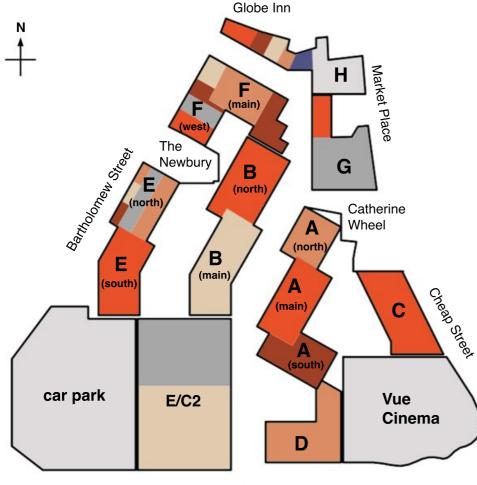
APRIL 2021 & AUGUST 2021 DESIGNS

COMPARISON IMAGES



LOCHAILORT

Anderson Terzić Partnership



Market Street

Key to Block Names

Kennet Centre Newbury Redevelopment. Accurate Visual Representations by Anderson Terzić. Aug 2021

Introduction

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

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

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

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

1. EXISTING

This is the photograph of the existing scene.

2. AS SUBMITTED (APRIL 2021)

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

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

3. AS REVISED (AUGUST 2021)

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

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

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

Anderson Terzić Partnership The Exchange Somerset House Strand London WC2R 1LA

0788 169 2805

dragana@anderson-terzic.co.uk david@anderson-terzic.co.uk

Map of Local Camera Positions

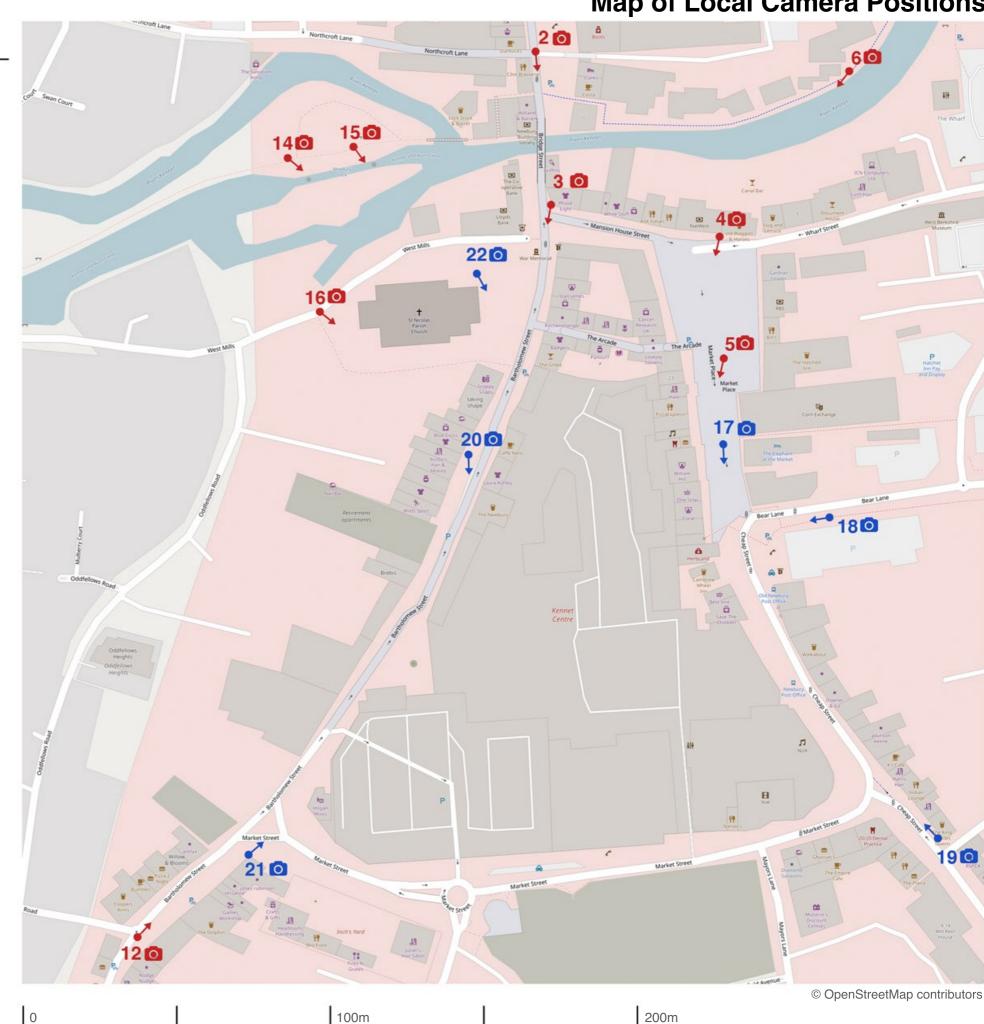
Cameras



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

32 Donnington Castle

Images requested by Newbury Town Council.

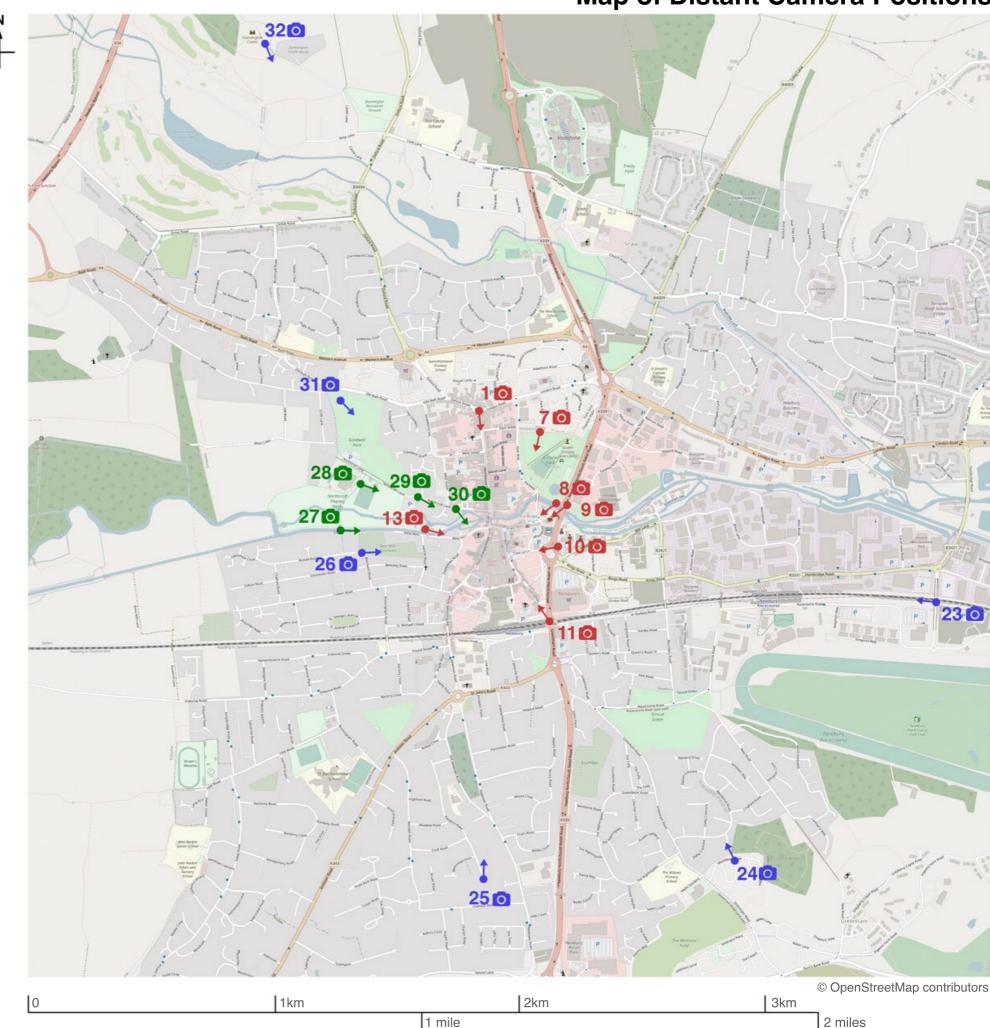


Map of Distant Camera Positions

Cameras



- Images from our AVR report dated Feb 2021, submitted April 2021. Viewpoints selected by Lochailort Newbury Ltd.
- Images requested by Newbury Town Council.
- Images requested by West Berkshire Council Principal Conservation and Design Officer.



Camera Data

	View Location	Photographer	Camera	Image No	Equivalent Lens	HFOV (deg)	Camera Pitch	Time	Date
1	Clock Tower	Hugo Haig	Iphone 12 Pro Max	IMG_0603	wide angle	60	level	15:40	25/Jan/2021
2	Northbrook Street	Hugo Haig	Iphone 12 Pro Max	IMG_0460	G_0460 wide angle		level	11:32	21/Jan/2021
3	Bridge Street	David Anderson	Sony DSC-WX350	DSC00097.jpg	wide angle	60	level	11:16	02/Feb/2021
4	Market Place	Hugo Haig	Iphone 12 Pro Max	IMG_0449	wide angle	64	level	12:54	22/Jan/2021
5	Corn Exchange	Hugo Haig	Iphone 12 Pro Max	IMG_0595 wide angle		66	level	15:25	25/Jan/2021
6	Canal Walk	Hugo Haig	Iphone 12 Pro Max	IMG_0453	53 wide angle		level	11:17	21/Jan/2021
7	Victoria Park	David Anderson	Sony DSC-WX350	DSC00085.jpg wide angle		60	level	10:39	02/Feb/2021
8	The Wharf	Hugo Haig	Iphone 12 Pro Max	IMG_0449 wide angle		60	level	11:14	21/Jan/2021
9	A339 River Bridge	Hugo Haig	Iphone 12 Pro Max	IMG_0596	MG_0596 wide angle		level	15:30	25/Jan/2021
10	A339 Roundabout	Hugo Haig	Iphone 12 Pro Max	IMG_0553	_0553 wide angle		level	13:04	22/Jan/2021
11	A339 Railway Bridge	Hugo Haig	Iphone 12 Pro Max	IMG_0438 wide angle		60	level	10:50	21/Jan/2021
12	Bartholomew Street	Hugo Haig	Iphone 12 Pro Max	IMG_0477.jpg wide angle		60	level	11:54	21/Jan/2021
13	Swing Bridge	Hugo Haig	Iphone 12 Pro Max	IMG_0484.jpg wide angle		60	level	12:17	21/Jan/2021
14	Towpath	Hugo Haig	Iphone 12 Pro Max	IMG_0465	wide angle	64	level	11:37	21/Jan/2021
15	Newbury Lock	Hugo Haig	Iphone 12 Pro Max	IMG_0470	wide angle	64	level	11:39	21/Jan/2021
16	St Nicolas Church Hall	Hugo Haig	Iphone 12 Pro Max	IMG_0473	wide angle	60	level	11:43	21/Jan/2021
17	Elephant At The Market	David Anderson	Sony A350	DSC00006	very wide angle	75	level	07:12	27/May/2021
18	Bear Lane	David Anderson	Iphone SE 1	IMG_2328	wide angle	60	level	10:44	27/May/2021
19	The King Charles Tavern	James Croucher	Iphone 11 Pro Max	20-0	very wide angle	69	up 4°	11:40	17/May/2021
20	Newbury Pub	David Anderson	Iphone SE 1	IMG_2274	G_2274 wide angle		up 11°	08:27	27/May/2021
21	Market St Junction With Bartholomew St	David Anderson	Sony A350	DSC00023	wide angle	60	level	07:34	27/May/2021
22	St Nicolas Churchyard	David Anderson	Iphone SE 1	IMG_2282	wide angle	60	level	08:30	27/May/2021
23	Race Course Approach Road	David Anderson	Iphone SE 1	IMG_2214	normal	40	level	08:10	25/May/2021
24	Woodlands View	David Anderson	Sony DSC-WX350	DSC00185	normal	40	level	09:14	25/May/2021
25	Paddock Road	James Croucher	Iphone 11 Pro Max	41-0	normal	40	down 2°	14:49	17/May/2021
26	Russell Rd Corner with Blenheim Rd	David Anderson	Iphone SE 1	IMG_2294	normal	40	level	09:35	27/May/2021
27	Monkey Bridge	Hugo Haig	Iphone 12 Pro Max	IMG_1780	normal	40	level	10:40	09/Jul/2021
28	Northcroft Park	Hugo Haig	Iphone 12 Pro Max	IMG_1777	normal	40	level	10:36	09/Jul/2021
29	Northcroft Lane (opposite West Car Park)	Hugo Haig	Iphone 12 Pro Max	IMG_1776	wide angle	64	up 5°	10:32	09/Jul/2021
30	Northcroft Lane (opposite no.5)	Hugo Haig	Iphone 12 Pro Max	IMG_1774	very wide angle	70	up 10°	10:26	09/Jul/2021
31	Goldwell Park	David Anderson	Iphone SE 1	IMG_2312	normal	40	level	10:01	27/May/2021
32	Donnington Castle	James Croucher	Iphone 11 Pro Max	26-0	normal	40	level	13:39	17/May/2021

Camera Coordinates

		ANDERSON TERZIC CAMERA COORDINATES				OS CAMERA COORDINATES				LATITUDE & LONGITUDE			
	View Location	x camera	y camera	z camera	x target	y target	z target	eastings	northings	grd level	lat	long	lat/long
1	Clock Tower	1063.0	1595.3	78.7	1060.1	1499.8	78.7	447063.0	167595.3	77.1	51.40544	-1.32477	51.40544,-1.32477
2	Northbrook Street	1104.2	1195.3	80.0	1110.5	1092.8	80.0	447104.2	167195.3	76.9	51.40184	-1.32423	51.40184,-1.32423
3	Bridge Street	1111.7	1143.9	79.3	1098.9	1058.3	79.3	447111.7	167143.9	77.8	51.40138	-1.32413	51.40138,-1.32413
4	Market Place	1182.3	1131.9	77.9	1166.6	1060.3	77.9	447182.3	167131.9	76.2	51.40126	-1.32312	51.40126,-1.32312
5	Corn Exchange	1180.5	1093.0	78.4	1168.1	1051.7	78.4	447180.5	167093.0	76.6	51.40091	-1.32315	51.40091,-1.32315
6	Canal Walk	1225.8	1196.8	77.5	1206.7	1161.9	77.5	447225.8	167196.8	74.1	51.40184	-1.32248	51.40184,-1.32248
7	Victoria Park	1326.9	1526.8	75.6	1248.6	1302.3	75.6	447326.9	167526.8	74.1	51.40480	-1.32098	51.40480,-1.32098
8	The Wharf	1389.8	1230.4	77.0	1262.2	1143.2	77.0	447389.8	167230.4	75.5	51.40213	-1.32012	51.40213,-1.32012
9	A339 River Bridge	1425.4	1231.1	80.8	1313.1	1147.1	80.8	447425.4	167231.1	79.1	51.40213	-1.31961	51.40213,-1.31961
10	A339 Roundabout	1377.5	1055.9	78.6	1315.4	1055.4	78.6	447377.5	167055.9	77.1	51.40056	-1.32032	51.40056,-1.32032
11	A339 Railway Bridge	1379.2	725.2	82.0	1260.5	812.0	82.0	447379.2	166725.2	80.3	51.39759	-1.32034	51.39759,-1.32034
12	Bartholomew Street	951.4	848.1	79.3	982.7	894.5	79.3	446951.4	166848.1	77.6	51.39873	-1.32647	51.39873,-1.32647
13	Swing Bridge	849.2	1102.8	79.5	911.0	1081.5	79.5	446849.2	167102.8	77.8	51.40103	-1.32791	51.40103,-1.32791
14	Towpath	967.2	1147.4	79.1	1065.1	1105.0	79.1	446967.2	167147.4	77.5	51.40142	-1.32621	51.40142,-1.32621
15	Newbury Lock	1032.6	1161.7	79.0	1074.6	1105.9	79.0	447032.6	167161.7	77.4	51.40154	-1.32526	51.40154,-1.32526
16	St Nicolas Church Hall	1014.2	1095.3	78.0	1045.0	1074.4	78.0	447014.2	167095.3	76.3	51.40095	-1.32554	51.40095,-1.32554
17	Elephant At The Market	1179.5	1050.6	78.3	1183.5	996.8	78.3	447179.5	167050.6	76.9	51.40053	-1.32317	51.40053,-1.32317
18	Bear Lane	1235.1	1025.6	78.5	1172.2	1016.6	78.2	447235.1	167025.6	76.9	51.40030	-1.32237	51.40030,-1.32237
19	The King Charles Tavern	1264.8	899.4	77.9	1210.0	948.6	82.8	447264.8	166899.4	76.3	51.39917	-1.32196	51.39917,-1.32196
20	Newbury Pub	1083.0	1051.4	78.1	1074.6	1007.0	86.8	447083.0	167051.4	76.6	51.40055	-1.32455	51.40055,-1.32455
21	Market St Junction With Bartholomew St	999.9	891.0	78.6	1025.0	905.4	78.6	446999.9	166891.0	77.1	51.39911	-1.32577	51.39911,-1.32577
22	St Nicolas Churchyard	1082.6	1114.0	78.3	1107.1	1080.9	78.3	447082.6	167114.0	76.8	51.40111	-1.32455	51.40111,-1.32455
23	Race Course Approach Road	2945.0	826.0	79.5	1303.5	1029.6	79.5	448945.0	166826.0	78.0	51.39836	-1.29782	51.39836,-1.29782
24	Woodlands View	2138.0	-244.0	115.5	1310.2	1024.1	115.5	448138.0	165756.0	112.0	51.38881	-1.30956	51.38881,-1.30956
25	Paddock Road	1092.7	-322.3	115.0	1068.4	-193.5	110.0	447092.7	165677.7	117.0	51.38819	-1.32462	51.38819,-1.32462
26	Russell Rd Corner with Blenheim Rd	569.0	1029.0	77.0	1277.2	1075.9	77.0	446569.0	167029.0	75.5	51.40039	-1.33194	51.40039,-1.33194
27	Monkey Bridge	486.0	1106.8	81.9	1262.2	968.4	81.9	446486.0	167106.8	80.4	51.40109	-1.33313	51.40109,-1.33313
28	Northcroft Park	563.5	1303.0	78.0	977.7	1090.4	78.0	446563.5	167303.0	76.4	51.40285	-1.33199	51.40285,-1.33199
29	Northcroft Lane (opposite West Car Park)	795.2	1260.0	78.2	813.7	1240.0	80.6	446795.2	167260.0	76.6	51.40245	-1.32866	51.40245,-1.32866
30	Northcroft Lane (opposite no.5)	957.9	1212.6	77.8	966.6	1195.2	81.2	446957.9	167212.6	76.2	51.40201	-1.32633	51.40201,-1.32633
31	Goldwell Park	468.0	1647.0	92.5	1090.6	1140.1	92.5	446468.0	167647.0	91.0	51.40595	-1.33332	51.40595,-1.33332
32	Donnington Castle	160.0	3124.3	130.0	1124.0	1114.7	130.0	446160.0	169124.3	128.4	51.41926	-1.33755	51.41926,-1.33755

Clock Tower Existing View 1



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

Clock Tower

As Submitted (April 2021) View 1



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

Clock Tower

As Revised (Aug 2021) View 1



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

Northbrook Street

Existing View 2



Looking over the river bridge and through to Bartholomew Street.

Northbrook Street

As Submitted (April 2021) View 2



Looking over the river bridge and through to Bartholomew Street.

Northbrook Street

As Revised (Aug 2021) View 2



Looking over the river bridge and through to Bartholomew Street.

Bridge Street

Existing View 3



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

Bridge Street

As Submitted (April 2021) View 3



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

Bridge Street

As Revised (Aug 2021) View 3



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

Market Place Existing View 4



From The Old Waggon And Horses pub.

Market Place

As Submitted (April 2021) View 4



From The Old Waggon And Horses pub.

As Revised (Aug 2021) View 4



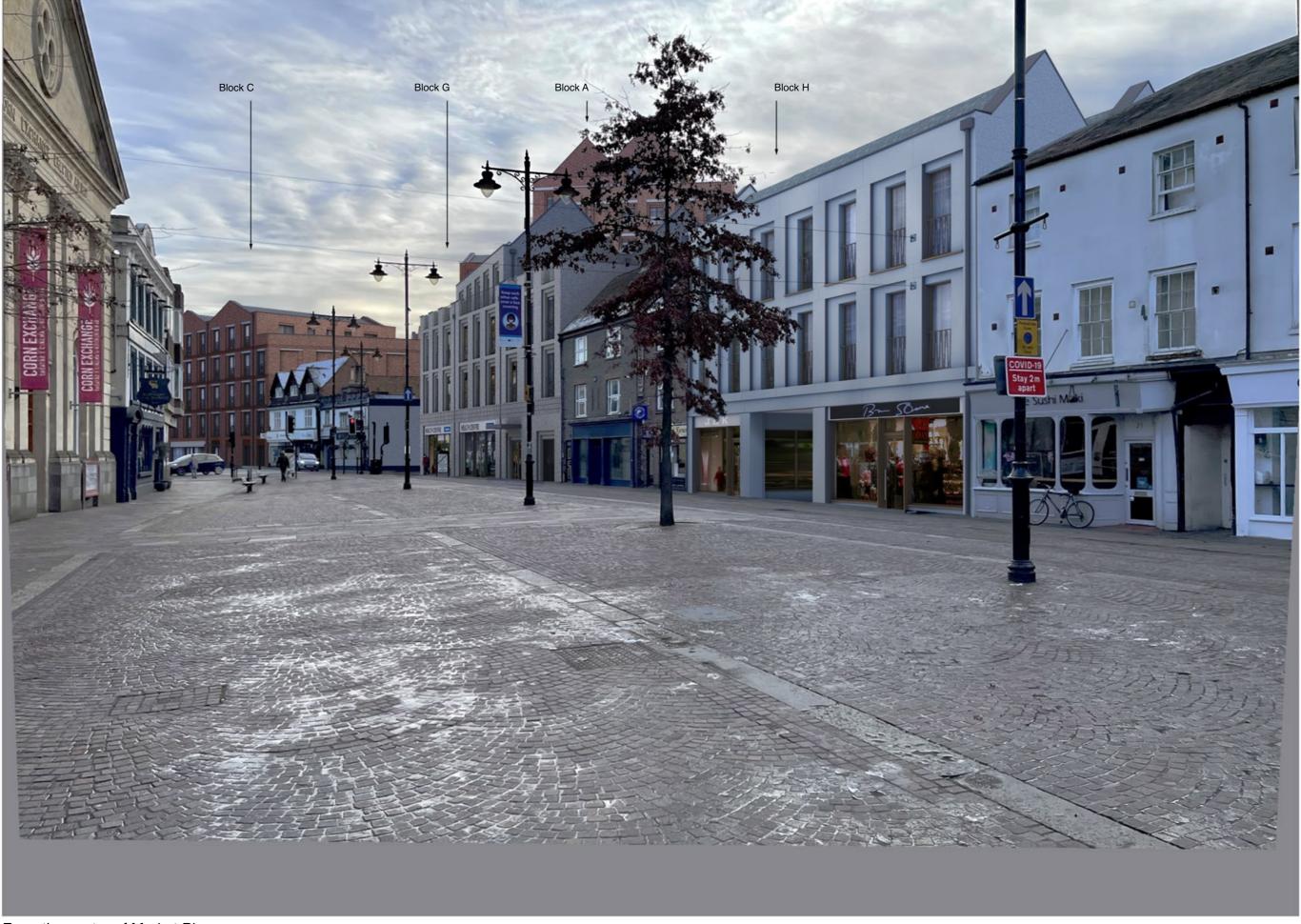
Corn Exchange Existing View 5



From the centre of Market Place.

Corn Exchange

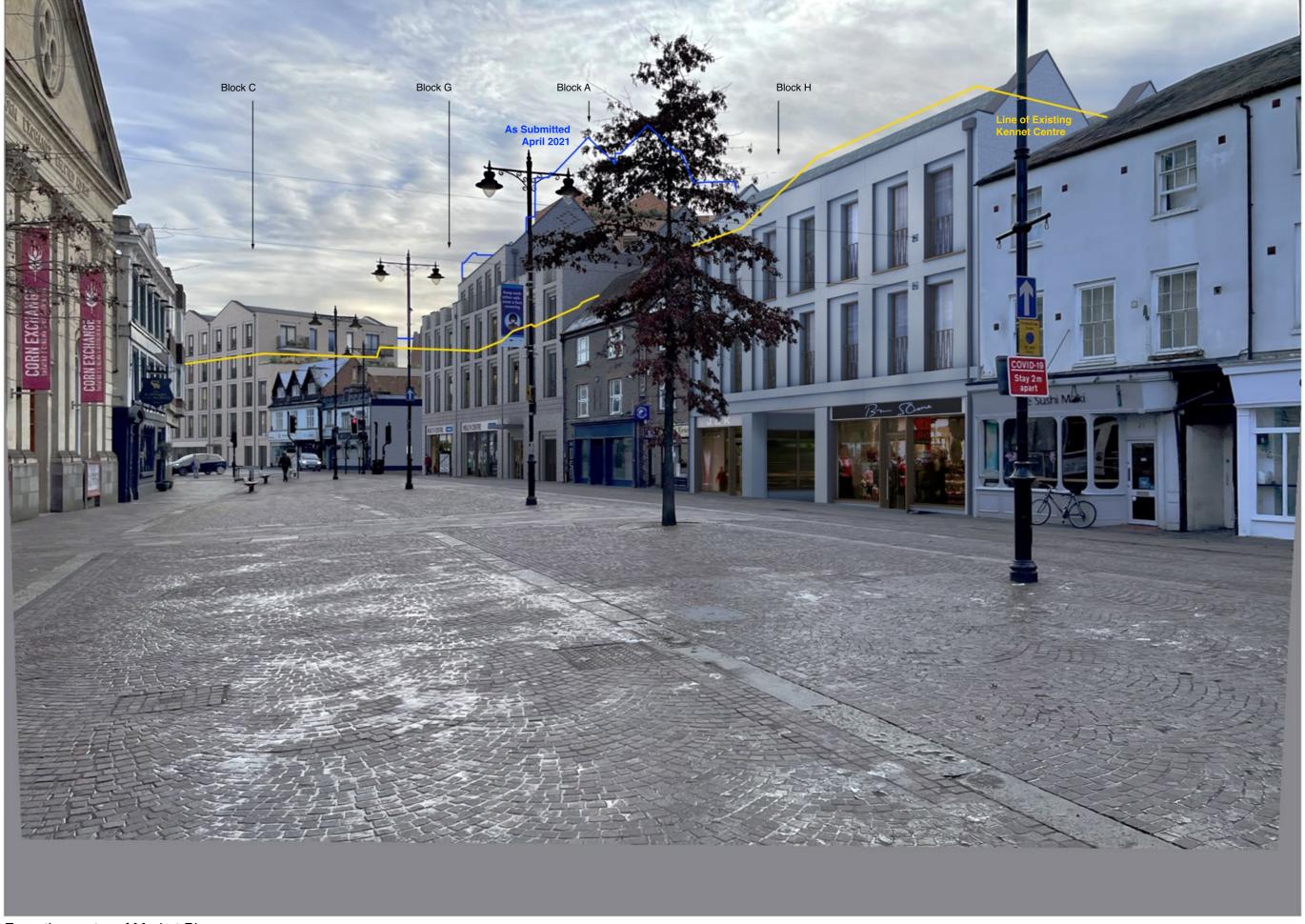
As Submitted (April 2021) View 5



From the centre of Market Place.

Corn Exchange

As Revised (Aug 2021) View 5



From the centre of Market Place.

Canal Walk Existing View 6



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

Canal Walk

As Submitted (April 2021) View 6



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

Canal Walk

As Revised (Aug 2021) View 6



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

Victoria Park Existing View 7



From outside Victoria Park Nursery School.

As Submitted (April 2021) View 7



From outside Victoria Park Nursery School.

Victoria Park

As Revised (Aug 2021) View 7



From outside Victoria Park Nursery School.

The Wharf
Existing View 8



From the River Kennet towpath beside Victoria Park.

The Wharf

As Submitted (April 2021) View 8



From the River Kennet towpath beside Victoria Park.

The Wharf As Revised (Aug 2021) View 8 Block B Block A As submitted April 2021

From the River Kennet towpath beside Victoria Park.

A339 River Bridge Existing View 9



Looking over the bridge towards the Wharf

As Submitted (April 2021) View 9



Looking over the bridge towards the Wharf

As Revised (Aug 2021) View 9



Looking over the bridge towards the Wharf

A339 Roundabout

Existing View 10



Looking towards Bear Lane.

A339 Roundabout

As Submitted (April 2021) View 10



Looking towards Bear Lane.

A339 Roundabout

As Revised (Aug 2021) View 10



Looking towards Bear Lane.

A339 Railway Bridge

Existing View 11



Standing by the corner of Halfords in Greenham Road.

As Submitted (April 2021) View 11



Standing by the corner of Halfords in Greenham Road.

As Revised (Aug 2021) View 11



Standing by the corner of Halfords in Greenham Road.

Bartholomew Street Existing View 12



At the junction with Craven Road.

Bartholomew Street

As Submitted (April 2021) View 12



At the junction with Craven Road.

Bartholomew Street

As Revised (Aug 2021) View 12



At the junction with Craven Road.

Swing Bridge

Existing View 13



Looking along West Mills to St Nicolas Church.

Swing Bridge

As Submitted (April 2021) View 13



Looking along West Mills to St Nicolas Church.

Swing Bridge

As Revised (Aug 2021) View 13



Looking along West Mills to St Nicolas Church.

Towpath Existing View 14



Standing on the towpath opposite Town Mills.

Towpath

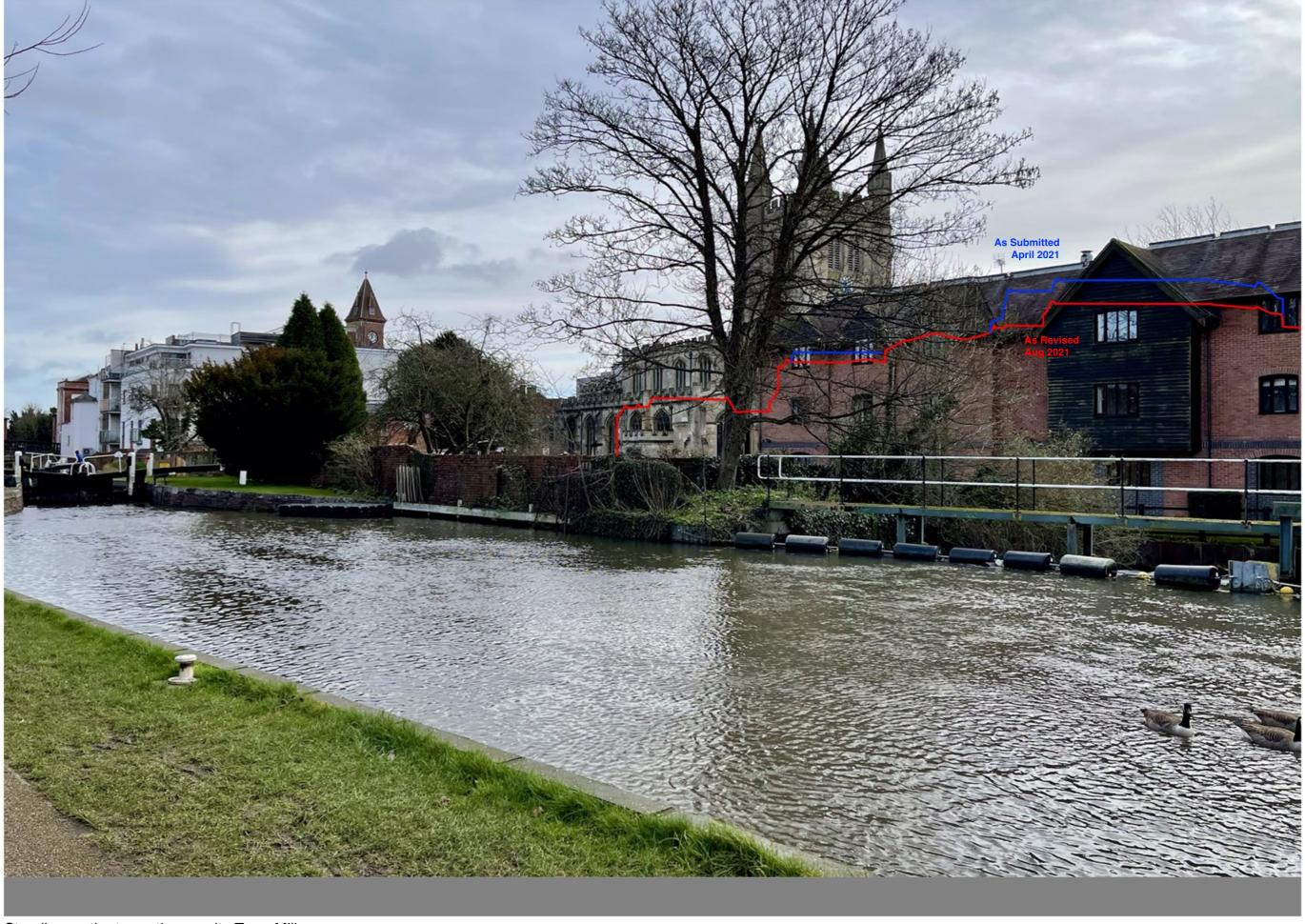
As Submitted (April 2021) View 14



Standing on the towpath opposite Town Mills.

Towpath

As Revised (Aug 2021) View 14



Standing on the towpath opposite Town Mills.

Newbury Lock

Existing View 15



Standing on the canal towpath.

Newbury Lock

As Submitted (April 2021) View 15



Standing on the canal towpath.

Newbury Lock

As Revised (Aug 2021) View 15



Standing on the canal towpath.

St Nicolas Church Hall

Existing View 16



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

St Nicolas Church Hall

As Submitted (April 2021) View 16



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

St Nicolas Church Hall

As Revised (Aug 2021) View 16



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

Setting at rear of 33-34 Cheap Street & Catherine Wheel pub

Kennet Centre Newbury Redevelopment. Accurate Visual Representations by Anderson Terzić. Aug 2021

Notes to View 17

33-34 & 35 Cheap Street

View 17 shows the existing and proposed setting for the listed buildings at 33-34 Cheap Street (Save The Children/Classic Markings) and 35 Cheap Street (The Catherine Wheel pub). However to get a fuller appreciation of their existing setting it is necessary to see it in the round, as shown in the photos below, taken from the back.



Setting at rear of 33-34 Cheap Street & Catherine Wheel pub

Elephant At The Market

Existing View 17



Standing outside the Elephant At The Market pub looking south.

Elephant At The Market

As Submitted (April 2021) View 17



Standing outside the Elephant At The Market pub looking south.

Elephant At The Market

As Revised (Aug 2021) View 17 Block G Block C

Kennet Centre Newbury Redevelopment. Accurate Visual Representations by Anderson Terzić. Aug 2021

Notes to View 18



BT Building and former Post Office

Cumulative effect of potential future development

Our clients, Lochailort Newbury, have identified the west end of the Royal Mail car park, with frontage to Cheap Street, as a likely redevelopment site and asked us to show the cumulative effect of such a development. We have shown a notional building 7m high to be indicative of a two storey building.

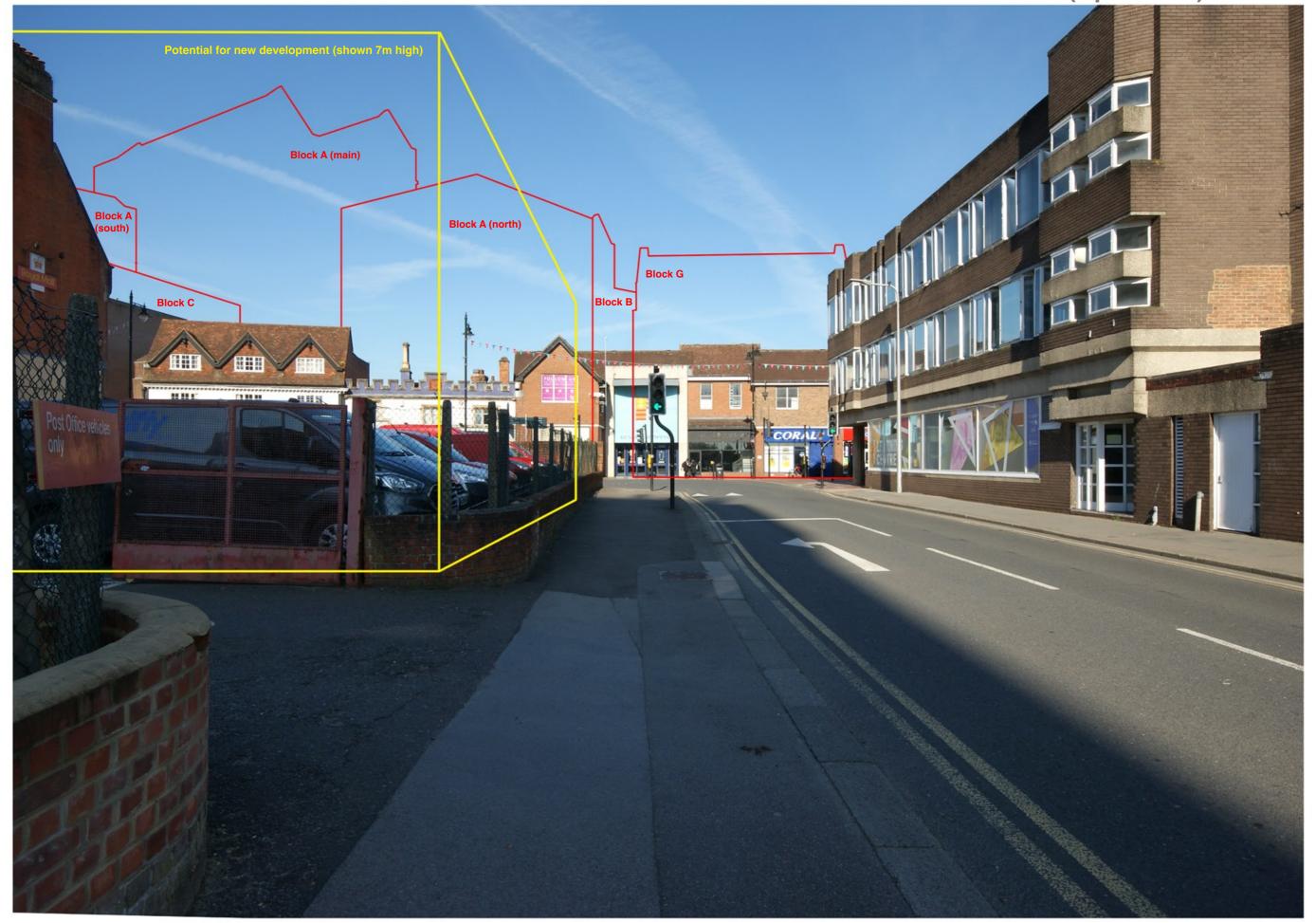
Bear Lane Existing View 18



Standing between the 'in' and 'out' entrances to the Royal Mail car park.

Bear Lane

Cumulative as Submitted (April 2021) View 18



Standing between the 'in' and 'out' entrances to the Royal Mail car park.

Bear Lane

Cumulative as Revised (August 2021) View 18



Standing between the 'in' and 'out' entrances to the Royal Mail car park.

King Charles Tavern

Existing View 19



Near the junction of Cheap Street and Kings Road West.

King Charles Tavern

As Submitted (April 2021) View 19



Near the junction of Cheap Street and Kings Road West.

King Charles Tavern

As Revised (Aug 2021) View 19



Kennet Centre Newbury Redevelopment. Accurate Visual Representations by Anderson Terzić. Aug 2021

Notes to View 20

The Newbury, 137-138 Bartholomew Street

View 20 shows the existing and proposed setting for the listed Newbury pub in Bartholomew St. However to appreciate the existing setting more fully it is necessary to see around the back, as shown in the photo below.



Setting at rear of The Newbury pub

The Newbury Pub Existing View 20



Standing outside 4-8 Bartholomew Street looking south.

The Newbury Pub

As Submitted (April 2021) View 20



Standing outside 4-8 Bartholomew Street looking south.

The Newbury Pub

As Revised (Aug 2021) View 20



Standing outside 4-8 Bartholomew Street looking south.

Junction of Market St and Bartholomew St

Existing View 21



Standing against the corner of 118 Bartholomew St (Jones Robinson).

Junction of Market St and Bartholomew St

As Submitted (April 2021) View 21



Standing against the corner of 118 Bartholomew St (Jones Robinson).

Junction of Market St and Bartholomew St

As Revised (Aug 2021) View 21



Standing against the corner of 118 Bartholomew St (Jones Robinson).

St Nicolas Churchyard

Existing View 22



At the north-east corner of the church.

St Nicolas Churchyard

As Submitted (April 2021) View 22



At the north-east corner of the church.

St Nicolas Churchyard

As Revised (Aug 2021) View 22



At the north-east corner of the church.

Race Course Approach Road

Existing View 23



From the bridge over the railway.

Race Course Approach Road

As Submitted (April 2021) View 23



Race Course Approach Road



Woodlands View

Existing View 24



Standing at the junction of Great Crescent and Woodlands View, looking over the roofs of Ascot Close.

Woodlands View

As Submitted (April 2021) View 24



Standing at the junction of Great Crescent and Woodlands View, looking over the roofs of Ascot Close.

Woodlands View



Standing at the junction of Great Crescent and Woodlands View, looking over the roofs of Ascot Close.

Paddock Road

Existing View 25



Standing outside nos 124-126 Paddock Road.

Paddock Road

As Submitted (April 2021) View 25



Standing outside nos 124-126 Paddock Road.

Paddock Road



Standing outside nos 124-126 Paddock Road.

Russell Road Junction With Blenheim Road

Existing View 26



Looking across West Mills Allotments from the entrance drive, halfway between the allotment gates and Russell Road.

As Submitted (April 2021) View 26



Looking across West Mills Allotments from the entrance drive, halfway between the allotment gates and Russell Road.

Russell Road Junction With Blenheim Road



Monkey Bridge Existing View 27



Standing on the Monkey Bridge that connects Northcroft Park and Russell Road.

As Submitted (April 2021) View 27



Standing on the Monkey Bridge that connects Northcroft Park and Russell Road.

Monkey Bridge



Standing on the Monkey Bridge that connects Northcroft Park and Russell Road.

Northcroft Park Existing View 28



Standing on the footpath to the east of the Leisure Centre.

Northcroft Park

As Submitted (April 2021) View 28



Standing on the footpath to the east of the Leisure Centre.

Northcroft Park

As Revised (Aug 2021) View 28



Standing on the footpath to the east of the Leisure Centre.

Existing View 29



Standing opposite the entrance to Northcroft Lane West Car Park.

As Submitted (April 2021) View 29



Standing opposite the entrance to Northcroft Lane West Car Park.



Standing opposite the entrance to Northcroft Lane West Car Park.

Northcroft Lane Existing View 30



Standing opposite 5 Northcroft Lane.

As Submitted (April 2021) View 30



Standing opposite 5 Northcroft Lane.



Standing opposite 5 Northcroft Lane.

Goldwell Park Existing View 31



Standing against the isolated tree near the Speen Lane entrance.

Goldwell Park

As Submitted (April 2021) View 31



Standing against the isolated tree near the Speen Lane entrance.

Goldwell Park

As Revised (Aug 2021) View 31



Standing against the isolated tree near the Speen Lane entrance.

Donnington Castle Existing View 32



By the path from the car park to the castle.

Donnington Castle



By the path from the car park to the castle.

Donnington Castle



By the path from the car park to the castle.