



### Our more important Planning Application comments by JHB

**17/01254/HOUSE** Island Cottage, West Mills - 2 storey extension  
The Newbury Society welcomes this improvement.

**17/01267/ADV** Newbury Baptist Church, Cheap Street - wall sign.  
The Newbury Society has no objections.

**17/01059/ADV** Britannia Building Society - signage.  
The Newbury Society welcomes the revised signage on this historic building and bringing back into use as a restaurant.

**17/01332/FULD** 154 Bartholomew Street - Change of use from offices to 3 apartments.  
The Newbury Society has no objections.

**17/01028/FULD** 10 Hampton Road - Refurbishment of old Methodist Chapel as Art gallery.

The Newbury Society strongly supports this new use of an historic building, which will bring life to the area and a showplace for local artists.

**17/01392/FULD** 55-56 Cheap Street, 7, 9, 15 Kings Road - Convert to flats.

The Newbury Society has no objections.

**17/01358/FULEXT** Victoria Park - proposed changing facility.

The Newbury Society welcomes this much needed facility.

**17/00906/FUL M** 4 Derby Road - Change of use to community Centre.

The Newbury Society welcomes this plan to bring the building into community use.

The Newbury Society welcomes these changes to improve access and internal movement through level floors.

**17/01007/FUL** The Dolphin, 113 Bartholomew Street - changes to internal arrangements.

The Newbury Society welcomes this internal refurbishment to a historic building, but is concerned whether the proposed road access and turning is adequate.

We support Newbury Town Council's request for dendrodating.

**17/01803/FULD** 48 Bartholomew Street, Botan Takeaway and restaurant - alterations, change upper stories to residential.

The Newbury Society has no objections to the change of use of the upper stories, but is concerned that the top floor appears very cramped and with low headroom.

**17/01773/FUL, 17/01774/LBC2** The Hatchet, Market Place - rear extension.

The Newbury Society welcomes these improvements.

**17/01928/FUL** Land to the rear of Strawberry Hill House, Access House and 39 Oxford Street - regularisation of change of use from parking to car sales.

The Newbury Society has no objections. Ideally we would prefer the spaces to be used to be used by patients to the surgery, as frequently all the parking spaces are full.

**17/01369/FUL** Swallow Chequers Hotel, 6 - 8 Oxford Street - new disabled access, signage, internal alterations.

The Newbury Society welcomes these changes to improve access and internal movement through level floors.

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**17/01963/FULD** 75 London Road - change of use from multiple accommodation to 6 flats.

The Newbury Society welcomes these proposals to provide separate flats, and to bring this historic building into good repair.

Plus about 40 comments for signage, small extensions and other minor changes, particularly improvements to Cheap Street

### Farewell to Jeremy Holden - Bell

At the Newbury Society AGM on Thursday 12th October the committee say a fond and grateful farewell to our Chairman and Treasurer of many years. Jeremy has been an unstinting servant of the society. We are thankful for the thousands of hours of time he has given in the service to Newbury. His attention to detail in making the comments to planners, his attendance at meetings on our behalf and for his interesting guided walks in the town. Garry Poulson former Mayor and Vice President of the Society says "Jeremy is of the old school, his dedication, commitment and thorough methods have ensured that the Society has kept on track, ensured the continuation of the purpose of The Newbury Society and his efforts along with the support of his wife Elke have made a lasting contribution. We hope that as many members as possible will be able to attend this years AGM to say goodbye to Jeremy.

See picture on page 2 of Jeremy and Elke with the then Town Mayor Gillian Durrant in 2006

## Transport by Ray Wilton

### A round up of what is happening with regard to transport.

On the matter of the roads in Newbury, the main news is that the proposal for the road changes around Cheap Street and Bear Lane was approved, after a public consultation and some modifications. The concerns put forward were mainly to do with the loss of parking and the reduced footfall in Cheap Street and the impact it might have on businesses there. The modified plans have made Cheap Street one way and keeps the on-street parking. However once Market Street is re-developed some care will need to be taken to signpost pedestrians to the existence of shops in Cheap Street.

Also this period we have had the news that West Berkshire council have been given £3m to use on repairs to rural roads. This is good news and while it will be used across the whole of the council area, it will hopefully bring some improvements to road surfaces near Newbury between now and April 2018.

On the railway work has begun on building the new footbridge at the western end of the station buildings. The bridge will be higher than the old one to allow for the overhead electrification. It will also have lifts for those with luggage or wheelchairs, which will be a significant improvement. It will still be for use by rail customers with tickets, although the Society hopes that later a public access bridge can be added to connect Station Road with the north side of the station area. I also believe that the ticket office is being relocated to the west end of the building (presumably the gates too) for the convenience of rail users not having to walk most of the length of the platform. Last time I gave a picture of one of the new trains at Reading, this time here is a picture of one passing the racecourse at speed. They are getting closer!



## The changing face of Newbury

### Strawberry Hill

The Churchill retirement complex on the site of the former Avonbank and Northcroft Houses is now open and so West Street has a new look.

### Railway Station and Market Street

No news on the expected start of the Market Street development, but details of the new footbridge and electricity connection for the overhead wires at the station have just been announced.

The Editor would welcome brief updates of the progress of these projects and other major ones, especially as we expect major ones to be around the edge of Newbury. There are applications for the rebuilding of Hutton Close - behind the trees on the North East corner of the Robin Hood roundabout, and big housing developments at Greenham.



# Waterways Report

### Waterways Festival Sunday 23<sup>rd</sup> July

This year's Waterways Festival theme was 'Beatlemania' and the 'Best Dressed Boat' competition was won by *Cloud 9* which was decorated as a 'Yellow Submarine'. The Reading-based band *Acoustic Beatles Shambles* performed and there was the usual mix of stalls in Victoria Park, though unfortunately the weather wasn't particularly kind this time.

The Kennet & Avon Canal Trust took on the management of the boats belonging to the Bruce Trust in January 2016. Its boats are fitted out to offer holidays to disabled, disadvantaged and elderly people, and *Diana* from the fleet came along to the Festival. As well as being open for viewings she was also on the lookout for volunteers to help with running the fleet.

### Jubilee

2016 was a particularly good year for the Trust's trip boat operations and 2017 looks like being no different. By the time you read this newsletter, *Jubilee's* summer holiday 'pirate' cruises will be over and the boat will be looking forward to being dressed up for the 'spooky' cruises at Halloween. Santa will be clambering on board the trips to 'Greenhamland' with sack loads of presents in December before winter maintenance starts.

### Water Supply

You'll be aware that we've seen a remarkably dry 12 months in the period up to the end of June. Although the period since has not continued in the same vein, water levels in reservoirs and in the aquifers have not recovered. Navigation over the canal's summit level at Savernake has had to be restricted to five hours a day since the end of June to conserve water – a lot of fingers are crossed hoping that it won't be necessary to close the summit altogether before the end of this year's boating season.

### Notes from Civic Voice BIMBY – Beauty In My Back Yard

Towards the end of 2015 the Prince's Foundation for Building Community launched an online toolkit designed to help shape new developments so that they are well designed and well received by communities.

The toolkit is designed to help communities work with their local authority and developers to create a regional BIMBY Housing Manual. The manual will welcome developers into the community, be clear about place-making principles, elevational proportions, material and standard that the local community expect, and help smooth the planning process so that there is more planning certainty for the right kind of development up front.

As the toolkit sets out a rigorous process for planning development at a local level, it is hoped that it can also be used to help create local and neighbourhood plans. It takes groups through three workshops where they work out where they would like to see new development, decide what they think typical characteristics of their area are, and pull together good existing examples. The three workshops concentrate on getting to know your community, identifying sensible areas for new homes, and choosing popular local building types.

The toolkit is supported by The National Trust, Civic Voice, Campaign to Protect Rural England, the public policy think tank Respublica, and the Local Government Association. Its launch followed the publication in July 2015 of ResPublica's 'A Community Right to Beauty' report, which called for the restoration and democratisation of beauty in public policy.

Go online to <http://www.respublica.org.uk/wp-content/uploads/2015/07/Right-to-Beauty-Final-1.pdf> to see ResPublica's report. Among its conclusions are that:

"As individuals and as communities, we are remarkably good at recognising beauty and tend towards agreement about what we find beautiful and ugly. We also value beauty, with most of us willing to pay a premium for beauty in our consumption choices. Yet, planning and development policy does not currently allow us to demand beautiful places beyond limited protections for what already exists. And because there is no arena to discuss it, we as a nation have become reticent in articulating that desire."

## James H. Money - plaque unveiling 2017

Local architect James H. Money features on the sixth of the blue plaques sponsored by the Newbury Society, which was unveiled on August 1.

James H. Money was a prolific architect, responsible for the design of dozens of buildings within Newbury, and scores across the Newbury area.

Two of his great grandsons, Christopher Blissard-Barnes and Anthony Wells, were present for the unveiling, which was performed by the Mayor of Newbury, David Fenn, at the main entrance to Newbury Town Hall. This building was designed by James H. Money and erected in three stages: the part facing the Market Place 1876-8, the clock tower added in 1881, and the part facing Mansion House Street in 1909-10. Among others present was Jeremy Holden-Bell, from the Newbury Society.

James H. Money was from a long-established Donnington family, trained in London, and joined the practice of his father, surveyor John Money. His active career as an architect spanned more than 50 years, and his work included cottages, pubs, breweries, village schools, chapels and extensions to many local country houses.

In Newbury itself he was responsible for Oddfellows Hall in Craven Road, the Catherine Wheel in Cheap Street, the Falkland Memorial and the Gun at Wash Common, 44 Cheap Street (Downer), Nutley's Brewery (the Phoenix Brewery building in Bartholomew Street, now flats), and the Church and Child's almshouses, among many others.

Several of his prominent buildings have been demolished, including the St. Mary's Almshouses in Cheap Street, and the St. Nicolas parish hall in West Mills.

For many years his offices were in York House (now Thames Court), behind the Clock Tower in the Broadway, and he later moved his home there as well.

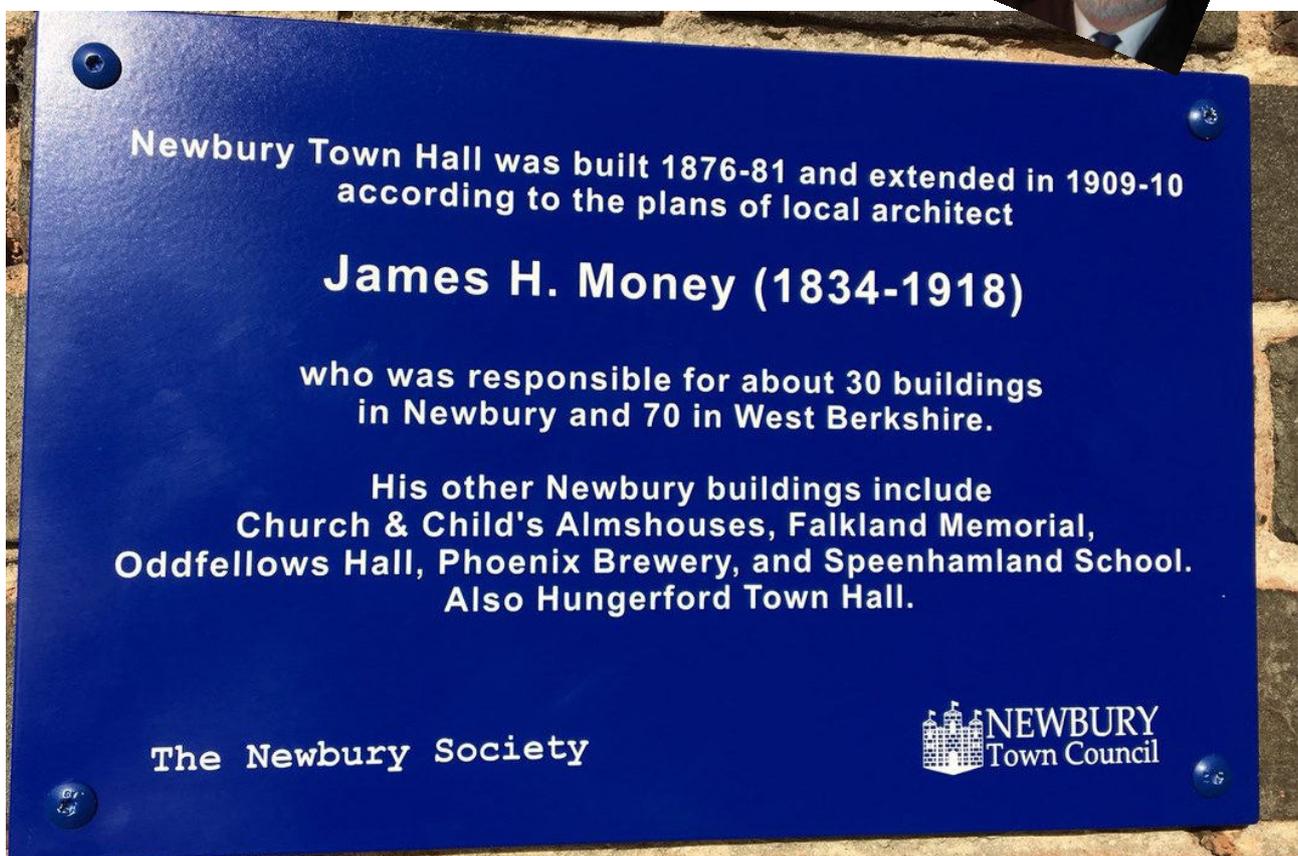
Outside Newbury, his work included Hungerford Town Hall, the Bell at Boxford, village schools at Bucklebury, East Garston, and Hamstead Marshall, and cemetery chapels at Bucklebury and Thatcham. He worked on several church restorations, including the changes to Enborne Church which helped to preserve the Norman arcade.

His wife Martha was the daughter of Newbury solicitor Frederick Vincent, and together they had ten surviving children, nine of them daughters.

He died in June 1918 at his home in the Broadway, and was buried in Shaw-cum-Donnington churchyard. His brother, historian Walter Money, was the subject of the first of the blue plaques, unveiled in November 2015.

James H. Money has been neglected in architectural circles, mainly because most of his work was in the Newbury area. It seems likely that the current extensive list of his works is still incomplete.

**Dr. David Peacock**



This plaque can be seen on the east facing Market Place elevation to the right of the main Town Hall Civic entrance

# Newbury Society News

## In Memoriam : Sterling Cables Tower

Some people loved it while others loathed it. The 'it' was the Sterling Cables Tower and for nearly a century it was a feature of Newbury's skyline. Now it is no more.

A gas works in Newbury was established in the 1820's by Joseph Hedley of London. The purpose of the works was to provide gas street lighting in Newbury and Speenhamland. This began on December 29, 1825.

However, the first public building in Newbury that was lit by gas was the Waterside Chapel and this occurred in 1827. The Chapel was situated at what is now the Waterside Centre.

The site of the gas works was to be found at the Cheap Street end of King's Road. By 1880 the demand for gas for use in the home and at work was such that a new and larger gas works was needed.

This was built at the corner of King's Road and Boundary Road. Two years before, i.e. in 1878, the Borough of Newbury Corporation had purchased the Newbury Gas provision from the Gas Company for the sum of £10,438. The new works was constructed in 1880-81.

For around 40 years the Chairman of the Corporation's gas works was Alderman Charles Lucas and thanks to the skilful and competent way he carried out his responsibilities, the gas works by 1925 was in a strong financial position.

Indeed it was in July 1925 that the Mayor Alderman James Stradling opened a new vertical retort plant which replaced one that was deemed unsatisfactory.

The town grew in size and hence so did the demand for gas, particularly during the Second World War. Consequently, in 1947 a larger retort house was constructed next to the one already there. In addition a new gas holder was built on land between Hambridge Road and the racecourse.

The gas industry was nationalised on May Day 1949, thus bringing to an end 70 years of town ownership of an important utility. Alderman H R Metcalf who in 1949 was chairman of the gas committee, a post he held for nearly 21 years, was not pleased with this decision of the Attlee Government.

As a result the Southern Gas Board, which had been established, was responsible for further modernisations. However, in 1959 it was announced that because the town was to be joined up to a new grid system the King's Road gas works would have to close. This happened in July 1959.

In October 1959 the King's Road works site was put up for auction at the Chequers Hotel. After this the site became the home of several businesses, and one of the best known of them was the Sterling Cable Company which specialised in the manufacture of high quality cables for oil rigs, oil refineries and airports.

This business had premises in Aldermaston as well but in the early 1990's it closed down. The Company had a Tower Works factory on the King's Road site in Newbury.

The King's Road site then became a small industrial site which caused it to become known in the town as the Sterling Cables Industrial Estate even though the Cables manufacturing business had ceased to operate on the site in 1983.

The site contained several businesses of varying sizes, including Sterling Garages, but the potential for this site as a centre of small business excellence was not realised. Indeed, the fact that the Tower was allowed to fall into disrepair is indicative of the sad decline of the site as a whole.

The estate was to be replaced by housing as a result of planning permission being granted for the demolition of the buildings on the site, the demolition of the Tower and for the construction of eight blocks of flats. In addition a new road is to be part of the development.

The Tower then which dominated the Newbury skyline was something which could not be ignored, whether one loved it or hated it. Indeed, it was only after it had been demolished that it was discovered what a rare piece of industrial architecture it was. Professor Russell Thomas, an historian of the gas industry, told the *Newbury Weekly News* that 'This was the last remaining gas house vertical retort works of its kind in England and was a unique part of gas heritage'.

Many will miss the significant and important building and not only people, but the birds that for years had made it their home. It is hoped the new buildings on the site will be fine examples of modern architecture and become equally as lovable as the Tower which is no more.

*B J Eggleton 19-08-2017*



## THE NEWBURY SOCIETY – NOTICE OF ANNUAL GENERAL MEETING

to be held on Thursday 12<sup>th</sup> October 2017 at 7.30 p.m.

In the Church Room, St. John's Church, St. John's Road, Newbury RG14 7PY

### AGENDA

The President's Address – Richard Benyon MP

Apologies for Absence

Minutes of the previous Annual General Meeting

Matters Arising from the Minutes

Chairman's Report on behalf of the Executive Committee and approval thereof

Treasurer's Report and presentation and approval of Independently Examined Accounts to 30<sup>th</sup> June 2017

Election of

(a) Officers

Chairman	Dr David Peacock has been nominated <i>(Jeremy Holden-Bell is standing down)</i>
Vice Chairman	<i>Vacancy</i>
Secretary	Graham Smith <i>(Graham also acts as Membership Administrator and Waterways Representative)</i>
Treasurer	<i>Vacancy (Jeremy Holden-Bell is standing down)</i>

Committee Members

The following existing committee members are standing for re-election *(Robert Willis and Ray Wilton are standing down)*:

Dr. Paul Bryant  
Bernard Eggleton  
Yolande Fothergill  
John Handy (Trees and Landscaping Advisor)  
Anthony Pick  
Claire Struthers-Semple (Social Events Co-ordinator)  
Dr. Tony Vickers (Planning Advisor)  
Garry Poulson is standing for election.

Appointment of Independent Examiner      Kevin Staunton

Any Other Business

Talk by **Derek Carnegie**, Western Area Planning Team Leader at West Berkshire Council.

Derek will discuss some of the issues exercising the Planning Department at this time.

**Graham V Smith**

Secretary

## Newbury Society News

### Notes:

The talk may precede all or part of the formal business. There will be a break for refreshments during the course of the evening.

The Committee may appoint a Patron, a President and one or more Vice Presidents and details of these are advised to members at the AGM. Currently Richard Benyon MP is President and Garry Poulson is a Vice President.

All Officers and Members of the Committee retire annually but are eligible for re-election.

Details are as at 8<sup>th</sup> September 2017. Nominations are invited for additional committee members and to fill the officer vacancies – they should be made in writing to the Secretary at least 14 days prior to the meeting and have the consent of the person nominated. In the absence of sufficient nominations proposals may be accepted from the floor at the meeting.

Copies of the minutes of the previous AGM, the Annual Report and the Accounts will be available for viewing at the meeting or may be obtained in advance by contacting the Secretary:  
Telephone: 01635 580356 Email: [grahamv.smith@btinternet.com](mailto:grahamv.smith@btinternet.com)

### Treasurer's Report

We currently have £7,893 in the bank. We have paid the hire of St. Johns Church Hall (£180) and your Treasurer's and Secretary's expenses.

The next expenditure will be £200 for the next blue plaques, and then the AGM expenses. As the newsletter is later this year, only those members with Direct Credits have paid so far. Your renewal form will come with your copy of the Newsletter.

The annual accounts will be presented for approval at the Annual General Meeting. This year we had a surplus of £146, against a loss of £290 the previous year when we had a big loss on the Garden Party. We have a balance of £14,009 - mainly cash at the bank, John Gould bust and our stock of heritage maps.

*Jeremy Holden-Bell, Treasurer*



**The plaque was unveiled by Newbury Mayor Cllr David Fenn.**

**Among the guests were Money's great grandsons Christopher Blissard-Barnes and Anthony Wells, as well as Peter Snape, great grandson of his brother Walter Money, the well-known Newbury historian, who has his own blue plaque in the town.**

**President**  
Richard Benyon MP

**Vice President**  
Garry Poulson  
Erstwhile 400th Anniversary Town  
Mayor of Newbury  
The Newbury Society



A Registered Charity (No. 1016770)  
and Member of Civic Voice  
[www.newbury-society.org](http://www.newbury-society.org)

## Newbury Society Aims and Objectives

The Newbury Society is established for the public benefit for the following purposes in the area comprising the former Borough of Newbury together with the adjacent civil parishes:

To stimulate public interest and educate the public in the geography, history, natural history and architecture of the area of benefit, and in the transport and communications serving it.

To promote high standards of planning and architecture in or affecting the area of benefit.

To secure the preservation, protection, development and improvement of features of historic or public interest in the area of benefit.

To promote civic pride in the area of benefit.

<b>Chairman and Treasurer</b>	Jeremy Holden-bell	<a href="mailto:holdenbell@btinternet.com">holdenbell@btinternet.com</a>	01635 30868
<b>Vice Chairman</b>	Cllr Tony Vickers	<a href="mailto:tonyvickers@phonecoop.coop">tonyvickers@phonecoop.coop</a>	01635 230046
<b>Secretary, Membership and Waterways rep</b>	Graham Smith	<a href="mailto:grahamv.smith@btinternet.com">grahamv.smith@btinternet.com</a>	01635 580356
<b>Transport</b>	Ray Wilton	<a href="mailto:ray@thewiltons.me.uk">ray@thewiltons.me.uk</a>	
<b>Tree &amp; Landscaping Advisor</b>	John Handy	<a href="mailto:john@jphforestry.co.uk">john@jphforestry.co.uk</a>	01635 254800
<b>Social Events Coordinator</b>	Claire Struthers-Semple	<a href="mailto:css123@btinternet.com">css123@btinternet.com</a>	07880 600362
Paul Bryant	<a href="mailto:paul.bryant5@ntlworld.com">paul.bryant5@ntlworld.com</a>	01635 41135	Bernard Eggleton 01635 45402
Yolande Fothergill	<a href="mailto:yolande@studiofothergill.com">yolande@studiofothergill.com</a>	01635 254064	Anthony Pick <a href="mailto:anthony.pick@newburyweb.net">anthony.pick@newburyweb.net</a> 01635 32095

### Newbury In A Nutshell by Dr. David Peacock

Newbury was established in the 11th century as a Norman 'new town.' It does not appear in the Domesday Book, but the first known reference to the town by name is from William the Conqueror's reign. The first reference to St Nicolas' church appears at the same time.

The common arable fields, farmed in strips, were the West Field (in the Craven Road area) and the East Field (on both sides of the modern St John's Road). The importance of the cloth industry grew in the middle ages, with a number of fulling mills developed on the River Kennet and Lambourn. The industry reached its height in the Tudor period, when the leading local clothier was John Winchcombe II (died 1557), known as "Jack of Newbury." He produced thousands of dyed woollen cloths each year, at a time when the cloth industry dominated English exports and Newbury was of national importance. A fragment of Winchcombe's home survives in Northbrook Street, but most of the site is currently occupied by Marks & Spencer.

In the third year of Queen Mary's reign, 1556, three Protestants were put on trial for their faith in the parish church, condemned to death, and were burnt at the stake at a site along Enborne Road. The town's first known Charter was granted later the same century, by Queen Elizabeth I in 1596.

Newbury was the site of two major battles during the Civil War. Both involved substantial forces, but neither proved decisive. In the first Battle of Newbury, in September 1643, fighting was concentrated at Wash Common and the surrounding area. The second Battle of Newbury was fought in October the following year, across the north of Newbury from Shaw to Speen, with Shaw House fiercely contested.

Of long-standing importance for markets and fairs, in the 18th century Newbury also became an important inland port. Roads were poor, and heavy goods were carried more cheaply by water. In 1715 an Act of Parliament approved work to allow barges along the Kennet from the Thames at Reading to Newbury Wharf, and the waterway was completed in 1723. This was important not just for Newbury, but also in serving Hungerford and part of Wiltshire to the west.

Some of the prosperity generated in the town during the 18th century

is reflected in the range of surviving 18th century buildings in the centre of Newbury.

The coach trade proposed, especially along the London Road and Bath Road at Speenhamland (part of Newbury near the Clock Tower), where there were numerous coaching inns with stabling for hundreds for horses. Brewing was also an important local trade.

Poverty among local agricultural workers grew into a severe problem in the 1790s. Magistrates met at the George and Pelican Inn in Speenhamland, and agreed that workers' wages would be subsidised from local taxation, according to the price of bread. This model was adopted by many other magistrates across southern and central England, and became known as the "Speenhamland System."

In 1794 an Act of Parliament was granted to link the Kennet Navigation in Berkshire with the Avon Navigation further west, creating the Kennet and Avon Canal, eventually opened in 1810. The following year saw the making of the Newbury Coat. A wager was made that it was possible to start the day with two sheep, and by the end of the day to sit down to dinner in a coat made from their wool.

Many changes took place in the 19th century. A branch line of the GWR opened in 1847, connecting Reading via Newbury to Hungerford, where the line ended. Market Street was added and a new cattle market created, reflecting Newbury's role as an agricultural market town. Numerous public buildings went up, such as the Town Hall, St Bartholomew's School in Enborne Road and Newbury District Hospital, then in Andover Road.

The 20th century was the century of the two world wars. Fifteen people died in a single day in 1943 when Newbury was bombed. A stack of bombs from a German bomber destroyed several buildings including St John's Church and the Council School (where five of the victims died).

In the 20th century Newbury expanded, with new housing estates, shopping developments such as the Kennet Centre and Newbury Retail Park, and various business and industrial estates. The pressure for development increased significantly after the opening of the M4 motorway in the 1970s.