



A Registered Charity (No. 1016770)
and Member of Civic Voice

The Newbury Society

April 2021 Bulletin

Kennet Centre Special



Block A – West Elevation This is the highest part of the proposed development. Its mass is a little reduced by presenting it as three linked buildings, 11-storeys high and eight-storeys high, seen here from the west.

From your Chairman

We are devoting the entire Bulletin to the proposals for the redevelopment of the Kennet Centre. The plans for 402 flats and other changes have been submitted, and we now have the chance to see exactly what the proposals involve.

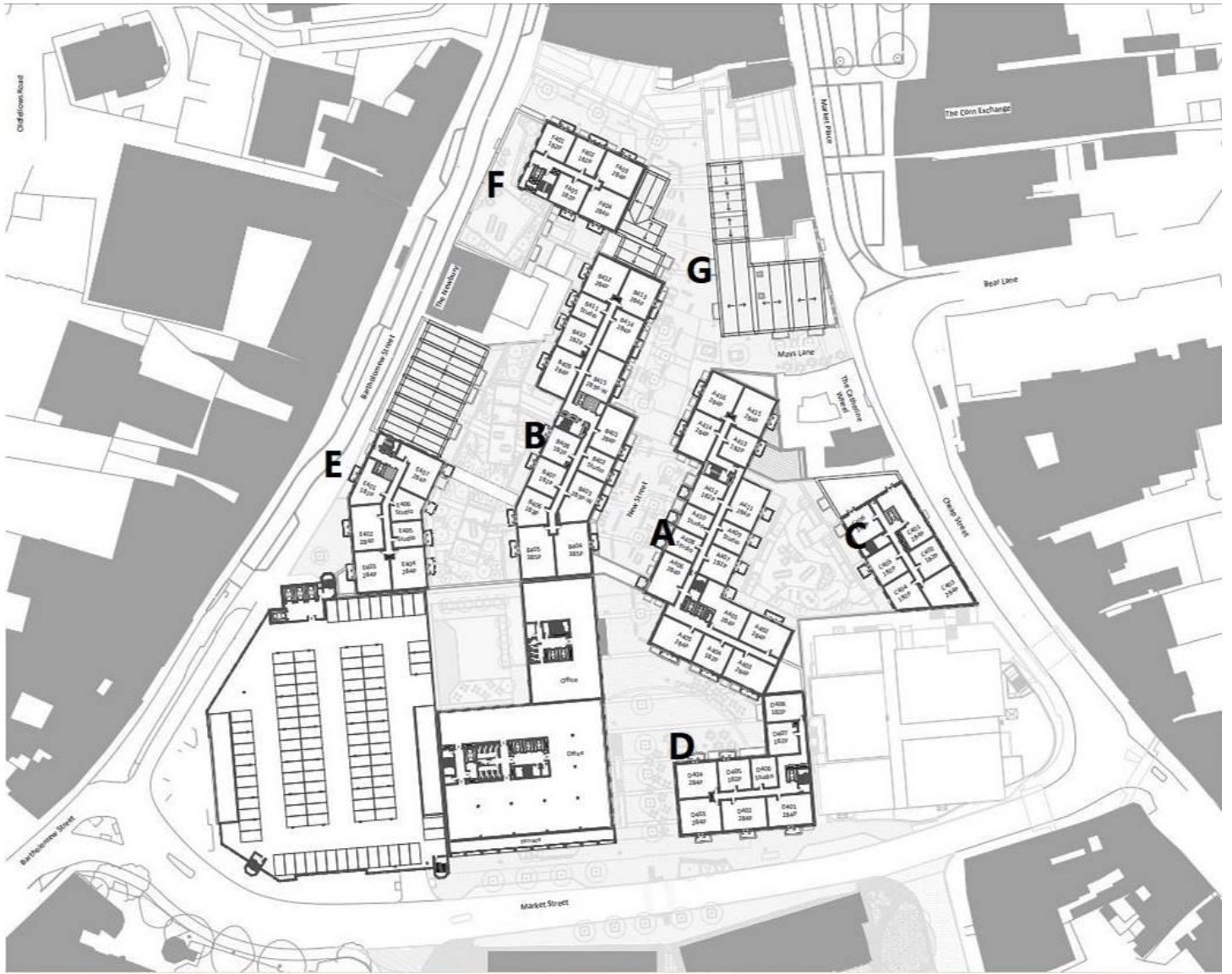
We include selected elevations and street views to give an idea of the effect on Newbury. The full plans are available online on the West Berkshire Council planning website, as applications 21/00379/FULMAJ (<http://planning.westberks.gov.uk/rpp/index.asp?caseref=21/00379/FULMAJ>) and 21/00380/FULMAJ.

As you can see, the proposed development rises to 10 and 11 storeys in the centre, while around the edges there would be six-storey buildings in Bartholomew Street and Market Street, and a five-storey building in Cheap Street. The Kennet Centre walkways would be replaced by open streets.

The proposal is for flats-for-rent, with 1-, 2- and 3-bedroom flats, and less than one parking space for every five flats. No affordable housing is included. One plan (21/00379/FULMAJ) includes an office building / technology hub, while the other includes 91 retirement flats instead (in addition to the 402).

We would urge members to send in their own comments to West Berkshire Council (planapps@westberks.gov.uk), and would ask you to copy them to us at newburysoc.secretary@gmail.com. Please send us your views, and be as clear as you can about your reactions to these proposals. We will take your views into account in making our own representations on behalf of the Society.

David Peacock Tel: Newbury (01635) 524017



Site Plan We have added the Block letters to the 4th floor layout, which helps to distinguish the different Blocks shown in the architect's elevations and the views.



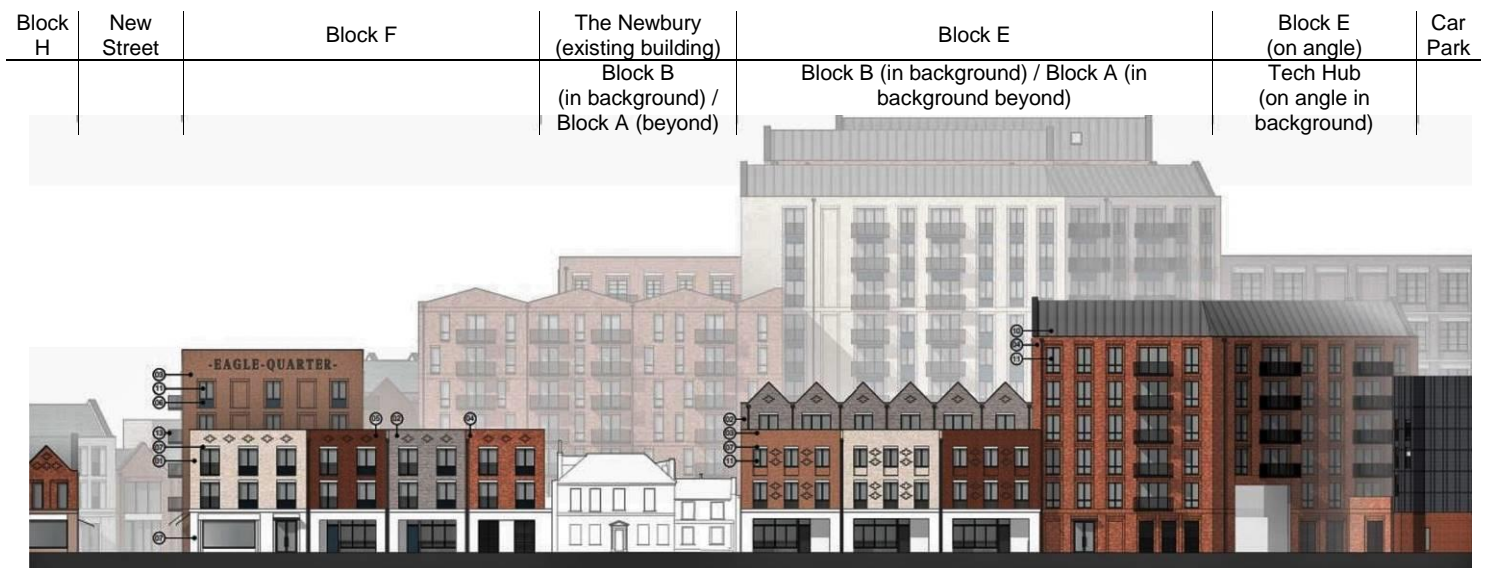
Block B – East Elevation This is the second highest part, 10 storeys high, viewed here from the east, still significantly higher than Newbury Telephone Exchange,



Block C – Cheap Street, East Elevation A five-storey block facing Cheap Street next to the “Save the Children” shop (no. 33), a 17th-century listed building. This Block would replace a poor building, but is significantly higher.



View towards Cheap Street from the Market Place showing Block C in the distance, next to “Save the Children”, part of Block G to the left of the tree, and part of Block A behind the tree.



Blocks E & F – Bartholomew Street, West Elevation Block E is six-storeys near the multi-storey car park, and moving north goes down to three storeys at the street front, with four storeys behind. To the north of The Newbury, Block F has three storeys facing Bartholomew Street.



View South from Newbury Bridge, with Block B as the highest and most prominent Block

Dates for Your Diary – 2021

(all subject to confirmation due to the Coronavirus pandemic)

Talks are held in the **Parish Room, St John's Church**, St John's Road, Newbury RG14 7PY. Admission is free for members or £2.50 for non-members. **Visitors are most welcome.**

Thursday 9th September – details to be advised.

Thursday 14th October, 7:30pm – AGM + Newbury in 2020 and 2021

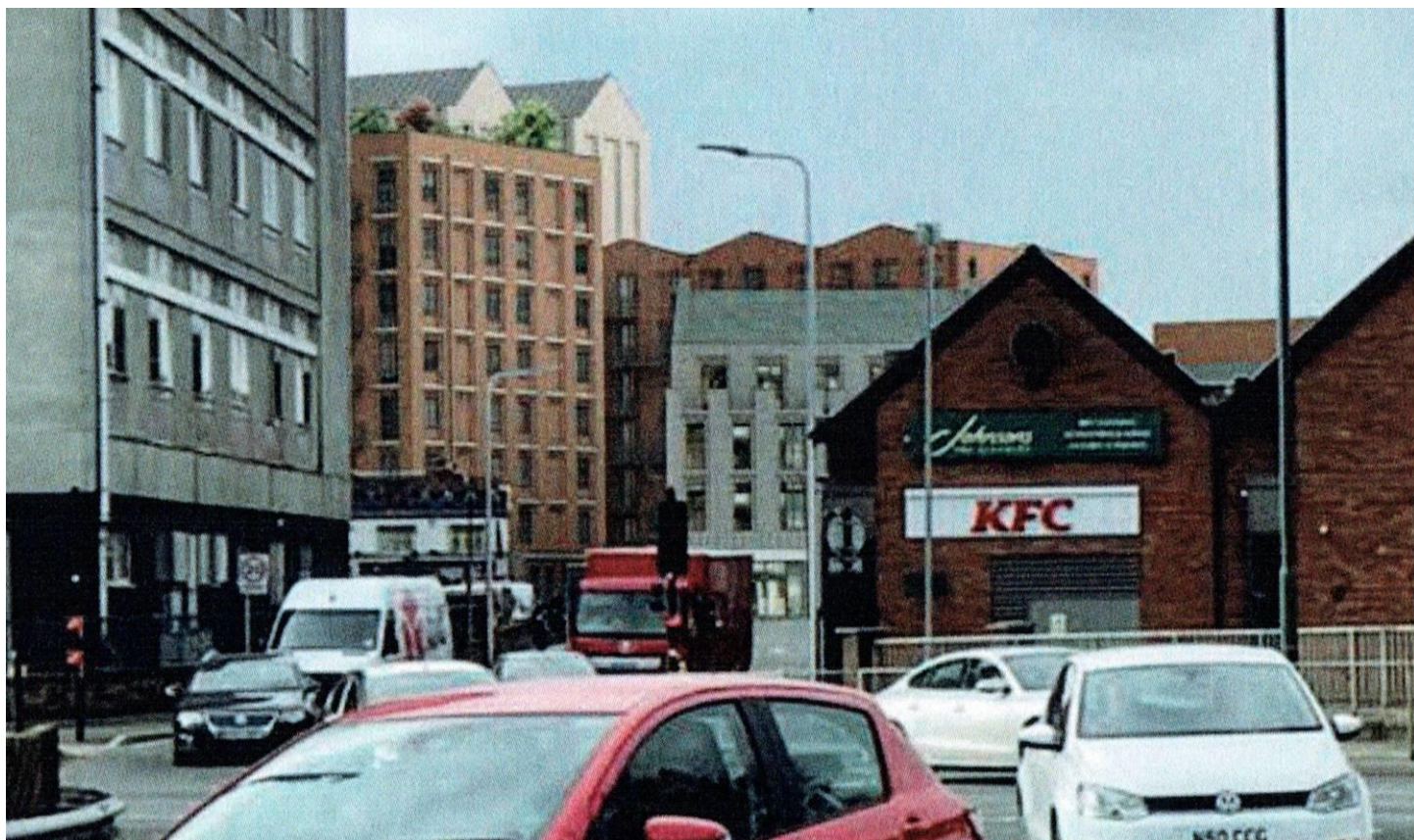
Newbury Society chairman David Peacock will be reviewing the past two years; talking about Newbury today, some of its attractions, and the range of challenges it faces.

Thursday 11th November – details to be advised.

The Catherine Wheel PH	New Street	Block G	11-15 Cheap Street	Block H
------------------------	------------	---------	--------------------	---------



Block G – Market Place & Cheap Street, East Elevation A view of part of the Market Place and Cheap Street, with Block G facing Bear Lane



View from Bear Lane, with an 8-storey part of Block A behind the Catherine Wheel, and Block G behind KFC.

THE NEWBURY SOCIETY – OFFICERS AND COMMITTEE 2019/20

President: Lord Benyon Vice President: Garry Poulson

OFFICERS

Chairman: David Peacock 01635 524017

Treasurer: Chris Marriage

Secretary: Graham Smith 01635 580356 newburysoc.secretary@gmail.com

(also Membership Administrator, Bulletin Editor & Waterways Representative)

COMMITTEE

Dr. Paul Bryant

John Handy (Trees and Landscaping Advisor)

Yolande Fothergill

Garry Poulson (Newsletter Editor)



Block D – Market Street, South Elevation, next to the cinema. The six storeys contrast with the new “gateway” development on the opposite side of Market Street, which is four storeys high.



View South across Newbury Wharf, with Blocks A and B as the tallest visible behind West Berkshire Museum.