

# LOCHAILORT NEWBURY LIMITED

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Debra Inston  
West Berkshire Council  
Market Street  
Newbury  
Berkshire  
RG14 5LD

18<sup>th</sup> December 2023

Dear Debra

**Planning Application: Eagle Quarter II, Kennet Centre The Mall, The Kennet Centre, Newbury, RG14 5EN (ref: 23/02094/FULMAJ).**

We are pleased to enclose an updated set of plans for the above application. This submission is accompanied by the following:

- Updated site plans, floorplans, and elevations (see Appendix 1);
- Updated DAS;
- Updated landscape plans (see Appendix 2);
- Updated Landscape DAS;
- Updated Robert Adam Details;
- Response Letter to Historic England (5 December 2023);
- Housing Note (5 December 2023);
- Transport Statement Addendum (December 2023);
- Highways Response Note (December 2023);
- Updated Car Park Management Plan (December 2023);
- Updated Framework Management Plan (5 December 2023);

The list of amended plans are set out in Appendices 1 and 2. In summary the changes include:

- Removal of the sky bridges;
- Amendments to balconies;
- Minor reconfiguration of ground floor layout to address fire comments;
- Removal of mezzanine levels in the roof space of Blocks A and B and removal of associated dormer windows and roof lights;
- Changes to the facades on Market Place and Bartholomew Street to address comments made by Historic England.

The changes have resulted in slight amendments to the overall scheme which are set out as follows:

## **Unit Mix**

The proposed number and mix of units have changed slightly, increasing the overall number of units by 1, and slightly altering the mix unit sizes:

No. of bedrooms/dwelling type	Submitted Scheme - No. of dwellings	Revised Scheme - No. of dwellings
Studio	42 (9.9%)	44 (10.3%)
1 bedroom apartment	181 (42.5%)	184 (43.1%)
2 bedroom apartment	188 (44.1%)	186 (43.6%)
3 bedroom apartment	15 (3.5%)	13 (3%)
<b>Total</b>	<b>426</b>	<b>427</b>

### Commercial Floorspace

No changes are proposed to the commercial floorspace.

### Layout

Some minor amendments have been made to the ground floor layout to adhere to fire regulations. This included amendments to stair cores leading to ancillary spaces. The ground floor core areas in Blocks C and E have been revised and the corresponding ancillary floorspaces have been reconfigured as required. This has also resulted into amendments for the routes for move in/move out days and access to refuse stores which can be seen in the updated Framework Servicing and Management Plan (dated December 2023).

### Heritage and Design

A full response to the Historic England letter dated 27<sup>th</sup> October 2023 is attached to this letter and incorporates comments from Prof. Robert Adam, Roy Collado of Collado Collins and Tim Miles of Montagu Evans. This letter should be read in conjunction with the amendments to the elevations of buildings fronting onto Market Place/ Cheap Street and Bartholomew Street that are detailed in the amended plans submitted, alongside the Robert Adam details that accompany this submission.

### Amenity Space

The proposals retain the high level and quality of amenity space as provided in the submitted scheme. The changes to the balconies do however reduce the level of balcony floorspace provided, and there is a small reduction in terrace floorspace. This is as follows:

Outdoor Amenity Space	Submitted Scheme	As Amended
Communal Amenity	4272.48	4272.48
Private Terraces	910.93	902.58
Private Balconies	1661.77	367.08
New Street	3669.76	3669.76
<b>Total</b>	<b>10,514.94</b>	<b>9,211.90</b>

While there is a small reduction in amenity space, the scheme still delivers circa 2.3 acres of amenity space on a site where there is currently no public or private open space and will deliver high quality and useable amenity space for new residents.

## **Transport**

In accordance with WBC's "Cycle and Motorcycle Advice and Standards for New Development" (2014) document, the proposal would require 627 spaces for the residential use. A total of 685 spaces are now proposed across the development in secure and accessible bike stores. The revised scheme provides 58 cycle spaces above the policy requirement because of the provision of more locker space resulting from the ground floor internal configurations and less standard sized racks. This additional space provides flexibility and allows for larger spaces for cargo bikes, for example, to be provided on site if required in the future.

The proposed parking provision on-site remains unchanged as part of the proposals. An assessment of the parking provision against the revised unit mix will be provided in an updated Transport Statement, and a transport response note in response to the Highways comments dated 27<sup>th</sup> October 2023.

## **Summary**

Overall, the proposed development and is still considered to accord with the development plan when read as a whole and constitutes sustainable development within the terms of national planning policy. It is therefore recommended that planning permission should be granted without delay.

The proposals have carefully considered the previous appeal scheme and will provide a high-quality mixed-use development that assimilates carefully into and contributes positively to the regeneration aspirations for the Kennet Centre.

If you have any queries, please do not hesitate to contact us.

Yours sincerely



**Sarah Ballantyne-Way**  
**Planning Director**

Enc: Amended Plans  
Reports as listed

**Appendix 1:**  
**Amended Plans**

Drawing Reference	Plan Number	Revision
Proposed Site Plan – Ground Floor	P0-100	P19
Proposed Site Plan – First Floor	P0-101	P19
Proposed Site Plan – Second Floor	P0-102	P19
Proposed Site Plan – Third Floor	P0-103	P19
Proposed Site Plan – Fourth Floor	P0-104	P19
Proposed Site Plan – Fifth Floor	P0-105	P19
Proposed Site Plan – Sixth Floor	P0-106	P19
Proposed Site Plan – Seventh Floor	P0-107	P19
Proposed Site Plan – Roof	P0-111	P19
Blocks A, C, D and Cinema Proposed Plan - Ground Floor	P1-100	P19
Blocks A, C, D and Cinema Proposed Plan - First Floor	P1-101	P19
Blocks A, C, D and Cinema Proposed Plan - Second Floor	P1-102	P19
Blocks A, C, D and Cinema Proposed Plan - Third Floor	P1-103	P19
Blocks A, C, D and Cinema Proposed Plan - Fourth Floor	P1-104	P19
Blocks A, C, D and Cinema Proposed Plan – Fifth Floor	P1-105	P19
Blocks A, C, D and Cinema Proposed Plan – Sixth Floor	P1-106	P19
Blocks A, C, D and Cinema Proposed Plan – Seventh Floor	P1-107	P19
Blocks A, C, D and Cinema Proposed Plan – Roof	P1-111	P19
Blocks B, E, F, G and H Proposed Plan - Ground Floor	P1-200	P19
Blocks B, E, F, G and H Proposed Plan - First Floor	P1-201	P19
Blocks B, E, F, G and H Proposed Plan - Second Floor	P1-202	P19
Blocks B, E, F, G and H Proposed Plan - Third Floor	P1-203	P19
Blocks B, E, F, G and H Proposed Plan - Fourth Floor	P1-204	P19
Blocks B, E, F, G and H Proposed Plan - Fifth Floor	P1-205	P19
Blocks B, E, F, G and H Proposed Plan - Sixth Floor	P1-206	P19
Blocks B, E, F, G and H Proposed Plan – Seventh Floor	P1-207	Removed
Blocks B, E, F, G and H Proposed Plan - Roof	P1-211	P19
Block S & Car Park Proposed Plan - Ground Floor	P1-300	P19
Block S & Car Park Proposed Plan - First Floor	P1-301	P19
Block S & Car Park Proposed Plan - Second Floor	P1-302	P19
Block S & Car Park Proposed Plan - Third Floor	P1-303	P19
Block S & Car Park Proposed Plan - Fourth Floor	P1-304	P19
Block S & Car Park Proposed Plan - Fifth Floor	P1-305	P19
Block S & Car Park Proposed Plan - Sixth Floor	P1-306	P19
Block S & Car Park Proposed Plan - Seventh Floor	P1-307	P19
Block S & Car Park Proposed Plan -Roof	P1-311	P19
Proposed Elevations - Block A - South and West	P3-101	P19
Proposed Elevations - Block A - East and North	P3-102	P19

Proposed Elevations - Block B - East and North	P3-103	P20
Proposed Elevations - Block B - West and South	P3-104	P19
Proposed Elevations - Block C	P3-105	P19
Proposed Elevations - Block D	P3-106	P20
Proposed Elevations - Block E	P3-108	P19
Proposed Elevations - Block F	P3-109	P19
Proposed Elevations - Block G	P3-111	P19
Proposed Elevations - Block H	P3-112	P19
Proposed Elevations - Block S	P3-113	P19
Proposed Bartholomew Street Elevation	P3-200	P19
Proposed Cheap Street/ Market Place Elevation	P3-201	P19
Proposed Market Street Elevation	P3-202	P19

## Appendix 2: Amended Landscape Plans

Proposed Landscaping			
Illustrative Colour Masterplan – Ground Floor Office Scheme	D2918-FAB-01-00-DR-L-1000	P04	Fabrik
Illustrative Colour Masterplan – Ground Floor Office Scheme	D2918-FAB-01-00-DR-L-1100	P07	Fabrik
Landscape General Arrangement Plan – Ground Floor	D2918-FAB-01-00-DR-L-1200	P04	Fabrik
Landscape General Arrangement Plan – Level 01	D2918-FAB-01-01-DR-L-1201	P04	Fabrik
Landscape General Arrangement Plan – Floor 02	D2918-FAB-01-02-DR-L-1202	P03	Fabrik
Landscape General Arrangement Plan – Floor 03	D2918-FAB-01-03-DR-L-1203	P05	Fabrik
Landscape General Arrangement Plan – Floor 04	D2918-FAB-01-04-DR-L-1209	P02	Fabrik
Landscape General Arrangement Plan – Level 06	D2918-FAB-01-06-DR-L-1210	P02	Fabrik
Landscape General Arrangement Plan – Level 07	D2918-FAB-01-07-DR-L-1211	P02	Fabrik
Landscape General Arrangement Plan – Roof Plan	D2918-FAB-01-ZZ-DR-L-1208	P05	Fabrik
Ground Floor Sketch	D2918-CMP	2023-2	Fabrik