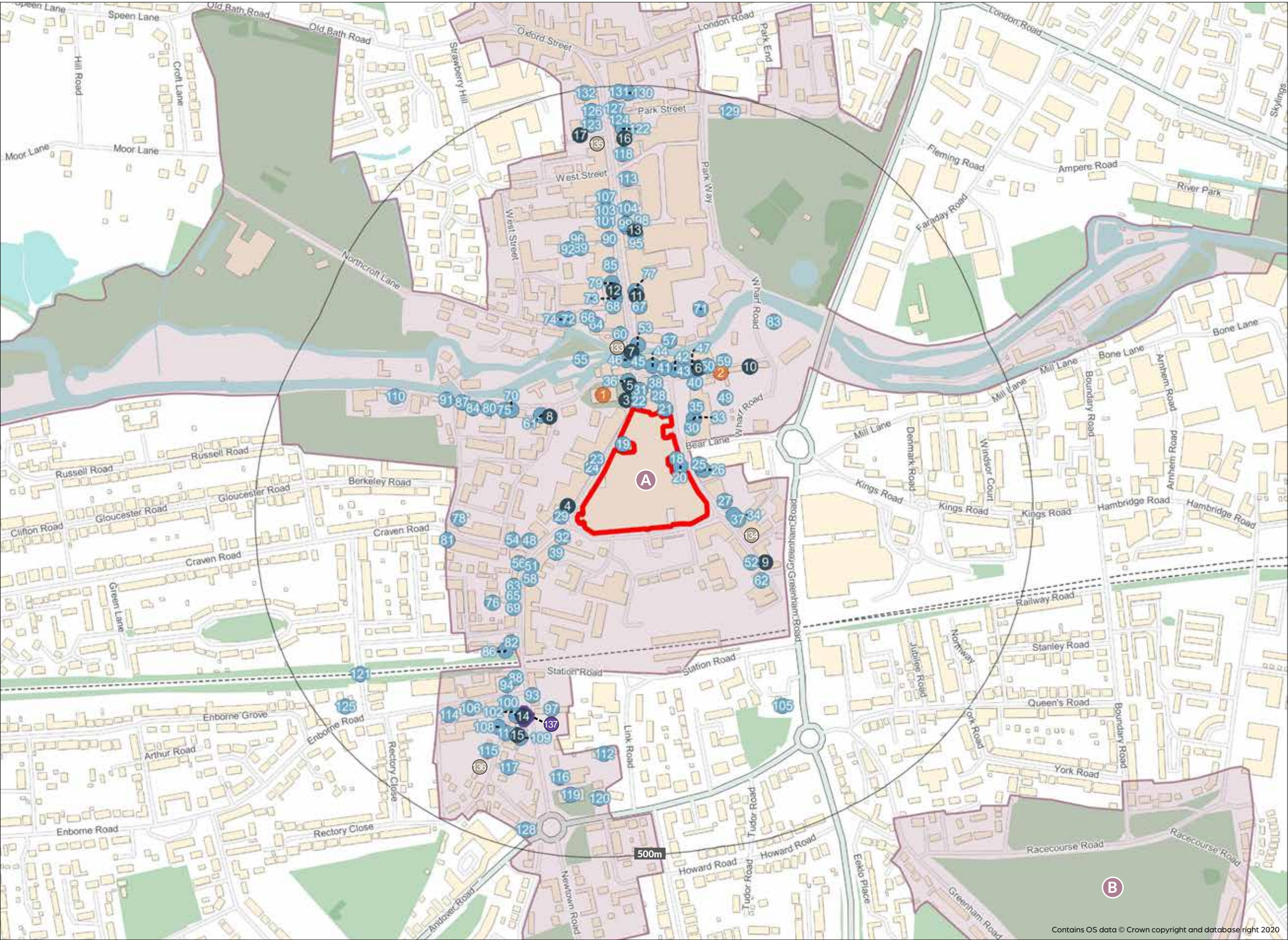


# HERITAGE

- 6.1
- The identification of heritage assets has been based on the methodology set out in **Section 2.0**. The search included all listed buildings, conservation areas, registered parks and non-designated heritage assets within the study area. Professional judgement has been used to select those which may experience change to their setting.
- 6.2
- The heritage assets are identified below with a short description. The location of these heritage assets are identified in **Figure 6.1**.
- 6.3
- In the context of the definition of setting offered in the Framework, (which advises this is 'surroundings in which a heritage asset is experienced'), this defines the setting of heritage assets in very broad terms. Indeed, such a broad scope means that many development proposals may be held to come within the setting of a heritage asset. Most would agree however that aside from some generic inter-visibility, a great number of such proposals could not reasonably be held to engage with or alter the setting of heritage assets in a material way.
- 6.4
- In the present case, the development proposal affects the Newbury Conservation Area directly, though this is limited to one part of a much wider conservation area. The effect is predominantly localised to the streets immediately surrounding the Kennet Centre. The development also affects the settings of several listed buildings which abut and are enveloped by the existing Kennet centre and are in close proximity to it.

- 6.5
- In other cases, owing to the nature and the height of the Proposed Development, the prevailing height of other buildings in the surrounding area, and the screening provided by the existing building forms, the effect on the setting of some built heritage assets is restricted.. Clearly this effect is less, the greater distance away.
- 6.6
- For the purposes of this pre-application report professional judgement has been used to select those built heritage assets that are likely to experience change to their setting, and by extension, their heritage significance. Those receptors that are both physically and functionally separated from the Site have not been assessed as the heritage significance of these assets is unlikely to be affected. These assets include:
  - The Newbury Town Centre Conservation Area;
  - The enveloped listed buildings (including the Grade II listed Bricklayers Arms, Catherine Wheel Inn, 33 and 34 Cheap Street and 21-25 Market Place); and
  - More distance listed (include those along West Mills, Bartholomew Street, Cheap Street, Market Place and Northbrook Street)





HERITAGE ASSET PLAN

- Application Site
- Conservation Areas
- A. Newbury Town Centre CA
- Listed Buildings
- Grade I
  - Grade II\*
  - Grade II
- Locally Listed Buildings
- 133. 105B Northbrook Street
  - 134. 58 Cheap Street
  - 135. 58 – 59 Northbrook Street
  - 136. 30 – 40 Argyle Road
- Scheduled Monuments
- 137. Litten Chapel

LOCATION:  
Kennet Shopping Centre, Newbury

DATE:  
July 2020

SCALE:  
1:6000 @ A3

FIGURE 6.1 Heritage Asset Plan

▲ NORTH



HERITAGE ASSET PLAN KEY

Application Site

Conservation Areas

A. Newbury Town Centre CA

Grade I

- 1. Parish Church of St Nicholas, Bartholomew Street
- 2. Museum Wharf Street

Grade II\*

- 3. South Gateway to Churchyard of St Nicholas' Church adjoining Bartholomew Street, Bartholomew Street,
- 4. 28, Bartholomew Street
- 5. North Gateway to Churchyard of St Nicholas' Church adjoining Bartholomew Street, Bartholomew Street
- 6. 5, Wharf Street
- 7. Bridge Over River Kennet, Bridge Street
- 8. St Nicolas House
- 9. 63, Cheap Street
- 10. Corn Stores, Wharf Street
- 11. 6-12, Northbrook Street
- 12. 91 And 92, Northbrook Street
- 13. 24, Northbrook Street
- 14. Litten Chapel (Part Of The Newbury Commercial School) , Newtown Road
- 15. St Bartholomew's Hospital, Argyle Rod
- 16. 42, Northbrook Street
- 17. Methodist Chapel, Northbrook Street

Grade II

- 18. Catherine Wheel Inn
- 19. Bricklayers Arms
- 20. 33 and 34, Cheap Street
- 21. 21-25, Market Place
- 22. 149, 150 and 151 , Bartholomew Street
- 23. 16, Bartholomew Street
- 24. 17, Bartholomew Street
- 25. Newbury Post Office
- 26. 41, Cheap Street
- 27. 48, 49 and 50, Cheap Street
- 28. 27, Market Place
- 29. 28a, 29a and 29, Bartholomew Street
- 30. Queen's Hotel
- 31. 152, 153 and 154 , Bartholomew Street
- 32. 114, 115, 118 and 119, Bartholomew Street
- 33. Corn Exchange
- 34. 53, Cheap Street
- 35. The Hatchet
- 36. Newbury Town War Memorial
- 37. King Charles Tavern
- 38. Town Hall And Municipal Buildings
- 39. Dolphin Inn
- 40. 24, Market Place
- 41. 32 and 34, Market Place
- 42. National Westminster Bank
- 43. Old Wagon And Horses

- 44. 4 and 5, Mansion House Street
- 45. 2 and 4, Bridge Street
- 46. 1, Bridge Street
- 47. 1 and 3, Wharf Street
- 48. Cooper's Arms
- 49. Cottage at rear of No 12 (The Hatchet)
- 50. 7A and 9, Wharf Street
- 51. 102-106, Bartholomew Street
- 52. 8, Cheap Street
- 53. 1, Northbrook Street
- 54. No 2 and former Oddfellows Hall
- 55. Newbury Lock
- 56. 40-45, Bartholomew Street
- 57. The Old St Nicholas Rectory (Part Of Nos 2 And 3)
- 58. The Eight Bells
- 59. The Corner House and Surgery
- 60. 102-103 Northbrook Street, and the former stables to 104 Northbrook Street
- 61. 4, West Mills
- 62. No. 6 Cheap Street
- 63. 48, 48a and 49, Bartholomew Street
- 64. 4, Northcroft Lane
- 65. Phoenix House
- 66. Newbury Arts Centre, The Temperance Hall
- 67. 6-12, Northbrook Street
- 68. 94, Northbrook Street
- 69. 51-53, Bartholomew Street
- 70. Craven House
- 71. Marsh Cottage
- 72. 14 And 16, Northcroft Lane
- 73. 93, 93a and 93b, Northbrook Street
- 74. Old Drummer's Arms
- 75. 10 and 11, West Mills
- 76. Range At Rear Of No 50
- 77. 6-12, Northbrook Street
- 78. 26-32, Craven Road
- 79. 90, Northbrook Street
- 80. 14, 15 and 16, West Mills
- 81. 29 and 31, Craven Road
- 82. 59 and 60, Bartholomew Street
- 83. The Stone Building (Kennet And Avon Canal Trust)
- 84. 17, 18 and 19, West Mills
- 85. 86, Northbrook Street
- 86. 61, Bartholomew Street
- 87. 20, 21 and 22, West Mills
- 88. 62, 63, 63a, 63b, and 64, Bartholomew Street
- 89. 7-12, Cromwell Place
- 90. 80, Northbrook Street
- 91. Weavers Cottages
- 92. United Reformed Church Hall
- 93. 72, 73 and 74, Bartholomew Street
- 94. The Garden House
- 95. 23, Northbrook Street
- 96. 2, 3 and 6, Cromwell Place

- 97. Lower Raymond Almshouses
- 98. 2 Bollards adjacent to south wall of No 25 Northbrook Street
- 99. The Castle Public House
- 100. Bartholomew Close
- 101. 77, Northbrook Street
- 102. The Litten
- 103. 73, Northbrook Street
- 104. 26 and 26a, Northbrook Street
- 105. Greenham House
- 106. 13a-27, Pound Street
- 107. 70, Northbrook Street
- 108. Bartholomew Manor
- 109. Building at rear of Nos 13 and 15 St Bartholomew Hospital
- 110. 32, West Mills
- 111. Gateway And Wall Of St Bartholomew Hospital
- 112. 6-13, Madeira Place
- 113. 33, 33a, 34, 35, 35a, 36 and 37, Northbrook Street
- 114. 33, Pound Street
- 115. St Faith, St Hilda, St Joann and St Monica
- 116. 22 and 24, Newtown Road
- 117. Upper Raymond Almshouses
- 118. 38 and 39a, Northbrook Street
- 119. Church of St John The Evangelist
- 120. Vicarage Of St John's Church
- 121. Rockingham Road Bridge
- 122. 43 and 44, Northbrook Street
- 123. The Monument
- 124. 45 and 46, Northbrook Street
- 125. St Nicholas School
- 126. 54 and 55, Northbrook Street
- 127. 49 and 50, Northbrook Street
- 128. Wellington Arms Public House
- 129. 1-12, Park Terrace
- 130. 51, Northbrook Street
- 131. King's Coffee House
- 132. 5, The Broadway

Locally Listed Buildings

- 133. 105B Northbrook Street
- 134. 58 Cheap Street
- 135. 58 - 59 Northbrook Street
- 136. 30 - 40 Argyle Road

Scheduled Monuments

- 137. Litten Chapel

LOCATION:  
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FIGURE 6.1 Heritage Asset Plan

▲ NORTH



6.7 The following section has been informed by the listings register for the heritage assets discussed, as found on the National Heritage List for England, available online at <https://historicengland.org.uk/listing/the-list/>

CONSERVATION AREAS  
NEWBURY TOWN CENTRE CONSERVATION AREA (MAP REF: A)

6.8 The Newbury Town Centre Conservation Area was designated in March 1971 and is characterised by the medieval market town of Newbury and its historic buildings and surviving thoroughfares of the town centre. The Site is located within the centre of the Conservation Area.

6.9 The Conservation Area covers a large geographical area, extending from Speenhamland in the north to Newton Road Cemetery in the south. In addition the Conservation Area encompasses parts of the River Kennet and the Kennet and Avon Canal stretching some distance from the west of the town to Bull's Lock in the east.

6.10 The core of the Conservation Area is made up by the town centre which is centred around Northbrook Street to the north, and Bartholomew Street and Cheap Street to the south, converging at bridge over the River Kennet. The Kennet and Avon Canal meanders through the town centre, providing a waterside side and mooring for boats. The Conservation Area includes a number of areas of open green spaces including that public parks, riverside meadows, allotments and playing fiends. Notable parks include Victoria Park to eastern side of the historic core, and Goldwell Park to western side. The waterways and open green spaces make an important contribution to the visual qualities of the Conservation Area.

6.11 A Conservation Area Appraisal has not yet been prepared for Newbury Town Centre but a description of the Site and its surrounding can be found in the Newbury Historic Character Study (2006). The Kennet Centre has its own character area and is described as:

*"The area between Bartholomew Street, Cheap Street and Market Place was one of the earliest occupied areas of the medieval town. It appears from archaeological evidence to have been laid out with burgage plots along both sides. During the 19th century the rear yards were heavily built on, both for housing and for a brewery and the Eagle Iron Works. These older buildings were demolished when the Kennet Centre shopping mall was built in a number of phases from the 1970s. The present buildings have a multi-storey car park at the south end and a*

*cinema is due to open on the corner of Market Street and Cheap Street. Although the Centre fills the area, a number of older buildings along the street frontages have been incorporated, mainly towards the northern end. The north-east corner of the centre encloses 21-25 Market Place, which possibly are of 17th-century origin. Further south 33-34 Cheap Street is also a 17th-century building, tile hung with carved bargeboards. The burgage plot layout to the rear has been completely lost. The interior of the Kennet Centre is typical of a modern shopping mall. The external appearance at the southern end is slab-like for the most part. Along the sides the design is not entirely out of keeping with the older buildings around in terms of roof heights and the centre is made of brick, but the frontage is completely uninteresting with no variety, unlike the surrounding streets. There is limited access, physical and visual, into the centre, but these street frontages have always been lined with buildings. The Kennet Centre falls within the Conservation Area".*

6.12 The Conservation Area contains a number of historic buildings that date between the sixteenth and twentieth centuries and represent the development and growth of Newbury. Later modern infill development is evident in places and is somewhat sympathetic to the post medieval character of the town centre.

6.13 Buildings within the Conservation Area are built from a range of materials and reflect different architectural styles. Many of the buildings from the Medieval period to the seventeenth century use timber framing including the Grade II listed 50 Northbrook Street and Bartholomew Manor. From the seventeenth century onwards most buildings within the town centre are evident as being built from brick, specifically that of red brick. Stone detailing and features, along with stucco, render and colour wash have been used in many buildings for decoration. Roofing materials vary within the Conservation Area, with a mix of slate and plain clay tiles being evident.

6.14 Newbury Town Centre Conservation Area contains a number of significant historic buildings, many of which have been listed or locally listed. Notably the Conservation Area includes five buildings designated at Grade I and twenty three at Grade II\*, reflecting the historic and architectural nature of Newbury.

6.15 Views towards the Site are obtained from some part of the Conservation Area, most notability from Northbrook Street, Newbury Lock and St Nicolas Church. A number of keys are identified at **Section 8.o**.

6.16 The special interest of the Conservation Area is derived from its historic and architectural interest as a market town on the River Kennet, with a predominantly Georgian centre, but retaining many buildings from older periods. The town is broadly characterised by fine grain development, and buildings are generally built with local brick, render and clay tile vernacular providing a frontage to the main streets.

CONTRIBUTION OF THE SITE TO THE CHARACTER AND APPEARANCE OF THE CONSERVATION AREA

6.17 The Site is located centrally within the Conservation Area and is situated in a prominent historical position between Bartholomew Street, Cheap Street and Market Place.

6.18 The contribution that the existing Site makes to the Conservation Area has been wholly changed with the erection of the Kennet Centre, which has largely altered the understanding of the historic urban grain, surrounding townscape and appearance of the area. The current centre has obliterated any understanding of the historic pattern of development or the past historic uses of the site.

6.19 The Site itself is principally formed of the Kennet Centre, a large urban block which dates back to the 1970s, and has been subject to later additions and alterations. These later alterations and additions are evident from the building's irregular plan form and appear in places to dominate this part of the townscape.

6.20 The shopping centre rises up to four storeys and is primarily built from brick and includes external panels, cladding and glazed elements. The frontage of the centre is relatively plain and uninteresting unlike the surrounding buildings which display variety in their frontage in terms of materials, fenestration pattern roof form etc.

6.21 The centre perimeter largely lacks activation and animation and is an inward facing building. The plain facades of the building harm the character and appearance of the conservation area.



ENVELOPED LISTED BUILDINGS

BRICKLAYERS ARMS (MAP REF: 19)

- 6.22 The Bricklayers Arms is Grade II listed and located immediate west outside but enveloped by the Site. The listed building has been incorporated into the Kennet Centre along the street frontage.
- 6.23 The two storey public house dates back to the early nineteenth century and is formed of a main double fronted block and later lower south extension with carriageway. The building is built from multi coloured stick brick, and features a hipped tiled roof to the main block and a slate roof to the south extension. Architectural features of the of the building include plain stucco bands at first floor level, recessed sash windows with red arches and a architrave doorway with a -bracketed pediment.
- 6.24 The significance of the building is derived from its historic and architectural interest as a surviving example of an early nineteenth century public house and forms a surviving fragment of an earlier streetscape.

CONTRIBUTION OF SETTING TO HERITAGE VALUE

- 6.25 The heritage asset is located to the east side of Bartholomew Street, with the highway retaining its their historic character as busy thoroughfares through Newbury. Part of the immediate setting is characterised by the movement and noise associated with pedestrian and vehicular traffic.
- 6.26 The contribution that the existing Site makes to the listed building has been wholly changed with the erection of the Kennet Centre, which has largely altered the understanding of the historic urban grain, surrounding townscape and appearance of the area.
- 6.27 The building is set within a busy town centre, where remnants of the historic built environment survive and represent a range of architectural styles, age and quality. The setting of the asset has always been within an urban environment and this activity and mix of uses contributes to an understanding of how the building would have functioned in the community.
- 6.28 The cluster of designated and non-designated heritage assets along Bartholomew Street and the wider town centre make a positive contribution to the setting of the building and the legibility of an early streetscape.
- 6.29 Views of the assets can be best experienced from placements along Bartholomew Street. The viewing experience of the asset, further reinforces the surrounding variation in development, with buildings being of different architectural styles, ages and quality.



Figure 6.2 The Grade II listed Bricklayers Arms. Source: BritishListedBuildings.co.uk

- 6.30 However, the Kennet Centre surrounds the building on either side, and forms part of its immediate setting. The modern blank façade of the centre is uninteresting and detracts from the appreciation of the building. The coarse nature of the shopping centre diminishes the understanding of the historic streetscape The Kennet centre is an obviously modern and unattractive backdrop to the listed building with no relationship to it in terms of form, materials, use or rhythm.

CATHERINE WHEEL INN (MAP REF: 18)

- 6.31 The Catherine Wheel Inn is Grade II listed and located immediate east outside the Site. The listed building has been incorporated into the Kennet Centre along the street frontage.
- 6.32 The public house dates between the early to mid nineteenth century and its two storeys high and three bays wide. The building is designed in Tudor style and is built from brick with ashlar dressings. The building has a slate roof with three decorated flute shafts Architectural features of the of the building include an arched entrance, doorway, mullioned windows with arched heads and hood moulds, a crenellated parapet and a wide carriage entrance.
- 6.33 The significance of the building is derived from its historic and architectural interest as a surviving example of an early to mid nineteenth century public house, and, principally, through its decorative elevation that contributes to the streetscape.



Figure 6.3 The Grade II listed Catherine Wheel Inn. Source: BritishListedBuildings.co.uk

CONTRIBUTION OF SETTING TO HERITAGE VALUE

- 6.34 Similar to the Bricklayers Arms, The contribution that the existing Site makes to the listed building has been wholly changed with the erection of the Kennet Centre, which has largely altered the understanding of the historic urban grain, surrounding townscape and appearance of the area.
- 6.35 The heritage asset is located to the west side of Cheap Street, with the highway retaining its their historic character as busy thoroughfares through Newbury. The immediate setting is partially characterised by the movement and noise associated with pedestrian and vehicular traffic.
- 6.36 The buildings is set within a busy town centre, where remnants of the historic built environment survive and represent a range of architectural styles, age and quality. The setting of the asset has always been within an urban environment and this activity and mix of uses contributes to an understanding of how the building would have functioned in the community.
- 6.37 The cluster of designated and non designated heritage assets along Cheap Street and the wider town centre make a positive contribution to the setting of the building and the legibility of an early streetscape.
- 6.38 Views of the assets can be best experienced from placements along Cheap Street. The viewing experience of the asset, further reinforces the surrounding variation in development, with buildings being of different architectural styles, ages and quality.



6.39 The Site is principally formed of the Kennet Centre which surrounds the receptor to the north and south, and forms part of its immediate setting. The Kennet centre detracts from the setting of the Catherine Wheel in the same way that it does from the Bricklayers Arms.

33 AND 34 CHEAP STREET (MAP REF: 20)

6.40 33 and 34 Cheap Street are Grade II listed and located immediate east outside the Site. The listed buildings have been incorporated into the Kennet Centre along the street frontage.

6.41 The former residential property dates back to 1679 and have been subject to renovations in the late nineteenth and mid twentieth centuries. The building today is formed of retail uses at ground floor, with residential accommodation above. The building is two and half storeys high and has three gabled bays with a tiled roof. Architectural features of building include gables with carved bargeboards, finals and light casement windows. At first floor levels the plastered front of the building is visible with wooden modillion eaves cornice above the three light casement windows. At ground floor level a modern shop front has been inserted.

6.42 The significance of the building is derived from its historic and architectural interest as a surviving building from the seventeenth century and forms a surviving fragment of an earlier streetscape. This is its principal interest, especially its antiquity.

CONTRIBUTION OF SETTING TO HERITAGE VALUE

6.43 Similar considerations apply to the effect that the Kennet Centre has on the significance of the listed building as to the Catherine wheel and Bricklayers Arms. In other words, the ability to appreciate the significance of the building is diminished by the existing poor quality Kennet Centre.

21-25 MARKET PLACE (MAP REF: 21)

6.44 21-25 Market Place are Grade II listed and located immediate north east outside the Site. The listed building has been incorporated into the Kennet Centre along the street frontage.

6.45 21-25 Market Place date back to the early nineteenth century and are a reconstruction of older buildings. A plaque was with the date 1681 was found in property No.25 during its restoration in the late twentieth century. In the mid nineteenth century the properties formed five different buildings and today is formed of three occupations.



Figure 6.4 The Grade II 33 and 34 Cheap Street. Source: BritishListedBuildings.co.uk

6.46 The building is three storeys and features a hipped welsh slate roof with a large brick chimney stack. The building has a stucco front with recessed sash windows, seven at first floor and five at second. At ground floor level a modern shop front has been inserted. The rear of property No.21 has a eighteenth century brick wing, which features some eighteenth century sash window, and a moulded brick overhang.

6.47 The property derives its special interest from its survival as a group of terraces from the early nineteenth century and form a surviving fragment of an earlier streetscape. They are of historic and architectural interest.

CONTRIBUTION OF SETTING TO HERITAGE VALUE

6.48 The heritage asset is located to the west side of Market Place, with the highway retaining its their historic character as busy thoroughfares through Newbury. The immediate setting is therefore characterised by the movement and noise associated with pedestrian and vehicular traffic.

6.49 The buildings are set within a busy town centre, where remnants of the historic built environment survive and represent a range of architectural styles, age and quality. The setting of the asset has always been within an urban environment and this activity and mix of uses contributes to an understanding of how the building would have functioned in the community.



Figure 6.5 The Grade II listed 21-25 Market Place. Source: BritishListedBuildings.co.uk.

6.50 The cluster of designated and non designated heritage assets along Market Place and the wider town centre make a positive contribution to the setting of the building and the legibility of an early streetscape.

6.51 Views of the assets can be best experienced from Market Place where a large paved square allows for the asset to be observed from multiple viewpoints. The viewing experience of the asset, further reinforces the surrounding variation in development, with buildings being of different architectural styles, ages and quality.

6.52 Due to its greater distance from the main facades of the Centre and its position in Market Square, the existing Kennet Centre is experienced more obliquely in views of this listed building. The harm to the setting of this asset by the Kennet Centre is therefore less than that of the assets discussed above, but nevertheless, the coarse nature of the shopping centre does diminish the understanding of the historic streetscape.



MORE DISTANT LISTED BUILDINGS  
LISTED BUILDINGS

PARISH CHURCH OF ST NICOLAS (MAP REF: 1)

- 6.53 The Parish Church of St Nicolas is Grade I listed and located approximately 140m from the centre of the Site.
- 6.54 The first church of St Nicolas to stand on this site was probably first built towards the end of the 11th century. Some of the foundations of the north porch of this building can be found just outside the building that stands today. The rest of the foundations of this Norman building may survive, but are covered by the present structure.
- 6.55 Much of the fabric of the present building dates to the early-16th century and certain monuments and fixtures that survive in the interior date to the 16th, 17th and 18th centuries.
- 6.56 St Nicolas is known for its recognisable and quality Perpendicular Gothic architectural style. It is also of a remarkably large size for a parish church in Berkshire.
- 6.57 The church is a good surviving example of a 16th-century parish church, it stands as a central feature within Newbury town centre, a town of some importance in the local area when the church was constructed. Despite certain interior alterations of the 19th century onwards, the 16th-century building remains largely intact.
- 6.58 The stained glass of the windows in the church was executed by the firm of John Hardman & Co. Hardman was one of the pioneers of the *stained glass* revival of the 19th century and his company became one of the world's leading manufacturers of stained glass and ecclesiastical fittings.
- 6.59 The historic interest of St Nicolas lies in its position as the main parish church of Newbury, Berkshire. Situated in the centre of the town, the church has played a major role in both the Christian and wider cultural life of the town for at least 500 years.
- 6.60 The church's connection with John Smallwood (John of Newbury) is also of note, being one of the most successful and wealthy members of Newbury's community in the 16th century. The fortune Smallwood amassed, which helped to build the church, was amassed as a result of the successful trade in wool and cloth that occurred in Newbury in the 16th century.



Figure 6.6 The Grade I listed Parish Church of St Nicolas. Source: BritishListedBuildings.co.uk.

- 6.61 St Nicolas is also associated with an infamous event of 1556, during the reign of Queen Mary I: in this year three Protestants (Julius Palmer, Thomas Askew and John Gwin) were accused of heresy, tried in St Nicolas church, and convicted, burned at the stake on Enborne Road (they were known as the Newbury Martyrs).
- 6.62 The church also has association with John Wesley, who is known to have preached from the pulpit in 1740.

CONTRIBUTION OF SETTING TO HERITAGE VALUE

- 6.63 The heritage asset is located to the south side of West Mills and to the west side of Bartholomew Street. The immediate setting of the church is formed of the church yard, which allows for views of both the church and towards Newbury town centre.
- 6.64 The buildings is set within a busy town centre, where remnants of the historic built environment survive and represent a range of architectural styles, age and quality.
- 6.65 Since the church's construction its setting has been subject to change with the development of the town through the centuries, including the creation of the Kennet and Avon Canal itself. The setting of the asset as town centre has always been within an urban environment and this activity and mix of uses contributes to an understanding of how the building would have functioned in the community.



Figure 6.7 Inside the Grade I listed Parish Church of St Nicolas. Source: BritishListedBuildings.co.uk.

- 6.66 The cluster of designated and non designated heritage assets along West Mills, Bartholomew Street and the wider town centre make a positive contribution to the setting of the building and the legibility of an early streetscape.
- 6.67 The Site is located to the south east of the receptor. The modern blank façade of the centre is uninteresting and detracts from the appreciation of the building, although this is experienced more obliquely along Bartholomew Street. Along West Mills the Site makes a natural contribution to the appreciation of understanding the receptor.
- 6.68 The church is also experienced in views from the Canal towpath to the north of the canal. While this presents a pleasing aspect of the church, the canal itself contributes to the setting of the church as a visual historic record of the iterative changes to Newbury.
- 6.69 The church terminates views of West Mills in a pleasing fashion, although modern office block at the eastern end of West Mills detracts from the immediate approach to the church. One can obviously appreciate the aesthetic, architectural and historic significance of the church from West Mills, within its immediate setting, at the location that forms the main western entrance to the church. This is a tightly defined experience with long views obscured by trees and surrounding buildings.
- 6.70 The church obviously has a formal relationship with Grade II\* listed gateway to the church on Bartholomew Street which enhances the significance of both.



GROUP 1 HERITAGE ASSETS ALONG WEST MILLS

ST NICHOLAS HOUSE, 4, CRAVEN HOUSE, 10 WEST MILLS, 11 WEST MILLS, 14 WEST MILLS, 15 AND 16 WEST MILLS, 17 AND 18 WEST MILLS, 19 WEST MILLS, 20 WEST MILLS, 21 WEST MILLS, 22 WEST AND WEAVERS COTTAGES

- 6.71

The listed buildings along West Mills are located to north west of the Site and are situated between approximately 175m and 340m from the centre of the Site. This group of heritage assets along West Mills are briefly discussed below and includes:

• St Nicholas House (Grade II*),	• 7 and 18 West Mills (Grade II),
• 4 West Mills (Grade II),	• 19 West Mills (Grade II),
• Craven House (Grade II),	• 20 West Mills (Grade II),
• 10 West Mills (Grade II),	• 21 West Mills (Grade II),
• 11 West Mills (Grade II),	• 22 West (Grade II), and
• 14 West Mills (Grade II),	• Weavers Cottages (Grade II)
• 15 and 16 West Mills (Grade II),	
- 6.72

The Grade II\* listed St Nicholas House is a early to mid eighteenth century town house designed in the style of master builder James Clarke of Newbury. The building has been subject to later extensions to the rear, south and west. The two storey double fronted building is built from blue grey bricks with red brick dressings and features a tiled roof.
- 6.73

4 West Mills originally formed part of the early nineteenth century extension to the Grade II\* St Nicholas House was converted to form an individual dwelling in the mid nineteenth century. The two storey building has a stucco façade with a hipped slate roof. The entrance to the building features a late eighteenth century Doric prostyle portico.
- 6.74

Craven House is a late eighteenth or early nineteenth century townhouse that is two storeys high and three bays wide. The building is built from red brick and has mansard hipped slate rood with a brick chimney. Architectural features to the building includes a round arched doorway with fanlight, round arched ground floor windows, receded sash windows at first floor level and two flat topped sash dormers

- 6.75

10 West Mills is an early nineteenth century townhouse that is two storeys high and five bays wide. The building has a rendered façade and a half hipped tile roof. The building features a round arched doorway, recessed sash windows to ground and first floor levels and two sash dormers.
- 6.76

11 West Mills is an early nineteenth century almshouse which is two storeys high and built from brick. The building has a hipped slate roof tall brick stacks. Features of the building include two Gothic light casement windows with arched heads.
- 6.77

14 West Mills is an early nineteenth century remodelling of an older building. The building is two storeys high and is partially timber framed with a painted plaster front and tile hung gable.
- 6.78

15 and 16 West Mills form a set of cottages that date between the late seventeenth and early nineteenth centuries. No. 15 is one half storeys high and has coloured wash brick faced with a tiled roof. The building features early nineteenth century sash windows and central timber framed gabled porch. No.16 is two storey high and has colour washed plastered façade with a hipped tile roof. The building features sash windows and a framed doorway with boarded door.
- 6.79

17 and 18 West Mills dates back to the late fifteenth century and originally formed a hall house. The now two cottages are oak frame and brick and feature a clay tiled roof with brick chimneystacks. The building has had a modern extension and series of modern features added.
- 6.80

19 West Mills is a mid nineteenth century cottage that is two storeys high and built from brick with a tiled roof. The façade of the building has been painted. Architectural features of the building include a recessed doorway with a partial glazed door and gabled hood.
- 6.81

20 West Mills is a an early nineteenth century almshouses that is now in single occupation. The two storey building has a cement rendered brick façade and hipped tile roof with tall brick stacks. Architectural features of the building include segmental arched windows at ground floor level, slightly recessed sash windows at first floor level and a modern porch.
- 6.82

21 West Mills is mid to late eighteenth century cottage that is two storeys high and dormer. The building is built from brick features a tiled roof, casement windows and doorway with a pedimented hood.

- 6.83

22 West Mills is an early to mid eighteenth century townhouse. The two storey double fronted property is built from red brick and has a hipped tiled roof. Architectural features of the building include sash windows with brick arches, two hipped casement dormers and a modern brick porch.
- 6.84

Weavers Cottages date back to the seventeenth century, and form a terrace of former seven cottages that were later converted into two dwellings in 1963. The buildings are one and half storeys high and feature a rendered brick and timber frame. The roof of the cottages is tiled and features six dormers. The conversion in 1963 saw the addition of the gabled dormers and porches
- 6.85

The buildings derive their special interest from its survival as a group of buildings that date between the fifteenth and nineteenth century and form a surviving fragment of an earlier streetscape. The buildings also have local historical interest by virtue of its association with the historic development of Newbury. They are of historic and architectural interest.
- 6.86

The heritage asset are located to the south side of West Mills, a quiet residential street. The north side of the street runs parallel with the Kennet and Avon canal, which forms an attractive townscape feature and provides opportunities for the appreciation of the heritage assets and the surrounding context of the landscape.
- 6.87

The cluster of designated heritage assets along West Mills make a positive contribution to the setting of the buildings and the legibility of an early streetscape.
- 6.88

Views of the assets can be best experienced from placements along West Mills, as well as from the canal towpath to the north side of the canal. The viewing experience of the asset, further reinforces the surrounding variation in development, with buildings being of different architectural styles, ages and quality.
- 6.89

There is very limited intervisibility between the listed buildings and the Site due to interposing development. The Site does not contribute to the appreciation of understanding of the listed buildings.



GROUP 2 HERITAGE ASSETS ALONG BARTHOLOMEW STREET

16 BARTHOLOMEW STREET, 17 BARTHOLOMEW STREET, 28 BARTHOLOMEW STREET, 28A BARTHOLOMEW STREET, 29A AND 29 BARTHOLOMEW STREET, 118 AND 119 BARTHOLOMEW STREET, 114 AND 115 BARTHOLOMEW STREET, DOLPHIN INN, COOPER’S ARMS, 40-45 BARTHOLOMEW STREET, 104-106 BARTHOLOMEW STREET, 102 AND 103 BARTHOLOMEW STREET, THE EIGHT BELLS, 48, 48A AND 49 BARTHOLOMEW STREET, PHOENIX HOUSE AND 51-53 BARTHOLOMEW STREET

- 6.90

The listed buildings along Bartholomew Street are located to west and south west of the Site and are situated between approximately 85m and 290m from the centre of the Site. This group of heritage assets along Bartholomew Street are briefly discussed below and includes:

• 28 Bartholomew Street (Grade II*)	• Cooper’s Arms (Grade II),
• 16 Bartholomew Street (Grade II)	• 40–45 Bartholomew Street (Grade II)
• 17 Bartholomew Street (Grade II)	• 104–106 Bartholomew Street (Grade II)
• 28A Bartholomew Street (Grade II)	• 102 and 103 Bartholomew Street (Grade II)
• 29A and 29 Bartholomew Street (Grade II)	• The Eight Bells (Grade II)
• 118 and 119 Bartholomew Street (Grade II)	• 48, 48A and 49 Bartholomew Street (Grade II)
• 114 and 115 Bartholomew Street (Grade II)	• Phoenix House (Grade II), and
• Dolphin Inn (Grade II)	• 51–53 Bartholomew Street (Grade II)
- 6.91

The Grade II\* listed 28 Bartholomew Street is a two storey mid–eighteenth century town house. The double front with five windows building is built from red brick with stone dressings. The building has a low hipped slate roof which is hidden behind a moulded cornice and brick parapet. Architectural details include sash windows with glazing bars, and attractive doorway with panelled pilasters and a pediment above. The doorway further features a panelled door with an elliptical decorated fanlight above.
- 6.92

16 Bartholomew Street historically formed part of the Sugar Loaf Inn along with the adjacent 17 Bartholomew Street. The ground and first floor of the altered building date back to the mid eighteenth century, whereas the top storey forms a later early nineteenth century addition to the end three bays. The building is built from multi coloured stock brick and has a hipped tile roof. Features of the building include sash windows with gauged

brick arches, an early nineteenth century doors with a half glazed door and a modern shop front at ground floor level.

- 6.93

17 Bartholomew Street historically formed part of the Sugar Loaf Inn along with the adjacent 16 Bartholomew Street. The two storey building is built from multi coloured stock brick and a slate roof. Features of the building include recessed sash windows, a mid nineteenth century shop front and a large carriageway entrance.
- 6.94

28a Bartholomew Street forms a altered late eighteenth century two storey home. The two bay building has a stuccoed front and pitched tile roof. The building features later additions such as modern light casement windows, doorway and shop front.
- 6.95

29A and 29 Bartholomew Street form a mid nineteenth century shop. The three storey building is built from multi coloured brick and has a slate roof. At ground floor the building features an altered mid nineteenth century shop front, above the first and second floors have recessed sash windows.
- 6.96

118 and 119 Bartholomew Street are thought to date between the late eighteenth and early nineteenth centuries, and is three storeys high. The building is built from brick and feature a tiled roof. At ground floor the building features a late nineteenth century shop front, with a French windows and recessed sash windows above.
- 6.97

114 and 115 Bartholomew Street are thought to date between the late eighteenth and early nineteenth centuries, and is three storeys high. The building is built from brick and has a half hipped tile roof. At ground floor the building features a modern shop front, with recessed sash windows above. At first floor level two windows have side lights.
- 6.98

The Dolphin Inn dates between the seventeenth and eighteenth centuries and was later fronted between the late eighteenth and early nineteenth centuries. The double fronted, two storey building is built from red brick and has a tiled roof. The north end of the inn features an additional two storey carriage entrance bay. The doorway has a bracketed roof and the windows are formed of flush framed sash windows.
- 6.99

Cooper’s Arms is a two storey building, that forms an early nineteenth century refronting of an older building. The building is built from multi coloured stock brick and has a tiled roof. Ground and first floor levels have gauged arched sash windows. The roof of the building has a sash dormer with a raking roof.

- 6.100

40–45 Bartholomew Street form a collection of early nineteenth century terrace of houses and shops. The two storey buildings are built from brick and feature a tiled roof with dormers. Properties Nos 42–45 have a stuccoed front. At ground floor properties have nineteenth century shop fronts, whereas above they have sash windows with glazing bars.
- 6.101

102 and 103 and 104–106 Bartholomew Street form a pair of homes that are thought to date from the sixteenth or seventeenth century and have since been refronted in the late eighteenth century. The two storey building now forms three dwellings and its built from a timber frame with a grey brick front. Other features of the building include a tiled roof and a central passageway with semi-elliptical archway.
- 6.102

The former Eight Bells public house dates from the seventeenth century and has been subject to a modern extension to the rear. The one and half storey high building has timber frame with a plastered front. The roof of the building is tiled, and has a three gabled bays that feature bargeboards and finials.
- 6.103

The building at 48, 48A and 49 Bartholomew Street was formally a residential property that was constructed in the late eighteenth century. The two storey building is now formed of commercial uses at ground and first floor level. The building is built from brick, and has tiled roof with three dorms. At ground floor the building features modern Georgian style shop fronts.
- 6.104

Phoenix House is a early to mid eighteenth century town house which is designed in the style of master builder James Clarke of Newbury. The former Brewer’s House now forms a collection of serviced apartments. The two storey symmetrical double fronted building is built from red brick and features a slate roof with coped gables. The roof is largely hidden by a tall parapet with pilasters and pediment over. Other architectural features includes a nineteenth century stone pedimented doorcase and recessed sash windows with red brick segmental arches above.
- 6.105

51–53 Bartholomew Street are a set of early nineteenth century double fronted terraces. The two storey buildings are built from red brick and have welsh slate roofs with brick chimneystacks. The sash windows are recessed and have gauged flat brick arches. Properties No.52 and 53 feature wooden panelled doors. The doorway of property No.51 has been replaced by windows.



6.106 The buildings derive their special interest from its survival as a group of buildings that date between the fifteenth and nineteenth century and form a surviving fragment of an earlier streetscape. The buildings also have local historical interest by virtue of its association with the historic development of Newbury. They are of historic and architectural interest.

CONTRIBUTION OF SETTING TO HERITAGE VALUE

- 6.107 The heritage asset are located along Bartholomew Street, with the highway retaining its their historic character as busy thoroughfares through Newbury. The immediate setting is therefore characterised by the movement and noise associated with pedestrian and vehicular traffic.
- 6.108 The buildings are set within a busy town centre, where remnants of the historic built environment survive and represent a range of architectural styles, age and quality. The setting of the assets has always been within an urban environment and this activity and mix of uses contributes to an understanding of how the buildings would have functioned in the community.
- 6.109 The cluster of designated and non designated heritage assets along Bartholomew Street and the wider town centre make a positive contribution to the setting of the buildings and the legibility of an early streetscape.
- 6.110 Views of the assets can be best experienced from placements along Bartholomew Street. The viewing experience of each building, further reinforces the surrounding variation in development, with buildings being of different architectural styles, ages and quality.
- 6.111 There is some intervisibility between the receptors and the Site, in the setting of the north most assets. In views from these assets the modern architectural approach and blank façade of the Kennet Centre contrasts starkly with the more decorative elevations of this group of heritage assets, detracting from their setting and appreciation of the significance of the assets.

GROUP 3 HERITAGE ASSETS ALONG CHEAP STREET

63 CHEAP STREET, NEWBURY POST OFFICE, 41 CHEAP STREET, 48, 49 AND 50 CHEAP STREET, 53 CHEAP STREET, KING CHARLES TAVERN, 8 CHEAP STREET, 6 CHEAP STREET AND 58 CHEAP STREET

- 6.112 The listed buildings along West Mills are located to east and south east of the Site and are situated between approximately 75m and 235m from the centre of the Site. This group of heritage assets along Cheap Street are briefly discussed below and includes:
- |                                     |   |
|-------------------------------------|---|
| • 63 Cheap Street (Grade II*)       | • 53 Cheap Street (Grade II)                |
| • Newbury Post Office (Grade II)    | • King Charles Tavern (Grade II)            |
| • 41 Cheap Street (Grade II)        | • 8 Cheap Street (Grade II)                 |
| • 48 Cheap Street (Grade II)        | • 6 Cheap Street (Grade II) and             |
| • 49 and 50 Cheap Street (Grade II) | • 58 Cheap Street (Locally Listed Building) |
- 6.113 63 Cheap Street is a Grade II\* listed building and forms a Georgian town house dating back to 1796 (identifiable from the date plaque on the front of the building). The two storey building is double fronted within three bays and built from multi coloured stock brick. The building has a half hipped, mansard tiled roof with three dorms and a brick chimney stack. Architectural features of the building include segmental bowed bay windows on the outer bays, round arched Doric doorway with a panelled door and decorated fan light.
- 6.114 Newbury Post Office dates back to late nineteenth century and was designed by the Board of Works. The building has been subject to later extensions and modifications. The three storey building is built from red brick with stone dressings and has a pitched tiled roof. The building is formed of three bays, with a slightly projecting central bay and central decorated gable. At ground floor the building features a large round arched, with mullion windows at first floor and two hipped dormers above.
- 6.115 41 Cheap Street forms a pair of early nineteenth century houses. The two storey building is built from red brick and has a tiled roof. Features of the building include recessed sash windows and wooden doorways with panelled doors and rectangular fanlights.
- 6.116 48 Cheap Street forms a mid to late seventeenth century house, that was refronted in the early nineteenth century. The three storey building has a render brick façade and hipped tiled roof with projecting eaves. At

ground floor the building features a modern shop front, with recessed sash windows to the first and second floors.

- 6.117 49 and 50 Cheap Street form a pair of buildings that are thought to date between the late seventeenth and early eighteenth centuries. The buildings have been since been remodelled in the mid nineteenth century. The two storey buildings have a stuccoed front with a tiled roof and dormers. At ground floor level the buildings have late nineteenth century shop fronts, with sash windows above.
- 6.118 53 Cheap Street is thought to date from the eighteenth century and has been since refronted in the mid nineteenth century. The two storey building has a rendered brick front and tiled roof. At ground floor level the building features a mid nineteenth century shop front with recessed sash windows at first floor and dormers above.
- 6.119 The King Charles Tavern forms a mid nineteenth century public house. The two storey double front building has a stucco front and a half hipped tile roof and dormers. Features of the building include sash windows and a central door with a part glazed door with a bracketed hood above.
- 6.120 8 Cheap Street forms an early nineteenth century townhouse which was the remodelling of the mid eighteenth century building. The two storey building has a painted brick façade and hipped tiled roof with dormers. The building has been altered to feature a modern one storey side entrance.



- 6.121

6 Cheap Street forms an early nineteenth century town house. The two storey and semi basement building is double fronted and built from red brick with yellow brick dressing. The building has a hipped Welsh slate roof with moulded brick stacks. Architectural features of the building include a recessed entrance, with a panelled door and rectangular fanlights. At ground and first floor the house has recessed sash windows.
- 6.122

58 Cheap Street was built between 1905 and 06 as Newbury Free Library. The two storey building is designed in the Edwardian Tudor style and is built from red brick with stone mullion and transom window. The building has a tiled roof and a projecting porch to the left.
- CONTRIBUTION OF SETTING TO HERITAGE VALUE
- 6.123

The heritage asset are located along Cheap Street, with the highway retaining its their historic character as busy thoroughfares through Newbury. The immediate setting is therefore characterised by the movement and noise associated with pedestrian and vehicular traffic.
- 6.124

The buildings are set within a busy town centre, where remnants of the historic built environment survive and represent a range of architectural styles, age and quality. The setting of the assets has always been within an urban environment and this activity and mix of uses contributes to an understanding of how the buildings would have functioned in the community.
- 6.125

The cluster of designated and non designated heritage assets along Cheap Street and the wider town centre make a positive contribution to the setting of the buildings and the legibility of an early streetscape.
- 6.126

Views of the assets can be best experienced from placements along Cheap Street. The viewing experience of the asset, further reinforces the surrounding variation in development, with buildings being of different architectural styles, ages and quality.
- 6.127

There is some intervisibility between the receptors and the Site, in the setting of the north most assets. In views from these assets the modern architectural approach and blank façade of the Kennet Centre contrasts starkly with the more decorative elevations of this group of heritage assets, detracting from their setting and appreciation of the significance of the assets.

GROUP 4 HERITAGE ASSETS ALONG NORTHBROOK STREET

91 AND 92 NORTHBROOK STREET,24 NORTHBROOK STREET, 94 NORTHBROOK STREET, 93, 93A AND 93B NORTHBROOK STREET, 6-12 NORTHBROOK STREET (FORMERLY LISTED AS NO8), 6-12 NORTHBROOK STREET (FORMERLY LISTED AS NO 7), 6-12 NORTHBROOK STREET (FORMERLY LISTED AS NO 9), 90 NORTHBROOK STREET, 86 NORTHBROOK STREET, 80 NORTHBROOK STREET, 23 NORTHBROOK STREET, THE CASTLE PUBLIC HOUSE, 77 NORTHBROOK STREET, 73 NORTHBROOK STREET, 26 AND 26A NORTHBROOK STREET, 70 NORTHBROOK STREET, 33, 33A AND 34 NORTHBROOK STREET

- 6.128

The listed buildings along Northbrook Street are located to the north of Site and are situated between approximately 215m and 490m from the centre of the Site. This group of heritage assets along Northbrook Street are briefly discussed below and includes:

• 91 and 92 Northbrook Street (Grade II*)	• 80 Northbrook Street
• 24 Northbrook Street (Grade II*)	• 23 Northbrook Street
• 6–12 Northbrook Street (formerly listed as No 8) (Grade II*)	• The Castle Public House
• 6–12 Northbrook Street (formerly listed as No 7) (Grade II)	• 77 Northbrook Street
• 6–12 Northbrook Street (formerly listed as No 9) (Grade II)	• 73 Northbrook Street
• 94 Northbrook Street	• 26 and 26a Northbrook Street
• 93, 93a and 93b Northbrook Street	• 70 Northbrook Street
• 90 Northbrook Street	• 33, 33a and 34 Northbrook Street
• 86 Northbrook Street	
- 6.129

91 and 92 Northbrook Street is three storey seven bay building that dates from approximately 1740. The building is built from red brick with rubbed dressing and has a hipped tiled roof. At ground floor the building has a modern shop front. At first and second floor levels the building has a gauged segmental arched sash windows with glazing bars.
- 6.130

24 Northbrook Street is a two storey building that dates from the early sixteenth century and has been subject to later alterations. The building is timber framed with a stucco front and has a tiled roof with a carved bargeboards. At ground floor the building features a modern shop front with two recessed sash windows with glazing bars at first floor level.

- 6.131

6–12 Northbrook Street (formerly listed as No 8) is a three storey building that dates back to approximately 1669 and has been subject to later alterations. The building is built from red brick and has a tiled roof with two tiled gables. St ground floor the building has a modern shop front with four recessed sash windows with glazing bars at first and second floor levels. The interior of the building features a seventeenth staircase.
- 6.132

6–12 Northbrook Street (formerly listed as No 7) is three storey former terrace that dates from the late eighteenth century and has been subject to later alterations. The building is built from multi coloured stock brick with a later brick parapet. At ground floor the building features a modern shop front with eight recessed sash windows on the first floor and five on the second.
- 6.133

94 Northbrook Street is a three storey building that forms an early nineteenth century refronting of a former seventeenth century house. The three bay building has a stucco front with a slate roof. At ground floor the building features a decorated late nineteenth century shop front with architraved sash window at first and second floors.
- 6.134

93, 93a and 93b Northbrook Street is a three storey building that forms a early to mid nineteenth century refronting of an older house. The building has a stucco front with a ripped rile roof, which is partially hidden by a cornice and parapet. At ground floor level the building features a modern shop front with five recessed sash windows with glazing bars at first and second floor levels.
- 6.135

6–12 Northbrook Street (formerly listed as No 9) is three storey building that dates from the late eighteenth century and has been subject to later alterations. The three bay building is built from multi coloured brick and has tiled roof. At ground floor the building features a modern shop front with five recessed sash windows with glazing bars at first and second floor levels.
- 6.136

90 Northbrook Street is a three storey building that dates from the early to mid nineteenth century and has been since subject to later alterations. The building has a rendered façade and a hipped Welsh slate roof. At the ground floor the building has a modern shop front with recessed sash windows.



- 6.137

86 Northbrook Street is a three storey shop that’s from the late eighteenth century and has been subject to later alterations. The building is built from multi coloured stock brick and has a Welsh slate rood. The building features an unaltered doorway with decorated elliptical fanlight. At first and second floor levels the building recessed sash windows with glazing bars.
- 6.138

80 Northbrook Street is a three storey and attic built that forms an early nineteenth century refronting of an older building. The building has a stucco front with a hipped tiled roof. At ground floor level the building features a modern shop front with one architraved sash windows at first and second floor levels.
- 6.139

23 Northbrook Street is a three storey building that forms an early nineteenth century refronting of an older building. The building has a stucco front with a Welsh Slate roof. At ground floor the building features a modern shop front with two recessed sash windows with glazing bars at first and second floors.
- 6.140

The Castle Public House historically formed the Brewer’s House of the Satchell and Somerset Brewery and has since been converted to a shop. Dating from the late eighteenth century the two storey building is built from multi coloured stock brick, with red brick dressing and has a slate roof. At ground floor the building features a modern shop front with recessed sash windows and brick parapet above.
- 6.141

77 Northbrook Street is a three storey building that dates from the early nineteenth century. The building has a painted brick façade and hipped slate roof. At ground floor the building features a modern shop front at ground floor level, with recessed sash windows above.
- 6.142

73 Northbrook is three storey shop that dates between the early and mid nineteenth century. The building has a painted red brick façade with a parapet. At ground floor the building features a double wooden shop front with recessed sash windows at first and second floor levels.
- 6.143

26 and 26a is two storey and attic former townhouse that dates between the early and mid eighteenth century and has since been subject to later alterations. The building is built from red brick and has a hipped tiled roof. At ground floor the building has a modern shop front, with arched windows on the first floor and round arched window in the attached. Above the first floor the building features a red brick parapet amped up on central pedimented bay.

- 6.144

70 Northbrook Street is a two storey former house that dates from the early to mid eighteenth century and has been since subject to later alterations. The building has been constructed timber front with a stucco front and has tailed roof. At ground floor the building features a modern shop front with recessed sash windows and glazing bars above.
- 6.145

33, 33a and 34 Northbrook Street are a three storey building, that forms an early nineteenth century refronting of an older building. The building has a red brick front with slate roof, which is partially hidden by a brick parapet. At ground floor the properties have modern shop fronts, with round arched windows to the first floor and Venetian windows to the second floor.

CONTRIBUTION OF SETTING TO HERITAGE VALUE

- 6.146

The heritage asset are located along Northbrook Street, with the highway retaining its their historic character as busy thoroughfares through Newbury. The immediate setting is therefore characterised by the movement and noise associated with pedestrian and vehicular traffic.
- 6.147

The buildings are set within a busy town centre, where remnants of the historic built environment survive and represent a range of architectural styles, age and quality. The setting of the assets has always been within an urban environment and this activity and mix of uses contributes to an understanding of how the buildings would have functioned in the community.
- 6.148

The cluster of designated and non designated heritage assets along Northbrook Street and the wider town centre make a positive contribution to the setting of the buildings and the legibility of an early streetscape.
- 6.149

Views of the assets can be best experienced from placements along Northbrook Street. The viewing experience of the asset, further reinforces the surrounding variation in development, with buildings being of different architectural styles, ages and quality.
- 6.150

There is very limited intervisibility between the receptors and the Site due to their distance and interposing development. In closer views the modern architectural approach and blank façade of the Kennet Centre contrasts starkly with the more decorative elevations of this group of heritage assets, detracting from their setting and appreciation of the significance of the assets.

GROUP 5 HERITAGE ASSETS

ALONG MARKET PLACE, WHARF STREET, MANSION HOUSE STREET, BRIDGE STREET AND THE NORTHERN END OF BARTHOMOLEW STREET

MUSEUM WHARF STREET, 5 WHARF STREET, BRIDGE OVER THE RIVER KENNET, 149, 150 AND 151 BARTHOLOMEW STREET, 27 MARKET PLACE, QUEEN’S HOTEL, 152, 153 AND 154 BARTHOLOMEW STREET, CORN EXCHANGE, THE HATCHET, TOWN HALL AND MUNICIPAL BUILDINGS, 24 MARKET PLACE, 28 AND 30 MARKET PLACE, 32 AND 34 MARKET PLACE, OLD WAGON AND HORSES, 4 AND 5 MANSION HOUSE STREET, 2 AND 4 BRIDGE STREET, 1 BRIDGE STREET, 1 AND 3 WHARF STREET, 7A AND 9 WHARF STREET

- 6.151

The collection of listed buildings are located to the immediate north of the Site and are situated between approximately 110m and 200m from the centre of the Site. This group of heritage assets Market Place, Wharf Street, Mansion House Street, Bridge Street and the northern end of Barthomolew Street are briefly discussed below and includes:

• Museum Wharf Street (Grade I)	• Town Hall and municipal buildings (Grade II)
• South and North Gateway to Churchyard of St Nicholas’ Church adjoining Bartholomew Street (Grade II*)	• 24 Market Place (Grade II)
• 5 Wharf Street (Grade II*)	• 28 and 30 Market Place (Grade II)
• Bridge over the River Kennet (Grade II*)	• 32 and 34 Market Place (Grade II)
• 149, 150 and 151 Bartholomew Street (Grade II)	• Old Wagon and Horses (Grade II)
• 27 Market Place (Grade II)	• 4 and 5 Mansion House Street (Grade II)
• Queen’s Hotel (Grade II)	• 2 and 4 Bridge Street (Grade II)
• 152, 153 and 154 Bartholomew Street (Grade II)	• 1 Bridge Street (Grade II)
• Corn Exchange (Grade II)	• 1 and 3 Wharf Street (Grade II)
• The Hatchet (Grade II)	• 7a and 9 Wharf Street (Grade II)
- 6.152

The Museum along Wharf Street is a two half storey building that dates to approximately 1626–27, has been subject to later alterations and restorations. The building is timber framed with plaster panels and has a tiled roof with later brick chimneys.



6.153	The south and north gateway to the Churchyard of St Nicholas’ Church date from approximately 1770. Designed in Strawberry Hill Gothic style, the gateways are built from Portland Stone and feature a central pointed archway with detailing and flanked by wall sections. The gateways feature double iron gates.	6.160	154 Bartholomew Street forms a three storey building that dates from the late eighteenth century and has been since subject to later alterations. The building is built from multi coloured stock brick and has a half hipped tile roof. At ground floor the building features modern openings.	6.167	Old Wagon and Horses is a two and half storey building that forms an early nineteenth century refronting of a seventeenth century building. The building has a stucco front with a Welsh slate roof and gable. At ground floor level the building has a detailed wooden doorcasre and a panelled door with a rectangular fanlight. At ground and first floor levels the building has slightly recessed sash windows.
6.154	The Bridge over the River Kennet dates to approximately 1769/72 and was built by James Clarke. The bridge is built from brick with stone dressings.	6.161	The Queens Hotel is three storey building that forms a mid nineteenth century refronting of an older inn. The building has a stucco front with a bracketted cornice and parapet. At ground floor the building features a doorway with pilasters and a segmental pediment. At ground floor the building has four light windows, with five architraved sash windows at first and second floor levels.	6.168	4 Mansion House Street is three storey building that forms a mid to late nineteenth century refronting of an older building. The building is built from grey brick with red dressings and has a hipped tile roof. At ground floor level the building features a late nineteenth century shopfront, with architraved sash windows with glazing bars to first and second floor levels
6.155	5 Wharf Street is three storey town house that dates from the early to mid eighteenth century. Designed in the style of master building James Clarke of Newbury, the building is built red brick and has a tiled roof which is partially hidden behind a brick parapet. At ground floor the building has an early nineteenth century wooden detailed doorcase with a panelled door. At ground, first and second floors the building has slighted arched sash windows with glazing bars.	6.162	The Corn Exchange is a single storey building that dates to approximately 1861–2. Designed in a Italianate style the three bay building is built from Bath stone and has a slate roof, which is hidden behind a pediment. At ground floor level the corn exchange features a central entrance with a panelled door and round arched windows.	6.169	5 Mansion House Street is a three storey building that dates from the early to mid eighteenth century. The building is built from red brick and has hipped tile roof. At ground floor the building features a modern shop front, with three segmental arched, flush framed sash windows at first and floor levels.
6.156	149 Bartholomew forms a two storey former house and inn that’s from the late eighteenth century. The building is built from brick and has tiled roof. At ground floor the building features a late nineteenth century shop front with two flush framed sash windows at first floor level.	6.163	The Hatchet is a three storey public house that’s dates from the early nineteenth century. The building has a stucco façade with a tiled roof. At ground floor level the building has a round arched ground floor opening. In addition at ground, first and second floor levels the building has recessed sash windows with glazing bars.	6.170	2 Bridge Street is a three storey building that dates from the late eighteenth century. The building is built from red brick and has a slate roof which is partially hidden behind a brick parapet. At ground floor the building features a modern shop front with recessed sash windows with glazing bars to the first and second floors.
6.157	150 and 151 Bartholomew form a three storey former house that dates from the late eighteenth century. The building is built from multi coloured stock brick with a hipped brown tile roof. At ground floor the building features modern shop fronts with sash windows with glazing bars to the first and secon floors. The first floor level features two out bays.	6.164	The Town Hall and municipal buildings range between two and three storeys and date between the late nineteenth and early twentieth centuries. Designed in the Gothic style the buildings are built from polychrome red and blue brick and have a steep tiled roof. Architectural features of the building include a four-stage clock-tower with tall lancet windows.	6.171	4 Bridge Street is a three storey building that dates from the late eighteenth century. The building is built from grey and red brick and has a slate roof which is partially hidden behind a brick cornice and parapet. At ground floor the building features a modern shop front with recessed sash windows with glazing bars to the first and second floors.
6.158	27 Market Place historically formed two buildings, No 27 which dates from the late eighteenth century and No 29 which dates from the mid nineteenth century. The two storey buildings are built from red brick and have hipped tiled roof. At ground floor the buildings feature modern alterations, with sash windows at first and second floor levels.	6.165	28 and 30 Market Place is three storey building that dates from the mid nineteenth century. Designed in a Italian Gothic style the building is built from Bath stone and has a slate roof which is partially hidden behind a parapet. The building features round arched recessed windows at first floor level and Segmental-arched sash windows at second floor level.	6.172	1 Bridge Street forms a three storey building that dates from the early nineteenth century. The building has a stucco front with a slate hipped roof. At ground floor level the building features a lower entrance extension to the north end. The façade of the building has a mid twentieth century Neo-Georgian styled stone bank front with bow windows. At first and second floors the building has a recessed sash windows with glazing bars.
6.159	152 and 153 Bartholomew Street form a three storey shop that dates from the early nineteenth century and has since been altered. The building is built from grey brick and has a hipped slate roof. At ground floor the building has a late nineteenth century shop front, with recessed sash windows with glazing bars to first and second floors.	6.166	32 and 34 Market Place historically formed two three storey buildings, with No 32 forming an early nineteenth century refronting of an older building and No 34 forming a late eighteenth century refronting of an older building. The buildings are built from grey brick, with No 34 using red brick dressings. Both properties feature modern shop fronts, with windows above.		



- 6.1731 and 3 Wharf Street is a two storey building that forms a mid nineteenth century fronting of older timber framed building. The building has stucco front and a pitched tiled roof. At ground floor level the building has an altered entrance and five slightly recessed sash windows at first floor level.
- 6.1747 and 9 Wharf Street are a one storey building that date to approximately 1830. The building has a rendered front with an irregular hipped tile roof. At ground floor level No 7 has a centred arched doorway while No 9 has a modern entrance. The building has three recessed sash windows with glazing bars.

CONTRIBUTION OF SETTING TO HERITAGE VALUE

- 6.175The heritage assets are located to the north side of the Site and front onto Market Place, Wharf Street, Mansion House Street, Bridge Street and the northern end of Barthomolew Street. The highways retain their historic character as busy routes through Newbury. The immediate setting is therefore characterised by the movement and noise associated with pedestrian and vehicular traffic.
- 6.176The buildings are set within a busy town centre, where remnants of the historic built environment survive and represent a range of architectural styles, age and quality. The setting of the assets has always been within an urban environment and this activity and mix of uses contributes to an understanding of how the buildings would have functioned in the community.
- 6.177The cluster of designated and non designated heritage assets within the town centre make a positive contribution to the setting of the buildings and the legibility of an early streetscape.
- 6.178The modern architectural approach and blank façade of the Kennet Centre contrasts starkly with the more decorative elevations of this group of heritage assets. On that basis we consider that the Site detracts from the setting and appreciation of the significance of the assets.

INITIAL HERITAGE ASSESSMENT

NEWBURY TOWN CENTRE CONSERVATION AREA

- 6.179The Site is located centrally within the Conservation Area and is situated in a prominent historical position between Bartholomew Street, Cheap Street and Market Place.
- 6.180The existing Site itself is principally formed of the Kennet Centre, a large urban block which dates back to the 1970s, and has been subject to later additions and alterations. The current shopping centre is of little architectural merit and has largely obliterated the understanding of the historic urban grain, surrounding townscape and appearance of the area. As a whole, the existing building detracts from the conservation area’s character and appearance. There is no harm to the character and appearance of the conservation area from the buildng’s demolition.
- 6.181The Proposed Development includes the demolition of the existing Kennet Centre and replacement with buildings that better reflect the character of the conservation area.
- 6.182The perimeter of the Site is proposed to be developed at a scale consistent with the prevailing streetscape. The perimeter blocks have been designed to reflect the historic and prevailing commercial street pattern. Active uses are reintroduced at ground floor and will benefit the setting of the Conservation Area. The taller larger buildings are located within the central part of the Site, reflecting the historic pattern of use of the Site, formerly occupied by the larger Eagle Works.
- 6.183The detailed design is still emerging and will be developed through the pre-application process. At present the proposed design and material palate marks an improvement on the existing building which is monotonous and impermeable. The proposed fenestration pattern, brick detailing and variety in roof form around the perimeter represents a significant enhancement to the local character and appearance of the conservation area. The larger central buildings would complement the surrounding built form and reference the former Victorian industrial heritage of the Site.

- 6.184The proposed public realm and landscaping proposals include the opening up of the existing built form with the development of new sequences of passages, yards and squares running through the Site. The spaces through the site will invite exploration by visitors, and views into and out of the Site, including of important features within the townscape such as the Grade II town hall clock tower and St Nicholas Church.
- 6.185Overall, the Proposed Development would not harm the significance of the Conservation Area and, we consider it would provide significant enhancements in the immediate local context.
- 6.186The wider significance of the conservation area is unaffected – for instance, the importance of the wider area by virtue of the use of materials, the scale, detailing, rhythm etc. These factors are unaffected and the overall significance of the wider conservation area is maintained.
- 6.187The enveloped listed buildings include the Grade II listed Bricklayers Arms, Catherine Wheel Inn, 33 and 34 Cheap Street and 21-25 Market Place. The listed buildings have been incorporated into the Kennet Centre along the street frontage. The impact of the Proposed Development to the heritage asset is largely coterminous in its local effect with that of Newbury Town Centre Conservation Area, which is discussed above.
- 6.188With regards to the Proposed Development and the enveloped listed buildings, the perimeter of the Site is proposed to be developed at a scale consistent with the prevailing streetscape. The perimeter blocks have been designed to reflect the historic and prevailing commercial street pattern. Active uses are reintroduced at ground floor and will benefit the setting of the adjacent listed buildings. Thus the development will provide an enhanced contextual ‘cue’ to the listed buildings and enable them once again to be ready within an active streetscape rather than the current unattractive and inactivated facades of the centre.
- 6.189The proposed design and material palate marks an improvement on the existing building which is monotonous and opaque. The proposed fenestration pattern, brick detailing and variety in roof form would complement the surrounding existing built form.



- 6.190 The existing shopping centre detracts from the enveloped listed buildings and the development of the Site with high quality architecture that reflects the surrounding townscape character has the potential to enhance the setting of the listed buildings.
- 6.191 The Proposed Development would not impact the setting of the listed buildings. It would at least preserve their special interest in accordance with Section 66 of the Planning (Listed Buildings and Conservation Areas Act) 1990, and we identify and enhancement to their local settings

PARISH CHURCH OF ST NICOLAS

- 6.192 The Parish Church of St Nicolas is Grade I listed and located approximately 140m from the centre of the Site. The impact of the Proposed Development to the heritage asset is largely coterminous with that of Newbury Town Centre Conservation Area, which is discussed above.
- 6.193 Views 8, 9, 10, 11 and 12 at **Section 8.o** demonstrates the visual impact of the Proposed Development from the canal towpath, canal side and West Mills. The Grade I Church of St Nicolas forming a prominent feature within these views. The view from this location shows that intervisibility of the Proposed Development would be limited due to its proposed scale and interposing development and vegetation. Where visible, the Proposed Development would not form a prominent feature and would sit below the nave of the Church of St Nicolas (it does not for example project above it. The proposed fenestration pattern and brick would complement the surrounding built form and provide an attractive contrast to the bath stoned Church of St Nicholas.
- 6.194 The overall significance of the church is unaffected by the proposed development.
- 6.195 The Proposed Development would not impact the setting of the listed building. It would at least preserve its special interest in accordance with Section 66 of the Planning (Listed Buildings and Conservation Areas Act) 1990.

GROUP 1 HERITAGE ASSETS ALONG WEST MILLS

- 6.196 The listed buildings along West Mills are located to north west of the Site and are approximately situated between 175m and 340m from the centre of the Site. The impact of the Proposed Development to the heritage assets is largely coterminous with that of Newbury Town Centre Conservation Area, which is discussed above. T
- 6.197 From along West Mills the intervisibility of the Proposed Development would be limited due to interposing development and distance. Thus the effect on the setting of these assets is significantly less than the local enhancements immediately adjacent to the centre. Where visible, the Proposed Development would not form a prominent feature and would be seen in conjunction with existing development in the town centre.
- 6.198 The Proposed Development would not impact the setting of the listed buildings. It would preserve their special interest in accordance with Section 66 of the Planning (Listed Buildings and Conservation Areas Act) 1990.

GROUP 2 HERITAGE ASSETS ALONG BARTHOLOMEW STREET

- 6.199 The listed buildings along Bartholomew Street are located to west and south west of the Site and are approximately situated between 85m and 290m from the centre of the Site. The impact of the Proposed Development to the heritage assets is largely coterminous with that of Newbury Town Centre Conservation Area, which is discussed above.
- 6.200 The heritage assets are experienced within the context of Newbury town centre. Their setting already comprises of mixed development which displays a variety of architectural styles that predominantly date between the seventeen and twentieth centuries.
- 6.201 The Proposed Development includes the demolition of the existing Kennet Centre and replacement with several blocks that vary between two and eleven storeys. From along this Bartholomew Street blocks at the perimeter of the Site being proposed at scale consistent with the prevailing streetscape, with taller blocks being located at the centre of the Site. The perimeter blocks have been designed to reflect the historic and prevailing commercial street pattern. Active uses are reintroduced at ground floor and will benefit the setting of the immediate and wider listed buildings.

- 6.202 As the observer moves north along Bartholomew Street, they will be readily be able to the appreciate the architectural detailing of the blocks. The proposed fenestration pattern, brick detailing and variety in roof form would complement the surrounding built form and reference the former Victorian industrial heritage of the Site.
- 6.203 The Proposed Development would not impact the setting of the listed buildings. It would at least preserve their special interest in accordance with Section 66 of the Planning (Listed Buildings and Conservation Areas Act) 1990 and we identify some enhancement to the settings of the buildings closes to the centre.

GROUP 3 HERITAGE ASSETS ALONG CHEAP STREET

- 6.204 The listed buildings along Cheap Street are located to east and south east of the Site and are situated between approximately 75m and 235m from the centre of the Site. The impact of the Proposed Development to the heritage assets is largely coterminous with that of Newbury Town Centre Conservation Area, which is discussed above.
- 6.205 The heritage assets are experienced within the context of Newbury town centre. Their setting already comprises of mixed development which displays a variety of architectural styles that predominantly date between the seventeen and twentieth centuries.
- 6.206 The Proposed Development includes the demolition of the existing Kennet Centre and replacement with several blocks that vary between two and eleven storeys. From along this Cheap Street blocks at the perimeter of the Site being proposed at scale consistent with the prevailing streetscape, with taller blocks being located at the centre of the Site. The perimeter blocks have been designed to reflect the historic and prevailing commercial street pattern. Active uses are reintroduced at ground floor and will benefit the setting of the immediate and wider listed buildings.
- 6.207 As the observer moves north Cheap Street, they will be readily be able to the appreciate the architectural detailing of the blocks. The proposed fenestration pattern, brick detailing and variety in roof form would complement the surrounding built form and reference the former Victorian industrial heritage of the Site.

6.208 The Proposed Development would not impact the setting of the listed buildings. It would at preserve their special interest in accordance with Section 66 of the Planning (Listed Buildings and Conservation Areas Act) 1990 and paragraph 197 of the NPPF. We identify some enhancement to those settigns closest to the centre.

GROUP 4 HERITAGE ASSETS ALONG NORTHBROOK STREET

- 6.209

The listed buildings along Northbrook Street are located to the north of Site and are approximately situated between 215m and 490m from the centre of the Site. The impact of the Proposed Development to the heritage assets is largely coterminous with that of Newbury Town Centre Conservation Area, which is discussed above.
- 6.210

Views 1, 2 and 3 at **Section 8.o** demonstrate the visual impact of the Proposed Development from Northbrook Street. The viewpoints are representative of a kinetic sequence and should be read collectively.
- 6.211

The views show that the Proposed Development would be visible within the backdrop and would introduce several new blocks into the view. Lower stories of the buildings are occluded from view by interposing development, with the upper storeys of the Proposed Development been seen above existing development along the northern end of Bartholomew Street.
- 6.212

The blocks vary in height between two and eleven storeys, with blocks at the perimeter of the Site being proposed at scale consistent with the prevailing streetscape, and taller blocks being located at the centre of the Site. From Northbrook Street the layering of the massing is visible and contributes to breaking up the scale of the building. The blocks would sit comfortably within the existing townscape, often sitting below the roofline of existing development in the fore and middle ground of the view. The variety in roof form (for instance the gable ends) reflects the historic townscape form generally.
- 6.213

As the observer moves south along Northbrook Street, they will be readily be able to the appreciate the architectural detailing of the blocks. The local enhancements to the centre on Bartholomew Street will be more readily apparent from the bridge itself. The proposed fenestration pattern, brick detailing and variety in roof form would complement the surrounding built form and reflect the former Victorian industrial heritage of the Site.

6.214 The Proposed Development would not impact the setting of the listed buildings. It would preserve their special interest in accordance with Section 66 of the Planning (Listed Buildings and Conservation Areas Act) 1990.

GROUP 5 HERITAGE ASSETS ALONG MARKET PLACE, WHARF STREET, MANSION HOUSE STREET, BRIDGE STREET AND THE NORTHERN END OF BARTHOMOLEW STREET

- 6.215

The collection of listed buildings are located to the immediate north of the Site and are approximately situated between 110m and 200m from the centre of the Site. The impact of the Proposed Development to the heritage assets is largely coterminous with that of Newbury Town Centre Conservation Area, which is discussed above.
- 6.216

The heritage assets are experienced within the context of Newbury town centre. Their setting already comprises of mixed development which displays a variety of architectural styles that predominantly date between the seventeen and twentieth centuries.
- 6.217

The Proposed Development includes the demolition of the existing Kennet Centre and replacement with several blocks that vary between two and eleven storeys. The blocks at the perimeter of the Site being proposed at scale consistent with the prevailing streetscape, with taller blocks being located at the centre of the Site.
- 6.218

Views 6 at **Section 8.o** demonstrate that visual impact of the Proposed Development from Market Place. The view from this location shows that the Proposed Development would be partially visible in the middle ground of the view and would be seen above existing development fronting onto Market Place. The scale of development would be modest and largely be filtered by interposing development. The dominance of the town hall clock tower is maintained.
- 6.219

The existing shopping centre detracts from the enveloped listed buildings and the development of the Site with high quality architecture that reflects the surrounding townscape character has the potential to enhance the setting of the listed buildings. The immediately local effect of the development is to improve the local setting by virtue of the quality of the [proposed perimeter buildings.

6.220 The Proposed Development would not impact the setting of the listed buildings. It would preserve their special interest in accordance with Section 66 of the Planning (Listed Buildings and Conservation Areas Act) 1990 and paragraph 197 of the NPPF.

SUMMARY

- 6.221

The initial heritage assessment concludes that the Proposed Development would at least preserve the character and appearance of the Newbury Town Centre Conservation Area, the special interest of all listed buildings and the significance of non-designated heritage assets in the surrounding environment.
- 6.222

The proposed development also results in a significant enhancement to the part of the conservation area that is closets to the centre by virtue of the demolition of the existing Kennet Centre (which detracts from the conservation area’s character and appearance) and replacement with buildings that better reflect the character of the conservation area. These enhancements are manifested in:
  - Replacing blank frontages at ground floor with animated and active commercial uses, particularly on the streets on the perimeter of the site;
  - The introduction of those uses themselves enhance the character of this part of the conservation area, and reflect the historic pattern of residential and commercial uses which was lost with the first development of the Kennet Centre;
  - Introducing a fenestration pattern at upper floors that better reflects the historic streetscape;
  - Introducing a varied roofline around the perimeter of the site that better reflects the historic development of this part of the conservation area;
  - The removal of large blank blocks generally and the introduction of a development that better reflects the historic grain of this part of the conservation area.
  - The use of appropriate materials;
  - A development pattern that introduces permeability to the site that allows a visitor to see into and out of the site, including hitherto inaccessible views of the town hall tower.
- 6.223

Similar benefits accord to the local settings of listed buildings, especially those that are enveloped within the existing Kennet Centre.



- 6.224 Accordingly, it would satisfy sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas Act) 1990, and the relevant parts of national policy and the development plan relating to heritage assets.
- 6.225 In accordance with the same statutory provision and paragraph 193 of the NPPF, these enhancements should carry great weight in the determination of this application.
- 6.226 Notwithstanding, should the Council arrive at a different conclusion and identify any element of harm to the significance of any heritage asset, then this must be 'less than substantial' and so would fall to be treated in the terms set out in paragraph 196 of the NPPF. If paragraph 196 is engaged, while the element of harm must be given great importance and weight, the paragraphs above identify significant heritage benefits which must also be accorded great weight in the decision making process. If having followed this assessment under paragraph 196 of the NPPF, a decision maker should identify any residual harm to heritage assets, then it would be incumbent upon them to weigh other wider planning benefits against that harm, such as housing benefits, economic benefits and so on. These are described elsewhere. Overall, the Proposed Development represents an opportunity to provide a significantly enhanced residential offer for Newbury, whilst also being a catalyst for wider regeneration and economic benefits. The proposed uses, architectural quality and urban design features demonstrably improve the appearance, character and function of the townscape, the conservation area and the settings of various listed buildings.

# 7.0 TOWNSCAPE

KENNET CENTRE, NEWBURY



# TOWNSCAPE

- 7.1 This section describes the townscape character of the Site and its surroundings. We have undertaken a review of relevant existing characterisation studies applicable to the Site, including the Newbury Historic Character Study (undertaken by Oxford Archaeology 2006) and the Newbury Town Design Statement (June 2017) prepared by Newbury Town Council. Accordingly the analysis presented here has been informed by the extant townscape studies that have been undertaken for the Newbury town council and local authority as part of their evidence gathering process.
- 7.2 From our initial townscape appraisal we have categorised the surrounding townscape into 10 areas within a 500m radius of the Site (**Figure 7.1**). These areas broadly comprise of the town centre, residential areas, areas of open space and transport infrastructure, reflecting the historic development of the area. These character areas are referred to as:
- Newbury Town Centre (which contains the Kennet Centre)
  - St Bartholomew's and The City
  - Mixed Residential Development
  - Parks, Allotments, and Open Spaces
  - Millside Development
  - Late Twentieth Century Housing
  - Commercial Units
  - Late Twentieth Century Public and Commercial Blocks
  - Rail Corridor
  - Major Road
- 7.3 The Townscape Character Area Plan identifies the Site within Character Area 1, Newbury Town Centre. The character of the area generally comprises of the dense historic medieval core of Newbury, which built around the Northbrook Street to the north, and Bartholomew Street and Cheap Street to south, converging at the bridge over the River Kennet.
- 7.4 The Newbury Town Plan 2019 – 2036 (June 2018) summaries Newbury as *"a town which retains a strong sense of its own cultural, social, and historic identity, and its historic centre has largely retained its architectural character. It has a pleasing diversity of styles and periods from the 17th century to the modern period, the 18th century and early 19th century buildings being perhaps the most distinguished. Five buildings are designated Grade I and 23 are Grade II\*"*.
- 7.5 The town centre is centralised around the main shopping streets of Northbrook Street to the north and Bartholomew Street and Cheap Street to the south. This highway forms part of the principal corridor through the town centre and would be subject to vehicular and pedestrian traffic, contributing to the sense of a busy urban environment.
- 7.6 As previous noted in the Newbury Town Plan buildings within the character area vary in age, quality and architectural styles, creating a varied and interesting townscape. Buildings within the character area primarily date between the 17th and 20th centuries. Georgian and Victorian buildings are characterised by finer grain blocks, whereas later twentieth century development is made up of larger coarser blocks. The urban grain of the area is emphasised in the Figure Ground Plan at **Figure 7.2**. Buildings are predominantly between two and three storeys high, and are mostly built from brick with older structures being built from a wooden frame. The majority of the buildings are formed of commercial premises at ground floor, with residential or office space above.









**FIGURE GROUND PLAN**

Application Site

**LOCATION:**  
Kennet Shopping Centre, Newbury

**DATE:**  
July 2020

**SCALE:**  
1:6000 @ A3

**FIGURE 7.2** Figure Ground Plan

▲ NORTH



MONTAGU EVANS  
CHARTERED SURVEYORS  
5 BOLTON STREET,  
LONDON W1J 8BA  
T: 020 7493 4002  
WWW.MONTAGU-EVANS.CO.UK



- 7.7 The majority of the town centre is located within the Newbury Town Centre Conservation Area and includes a concentration of designated and non-designated heritage assets. Notable listed buildings include the Grade I, 16th century Parish Church of St Nicholas and early 17th century former cloth factory at 1 Wharf Street (now known as the Museum). The heritage assets reflect the historic nature of the town centre and make a positive visual contribution to the character and appearance of the area.
- 7.8 The River Kennet meanders through the centre of the town and is lined with a number of buildings. A towpath runs alongside the canal, which forms part of the National Cycle Network route 4 between Newbury and Reading. The canal adds to the historic and visual interest of the townscape.



**Figure 7.3** Newbury Town Centre, Bartholomew Street. Source: Basher Eyre, geography.org.uk.



**Figure 7.5** Newbury Town Centre, Bridge Street. Source: Basher Eyre, geography.org.uk.



**Figure 7.4** Newbury Town Centre, Northbrook Street towards Wharf Street. Source: Basher Eyre, geography.org.uk.



**Figure 7.6** Newbury Town Centre, Northbrook Street. Source: Basher Eyre, geography.org.uk.



- 7.9 The Site itself is principally formed of the Kennet Centre, a large urban block which dates back to the 1970's, and has been subject to later additions and alterations. The shopping centre contains a mix of retail, leisure and restaurant uses, along with a multi storey car park. The interior of the centre is typical of a modern shopping mall. The centre is generally low rise (up to four storeys) and primarily built from brick and includes external panels, cladding and glazed elements. The northern end of the building incorporates a number older listed buildings along the street frontage, including the Grade II listed Bricklayers Arms, Catherine Wheel Inn and 33 and 34 Cheap Street. The building is typical of shopping centres from this time and is of little architectural merit and in places actively detracts from the character and appearance of the surrounding area.
- 7.10 The surrounding character areas reflect the historic phase of development of the town between the 19th and later 20th centuries. The Great Western Railway to the south of the town centre and the A339 to the east form physical and visual barriers to eastern and southern side of the historic core. Beyond, housing developments from the early 19th century, interwar period and late 20th century encircle the town centre. Although differing in age, the development share a number of features giving an impression of garden suburbs.



**Figure 7.7** Inactivated façade of Kennet Centre along the north of Bartholomew Street.



**Figure 7.9** Inactivated façade of Kennet Centre along the Market Place and Cheap Street.



**Figure 7.8** Inactivated façade of Kennet Centre along the south of Bartholomew Street.



**Figure 7.10** Inactivated façade of Kennet Centre along Market Street.

INITIAL TOWNSCAPE ASSESSMENT

7.11	The Site is located within Character Area 1: Newbury Town Centre. The character area forms a major town centre for the District and is characterised by a mixed historic townscape that varies in age, quality and architectural styles.	7.17	The proposed public realm and landscaping proposals include but are not limited to the following: <ul style="list-style-type: none"><li>• The opening up of the existing built form with the development of new sequences of passages, yards and squares running through the Site;</li><li>• A new civic square to the south of the Site;</li><li>• Planting; and</li><li>• Ground plans detailing inspired by the historic plots.</li></ul>
7.12	The existing Site is principally formed of the Kennet Centre, a large urban block which dates back to the 1970's, and has been subject to later additions and alterations. The shopping centre contains a mix of retail, leisure and restaurant uses, along with a multi storey car park. The interior of the centre of is typical of a modern shopping mall.. The building is typical of shopping centres from this time and is of little architectural merit and in places actively detracts from the character and appearance of the surrounding area.	7.18	The spaces through the site will invite exploration by visitors, and generate new hitherto unseen views into and out of the site, including of important features within the townscape such as the town hall tower.
7.13	The proposals envisage the delivery of 377 residential units which range from studios to 3 bedroom apartments, along with a new office building and a two storey extension to the existing cark park.	7.19	The proposed uses, along with the landscaping and public realm enhancements, are complementary to this part of character area, which is characterised by a mix of town centre usages including that commercial and residential uses. The uses will contribute in livening the environment and experience around and within the Site.
7.14	The massing of the Proposed Development is formed of seven blocks that that range in height from two to eleven stories. The variation in massing contributes to breaking up the scale of the building and creates an expressive architectural form that reduces the perception of bulk.	7.20	The proposed design and material palate marks an improvement on the existing building which is monotonous and opaque. The Proposed Development would form a congruent and attractive addition to the townscape and its high architectural design will deliver considerable urban design benefits.
7.15	The taller larger buildings are located within the central part of the site. This reflects the historic pattern of use of the site, formerly occupied by the Eagle Works. The central buildings adopt an idiom to reflect the industrial heritage of the site, embedding the development in its local historic and townscape context. The fenestration pattern, brick detailing, horizontal course and variety in roof form and the quirky replacement of balconies all reflect the handsome detailing often subtly reflecting a muted classicism in many Victorian industrial buildings.	7.21	The Proposed Development has been carefully considered in relation to its surrounding context. The Proposed Development would improve the character and function of the townscape by virtue of the proposed design, layout and uses that are congruent and complementary to the area.
7.16	The perimeter of the site is proposed to be developed at a scale consistent with the prevailing streetscape. The perimeter blocks have been designed to reflect the historic and prevailing commercial street pattern. Active uses are reintroduced at ground floor (with contemporary interpretations of traditional shop fronts). Fenestration patterns and roof forms reflect the variety found in the surrounding area.		





# 8.0 VISUAL

## KENNET CENTRE, NEWBURY



# VISUAL

- 8.1
- A number of views have been identified that are considered to be sensitive and/or where the Proposed Development may give rise to a visual impact. The views consider:

  - The direct impact to the Newbury Town Centre Conservation Area;
  - The setting impact to key listed buildings;
  - The impact to the character, appearance and function of the townscape; and
  - The visual impact to the receptors (people) experiencing the view.

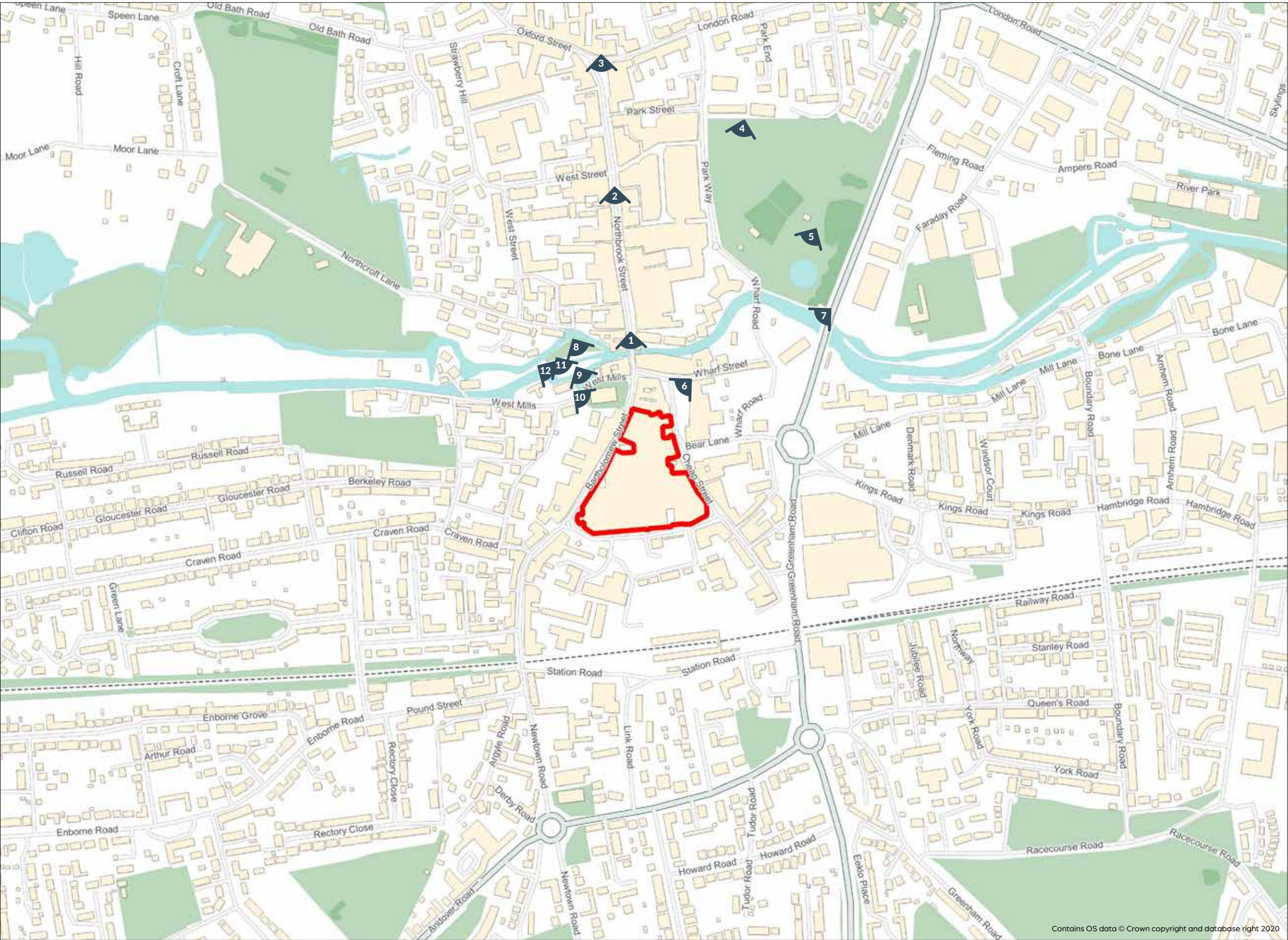
- 8.2
- The view locations would need to be agreed LPA during the pre-application process. They would form a framework within which to benchmark the scheme.

- 8.3
- The location of the views are provided at **Figure 8.1**. The initial key views are identified and discussed below, these include:

  - View 1 (High Street, Bridge), View 2 (High Street, Middle) and View 3 (High Street, Clock) – Kinetic view moving along the High Street;
  - View 4 (Victoria Park, East) and View 5 (Victoria Park, West);
  - View 6 (Market Place);
  - View 7 (A339 Bridge Over River Kennet);
  - View 8 (Newbury Lock, North), View 9 (Newbury Lock, Middle) View 10 (Church 1) View 11 (Church 2) and View 12 (Church 3).

- 8.4
- The existing and proposed version of the views can be found at **Appendix 2.o**.





KEY VIEWS LOCATION PLAN

- Application Site
- 1. High Street, Bridge
- 2. High Street, Middle
- 3. High Street, Clock
- 4. Victoria Park, East
- 5. Victoria Park, West
- 6. Market Place
- 7. A339 Bridge Over River Kennet
- 8. Newbury Lock, North
- 9. Newbury Lock, Middle
- 10. Church 1
- 11. Church 2
- 12. Church 3

LOCATION:  
Kennet Shopping Centre, Newbury

DATE:  
July 2020

SCALE:  
1:6000 @ A3

FIGURE 8.1 View Location Plan

▲ NORTH



**VIEW 1 (HIGH STREET, BRIDGE), VIEW 2 (HIGH STREET, MIDDLE) AND VIEW 3 (HIGH STREET, CLOCK) – KINETIC VIEW MOVING ALONG THE NORTHBROOK STREET**

- 8.5 Views 1, 2 and 3 are located along the Northbrook Street are looking towards the south. The views are situated within the Newbury Town Centre Conservation Area and form the setting to a number of Grade II\* and II listed buildings along the Northbrook Street.
- 8.6 The viewpoints are representative of a kinetic sequence and should be read collectively. The views demonstrate the Proposed Development as the observer travels south along the Northbrook Street.
- 8.7 The views are characterised by Northbrook Street, a narrow enclosed street, that allows views to be afford from the foreground through to the backdrop. Development fronting onto the High Street varies between two and three stories and is predominantly formed of buildings that date between the eighteenth and nineteenth centuries, although older buildings are evident in places.
- 8.8 The views would be primarily experienced by local residents, pedestrians and road users
- 8.9 The Proposed Development would be visible within the backdrop and would introduce several new blocks into the view. Lower stories of the buildings are occluded from view by interposing development, with the upper storeys of the Proposed Development been seen above existing development along the northern end of Bartholomew Street.
- 8.10 The blocks vary in height between two and eleven storeys, with blocks at the perimeter of the Site being proposed at scale consistent with the prevailing streetscape, and taller blocks being located at the centre of the Site. From Northbrook Street the layering of the massing is visible and contributes to breaking up the scale of the building. The blocks would sit comfortably within the existing townscape, often sitting below the roofline of existing development in the fore and middle ground of the view.
- 8.11 As the observe moves south along Northbrook Street, they will be readily be able to the appreciate the architectural detailing of the blocks. The proposed fenestration pattern, brick detailing and variety in roof form would complement the surrounding built form and reflect the former Victorian industrial heritage of the Site.

8.12 The Proposed Development would form a congruent and attractive addition to the townscape and improve the legibility towards the town centre.

**VIEW 4 (VICTORIA PARK, EAST) AND VIEW 5 (VICTORIA PARK, WEST)**

- 8.13 Views 4 and 5 are located to east and west of Victoria Park, and are both looking towards the south west. The viewpoint is situated within the Newbury Town Centre Conservation Area.
- 8.14 The views have an open character created by the greenswards and the lake in the foreground of the view. The park is partially enclosed by a dense tree canopy which marks the boundary of the area of open space. Beyond views towards the town centre are gained including that of larger and coarse residential and commercial development.
- 8.15 The visual receptors are most likely to be users of the amenity space and local residents. The focus of the visual receptors would be on their recreation activities, although they would be aware of their surroundings as they walk through the Park.
- 8.16 The Proposed Development appears in the backdrop of the view and is predominately occluded by interposing vegetation and development.
- 8.17 Where visible, the Proposed will be a contextual addition within this view, and will sit below of the roofline of existing development in the middle ground. The visibility of the building will not have a material effect on the character of the view or nature of the townscape.

**VIEW 6 (MARKET PLACE)**

- 8.18 View 6 is located at Market Place and is looking towards the south west. The viewpoint is situated within the Newbury Town Centre Conservation Area. A number of listed building surrounding the square including the Grade II\* 5 Wharf Street, and the Grade II listed Town Hall, 27 Market Place, 21–25 Market Place, 24 Market Place and the Old Wagon and Horses public house.
- 8.19 The foreground of the view is formed of buildings enclosing Market Place. The gothic styled Grade II listed town hall forms an attractive feature within the streetscape, with its four storey clock tower forming a focal point within the view. Development along the Market Place is predominantly between two and three stories and varies in age, architectural styles and quality.

8.20 The visual receptors are likely to be pedestrians, workers and people travelling in vehicles

8.21 The Proposed Development would be partially visible in the middle ground of the view and would be seen above existing development fronting onto Market Place. The scale of development would be modest and largely be filtered by interposing development. The dominance of the town hall clock tower is maintained.

**VIEW 7 (A339 BRIDGE OVER RIVER KENNET)**

- 8.22 Views 7 are located to east and west of Victoria Park, and are both looking towards the south west. The viewpoint is situated within the Newbury Town Centre Conservation Area. The viewpoint provides the opportunity to view the Grade I listed St Nicholas Church and the Grade II listed town hall.
- 8.23 The foreground of the view is characterised by the A339 which extends from the fore to the middle ground of the view. The open nature of the River Kennet afford views through to the middle ground and towards the town centre.
- 8.24 Development in this part of the town centre is typically between two and four storeys and reflects a range of architectural styles from different time periods.
- 8.25 In the backdrop of the view the clock tower of the listed town hall and embattled pinnacle form part of the Church of St Nicolas are visible.
- 8.26 The A339 cater for a variety of transport movements including car, buses and lorries. A large number of receptors will be experience a view from a moving vehicle. Many receptors will also be travelling by foot and bicycle so the experience would be transient.
- 8.27 The Proposed Development would be perceptible in the backdrop and introduce a new large building into the view. The scale of the Proposed Development appears to be subservient to the clock tower of the Grade II listed town hall. The visible parts would comprise of the tall eleven storey elements and improve the legibility towards the town centre and improve the visual amenity of the view with high quality architecture.

**VIEW 8 (NEWBURY LOCK, NORTH), VIEW 9 (NEWBURY LOCK, MIDDLE)  
VIEW 10 (CHURCH 1) VIEW 11 (CHURCH 2) AND VIEW 12 (CHURCH 3)**

- 8.28 Views 8, 9, 10, 11 and 12 are located along the High Street are looking towards the south. The views are situated within the Newbury Town Centre Conservation Area and form the setting to the Grade I listed St Nicolas Church, along with a number of Grade II\* and II listed buildings along West Mills and the Kennet and Avon Canal.
- 8.29 The foreground of the views is characterised by the Kennet and Avon Canal and the Grade I listed church of St Nicolas. Beyond views are gained towards the town centre. Development in this part of the town centre is typically between two and four storeys and reflects a range of architectural styles from different time periods.
- 8.30 A numbers of receptors will experience the view from a moving barge. Other receptors will also be travelling by foot or cycle along the towpath, so the experience would be transient.
- 8.31 The Proposed Development appears in the middle ground of the view, and in many of the views is partially occluded or obscured by interposing development and vegetation.
- 8.32 The western elevation of the building will form a feature within the views and would sit comfortably within the context of existing development in the fore and middle ground. The buildings sits below the nave of the Grade I Church of St Nicolas, and does not compete with close views of the church. The church remains a focal point within the views. The proposed fenestration pattern and brick would complement the surrounding built form and provide an attractive contrast to the bath stoned Church of St Nicolas.
- 8.33 Where visible, the Proposed Development would introduce high quality architecture into the view. The visibility of the buildings will not have a material effect on the church, character of the view or nature of the townscape.





# 9.0 CONCLUSION

## KENNET CENTRE, NEWBURY



# CONCLUSION

9.1 This pre-application report provides an initial assessment of the impact of the Proposed Development on heritage, townscape and visual receptors.

## HERITAGE

9.2 We have assessed the existing Site and its contribution to the Newbury Town Centre Conservation Area and have come to the view that the replacement of the current building would not harm the overall character and appearance of the Conservation Area, or harm the significance of nearby designated and non-designated heritage assets, when the design of the replacement building is correctly factored in.

- 9.3 In summary, the Proposed Development results in various enhancements to the Newbury Conservation Area itself:
- Replacing blank frontages at ground floor with animated and active commercial uses, particularly on the streets on the perimeter of the site;
  - The introduction of those uses themselves enhance the character of this part of the conservation area, and reflect the historic pattern of residential and commercial uses which was lost with the first development of the Kennet Centre;
  - Introducing a fenestration pattern at upper floors that better reflects the historic streetscape;
  - Introducing a varied roofline around the perimeter of the site that better reflects the historic development of this part of the conservation area;
  - The removal of large blank blocks generally and the introduction of a development that better reflects the historic grain of this part of the conservation area.
  - The use of appropriate materials;
  - A development pattern that introduces permeability to the site that allows a visitor to see into and out of the site, including hitherto inaccessible views of the town hall tower.

9.4 Similar benefits arise in relation to the settings of various listed buildings within the town centre, especially those in closest proximity to the Kennet Centre.

9.5 In accordance with statutory provision and paragraph 193 of the NPPF, these enhancements should carry great weight in the determination of this application.

9.6 Notwithstanding, should the Council arrive at a different conclusion and identify any element of harm to the significance of any heritage asset, then this must be 'less than substantial' and so would fall to be treated in the terms set out in paragraph 196 of the NPPF. If paragraph 196 is engaged, while the element of harm must be given great importance and weight, the paragraphs above identify significant heritage benefits which must also be accorded great weight in the decision making process. If having followed this assessment under paragraph 196 of the NPPF, a decision maker should identify any residual harm to heritage assets, then it would be incumbent upon them to weigh other wider planning benefits against that harm, such as housing benefits, economic benefits and so on. These are described elsewhere. Overall, the Proposed Development represents an opportunity to provide a significantly enhanced residential offer for Newbury, whilst also being a catalyst for wider regeneration and economic benefits. The proposed uses, architectural quality and urban design features demonstrably improve the appearance, character and function of the townscape, the conservation area and the settings of various listed buildings.

## TOWNSCAPE AND VISUAL

9.7 In townscape terms, the development both reflects and enhances the character of this part of Newbury. It will form an attractive addition to the townscape with high architectural design qualities. The development will open up the currently impermeable site with a series of openings, yards and passages running through the site, including a new civic square to the south of the site.

9.8 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.

9.9 The key views identified at **Section 8.0** demonstrate the visual appearance of the Proposed Development from the surrounding environment.

9.10 The views shows that the Proposed Development would be partially visible in several of the views, where perceptible the architectural detailing of the blocks would be perceptible. The proposed fenestration pattern, brick detailing and variety in roof form would complement the surrounding built form and reflect the former Victorian industrial heritage of the Site. The layered massing of the Proposed Development will form an attractive feature in on the skyline and contribute in breaking up the scale of the blocks.

## SUMMARY

- 9.11 The Proposed Development has evolved through a detailed understanding of the Site, history of the area and its surrounding context.
- 9.12 The Proposed Development represents an opportunity to maximise the potential of the Site, and develop a collection of buildings that are of high architectural quality, which responds to the surrounding conservation area and listed buildings, and positively contributes to the area.

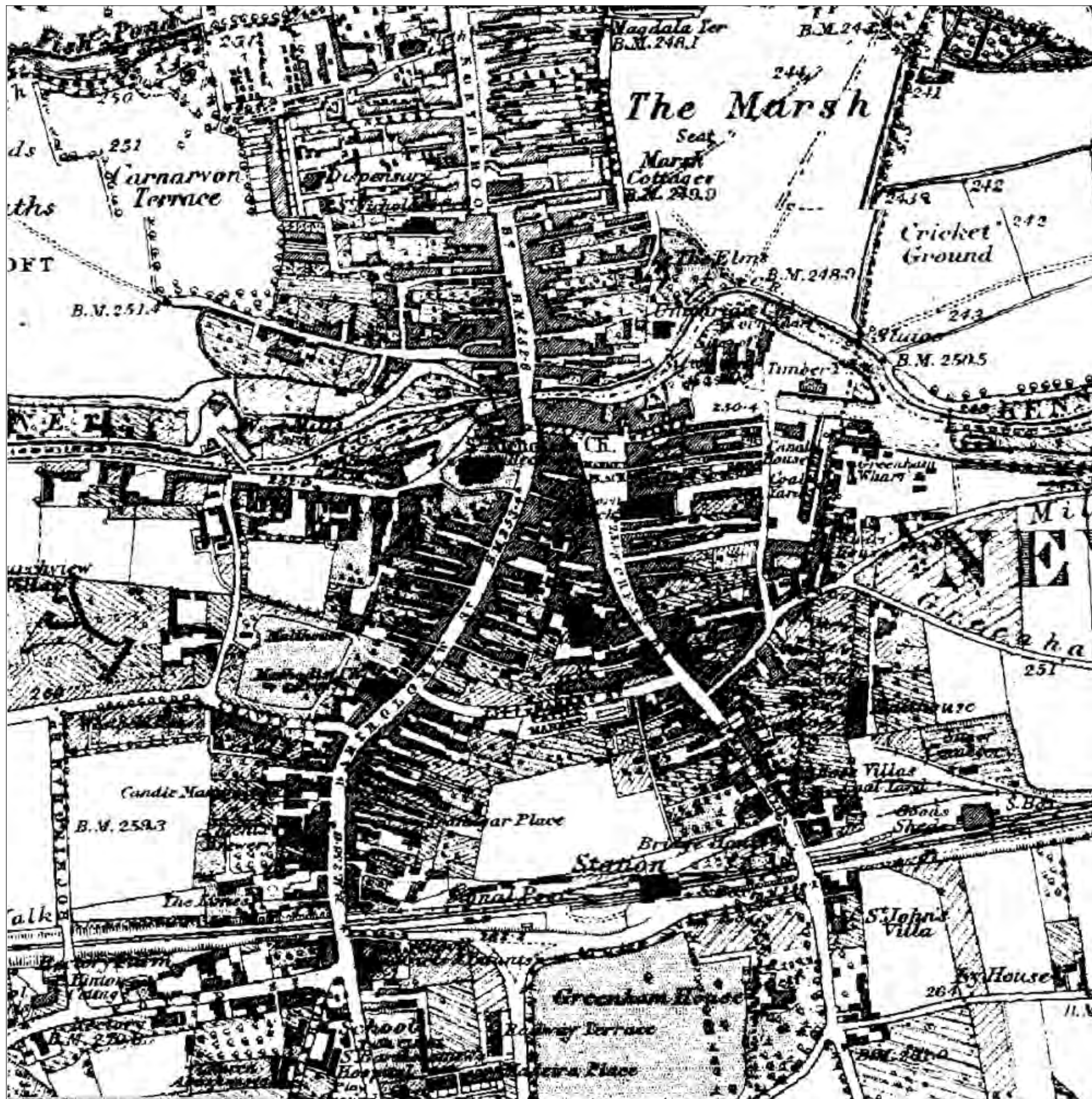
# APPENDIX 1: HISTORIC MAPPING

KENNET CENTRE, NEWBURY









**Landmark**  
INFORMATION GROUP

**Landmark Historical Map**  
County: BERKSHIRE  
Published Date(s): 1877-1883  
Originally plotted at: 1:10,560





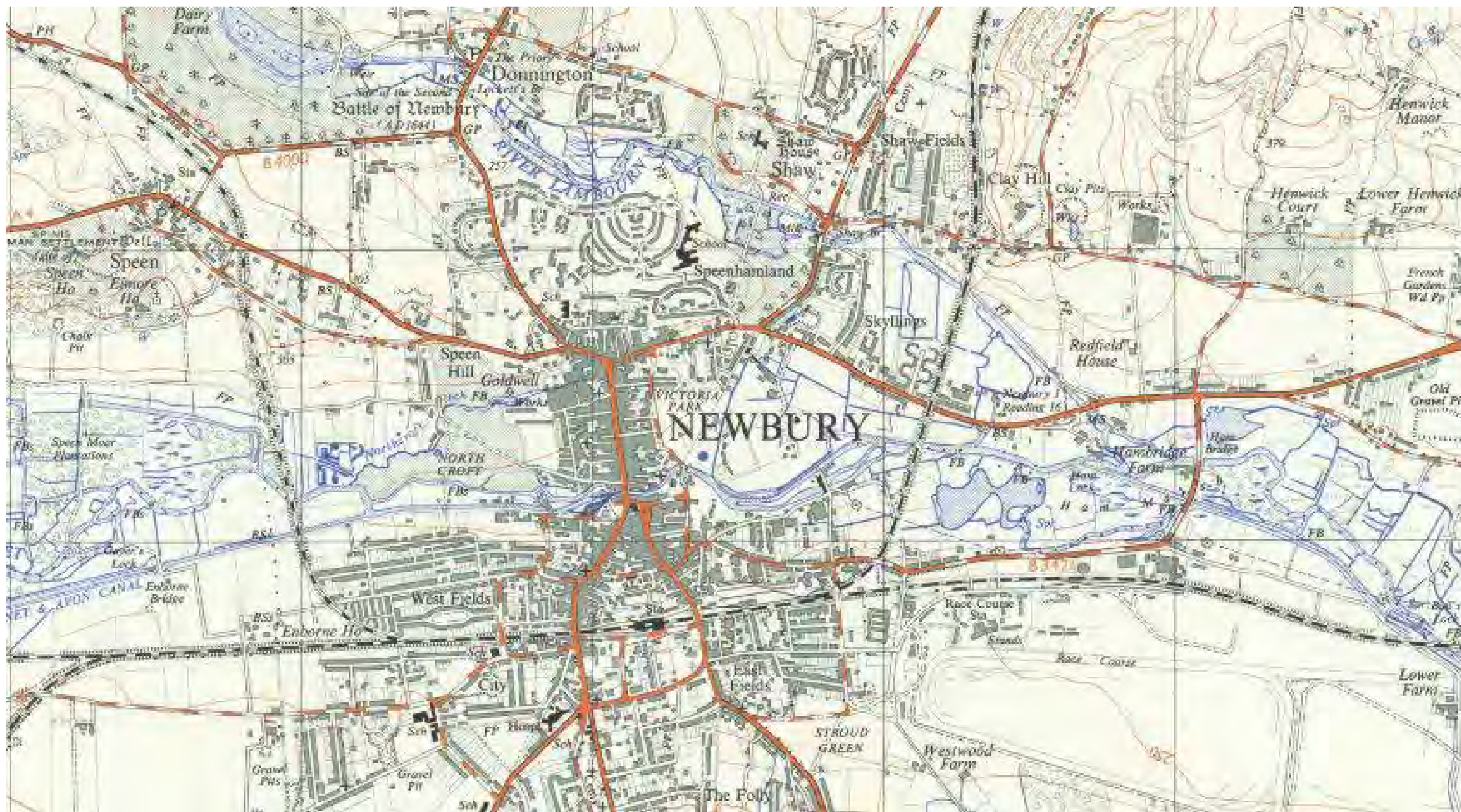
















# APPENDIX 2: KEY VIEWS

## KENNET CENTRE, NEWBURY



**VIEW 1: HIGH STREET, BRIDGE**

EXISTING



## PROPOSED





**VIEW 2: HIGH STREET, MIDDLE**  
**EXISTING**



PROPOSED





**VIEW 3: HIGH STREET, CLOCK**

EXISTING



PROPOSED





**VIEW 4: VICTORIA PARK, EAST**

**EXISTING**



PROPOSED





**VIEW 5: VICTORIA PARK, WEST**

**EXISTING**



PROPOSED





**VIEW 6: MARKET PLACE**

EXISTING



PROPOSED





**VIEW 7: A339 BRIDGE OVER RIVER KENNET**

**EXISTING**



PROPOSED





**VIEW 8: NEWBURY LOCK, NORTH**

**EXISTING**





PROPOSED





**VIEW 9: NEWBURY LOCK, MIDDLE**  
**EXISTING**



PROPOSED





**VIEW 10: CHURCH 1**

EXISTING





PROPOSED





**VIEW 11: CHURCH 2**

**EXISTING**





PROPOSED





**VIEW 12: CHURCH 3**

EXISTING





PROPOSED





**MONTAGU EVANS**

**5 BOLTON STREET**

**LONDON, W1J 8BA**

**TEL: +44 (0)20 7778 0981**



**[WWW.MONTAGU-EVANS.CO.UK](http://WWW.MONTAGU-EVANS.CO.UK)**

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11 Environmental Impact Assessment Screening Request letter, 11<sup>th</sup> November 2020



# LOCHAILORT NEWBURY LIMITED

EAGLE HOUSE  
108-110 JERMYN STREET  
LONDON  
SW1Y 6EE

TEL: 020 3468 4933

Nick Carter  
Chief Executive  
West Berkshire Council  
Market Street  
Newbury  
Berkshire

**RG14 5LD**

Wednesday 11<sup>th</sup> November 2020

Dear Nick

## **Town and Country Planning (Environmental Impact Assessment) Regulations 2017 REQUEST FOR SCREENING OPINION: Redevelopment at the *Kennet Centre*, Newbury**

This letter is a formal request under the above Regulations for the Local Planning Authority to adopt a Screening Opinion determining whether or not an *Environmental Impact Assessment* will be required for the development described below.

### ***Purpose of the Screening procedure***

Screening is a procedure used to determine whether a proposed project is likely to have significant effects on the environment. It is an optional process which a prospective applicant can elect to undertake to determine whether or not an *Environmental Impact Assessment* is required to support a planning application or appeal.

The Local Planning Authority (or the Secretary of State as the case may be) should determine whether the project is of a type listed in Schedule 1 or Schedule 2 of the 2017 Regulations:

- if it is listed in Schedule 1 an *Environmental Impact Assessment* is required in every case;
- if the project is listed in Schedule 2, the Local Planning Authority should consider whether it is likely to have **significant** effects on the environment (our emphasis)

If a proposed project is listed in the first column in Schedule 2 of the 2017 Regulations and exceeds the relevant thresholds or criteria set out in the second column (sometimes referred to as 'exclusion thresholds and criteria') the proposal needs to be screened by the Local Planning Authority to determine whether **significant** effects on the environment are likely and hence whether an *Environmental Impact Assessment* is required. Projects listed in Schedule 2 which are located in, or partly in, a sensitive area also need to be screened, even if they are below the thresholds or do not meet the criteria.

### ***What must be considered***

When screening Schedule 2 projects, the Local Planning Authority must take account of the selection criteria in Schedule 3 of the 2017 Regulations. Not all of the criteria will be relevant in every case. Each case should be considered on its own merits in a balanced way. When the Local Planning Authority or Secretary of State issues its opinion they must state the main reasons for their conclusion with reference to the relevant criteria listed in Schedule 3. Where it is determined that the proposed development is not Environmental Impact Assessment development, Regulation 5 requires the Local Planning Authority to state any features of the proposed development and measures envisaged to avoid, or prevent what might otherwise have been, significant adverse effects on the environment.

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The Government's *Planning Practice Guidance*<sup>1</sup> confirms that **only a very small proportion of Schedule 2 developments will require an *Environmental Impact Assessment***. While the Guidance advises that it is not possible to formulate criteria or thresholds which will provide a universal test of whether or not an assessment is required, in order to aid Local Planning Authorities the Government has published a set of indicative thresholds and criteria, also giving an indication of the types of impact that are most likely to be significant for particular types of development.

Having completed the screening exercise, the Local Planning Authority must provide a screening opinion, indicating either that an *Environmental Impact Assessment* is required (a 'positive screening opinion') or is not required (a 'negative screening opinion').

<sup>1</sup> *Planning Practice Guidance* Paragraph: 018 Reference ID: 4-018-20170728

## ***Requesting a Screening Opinion***

If anyone is considering carrying out development of a type listed in Schedule 2 of the 2017 Regulations, or is unsure whether their proposed development requires an Environmental Impact Assessment, they may request the Local Planning Authority to provide a screening opinion on the need for an Environmental Impact Assessment. The request should include the information set out in regulation 6(1).

When compiling the information the developer must take into account the criteria of Schedule 3 to the 2017 Regulations; and where relevant the results of any relevant environmental assessments required under other European Union legislation. In most cases, the environmental assessment that is most likely to be relevant is the strategic environmental assessment undertaken during the preparation of the local plan for the area.

## ***Screening Step 1: describing the proposed development***

Regulation 6(1) requires a person making a request for a Screening Opinion in relation to development where an application for planning permission has been or is proposed to be submitted to provide the following:

- (a) A plan sufficient to identify the land  
*This is appended.*
- (b) A description of the development, including in particular—
  - (i) a description of the physical characteristics of the development and, where relevant, of demolition works  
*The proposed development entails "Demolition of existing covered shopping centre other than multi-storey car park and 2009 cinema/leisure wing. Erection of new mixed-use development comprising (i) approximately 400 dwellings of mixed type and size to include ancillary residents' facilities (ii) up to 8,500sqm office building or, in the alternative, approximately 120 retirement living units to include ancillary residents' facilities (iii) approximately 30 flexible-use commercial units (iv) public realm works including pedestrian links and open spaces (v) landscaping (vi) car and cycle parking (vii) open-loop Ground Source Heat Pump system; and (viii) associated works"*
  - (ii) a description of the location of the development, with particular regard to the environmental sensitivity of geographical areas likely to be affected;  
*The site lies within the defined urban area of Newbury, centrally located between the railway station at the principal shopping area. According to the policies map adopted by the Local Planning Authority in association with its 2012 Core Strategy document, the following designations apply to the site:*

- *Town Centre Commercial Area*



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- Conservation Area
- Drift Geology – Valley Gravel

*There are no environmental designations affecting the site in terms of habitats, landscape or land use.*

- (c) A description of the aspects of the environment likely to be significantly affected by the development  
*Whilst the proposed redevelopment will have a different external visual appearance to the existing building, this is not a “significant” effect within the meaning of the Regulations. No other effects have been identified that could be defined as being “significant”.*
- (d) To the extent the information is available, a description of any likely significant effects of the proposed development on the environment resulting from—
- (i) the expected residues and emissions and the production of waste, where relevant;  
*No significant effects have been identified.*
  - (ii) the use of natural resources, in particular soil, land, water and biodiversity; and  
*No significant effects have been identified.*

## **Screening step 2: determining whether the development falls within Schedule 1 of the Regulations**

Schedule 1 comprises specifically-defined classes of development, which are assessed as follows:

- (1) A crude oil refinery is not proposed
- (2) A thermal power station with a heat output exceeding 300MW is not proposed
- (3) An installation for the processing of irradiated nuclear fuel is not proposed
- (4) An integrated works for the initial smelting of cast iron and steel is not proposed
- (5) An installation for the extraction of asbestos or for the processing or transformation of asbestos or products containing asbestos is not proposed
- (6) An integrated chemical installation within the definition specified at Schedule 1(6) is not proposed
- (7) A line for long-distance railway traffic or an airport with a basic runway length exceeding 2.1km is not proposed
- (8) An inland waterway or port for vessels is not proposed
- (9) A waste disposal installation for the incineration, chemical treatment or landfill of hazardous waste is not proposed
- (10) A waste disposal installation for the incineration or chemical treatment of non-hazardous waste is not proposed
- (11) An abstraction or artificial groundwater recharge scheme where the annual volume of water abstracted or recharged is equivalent to or exceeds 10 million cubic metres is not proposed
- (12) Works for the transfer of water resources between river basins are not proposed
- (13) A waste water treatment plant with a capacity exceeding 150,000 population equivalent is not proposed
- (14) Extraction of petroleum or natural gas for commercial purposes is not proposed
- (15) A dam or other installations designed for the holding back or permanent storage of water is not proposed
- (16) A pipeline with a diameter of more than 800 millimetres and a length of more than 40 kilometres is not proposed
- (17) An installation for the intensive rearing of poultry or pigs is not proposed
- (18) An industrial plant for the production of paper or board or pulp from timber is not proposed
- (19) A quarry or open-cast mine is not proposed
- (20) An overhead electrical power line with a voltage of 220 kV or more and a length of more than 15 km is not proposed
- (21) An installation for the storage of petroleum, petrochemical or chemical products with a capacity exceeding 200,000 tonnes is not proposed
- (22) A site for the geological storage of carbon dioxide is not proposed

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- (23) An installation for the capture of carbon dioxide for geological storage with an annual total capture exceeding 1.5 megatonnes is not proposed
- (24) Any change to or extension of development listed in this Schedule where such a change or extension in itself meets the thresholds, if any, or description of development set out in this Schedule is not proposed

In light of the above assessment, it is clear that the proposed development does not fall within Schedule 1 of the Regulations

### ***Screening step 3: confirming whether the site is located within a Sensitive Area***

The more environmentally sensitive the location, the more likely it is that the effects on the environment will be significant and will require an *Environmental Impact Assessment*. Certain designated sites are defined in regulation 2(1) as Sensitive Areas and the thresholds and criteria in the second column of the table in Schedule 2 are not applied. With regard to Sensitive Areas:

- The site is not wholly or partly within a Site of Special Scientific Interest
- The site is not wholly or partly within a designated European site designed under the Birds or Habitats Directives
- The site is not wholly or partly within a National Park or the Broads
- The site is not wholly or partly within an Area of Outstanding Natural Beauty
- The site is not wholly or partly within a World Heritage Sites or scheduled monument.

Accordingly, it is clear that the proposed development is not located within a Sensitive Area and thus the thresholds and criteria of Schedule 2 should be applied.

### ***Screening step 4: determining whether the development falls within Schedule 2 of the Regulations***

Schedule 2 comprises more broadly-defined classes of development, each with a specific assessment threshold and criteria. These are assessed as follows:

- (1) Neither agriculture nor aquaculture are proposed
- (2) No extractive industry is proposed
- (3) No energy industry exceeding the specified thresholds is proposed
- (4) No production or processing of metals is proposed
- (5) No mineral industry is proposed
- (6) No chemical industry is proposed
- (7) No food industry is proposed
- (8) No textile, leather, wood or paper industry is proposed
- (9) No rubber industry is proposed
- (10) *See below*
- (11) No development falling with the prescribed "other projects" is proposed
- (12) No tourism or leisure development falling with the prescribed classes is proposed
- (13) No change to or extension of development of a description listed in Schedule 1 is proposed

In respect of paragraph 10, the proposed development falls within the description of an infrastructure project at paragraph 10(b):

*"Urban development projects, including the construction of shopping centres and car parks, sports stadiums, leisure centres and multiplex cinemas"*

Consequently it is necessary to apply the Column 2 thresholds as applicable to paragraph 10(b), which are as follows:



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- (i) “The development includes more than 1 hectare of urban development which is not dwellinghouse development”  
*Comment: the total site area is 1.67 hectares, but the quantum of non-residential development does not exceed 1 hectare of this*
- (ii) “The development includes more than 150 dwellings”  
*Comment: Approximately 400 new dwellings are proposed with the additional option of approximately 120 retirement living units*
- (iii) “The overall area of the development exceeds 5 hectares”  
*Comment: the total site area is significantly below the 5 hectare threshold*

Solely on the basis that the 150 dwelling threshold is met, it is necessary to move to the next and final stage of the screening process.

## **Screening step 5: applying the criteria at Schedule 3 of the Regulations to determine whether the proposed development is likely to have significant effects on the environment**

The Government’s guidance<sup>2</sup> advises that, in respect of paragraph 10(b) infrastructure projects:

*“Environmental Impact Assessment **is unlikely to be required** for the redevelopment of land **unless the new development is on a significantly greater scale** than the previous use, or the types of impact are of a markedly different nature or there is a high level of contamination.*

*Sites which have not previously been intensively developed:*

- (i) *area of the scheme is more than 5 hectares; or*
- (ii) *it would provide a total of more than 10,000m<sup>2</sup> of new commercial floorspace; or*
- (iii) *the development would have significant urbanising effects in a previously non-urbanised area (e.g. a new development of more than 1,000 dwellings).” (our emphasis)*

<sup>2</sup> Paragraph: 058 Reference ID: 4-058-20150326

The application site **is currently intensively developed**, with 100% site coverage and an existing total floor area of 30,137m<sup>2</sup>. The site does not have a “high level of contamination”. Criteria (i) – (iii) of the guidance are therefore irrelevant but nonetheless, for completeness we note that:

- (i) The site falls significantly below the 5 hectare threshold
- (ii) The net additional commercial floorspace will not exceed 10,000m<sup>2</sup>, when the quantum of existing commercial floorspace to be demolished has been taken into account
- (iii) The site falls centrally within the existing urban area and would have no additional urbanising effect whatsoever

The guidance identifies that the principal considerations against which the likelihood of **significant** effects should be judged with such projects are the “*physical scale of such developments, potential increase in traffic, emissions and noise.*”

- In terms of **physical scale** whilst the quantum of total floorspace would increase by approximately 100% over-and-above that of the existing shopping centre, given the small site size (1.67 hectares) and the existing 100% site coverage, the scale of the proposed development would not result in any **significant** environmental effects.

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- **Increase in traffic** would not be significant. The adjacent multi-storey car park will be retained but this serves the whole town centre, rather than being exclusively reserved for those using the existing Kennet Centre. Even if this car park were to be enlarged (for example through the addition of two further parking floors) this would not result in any **significant** environmental effects.
- **Emissions** from the proposed development would be substantially lower than those of the existing building by virtue of the proposed open-loop ground source heat pump. There would be no **significant** adverse environmental effect by way of increased emissions.
- **Noise** would not materially increase as a result of the proposed development, which does not include any noise-generating activities. There would be no **significant** environment noise effects.

## **Conclusion**

The applicant contends that the development as described is **unlikely to have significant effects on the environment** and that consequently an *Environmental Impact Assessment* is **not required**.

The Local Planning Authority is requested to undertake the same screening exercise and is invited to confirm its Screening Opinion that an *Environmental Impact Assessment* is not required.

If you have any questions about this screening request please contact us at your convenience. We look forward to receipt of your Screening Opinion within the next 21 days.

Kind regards

Yours sincerely

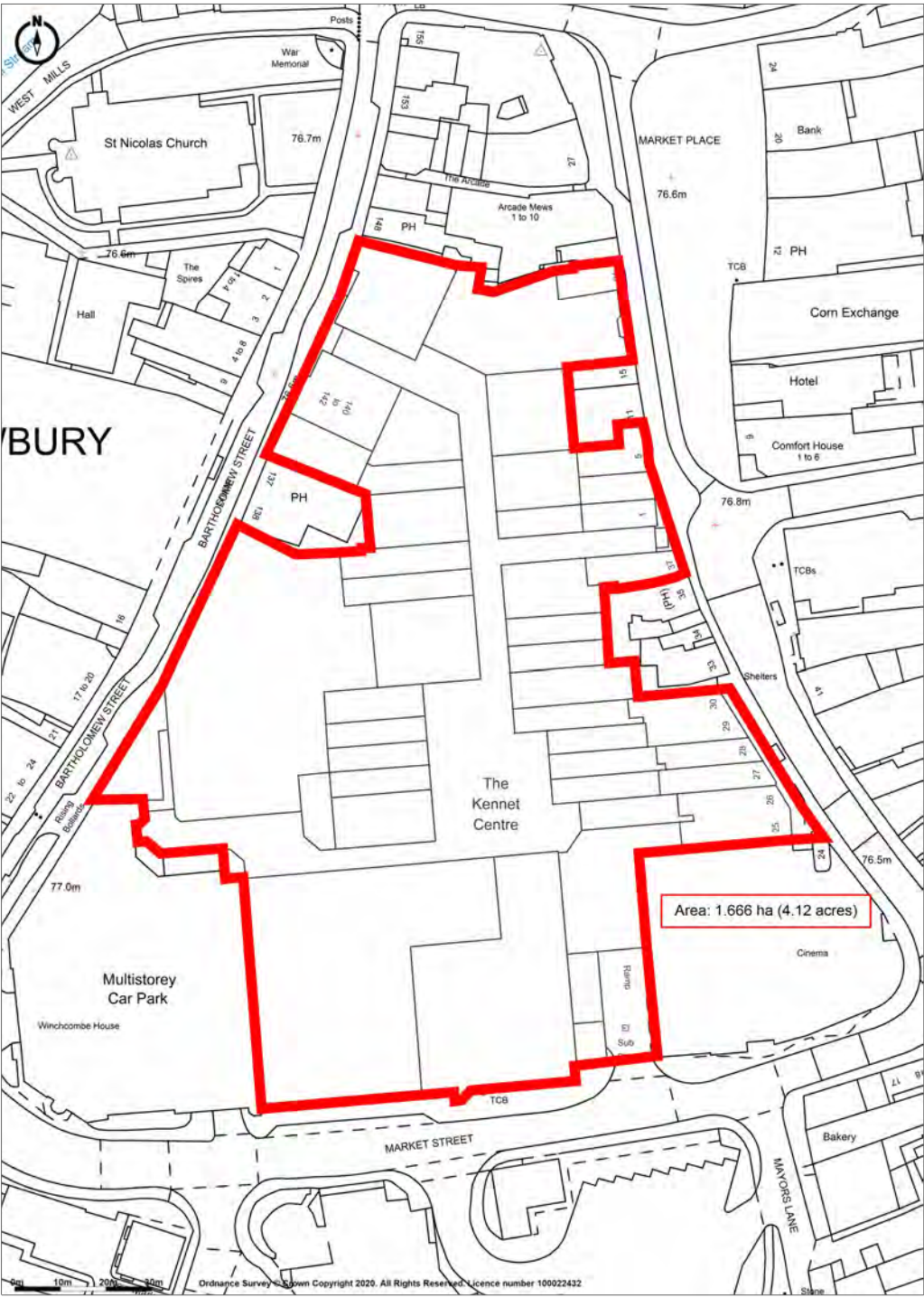


**James Croucher MTP MRTPI**

Enclosed:      Site location plan identifying the application site



Kennet Centre, Newbury  
Environmental Impact Assessment Screening Request: red line plan







01 December 2020

Mr James Croucher  
Lochhailort Newbury

By email: james.croucher@lochailort-investments.com

**Development & Planning**

Council Offices  
Market Street, Newbury  
Berkshire, RG14 5LD

**Our Ref:** 20/02647/SCREEN

**Your Ref:**

**Contact Centre:** 01635 519111

**Email:** planapps@westberks.gov.uk

Dear Mr Croucher

**Screening opinion under the Town and Country Planning (Environmental Impact Assessment) Regulation 2017**

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**Reference:** 20/02647/SCREEN

**Site:** The Kennet Centre, Bartholomew Street, Newbury RG14 5EN

**Proposal:** Demolition of existing covered shopping centre other than multi-storey car park and 2009 cinema/leisure wing. Erection of new mixed use development comprising (i) approximately 400 dwellings of mixed type and size to include ancillary residents' facilities (ii) up to 8,500sqm office building or, in the alternative, approximately 120 retirement living units to include ancillary residents' facilities (iii) approximately 30 flexible-use commercial units (iv) public realm works including pedestrian links and open spaces (v) landscaping (vi) car and cycle parking (vii) open-loop Ground Source Heat Pump system; and (viii) associated works

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Thank you for your letter dated 11 November 2020. In accordance with Regulation 6 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017, the Council is required to adopt a screening opinion as to whether the proposal constitutes 'EIA development', and therefore whether Environmental Impact Assessment (EIA) is required as part of the decision-making process. Information on EIA is available from the Planning Practice Guidance:

<https://www.gov.uk/guidance/environmental-impact-assessment>

The proposed development falls within the column 1 description at paragraph 10 (b) (Urban development projects) of Schedule 2. It is not located in a sensitive area. It does exceed the relevant threshold in column 2 in that it would exceed 150 dwellings. The proposal is therefore "Schedule 2 development" within the meaning of the Regulations.

However, taking into account the selection criteria in Schedule 3, it is not considered that the proposal is likely to have significant effects on the environment. Accordingly, the proposal is **NOT considered "EIA development"** within the meaning of the Regulations. An Environmental Statement is not required. Please see the written statement in Annex A to this letter, which gives the reasons for this screening opinion.

The judgements on the significance of the effects on the environment are made solely in relation to the EIA Regulations, and any conclusions that 'significant environmental effects' are unlikely in terms of the Regulations does not necessarily denote that such impacts would be regarded as acceptable when considering a planning application. Neither the screening opinion, nor any statement within this letter, should be construed as precluding the Council from concluding that the development would have environmental impacts, albeit not significant in terms of the Regulations.

According to the Planning Practice Guidance, there may, exceptionally, be cases where a screening opinion has been issued but it becomes evident that it needs to be changed, for example, because new evidence comes to light. This screening opinion is issued based on the evidence currently available, having taken reasonable steps to obtain relevant information. Given the overriding purpose of EIA, the Council is bound to review its position in light of any new evidence, for example, through consultation during any forthcoming application.

A copy of this screening opinion will be placed on the Planning Register. If you wish to discuss this screening opinion, please contact Simon Till on 01635 519427 or [simon.till@westberks.gov.uk](mailto:simon.till@westberks.gov.uk).

Yours sincerely

*Gary Rayner*  
**Development Control Manager**

Enc. Annex: Screening Opinion Written Statement



## ANNEX – SCREENING OPINION WRITTEN STATEMENT

Case Details:	
Reference:	20/02647/SCREEN
Stage/Type:	Pre-application screening
Relevant history:	20/02647/SCREEN
Has the applicant supplied an ES for the current or previous (if reserved matters or conditions) application?	No

Schedule 1	
Is the proposed development Schedule 1 development as described in Schedule 1 of the EIA Regulations?	No
If YES, under which description of development i.e. Nos. 1-24?	N/A

Schedule 2	
Is the proposed development Schedule 2 development as described in Column 1 of Schedule 2 of the EIA Regulations?	Yes
If YES, under which description of development in Column 1 i.e. Nos. 1- 13?	10(b) – Urban Development Project
Is the development within, partly within, or near a 'sensitive area' as defined by Regulation 2 of the EIA Regulations?	No
If YES, which area?	NA
Are the applicable thresholds/criteria in Column 2 exceeded/met?	Yes
If yes, which applicable threshold/criteria?	Development of over 150 dwellings
Is it necessary to issue a screening opinion?	Yes

Decision	
Is an ES required?	No
Reason	<p>When screening Schedule 2 projects, the local planning authority must take account of the selection criteria in Schedule 3 of the Regulations. Not all of the criteria will be relevant in every case. According to the Planning Practice Guidance (PPG), only a very small proportion of Schedule 2 development will require an assessment. While the development would exceed the threshold of 150 dwellings the Schedule 3 criteria have been assessed as below:</p> <p><b>FULL ASSESSMENT</b></p> <ol style="list-style-type: none"> <li>1. In terms of the characteristics of the development: <ol style="list-style-type: none"> <li>(a) The development is on an existing fully developed site and is not considered to increase the quantum of development to a scale or intensity significantly beyond that of the existing development for the purposes of the meaning of the Regulations;</li> <li>(b) In terms of the cumulative impact with other developments, due to the existing developed nature of the site it is not considered that taken cumulatively with other approved development in the vicinity the proposed works would result in an increase in impact that would be significant within the meaning of the Regulations;</li> <li>(c) The proposed works are not considered to be such as to result in impacts on natural resources that would be significant within the meaning of the Regulations;</li> </ol> </li> </ol>

	<p>(d) The proposed works are not considered to be such as to result in impacts in terms of the production of waste that would be significant within the meaning of the Regulations;</p> <p>(e) The proposed works are not considered to be such as to result in impacts in terms of the pollution or nuisances that would be significant within the meaning of the Regulations;</p> <p>(f) The proposed works are not considered to be such as to result in impacts in terms of the the risk of major accidents and/or disasters that would be significant within the meaning of the Regulations;</p> <p>(g) The proposed works are not considered to be such as to result in impacts in terms risks to human health that would be significant within the meaning of the Regulations.</p> <p>2. In terms of the location of development:</p> <p>(a) The existing an approved land use are similar to that proposed and are therefore not considered to raise concerns in respect of significant impacts on terms of the environmental sensitivity of the geographical area within the meaning of the Regulations;</p> <p>(b) The proposed works are not considered to be such as to result in detrimental impacts on natural resources within the meaning of the Regulations;</p> <p>(c) The proposed works are not considered to be such as to result in detrimental impacts on the absorption capacity of the natural environment within the meaning of the Regulations.</p> <p>3. In terms of the types and characteristics of the potential impact the proposed works are not considered to have a significant impact within the meaning of the Regulations that would stand to be assessed under the criteria of Schedule 3, part 3.</p> <p>Overall, the potential environmental effects of the development are considered insignificant in terms of the EIA Regulations.</p>
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13 Newbury Business Improvement District presentation slides, 4<sup>th</sup> November 2020



## Kennet Centre/Eagle Quarter





## The Grainger Scheme



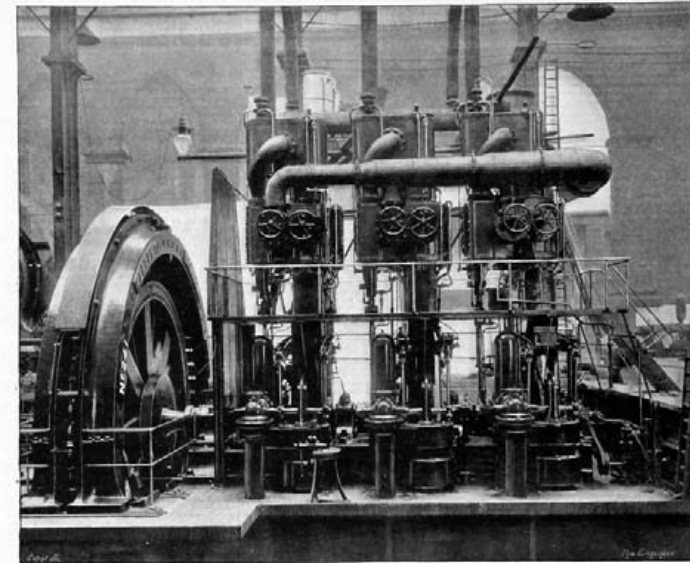


# History



**EAGLE  
QUARTER.**

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

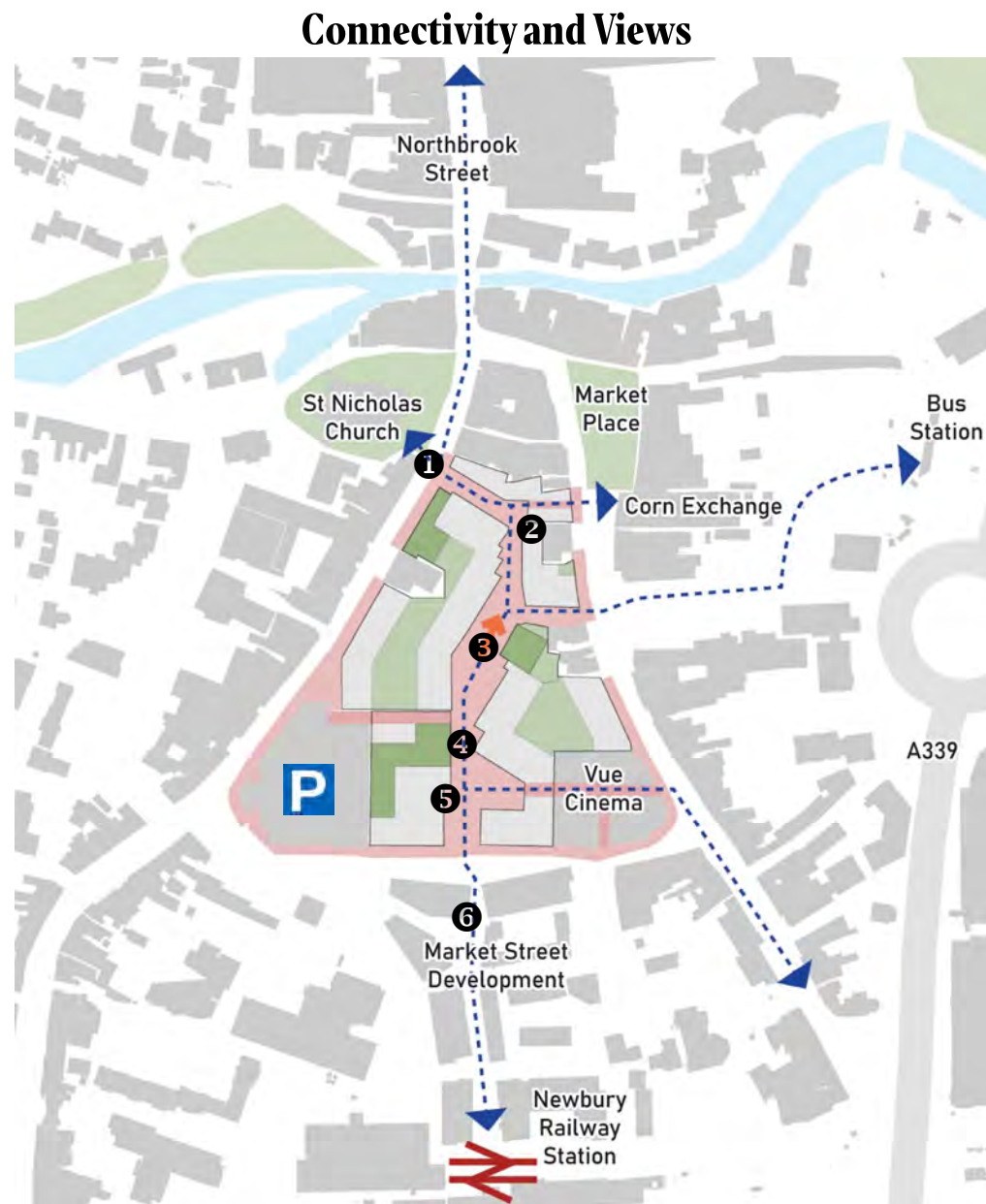




# Site Plan





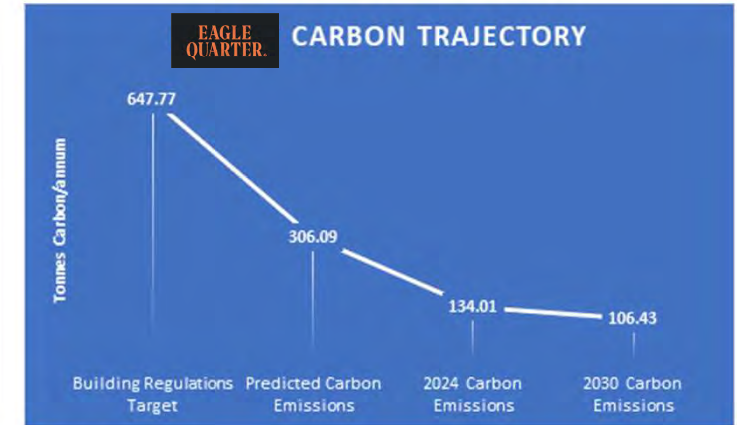
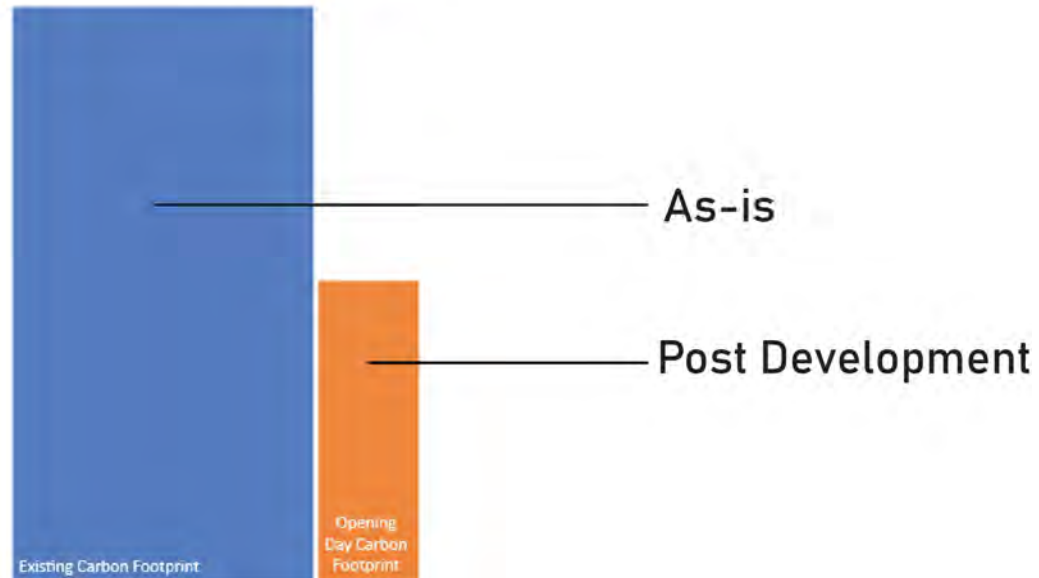




## Sustainability

### Carbon footprint comparison

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

























14 Newbury Business Improvement District letter of support, 29<sup>th</sup> January 2021



29<sup>th</sup> January 2021

To whom it may concern,

I would like to express my support for the proposed Eagle Quarter development at the current Kennet Shopping Centre location. As the CEO of Newbury BID, I know first-hand the current and future issues that the retail sector is experiencing and I believe that the correct blend of large national chains, independents and mixture of retailers is one way the bricks and mortar High Street can survive. The proposal for Eagle Quarter is in no way competition for Parkway, as Lochailort are proposing a completely different offering that will enhance the shopping experience of Newbury.

Eagle Quarter will also bring with it a local community, similar to what Parkway offers. One thing that is key to the survival of Newbury's High Street is increased footfall. Bringing a new community of residents into the town can only benefit the businesses that operate here.

Once this scheme is launched, Newbury town centre will see a fantastic blend of local independents in Eagle Quarter, a mixed offering in Northbrook Street, and Parkway as the main shopping centre offering national brands.

The West Berkshire Council/Hemingway Design 'Newbury Town Centre Masterplan' survey has received several thousand replies and two of the key ideas mentioned by the majority of participants are the need for more town centre housing and independent retailers, exactly what Eagle Quarter is proposing.

Like elsewhere in the country, there is too much retail space available here in Newbury and we need to encourage alternative uses and ideas. Eagle Quarter is one such way that we can achieve this.

Yours faithfully,



**Melissa Hughes**  
**Chief Executive Officer**  
**Newbury BID**

[melissa@newburybid.com](mailto:melissa@newburybid.com)  
07747 237962

15 Newbury Weekly News press advertisements





# PUBLIC EXHIBITION

## REDEVELOPMENT OF *THE KENNET CENTRE*, NEWBURY

Open to the public from Thursday 29<sup>th</sup> October 2020 until

Friday 13<sup>th</sup> November 2020

at

Unit 26, *The Kennet Centre*, Newbury

Please drop in during the Centre's normal opening hours to view our new proposals for the redevelopment of *The Kennet Centre*, comprising:

Over 30 new flexible shops and restaurants; lively new pedestrianised streets encompassing new public spaces; enhancements to the existing cinema & leisure wing, plus improvements to the existing multi-storey car park including additional parking spaces; around 400 new homes, including a significant proportion purposely-designed for rent and including residents' amenities; and a new headquarters office building or, in the alternative, a retirement living community.

**LOCHAILORT**

**EAGLE QUARTER.**

[www.eaglequarter.com](http://www.eaglequarter.com)



# PUBLIC EXHIBITION

## REDEVELOPMENT OF *THE KENNET CENTRE*, NEWBURY

Open to the public, socially distanced, until Friday 13<sup>th</sup> November 2020  
at  
Unit 26 (main atrium), *The Kennet Centre*, Newbury

Please drop in during the Centre's normal opening hours to view our new proposals for the redevelopment of *The Kennet Centre*, comprising:

Up to 30 new flexible independent, retail, workshop, artisan/craft units. New pedestrianised open streets and alleyways. New public spaces. Improvements to the Vue Cinema and restaurant area. More car parking. Around 400 new homes with fantastic residents' amenities. A new highly sustainable green HQ office building, or a flagship retirement living development of approximately 130 apartments with associated wider amenity offering. Private sale flats and Co-working flexible office space. State of the art sustainability package which will substantially reduce the carbon footprint.

Alternatively [www.eaglequarter.com](http://www.eaglequarter.com) presents exactly the same information with the opportunity to submit comments and ask questions.

**LOCHAILORT**

**EAGLE QUARTER.**

[www.eaglequarter.com](http://www.eaglequarter.com)



16 Public consultation display boards, October & November 2020