

PURPOSE OF THIS CONSULTATION

WELCOME BACK !

This consultation is presented on behalf of Churchill Retirement Living and invites you to view and provide feedback on the **revised** proposals to redevelop the former Gas Works site, Christchurch.

Following the comments received at our last consultation, this presentation demonstrates the design evolution between then and now. We have reviewed and incorporated these where practicable and for the betterment of the proposals; **you asked, we listened.**

The consultation is made up of a number of information boards including the following -

- The Purpose of the Consultation
- Introduction to Churchill Retirement Living
- Planning Policy
- Housing Need
- Benefits of the Proposed Development
- Location & Site
- Site Context
- Constraints & Opportunities
- You Asked, We Listened
- Design Evolution
- Revised Masterplan
- Next Steps

THE PROPOSAL

The proposal is a Masterplan for the comprehensive redevelopment of the vacant structures, buildings and associated land that comprises the former Gas Works and Retort Building (The Site) with construction of -

- Renovation and integration of the Retort Building into the proposals.
- Retirement living apartments with one- and two- bedrooms.
- Open market and affordable housing apartments with one- two- and three-bedrooms.

There will be undercroft parking and site-wide landscaping.

VISION

Churchill Retirement Living's vision for the site is for a regeneration scheme that delivers a **multi-generational community** in the heart of Christchurch. It will assist in the delivery of much needed housing for BCP and make a positive contribution locally in terms of social, economic and environmental benefits.

The proposal is for a housing development of circa. 175 one, two and three bedroom apartments and associated communal facilities, vehicular access, car parking and landscaping. Our aim is to create a high quality development that embraces sustainable design, enhances the setting of the area.



INTRODUCTION TO CHURCHILL RETIREMENT LIVING

WHO ARE CHURCHILL RETIREMENT LIVING LTD?

Churchill Retirement Living (CRL) is a privately-owned British Company, highly trusted and respected within the housing industry. CRL prides itself on building beautiful purpose-built one and two bedroom retirement apartments in desirable locations across the UK, for those looking for an active, independent, safe and secure lifestyle. Our developments can be found in 23 counties throughout the UK.

Throughout our history we have undertaken over 160 developments and sold over 5,000 units. Through our group company, Churchill Estates Management we retain the ongoing operation, management, care and responsibility for every apartment within our completed developments.

Churchill is a company built on integrity and trust. Our focus on design excellence and build quality is supported by an ongoing commitment to the successful management of our developments for the long term, providing an independent lifestyle that meets the needs of our 10,000+ apartment owners.

Our developments not only provide well documented benefits to our customers but also to the wider community. Our customers tend to shop locally providing much needed 'daily shoppers' for local shops and businesses.

"People living in specialist retirement homes typically experience reduced health risks, contributing to fiscal savings to the NHS and social care services of c. £3,500 per person per year." Healthier and Happier – Homes for later Living, September 2019.



Typically, our customers downsize from a 3 or 4 bedroom family home. For each retirement property bought it is estimated that two houses are freed up down the housing chain (Chain Reaction - August 2020)

CRL is an award winning business having recently won a number of prestigious industry and wider business awards including;

- **The WhatHouse Awards. The only retirement housebuilder ever to have been awarded 'Housebuilder of the Year' and in 2019 was again named 'Best Medium Housebuilder'.**
- **The HBF Customer Satisfaction Survey. Churchill has consistently retained its top '5 star' status having been recommended by more than 90% of customers.**
- **The Sunday Times Top 100 Best Companies to Work For. In 2019 Churchill achieved 2nd place in this prestigious business award followed by a 3rd place in 2020.**

Summarised below are some of CRL's key statistics;

- **7,545 apartments under management.**
- **Five regional offices around the country.**
- **Over 600 employees across the group.**

CRL has a full complement of in-house professionally qualified Architects, Town Planners, Surveyors and Engineers employed in the seamless delivery of projects through every stage of the process from site identification to construction completion and home sales.

The business benefits from a wholly owned town planning consultancy, Planning Issues, which advises on planning related and public consultation matters.

HOUSING NEED

A NATIONAL NEED

This country is facing a national housing crisis.

As set out in the NPPF, the Government's policy is to 'significantly boost' the supply of housing.

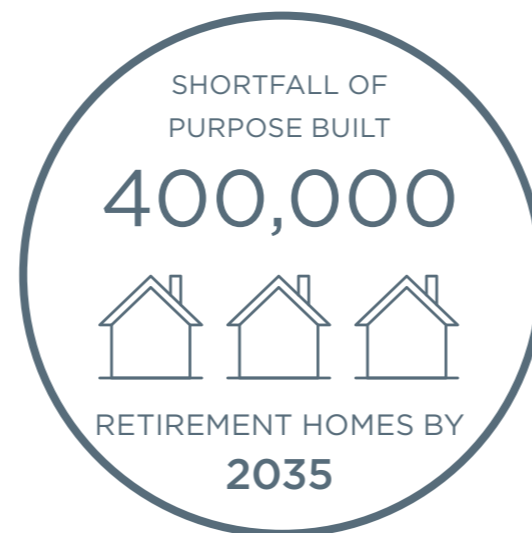
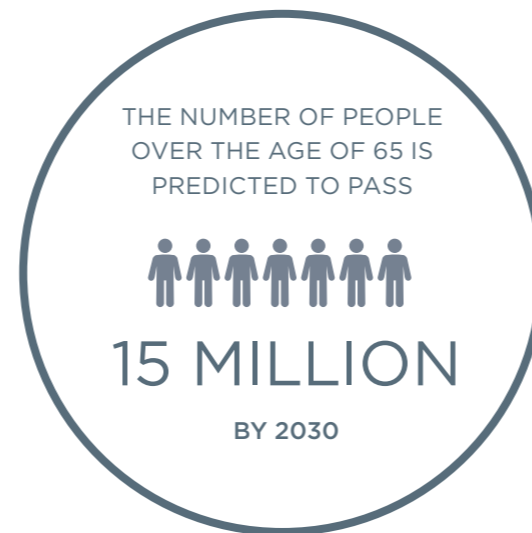
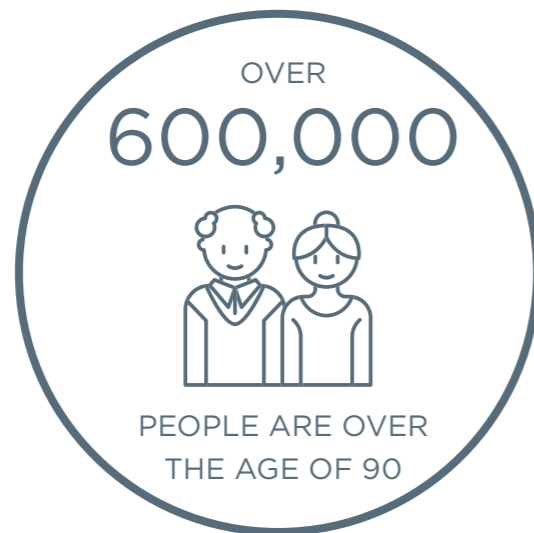
As set out in the PPG, there is also a 'critical' need for older

people's housing. In BCP the total number of people aged 65 and over is projected to increase by 38% over the plan period to 2038.

The UK needs to deliver 30,000 retirement properties per annum to keep up with demand. Currently we built around 8,000 properties per year.

The emerging BCP Local Plan sets out that further work is being undertaken on the overall housing target.

BCP can currently demonstrate a 5 year housing land supply of 2.9 years. For Christchurch this is lower at 2.7 years. This represents an under supply of 6,427 homes over the next five years between 2021 and 2026.



BENEFITS OF THE PROPOSED DEVELOPMENT

Operational and expenditure benefits



Wider benefits



Construction benefits



THE NATIONAL PLANNING POLICY FRAMEWORK AND PLANNING POLICY

The National Planning Policy Framework

The National Planning Policy Framework (NPPF) sets out the Government's objective to 'significantly boost the supply of homes'.

Paragraph 11 that *"all plans should promote a sustainable pattern of development that seeks to: meet the development needs of their area; align growth and infrastructure; improve the environment; mitigate climate change (including by making effective use of land in urban areas) and adapt to its effects"*. (emphasis added).

Planners are encouraged to set out a clear strategy for accommodating objectively assessed needs in a way that makes as much use as possible of brownfield land, while safeguarding and improving the environment.

In terms of plan making, paragraph 23 sets out that sufficient land should be brought forward at a sufficient rate, to address objectively assessed needs over the plan period, in line with the presumption in favour of sustainable development.

This includes allocating sufficient sites to deliver the strategic priorities of the area. Plans should be prepared with the objective of contributing to the achievement of sustainable development.

Paragraph 120 sets out that planning policies should: *"give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs, and support appropriate opportunities to remediate despoiled, degraded, derelict, contaminated or unstable land"*.

The NPPF attaches great weight to the importance of Green Belts. Paragraph 137 states that *"the fundamental aim of the Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence"*.

The NPPF requires that before concluding that exceptional circumstances exist to justify changes to Green Belt boundaries, the authority must make as much use as possible of suitable brownfield sites as well as optimise the density of development in town centre locations.

The Development Plan

The development plan for the area consists of the saved policies of the Christchurch Borough Council Local Plan 2001 (LP) and the Christchurch and East Dorset Local Plan Part 1: Core Strategy (CS) 2014.

The current Christchurch and East Dorset Core Strategy (2014) allocates the site as employment land under Policy KS5.

The site is also identified in policy CH1 – Christchurch Town Centre Vision at criteria 4, which advises that the site would be suitable for town centre uses including employment, retail, leisure and entertainment, offices, art, culture and tourism. Prior to this the 2001 Local Plan allocated the site for mixed use development within Policy E03.

The site therefore has long-standing allocations for commercial and employment uses, however these have not resulted in a commercially viable scheme being delivered.

Previous Emerging Christchurch Local Plan

The former Christchurch Borough began preparing a Local Plan in 2018, prior to the merge to form Bournemouth, Christchurch and Poole (BCP) Council. The site was included as part of a wider allocation (draft Policy 5.2) for a Housing Options.

The emerging allocation included **a minimum of 213 dwellings** on the Site.

Emerging BCP Local Plan

The Issues and Options consultation took place between January and March 2022. The draft plan identified the following which are relevant to this site -

- The need for town centre regeneration and providing a network of vibrant communities. This includes ensuring as many BCP residents as possible are within safe walking distance of open spaces, shops, services and facilities.
- The draft plan highlights "encouraging the redevelopment of key sites around Stoney Lane to deliver new homes".
- The importance of planning for urban intensification, with developments ensuring the optimal use of the potential of each site.
- The importance of providing homes for older people and those with disabilities.
- The consultation identifies a housing target range of between 1,600 and 2,667 home per annum until 2038.
- The Housing Needs Assessment also highlights the ageing population with the need for around 500 new retirement apartments, 1,600 houses with care and 3,500 homes for wheelchair users.
- **This site was identified as a potential housing allocation under reference CT007 for a possible 150-190 new homes.**



LOCATION OF THE PROPOSED DEVELOPMENT SITE

Housing Allocation

The map shows the distribution of sites allocated for new housing developments across Christchurch and Highcliffe. The sites highlighted 1-15 denote sites with allocations of 5 or more homes. More are highlighted within the region but these are for fewer than 5 homes.

Christchurch has a housing supply of 2.7 years, significantly below the Government's 5-year supply.

The Sequential Test

The site is a brownfield parcel of land that lies within Flood Zone 3. The proposals will be subject to passing a 'sequential test'.

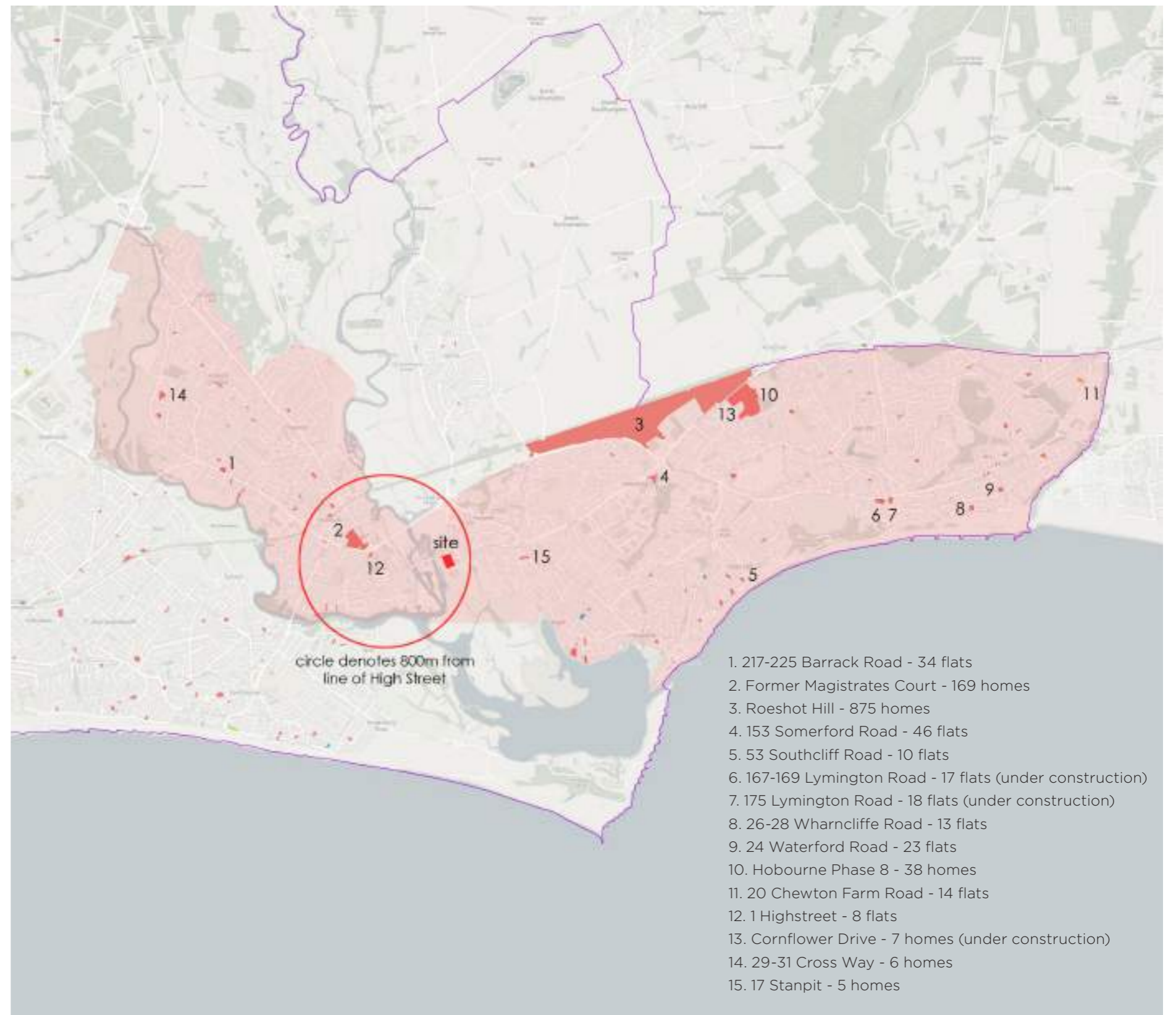
A sequential test is part of national planning policy to ensure that areas at little or no risk of flooding from any source are developed in preference to areas at higher risk. This means prioritising sites in low flood risk areas over ones in medium to high flood risk areas. The onus is on the developer to demonstrate that the housing that they are proposing cannot be delivered on any other adjacent site with a lower risk of flooding.

The nature of retirement living is that it needs to be within half a mile of the town centre. As can be demonstrated on the map opposite, there are no available sites within 0.5 miles of the town centre that can satisfy this requirement.

The magistrates (2) is unable to accommodate the proposed multi-generational community as it is not large enough, and is being delivered by Aster Homes.

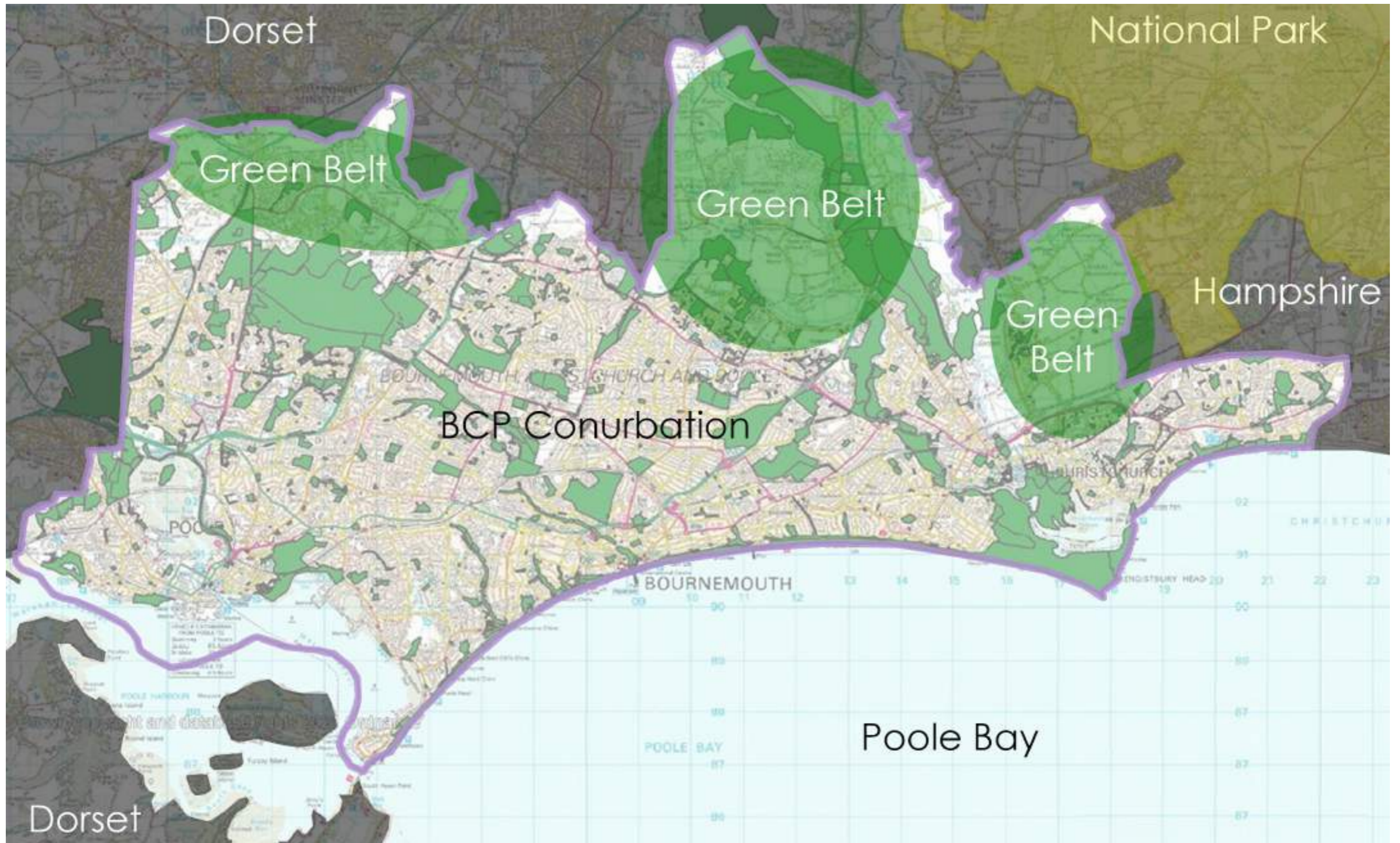
The other site at Roeshot Hill is too far from the town centre to provide a suitable location for retirement accommodation.

If the Council considers the sequential test is failed, an option could be to provide retirement across the whole site. We would welcome your views on this.



MAP SHOWING THE DISTRIBUTION OF SITES ALLOCATED FOR NEW HOUSING IN CHRISTCHURCH AND HIGHCLIFFE

MAP OF BOURNEMOUTH, CHRISTCHURCH AND POOLE



MAP SHOWING THE EXTENT OF BCP UNITARY LOCAL AUTHORITY

LOCATION OF THE PROPOSED DEVELOPMENT SITE

The site, identified by the red boundary is a former Gas Works adjacent to the former offices of BCP Council, fronting Bridge Street.

The site lies to the east of the historic core of Christchurch, Dorset, and to the east of the River Avon, shortly before it meets the River Stour. The site lies to the west of Purewell.

The site is accessed from Bridge Street. There is a secondary access from Stony Lane South adjacent to Two Riversmeet Leisure Centre, off the lane leading to the overflow parking area.

The site is broadly rectangular in shape and is approximately 1.10 hectares, measuring 132m in length from north to south, and 86m from west to east.

The site previously contained two gas holder structures; the tanks have been removed and some remediation has been carried out, though much of the hard standing remains.

There are some additional structures and buildings on site including an electricity sub-station, an existing gas governor, and a brick-built building fronting Bridge Street. The brick building is single storey, formerly used as a boiler and booster house on the site of the former retort building. Adjoining the boiler and booster house is an existing brick-built former restaurant, Pizzeria La Mamma, and associated residential accommodation.

The site does not lie within either 'Bridge Street & Rossiters Quay' part of the Christchurch Central Conservation Area or Purewell Conservation Areas, but lies within the setting of both.

The site is generally flat, with a high point of approximately 1.8m AOD fronting Bridge Street, and a low point of approximately 1.1m AOD to the centre of the site.

The site contains mature trees along the northern, southern and western boundaries.



AERIAL VIEW OF THE PROPOSED DEVELOPMENT SITE

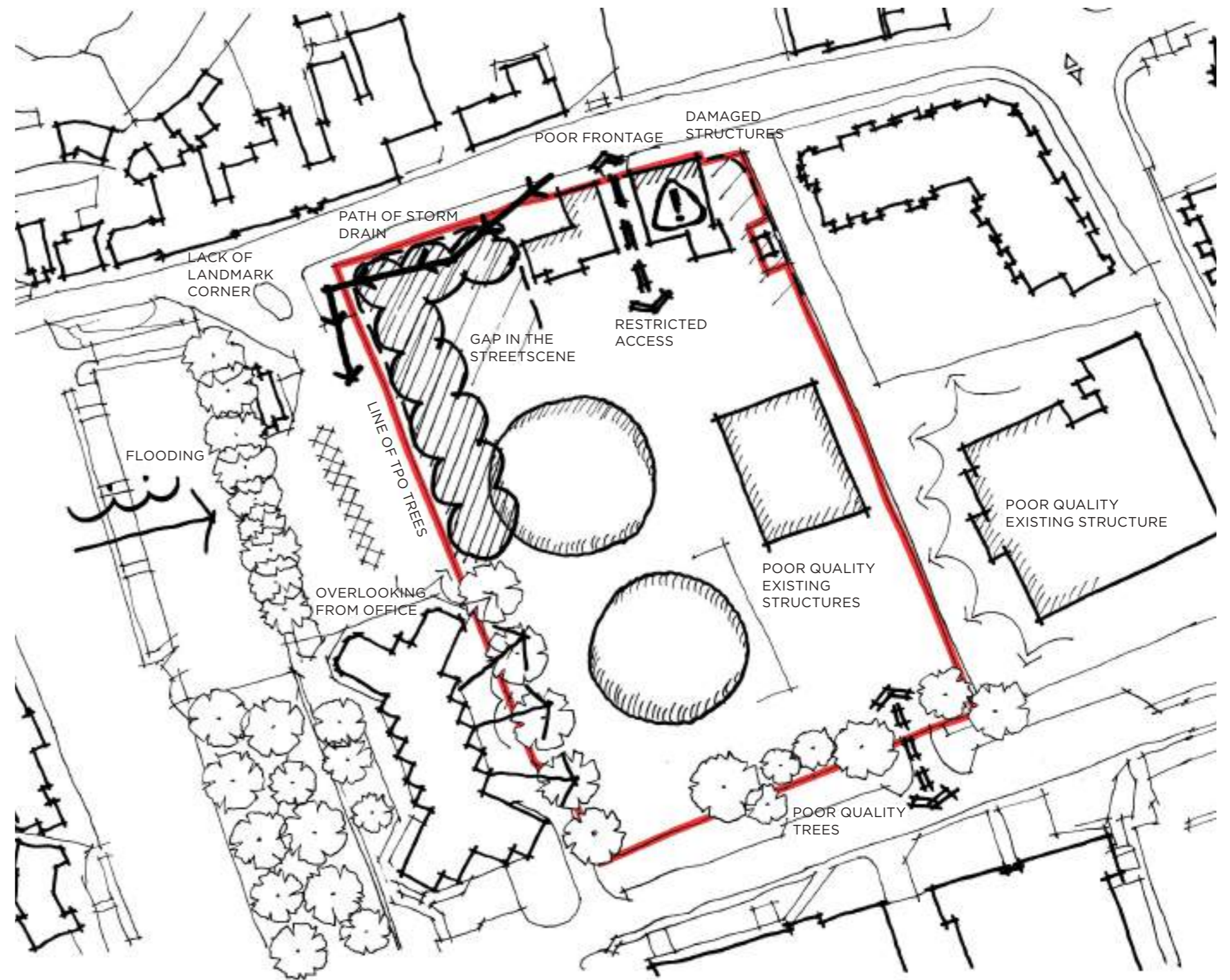
SITE PHOTOS



SITE CONSTRAINTS

The site has numerous constraints that affect the potential for a successful urban development, including but not restricted to the following -

- The site lies in Flood Risk Zone 3, potentially subject to periodic flood events.
- There are no existing or proposed flood defence walls or other measures enabling the re-purposing of the site for residential use, when sea levels due to climate change are taken into account.
- There is a gap in the street scene along Bridge Street between the two Conservation Areas.
- Lack of a recognisable pattern of urban grain, with a range of urban forms adjacent to the site.
- The site houses the decaying base structures of the gas holders and the ground is polluted. Significant remediation will be required.
- Disused and damaged buildings on site.
- Traffic noise and exhaust pollution from Bridge Street.
- No pedestrian or vehicular connectivity or permeability within or through the site; Two Riversmeet Leisure Centre is presently indirectly cut off from the town centre.
- TPO trees along the northern, western and southern boundaries of the site, with root protection areas affecting the developable area.
- A lack of natural amenity within the site, with the exception of trees to the western and southern boundaries. Trees to the north west corner have been pollarded, reducing their value.
- Storm drain to the north-west corner of the site with a 8m wide easement.

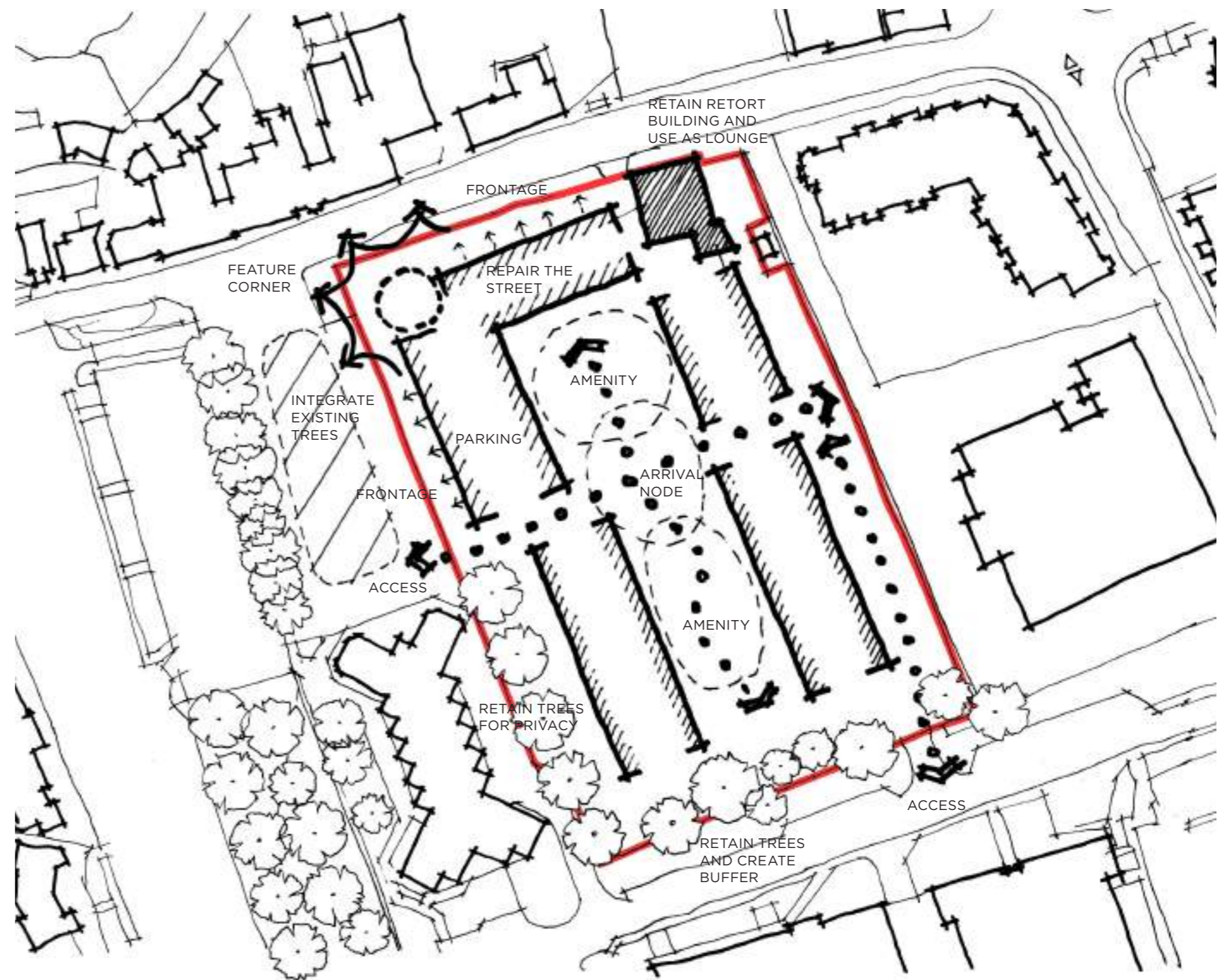


DEVELOPMENT CONSTRAINTS DIAGRAM

SITE OPPORTUNITIES

The clearance and removal of most of the existing buildings and structures creates numerous opportunities and potential for a successful urban development, including but not restricted to the following -

- Creation of a new urban 'Quarter' that unifies the incomplete frontage of the southern side of Bridge Street.
- Creation of a new series of inter-linked buildings in a recognisable urban pattern on an existing disused urban site.
- Creation of strong, detailed, high-quality and architecturally sympathetic frontages to Bridge Street.
- Utilise the principles of 'Gentle Densification' to increase the density and height of this dis-used site.
- Creation of urban grain linkages to Priory Lodge, Avon Works proposed office building, former BCP offices and Two Riversmeet Leisure Centre.
- Creation of new pedestrian & cycle permeability through the site, particularly enhancing permeability to the Leisure Centre.
- Set back from Bridge Street to mitigate the effects of traffic pollution and noise, and create an attractive landscaped buffer.
- Retain and repair the existing Retort building to use as a new entrance and Owners Lounge.
- Create a new high quality landscape scheme throughout the site.
- Creation of new private and public amenity spaces within the masterplan.
- Creation of much needed active and passive surveillance to the general area.
- Opportunity for high quality residential development within 500m of the town centre.

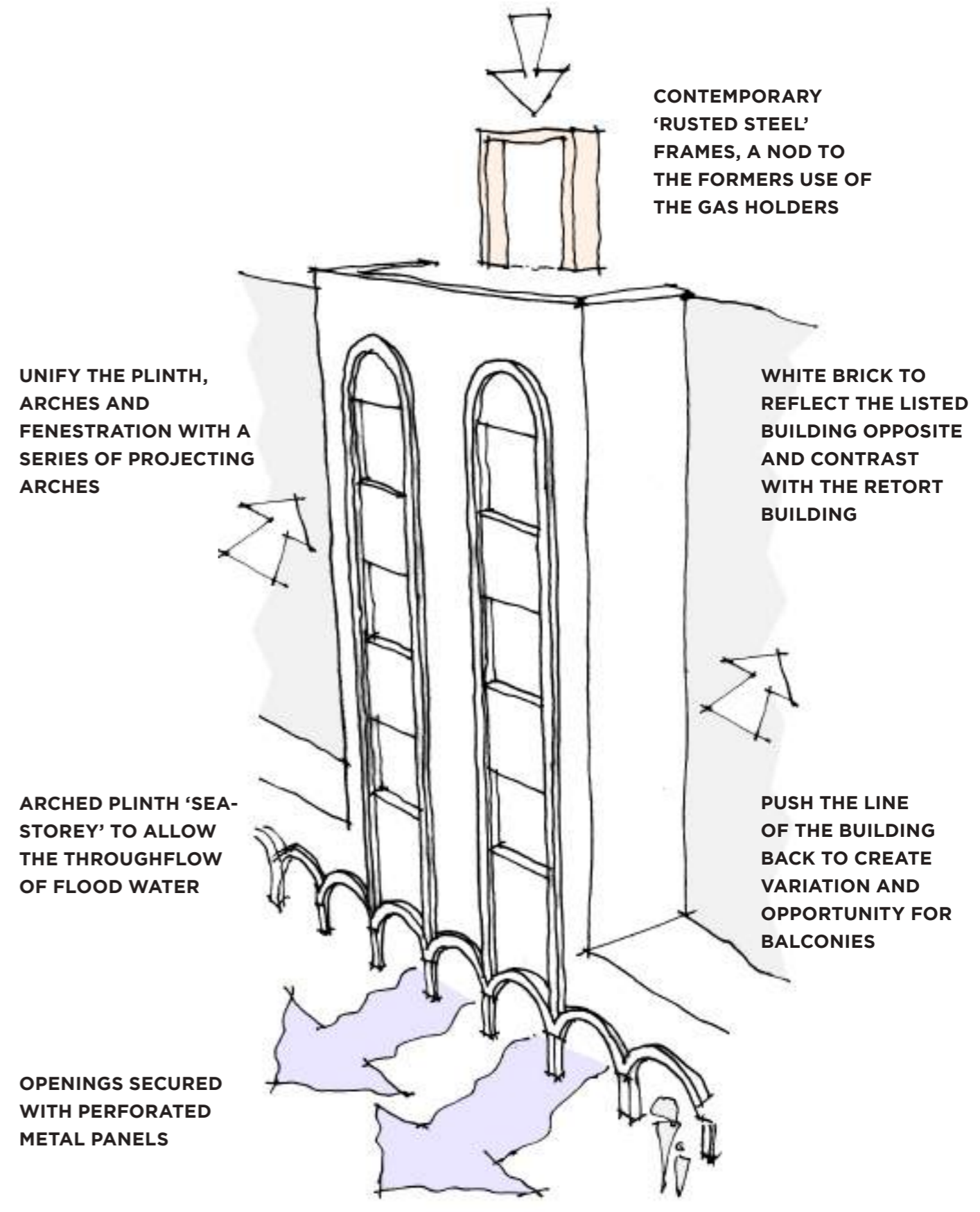


DEVELOPMENT OPPORTUNITIES DIAGRAM

DESIGN INSPIRATION



MATERIALS CONCEPT



RETIREMENT BLOCK DESIGN CONCEPT



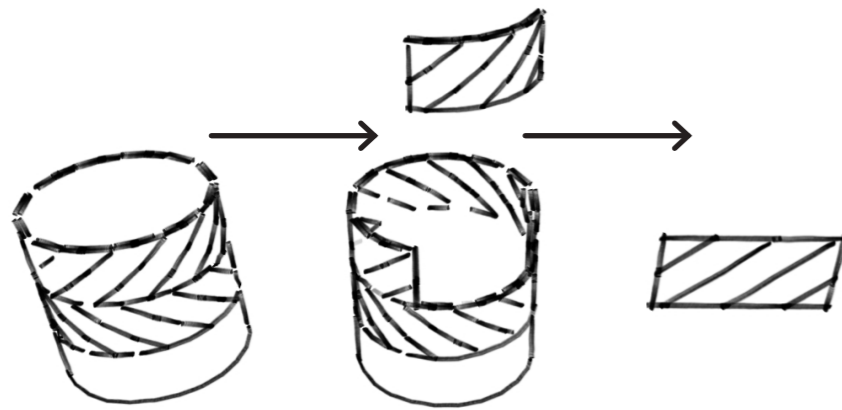
UPPER FLOOR



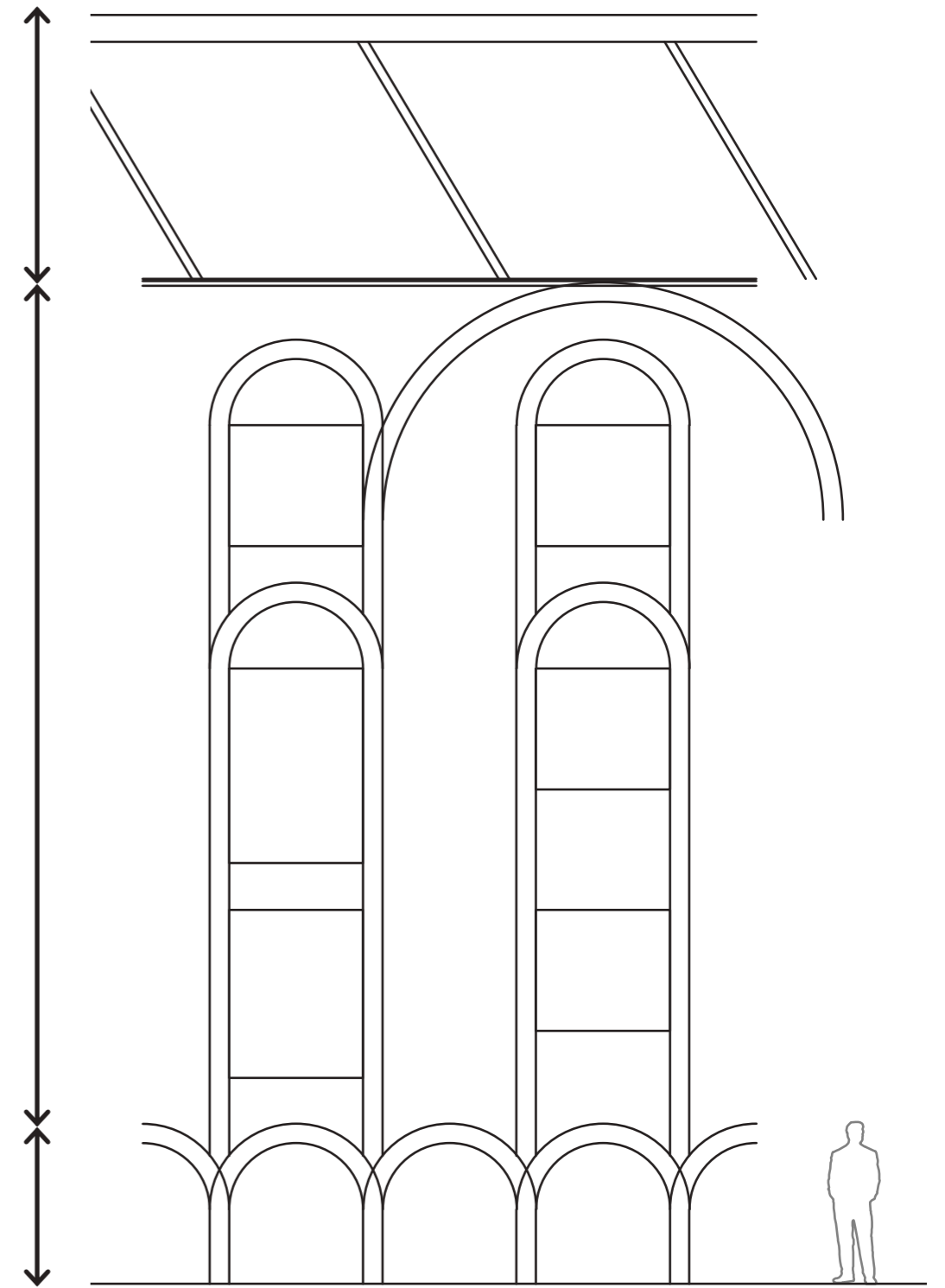
LOWER FLOORS



PLINTH TO ALLOW THE THROUGHFLOW OF WATER



DECONSTRUCT THE GASHOLDER TO FORM THE LID



UNIFY THE PLINTH, ARCHES AND FENESTRATION WITH A SERIES OF INTERLOCKING ARCHES

DEVELOPMENT OF THE MASTERPLAN



1. Former Retort building retained re-purposed into Owners Lounge.
2. New entrance from Bridge Street.
3. No vehicle access from Bridge Street; all from south side of site.
4. New 'super bus stop'.
5. Building set further back from street to allow more public realm.

6. BCP car park retained as existing.
7. TPO trees to southern boundary retained.
8. Open market and Affordable housing buildings to avoid north-facing apartments.
9. Central landscaped amenity area larger.
10. Parking moved under buildings.



THIS CONSULTATION - PROPOSED MASTERPLAN

FIRST CONSULTATION - PROPOSED MASTERPLAN

PROPOSED LANDSCAPE PROPOSALS



FIRST CONSULTATION - PROPOSED LANDSCAPE DESIGN



THIS CONSULTATION - PROPOSED LANDSCAPE DESIGN

DEVELOPMENT OF THE MASTERPLAN



FIRST CONSULTATION - AERIAL VIEW OF PROPOSED DEVELOPMENT LOOKING SOUTH EAST

THIS CONSULTATION - AERIAL VIEW OF PROPOSED DEVELOPMENT LOOKING SOUTH EAST



FIRST CONSULTATION - AERIAL VIEW OF PROPOSED DEVELOPMENT LOOKING SOUTH WEST

THIS CONSULTATION - AERIAL VIEW OF PROPOSED DEVELOPMENT LOOKING SOUTH WEST

DEVELOPMENT OF THE MASTERPLAN



FIRST CONSULTATION - AERIAL VIEW OF PROPOSED DEVELOPMENT LOOKING NORTH EAST



THIS CONSULTATION - AERIAL VIEW OF PROPOSED DEVELOPMENT LOOKING NORTH EAST

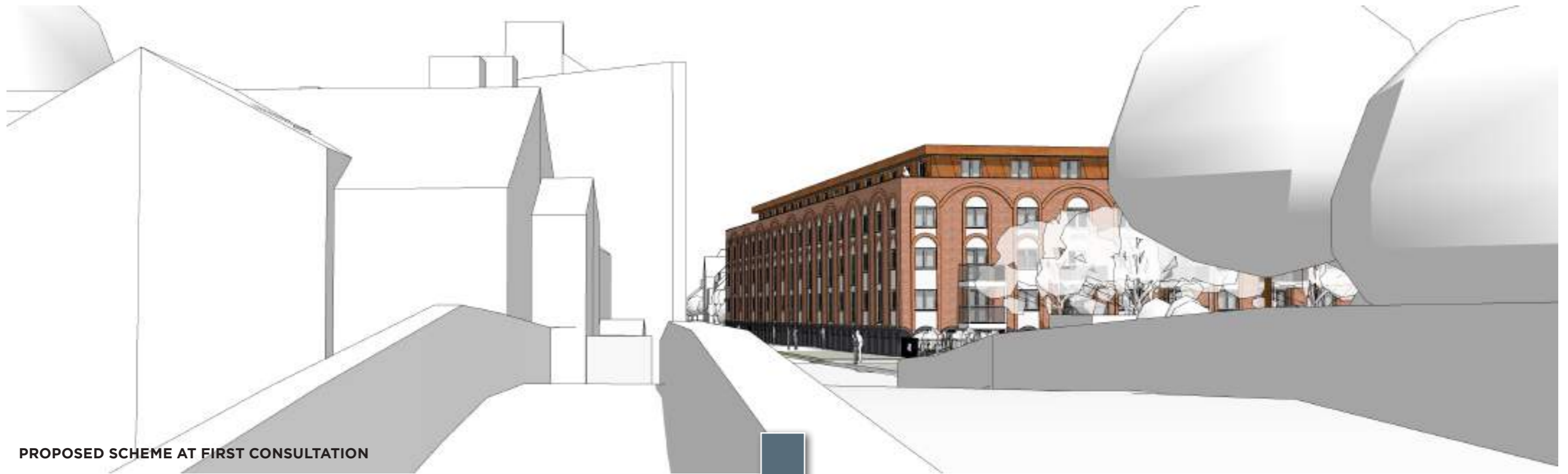


FIRST CONSULTATION - AERIAL VIEW OF PROPOSED DEVELOPMENT LOOKING NORTH WEST



THIS CONSULTATION - AERIAL VIEW OF PROPOSED DEVELOPMENT LOOKING NORTH WEST

VIEW OF PROPOSED DEVELOPMENT FROM WELLINGTON BRIDGE



PROPOSED SCHEME AT FIRST CONSULTATION



REVISED SCHEME AT THIS CONSULTATION

VIEW OF PROPOSED DEVELOPMENT FROM BRIDGE STREET

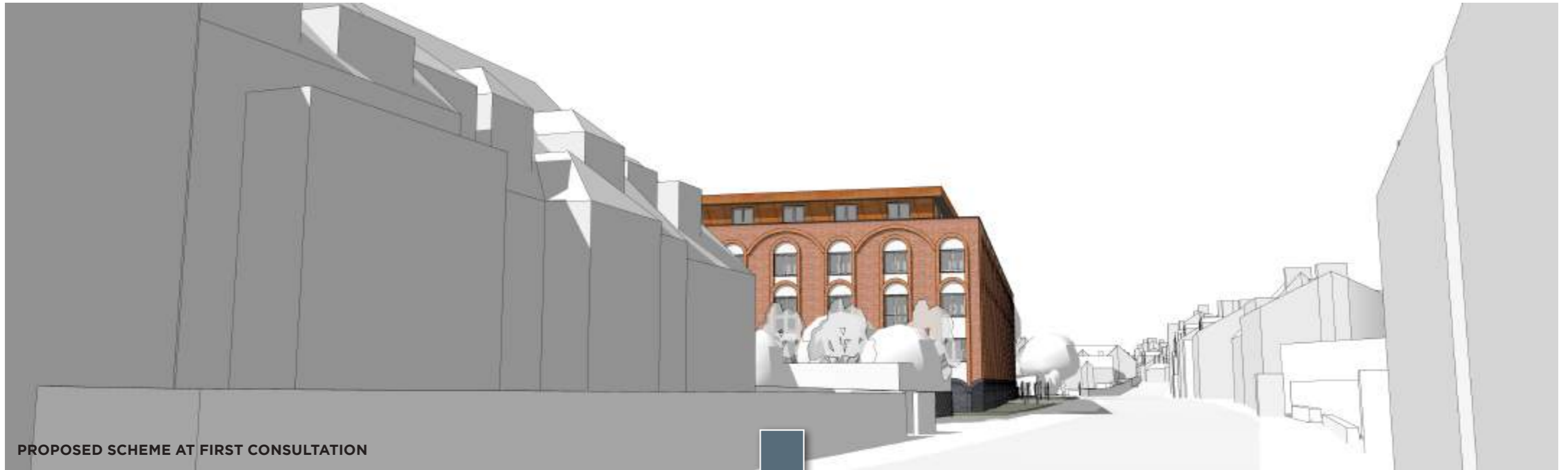


PROPOSED SCHEME AT FIRST CONSULTATION

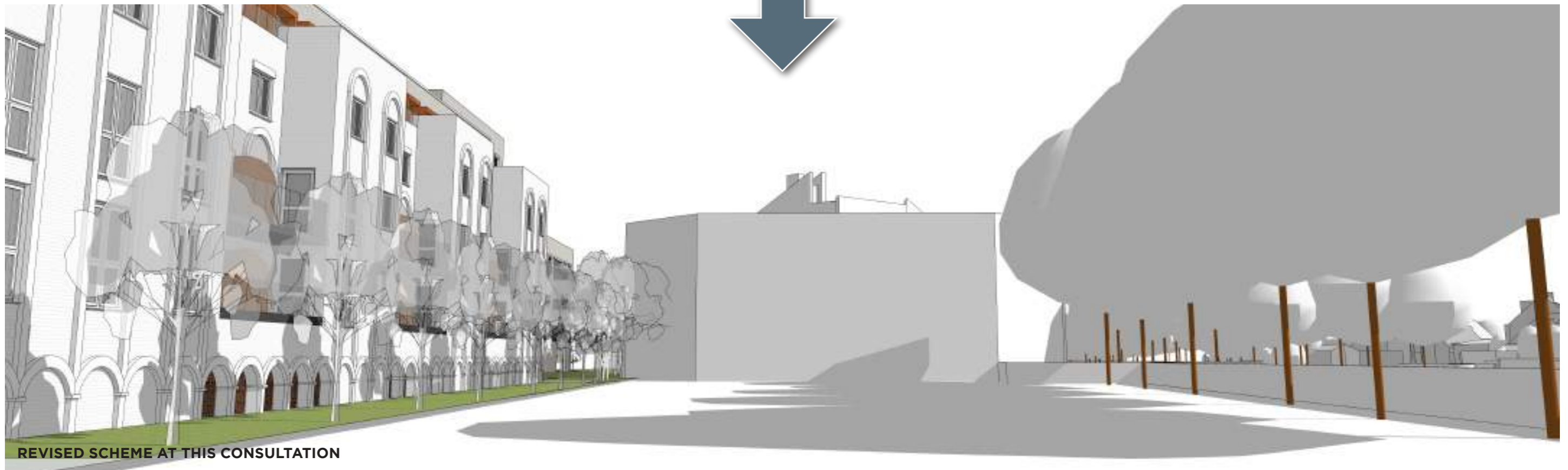


REVISED SCHEME AT THIS CONSULTATION

VIEW OF PROPOSED DEVELOPMENT FROM BRIDGE STREET



VIEW OF PROPOSED DEVELOPMENT FROM BRIDGE STREET



COMPUTER GENERATED VIEWS OF PROPOSED DEVELOPMENT



VIEW OF PROPOSED DEVELOPMENT FACING EAST

COMPUTER GENERATED VIEWS OF PROPOSED DEVELOPMENT



VIEW OF PROPOSED DEVELOPMENT FROM THE TOWN BRIDGE

NEXT STEPS

Thank you for taking the time to review our revised proposals for the redevelopment of the former Gas Works site, Christchurch; your time is appreciated.

We would be most grateful if you could take the time to put any comments or questions you may have on the feedback form and leave it in the box provided, or return comments via a freepost envelope, or complete a form on the website.

Feedback received will be considered by Churchill Retirement Living and where feasible inform further development of, or changes to, the design and layout of the proposed scheme.

In the last year Churchill Retirement Living have liaised with the following groups and organisations to steer this project towards a mutually successful outcome -

- BCP Futures, through input into their masterplan.
- BCP Council, by seeking pre-application advice.
- Christchurch Town Council, through presentation and discussion.
- Design Review Panel, through presentation and discussion.
- Christchurch Citizens Association, through presentation and discussion.
- The residents of Christchurch, through the first Public Consultation.

The next step is the submission of a planning application in the near future.
Once again, thanks for your time.



YOU ASKED, WE LISTENED - CHANGES FOLLOWING THE PREVIOUS PUBLIC CONSULTATION

“ Would like to see the design keeping the Retort Building. ”

Following further detailed investigation and a structural survey the Boiler and Booster house can be retained.

The existing roof needs replacing. It is proposed to re-open a number of windows and use this building as the 'Owners Lounge' for the retirement apartments.

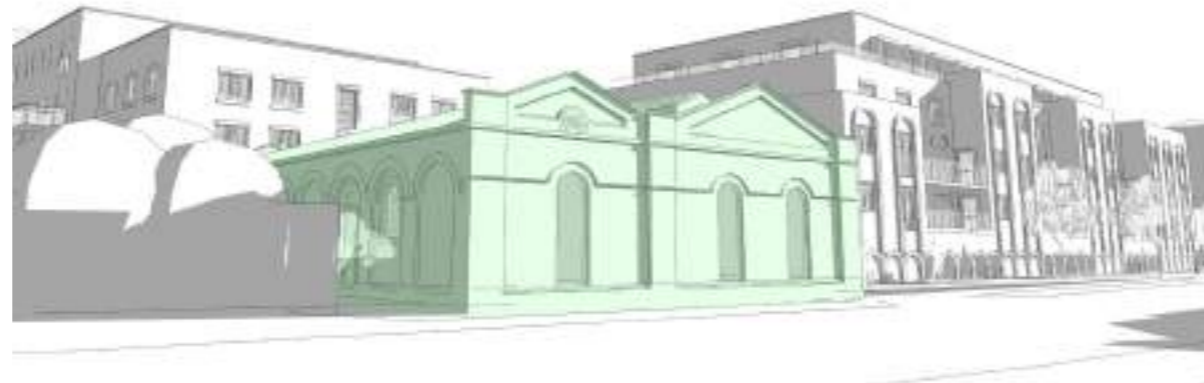
“ Design doesn't sit well in the area. ”

The design has been broken up. Bays will be included along Bridge Street with set back glass balconies, giving a residential feel to the building.

A variation in heights has been introduced throughout the site, breaking up the scale and the mass.

The materials will predominantly use a light brick, reflecting the lighter colours found opposite the site on Bridge Street.

It has been deliberately chosen not to propose a pastiche design reflecting the adjacent Churchill Lodge. The proposal seeks to combine the old boiler and pump house and the new design, creating a new quarter for Christchurch.



Retort building retained



Bays and set back balconies have been introduced



New main entrance on Bridge Street

“ Main entrance not welcoming. ”

The main entrance has now been relocated to adjacent to the retained Retort Building, providing a welcoming entrance off Bridge Street.

“ Contamination needs to be carefully eliminated. ”

The applicant has undertaken a site investigation and groundwater testing to understand potential contamination sources.

These have been submitted to the Environment Agency and the applicant will work with them to ensure that any contamination is fully understood and eliminated, or managed

No substances will be allowed to migrate to areas close to the River Avon.

“ Don't like the name. ”

We are considering the options for the name of the site and this won't be determined until much later.

YOU ASKED, WE LISTENED - CHANGES FOLLOWING THE PREVIOUS PUBLIC CONSULTATION

“ There is very little amenity space within the proposals. ”

Turning the buildings from an east-west orientation to a north-south orientation. This together with the undercroft parking has created a large area of amenity space in the centre of the site.

All apartments for the southern two blocks will have individual balconies.

For the retirement element there will be a large 'Owners Lounge' and patio, providing internal and external communal amenity space.

“ Concerns over impact on neighbouring residential properties. ”

The building has been moved further back into the site.

A daylight analysis is being undertaken to ensure there is no adverse impact on the properties opposite the site on Bridge Street.

“ The area needs to be a healthy mix of ages. ”

The proposed development is designed to deliver a multi-generational community, for children, families and the older generation.



New central amenity space



Retained trees to the west and south of the site



Widened streetscene, increasing the distance to the buildings opposite

“ Very concerned at the loss of the trees. ”

The amended design will retain more of the trees so that those on the southern half of the western boundary and the southern boundary are all now being retained.

The proposal seeks to remove the trees on the corner of Bridge Street and the car park and replace them with significant tree planting.

The trees on the site were planted purely to screen the gas towers from view. As they are now gone, the proposal seeks to balance retention of the majority of trees, with a new landscape setting for the proposed new use.

The development will deliver a biodiversity net gain. Trees have a high biodiversity value and so more native species trees will be replanted than the number lost, increasing the biodiversity range

“ Christchurch doesn't need more retirement apartments. ”

The government recognises there is a 'critical' need for older person's accommodation. In BCP the total number of people aged 65 and over is projected to increase by 40% over the plan period.

The Housing Needs Assessment identifies a need for an additional 729 retirement housing units in BCP by 2039.

YOU ASKED, WE LISTENED - CHANGES FOLLOWING THE PREVIOUS PUBLIC CONSULTATION

“ Not enough parking spaces. ”

We are proposing undercroft parking for all of the buildings rather than surface parking.

The proposed level of parking is considered to provide an appropriate balance between the wishes of BCP for a car free development and the local feedback received.

The scheme proposes 34 parking spaces for the retirement units and 37 for the open market and affordable units.

“ Will there be EV charging points? ”

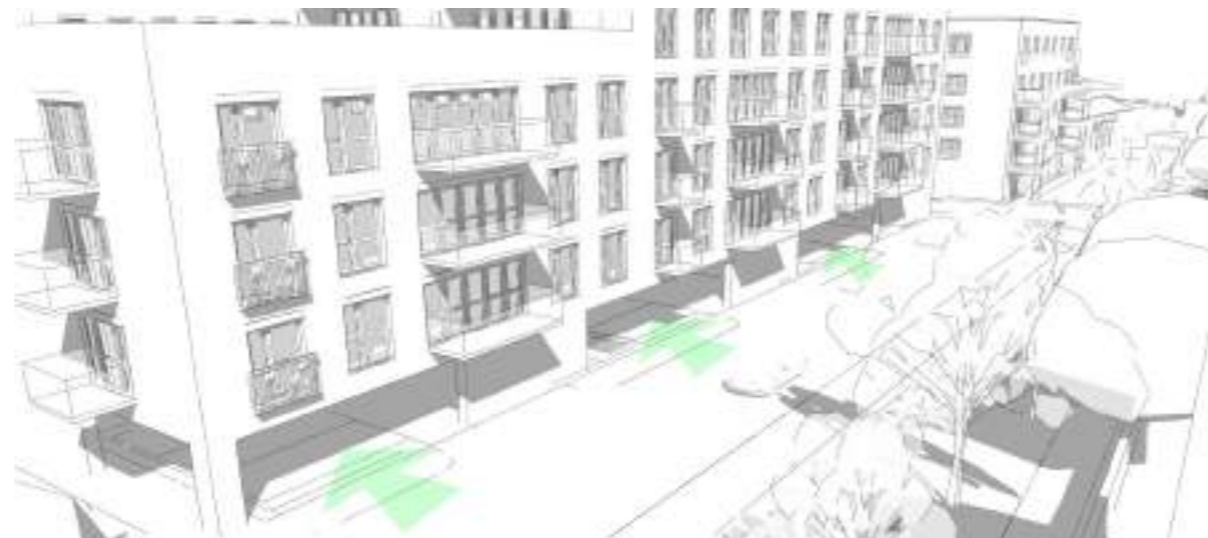
Yes, EV charging points will be provided throughout the development.

“ Roads are gridlocked. No information has been provided on effect of increased traffic. ”

Information on effect of increased traffic on local road network to be included in our application by our Highways Consultant, Paul Basham Associates.



High-quality public and private realm with no dedicated parking



Undercroft parking proposed to all buildings



Relationship of the proposal to the existing streetscene

“ Christchurch needs more affordable homes. ”

This proposal seeks to deliver 88 homes in addition to the retirement dwellings. This includes -

35 social rented homes and 9 discounted ‘first homes’ homes for sale. 44 will be open market homes.

These will be passed to a registered provider who will then allocate them in accordance with the BCP Housing Allocations policy

“ Please include houses as well as flats. ”

This is a brownfield site in the town centre. The Government’s National Planning Policy Framework is clear that Council’s should prioritise and optimise the use of brownfield land in order to protect greenfield sites.

BCP is looking to deliver between 150 and 190 homes on this site. Lower density houses would mean more housing would be needed on other sites elsewhere, possibly using greenfield and Green Belt sites.

These will be high quality apartments, with balconies or roof terraces for the top floors.

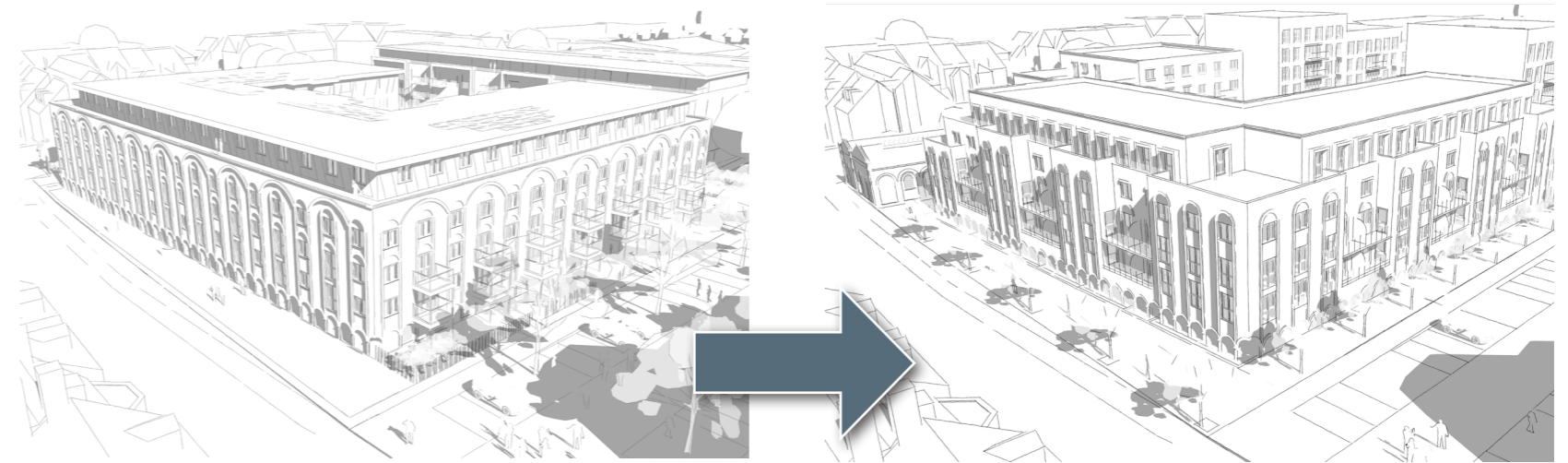
THEY ASKED, WE LISTENED - CHANGES FOLLOWING PRESENTATION TO THE DESIGN REVIEW PANEL

The proposals were presented to Design West, the South West Design Review Panel on 23rd September 2022. The panel comprised of -

- Alex Wright - Architect
- Garry Hall - Urban Designer
- Warren Lever - Conservation
- Tim Gale - Landscape / Urban Designer



Their comments are set out together with our responses below -



The scheme as proposed before the Design Review Panel's comments

The scheme as proposed integrating the Design Review Panel's comments

Design Review Panel's comments -

Churchill Retirement Living's response to the comments -

Retention of the Retort Building would provide a better link with the history of the site - old and new together.	We are now proposing to retain the Retort building into the masterplan.
More articulation in the elevations is needed.	The long and linear frontages have now been broken up with the introduction of bays and set-backs.
Balconies would animate the upper floors.	The elevation now features a series of balconies at the upper floors.
Introduce a varied roof scale as this is more typical of Christchurch.	The elevations feature a series of steps, and the roof steps down to the retained Retort building.
Over half of the apartments face north-south. Can they be turned to face east-west?	The orientation of the open market and affordable blocks have been turned by 90-degrees to face east-west.
Can the main entrance come off Bridge Street?	With the retention of the Retort building and the repositioning of the parking under the building, the entrance has been moved as part of the desire to add new active frontage.
We would accept a taller retirement scheme if it helped create a varied roofscape.	The offer was considered; the proposed scheme is smaller through considered and creative design.
Are the two accesses justified? Can the access be off Stony Lane South to retain the Retort building?	The masterplan now proposes all vehicular access to the south of the site.
Too much surface level parking. Can this go under the building?	The parking is now mostly under the buildings, and the number of parking spaces across the proposals has been reduced.
The scheme needs more public realm and landscaping.	With the parking under buildings and new building orientations, a large central green landscaped area will now be created.
Loss of TPO trees is a negative aspect of the proposals. Is this essential?	The scheme will retain the trees to the southern boundary, and between the western block and BCP's former offices.
Too many materials proposed within the scheme.	The materials are now reflective of the lighter brick and render tones of Bridge Street.
Building typologies don't provide active frontages. Can the scheme incorporate maisonette with steps down to the pavement?	Maisonettes with steps do not provide the level access that is part of level-access retirement living.
Can the retirement block go to the rear of the site?	This would put the town centre amenities further away from the retirement
Owners Lounge would be better located centrally within the retirement building to reduce travel distances.	We will repurpose the Retort building into the Owners Lounge, which is both a more central location and will bring active frontage onto Bridge Street.