

Appendix C – Summary of Proposed Amendments to the Newbury Town Centre Conservation Area

Area 1 – Subtraction of residential area north of Victoria Park

Concerns/Objections: The buildings adjacent to the park on St. Mary's Place and in the north of the area are of historic interest and add character to the area. The trees also contribute to the character of the area and should be protected.

Outcome: Area 1 is recommended for removal. Several of the buildings already benefit from protection as they are listed and including lower quality areas risks undermining the protection of the whole conservation area. Buildings of historic/architectural interest that are not nationally listed could be protected by local listing. Tree Preservation Orders could be used to protect the trees of amenity value.

Area 2 – Addition of the Infant Schoolhouse, Speenhamland

This area is proposed to be added as the building makes a positive contribution to its immediate setting and the wider conservation area, contributing to its historic interest. There was support for this inclusion from key stakeholders and it is proposed to remain.

Area 3 – Addition to the area west of the Broadway and Northbrook Street

This area of the boundary has been revised to have regard for plot boundaries and topographical features and runs close to the historic extent of the town. It now provides a clear boundary to this part of the conservation area. There was support for this inclusion from key stakeholders and it is proposed to remain.

Area 4 – Subtraction of the area west of Northbrook Street

Concerns/Objections: The area includes a mid-19th century terrace on West Street which in spite of its condition makes a positive contribution to the conservation area, and it should retain conservation area status. The United Reform Church should remain within the conservation area boundary.

Outcome: Ultimately, the row of terraced houses is not considered of sufficient historical or architectural interest to justify the inclusion of Area 4 as a whole. Including the lower quality areas risks undermining the protection of the whole conservation area. Buildings of historic/architectural interest that are not nationally listed could be protected by local listing. The need for a coherent boundary has been prioritised and the possibility of including the row of terraces as an 'outlier' site has been discounted. The United Reform Church building benefits from protection as a listed building. As the project has now been concluded, further changes will need to be included in future reviews of the conservation area.

Area 5 – Move this area to become part of the adjacent Kennet and Avon Canal Newbury (West) Conservation Area

Concerns/Objections: Moving this area to an adjacent conservation area without an appraisal risks the area being left without an appraisal and no firm idea when this will be

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undertaken. The West Mills area is of particular importance and needs to be appraised urgently.

Outcome: It has been clarified that the intention is to vary the Kennet and Avon Canal Newbury (West) Conservation Area concurrently with the proposed changes to the Newbury Town Centre Conservation Area. Therefore, no areas will be left without conservation area status and the level of protection afforded will be the same as currently. Future appraisals of other conservation areas will be done as resources allow although it is recognised that the Kennet and Avon Canal conservation areas should be prioritised. This change is proposed to remain.

Area 6 – Subtraction of the residential area west of Oddfellows Road

The area was originally proposed for removal was much larger and there are no remaining objections from key stakeholders to the revised boundary now that the Craven Road area has been retained. This change is proposed to remain.

Area 7 – Subtraction of the residential area West of Bartholomew Street

As with area 6, the area originally proposed for removal was much larger and there are no remaining objections to the revised boundary now that the Craven Road area has been retained. This change is proposed to remain.

Area 8 – Subtraction of the former builder's merchant premises and yard south of the railway

There are no objections from key stakeholders regarding the removal of this area from the conservation area. This change is proposed to remain.

Area 9 – Move this area to Newtown Road Conservation Area (separate conservation area)

Concerns/Objections: There are concerns that this area will be left unprotected once it is removed from the Newbury Town Centre conservation area. The area of Derby Road to the West of St. John's Roundabout should remain within the Newbury Town Centre Conservation Area as it is more cohesive with the city area.

Outcome: Although this proposal remains, it is not proposed to undertake the separate designation of the Newtown Road Conservation Area at this time, prior to a proper assessment demonstrating how the area meets the definition of special historic or architectural interest has been undertaken in accordance with Historic England guidance.

Area 10 – Newtown Road Conservation Area Eastern extension

This area is considered to be of similar historic character and quality to Area 9, through its high proportion of unlisted yet historic and characterful dwellings that retain a clear expression of original features, materials and street patterns. This complements the area's existing historic residential/suburban character and is considered to be of sufficient interest to justify its inclusion as part of the newly proposed Newtown Road Conservation Area. There was support for designating this area as a conservation area from key stakeholders and it is proposed to remain. Although this proposal remains, it is not proposed to undertake the separate designation of the Newtown Road Conservation Area at this time,

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prior to a proper assessment demonstrating how the area meets the definition of special historic or architectural interest has been undertaken in accordance with Historic England guidance.

Area 11 – Newtown Road Conservation Area Southern Extension

This area is considered to be of similar historic character and quality to Area 9, through its high proportion of unlisted yet historic and characterful dwellings that retain a clear expression of original features, materials and street patterns. This complements the areas existing historic residential/suburban character and is considered to be of sufficient interest to justify its inclusion as part of the newly proposed Newtown Road Conservation Area. There was support for designating this area as a conservation area from key stakeholders and it is proposed to remain. Although this proposal remains, it is not proposed to undertake the separate designation of the Newtown Road Conservation Area at this time, prior to a proper assessment demonstrating how the area meets the definition of special historic or architectural interest has been undertaken in accordance with Historic England guidance.

Area 12 – Subtraction of playground to St. Nicholas C of E Junior School

This subtraction proposes to exclude the school playground, which is not of sufficient historic or architectural interest to justify being included within the conservation area. There are no objections from key stakeholders regarding the removal of this area and this change is proposed to remain.

Area 13 – Subtraction of area south of the Railway

This minor alteration omits an area that is not of sufficient historic architectural or historic interest to be included within the conservation area. There are no objections from key stakeholders regarding the removal of this area and this change is proposed to remain.

Area 14 – Addition of the Newbury Station building

This proposed minor boundary adjustment allows for the inclusion of the historic station building, which is an unlisted early 20th century railway station building linked to the growth of Newbury. It is considered to be of sufficient historic and architectural interest to justify its proposed inclusion. The previous boundary cut diagonally across the building and revising this area will allow the whole of the building to be included. There was support for including this building in the conservation area from key stakeholders and it is proposed to remain.

Area 15 – Subtraction of the railway tracks

This area is proposed for removal as it makes a limited contribution to the character and appearance of the conservation area. There are no objections from key stakeholders regarding the removal of this area from the conservation area. This change is proposed to remain.

Area 16 – Subtraction of the area west of the A339

Concerns/Objections: The trees in the area provide an attractive end stop to the view east along Kings Road West, buffering the A339. In addition, these trees make a positive contribution to the area including the setting of the historic environment. The area north of

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King's House, between King's House and the footpath towards Sainsburys should be retained.

Outcome: Area 1 is recommended for removal as it is considered that the modern development within the area makes a limited contribution to the character and appearance of the conservation area. Including lower quality areas in a conservation area risks undermining the protection of the conservation area as a whole. Tree Preservation Orders could be used to protect the trees of amenity value.

Area 17 – Addition of the extension to the Post Office Building

This alteration amends the boundary to better utilise plot boundaries, as the previous boundary cut diagonally across this site. This makes the conservation area easier to interpret, and the building is in keeping with the character of the post office site. There are no objections from key stakeholders regarding the addition of this area from the conservation area. This change is proposed to remain.

Area 18 – Addition of the Post Office Depot

Whilst the yard/depot is utilitarian in appearance, it forms part of the post office site's development and setting. The site's history is considered to be of sufficient interest to make a positive contribution to the conservation area and warrants its inclusion. There was support for the inclusion of the Royal Mail Yard from key stakeholders and the change is proposed to remain.

Area 19 – Subtraction of the bus station and car park area north of KFC

Concerns: Although there were initial concerns from key stakeholders due to historic interest of the bus station area, there are no current objections to removing this site.

Outcome: This area would detract from the CA as a negative contributor, primarily due to car parking areas and modern development with little to no surviving historic interest, and would devalue the CA. The change is proposed to remain.

Area 20 – Move this area to the Kennet and Avon Canal Newbury (East) Conservation Area

Concerns/Objections: Moving this area to an adjacent conservation area without an appraisal risks this area being left without an appraisal and no firm idea when this will be undertaken.

Outcome: A review of this area has found that its character is more closely associated with that of the canal and wharf area. It has been clarified that the intention is to vary the Kennet and Avon Canal Newbury (East) Conservation Area concurrently with the proposed changes to the Newbury Town Centre Conservation Area. Therefore, no areas will be left without conservation area status and the level of protection afforded will be the same as currently. Future appraisals of other conservation areas will be done as resources allow although it is recognised that the Kennet and Avon Canal conservation areas should be prioritised. This change is proposed to remain.