

PURPOSE OF THIS CONSULTATION

WELCOME

This consultation is presented on behalf of Churchill Retirement Living and invites you to view and provide feedback on the initial proposals to redevelop the former Gas Works site, Christchurch. 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
- Design Evolution
- Indicative Masterplan
- Preliminary Site-wide Views
- Next Steps

We value your comments on the proposed development. The comments are considered following the consultation to help steer the proposals prior to a planning application being submitted to the Local Planning Authority. How Churchill Retirement Living have considered your comments will be detailed in a Statement of Community Involvement that will support any planning application.

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 Pump House (The Site) with construction of -

- Retirement living apartments with one- and two- bedrooms.
- Open market and affordable housing apartments with one- two- and three-bedrooms.

Each development will have its own ground floor entrance, associated parking and landscaping.

VISION

Churchill Retirement Living's vision for the site is to deliver a regeneration scheme that provides 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 socio, economic and environmental benefits.

The proposal is for a housing development of circa. 190-200 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.

OVER
600,000



PEOPLE ARE OVER
THE AGE OF 90

THE NUMBER OF PEOPLE OVER THE AGE OF 65 IS
PREDICTED TO PASS



15 MILLION

BY 2030

THERE ARE



17,000

CENTENARIANS

THE NUMBER OF PEOPLE OVER THE AGE
OF 65 IS PREDICTED TO RISE BY

20%



IN THE NEXT 10 YEARS

THE NUMBER OF PEOPLE OVER THE AGE OF



IS PREDICTED TO DOUBLE IN THE NEXT 40 YEARS

BENEFITS OF THE PROPOSED DEVELOPMENT

Operational and expenditure benefits



Construction benefits



Wider 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'.

Recent changes to the NPPF set out at 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 attached 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.

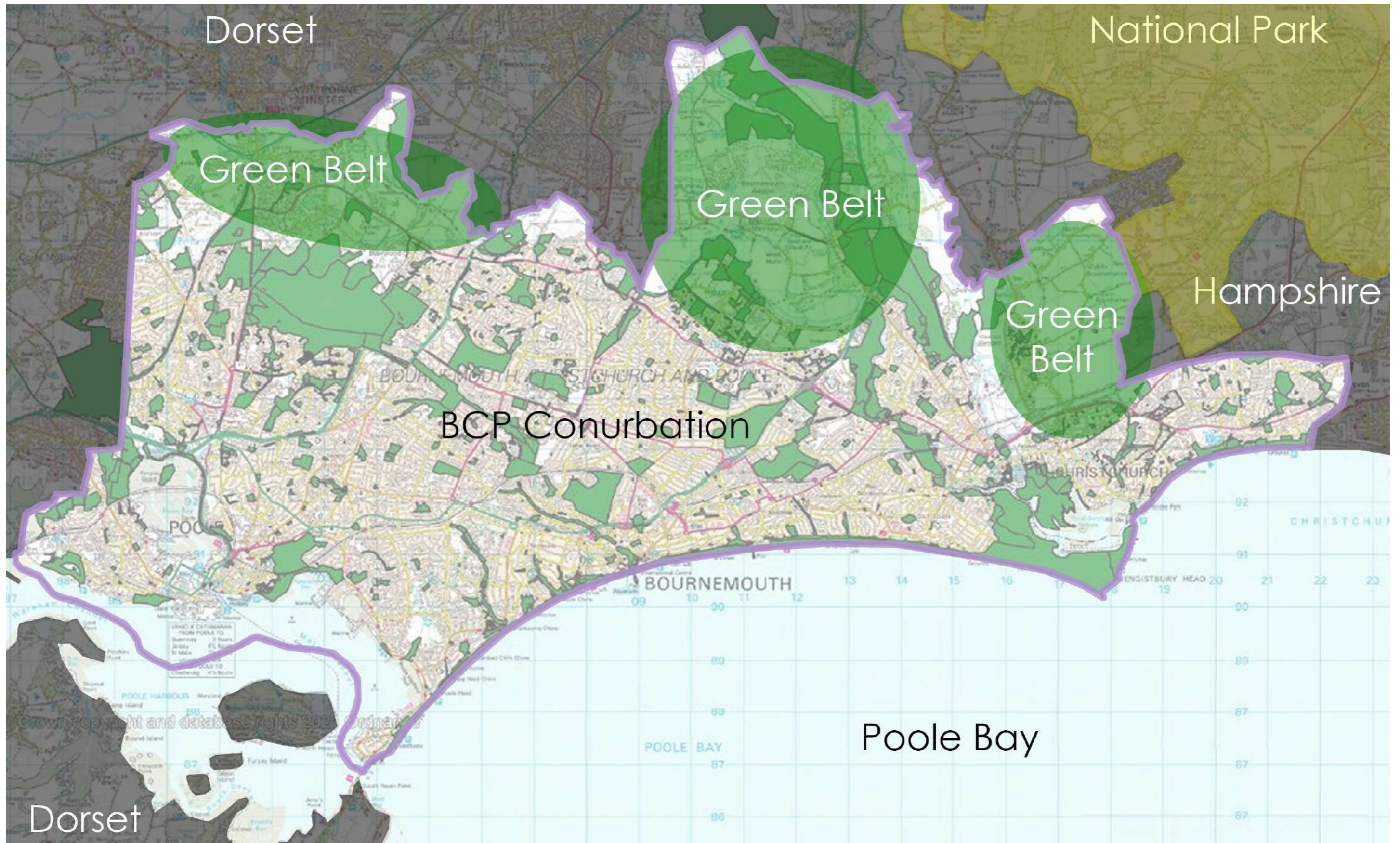


Emerging BCP Local Plan

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.

MAP OF BOURNEMOUTH, CHRISTCHURCH AND POOLE



MAP SHOWING THE EXTENT OF BCP UNITARY LOCAL AUTHORITY

HISTORY OF THE SITE

The Gas Works

Gas was manufactured in Britain between 1792 – when William Murdock first used coal gas to light his house and office in Redruth – and 1981, when the last gasworks closed in Britain.

In Christchurch, a privately-owned gasworks had been established by James John Stevens in 1860 at a cost of £2000. It was then purchased in 1876 by The Christchurch Gas Company. By 1903 the gas company had been purchased by the Bournemouth Gas & Water Company.

Gas production had ceased on the site by 1914. A new boiler and booster house was built on the former retort house site at Christchurch. The gas industry was nationalised in 1949, and became a region of Southern Gas.

The Gas Works has historically been a site that has been in isolation, surrounded by a patchwork of large (and previously empty) rectangular sites.

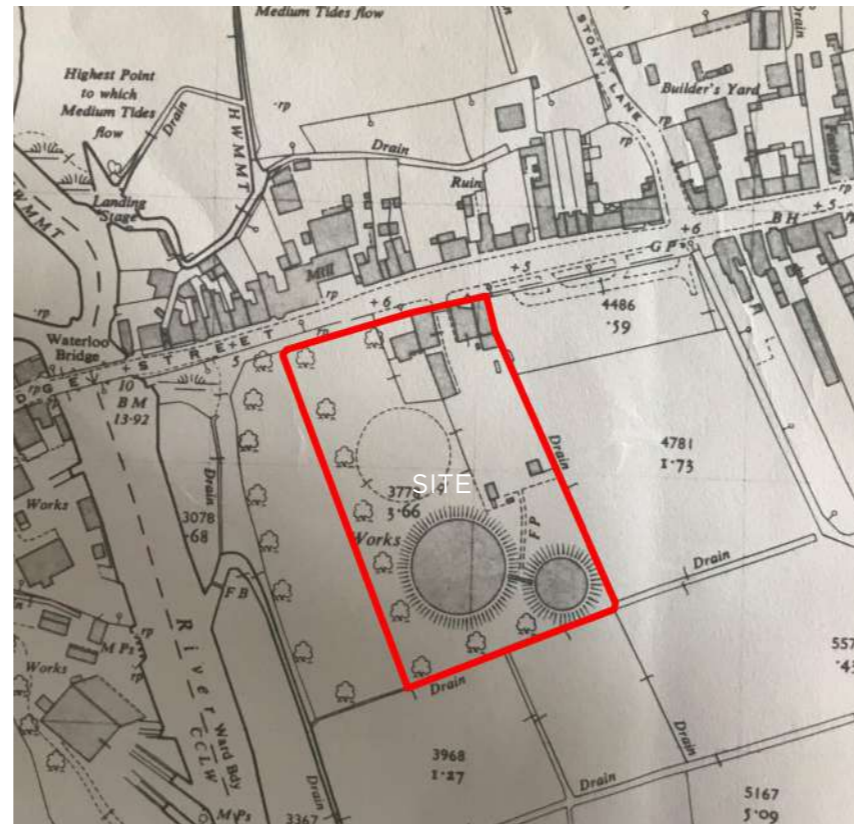
The gas holders and most buildings have been demolished, with only the old Boiler and Booster house buildings remaining.

Character

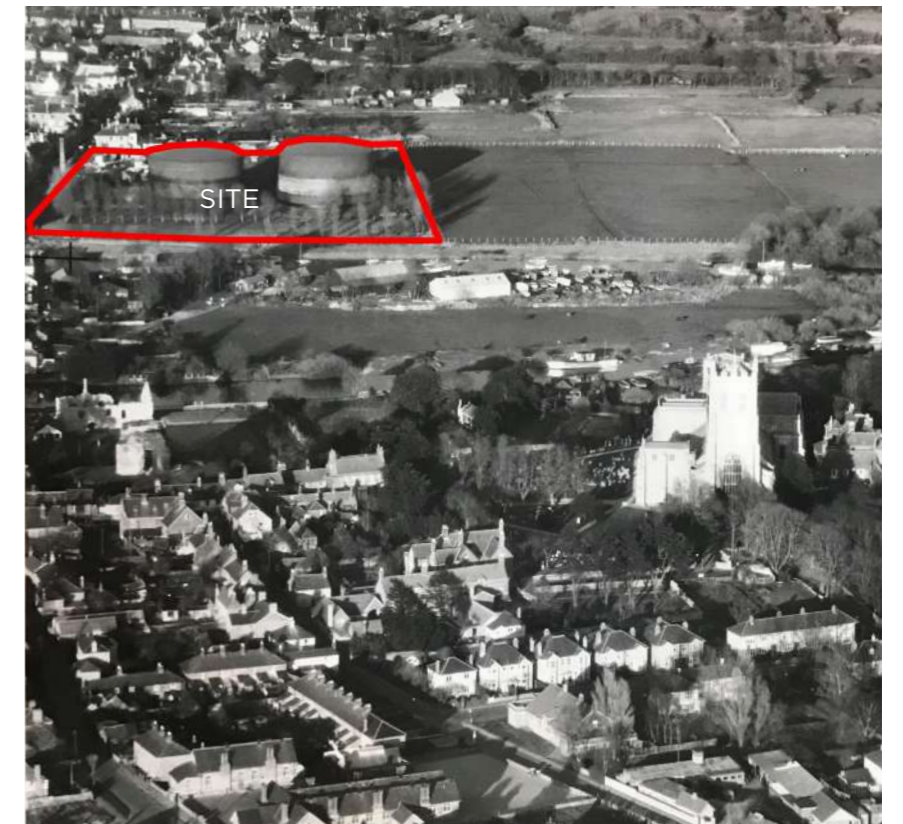
The site and its surrounds remained vacant until expansions of the town beyond the historic core in the early Twentieth Century. The larger sites immediately adjacent to the site have become occupied by larger metal portal framed structures.

Beyond these, to the east, is two-storey brick sub-urban housing. To the west on the opposite side of the River Avon is riverside / quayside development that has been built up to the riverbank, and in some areas altered the riverbank itself.

The northern side of Bridge Street leading into Purewell by comparison has a tightly packed and organised urban grain, characterised by two and three-storey terraced buildings within burgage plots, most fronting the back edge of pavements. These are mostly rendered in white or pastel colours; most have dormered windows.



ORDNANCE SURVEY MAP, C. EARLY 20TH CENTURY



AERIAL PHOTOGRAPH, C. MID-20TH CENTURY



BRIDGE STREET, C.1930



BRIDGE STREET, C.1950

HISTORIC BRIDGE STREET MAPS



1898



1909



1924



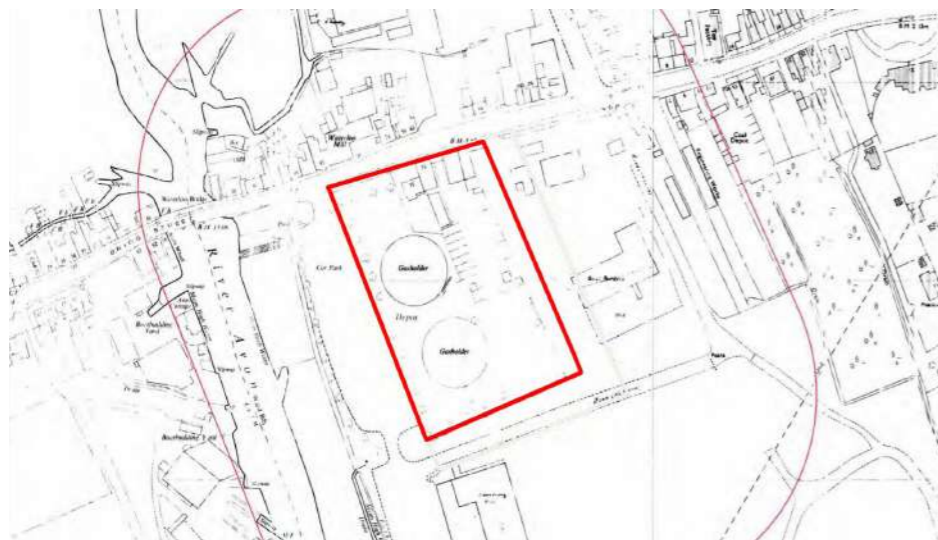
1939



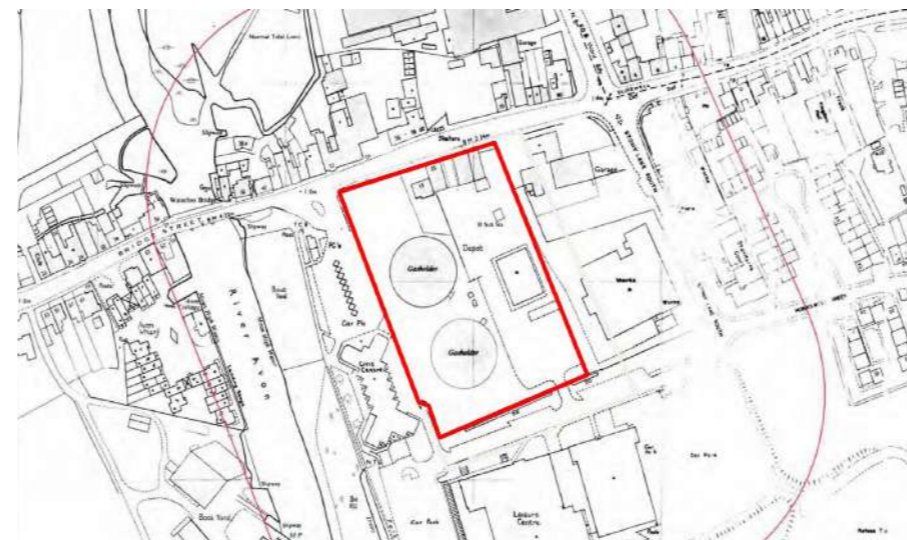
1954



1962



1975



1988



1994

LOCATION OF THE PROPOSED DEVELOPMENT SITE

The site, identified by the red boundary is a former Gas Works and Pump House site, adjacent to the 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

AERIAL VIEWS OF THE PROPOSED DEVELOPMENT SITE



AERIAL VIEW OF DEVELOPMENT SITE LOOKING NORTH EAST



AERIAL VIEW OF DEVELOPMENT SITE LOOKING NORTH WEST

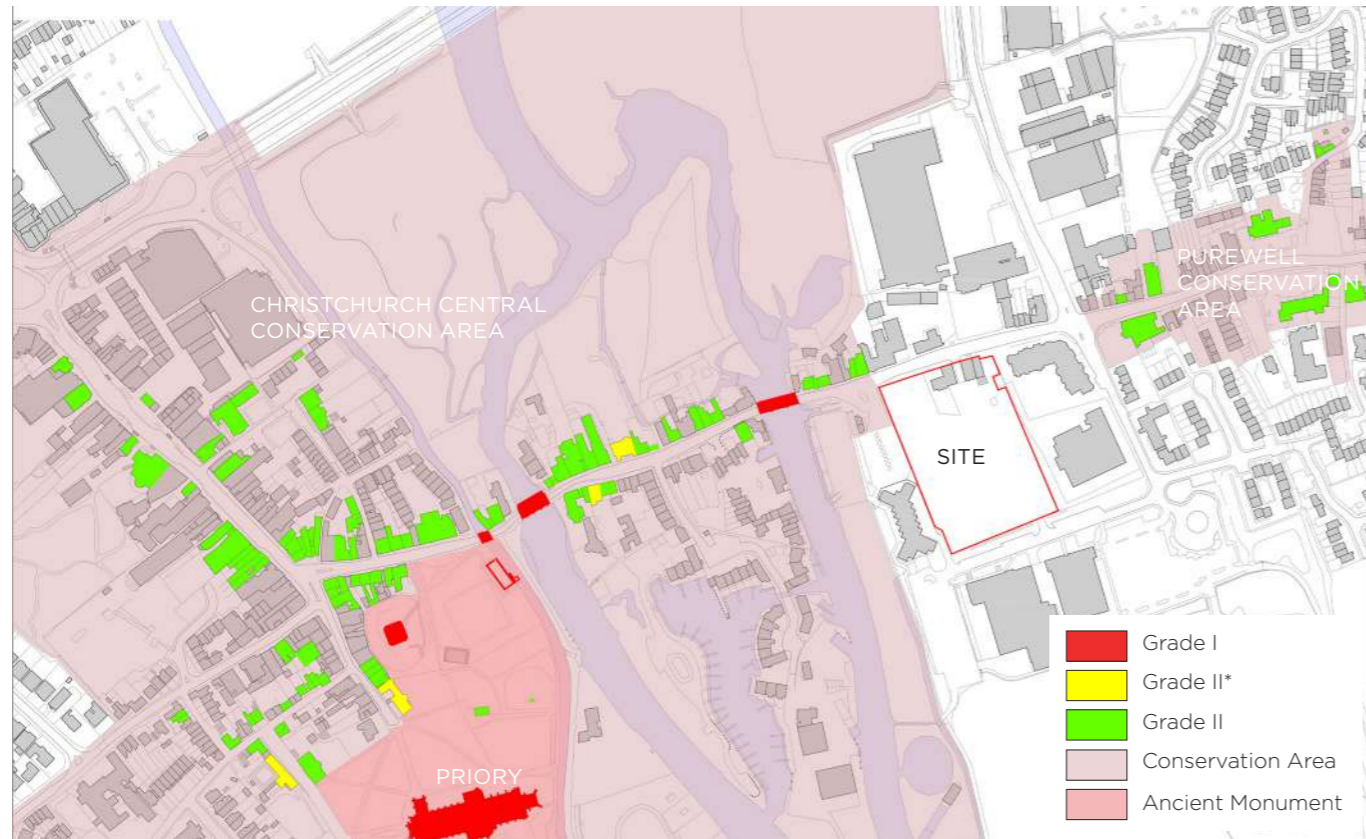


AERIAL VIEW OF DEVELOPMENT SITE LOOKING SOUTH EAST



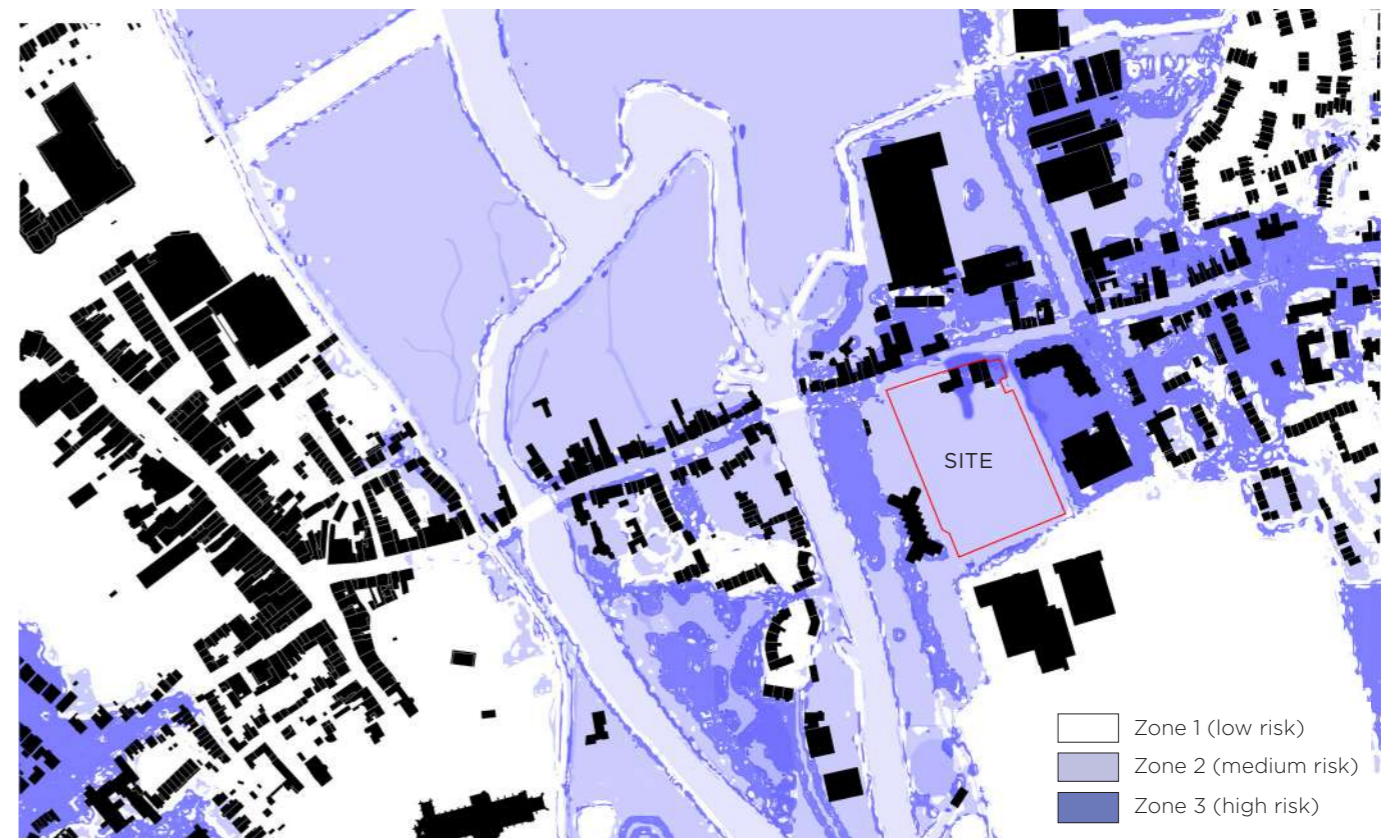
AERIAL VIEW OF DEVELOPMENT SITE LOOKING SOUTH WEST

SITE ANALYSIS



HERITAGE ASSETS

LOCALLY LISTED HERITAGE ASSETS



GREEN SPACE AND LANDSCAPE FEATURES

FLOODING RISK

SITE PHOTOS



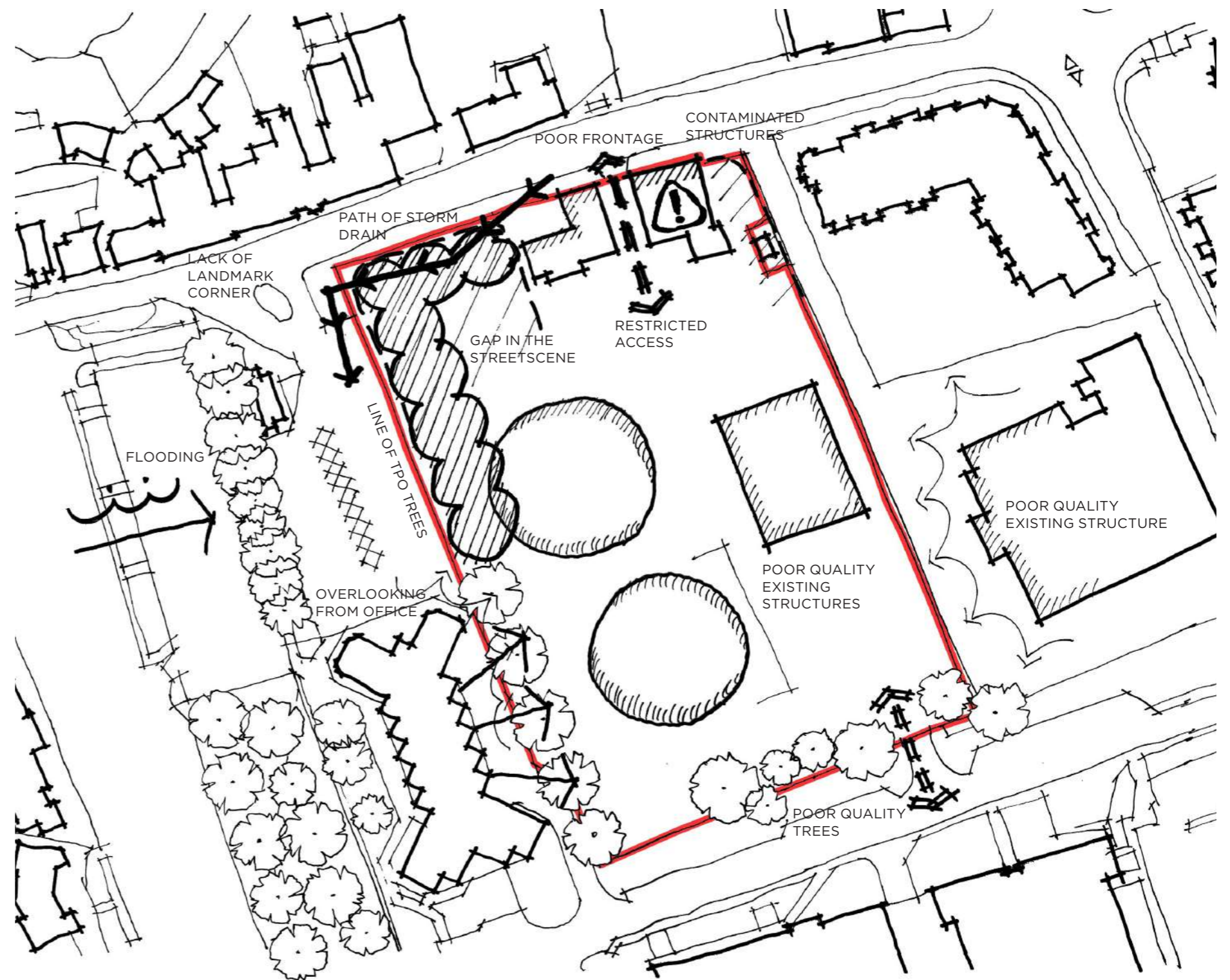
SITE PHOTOS



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 is mostly in Flood Risk Zone 2, with a small part in Flood 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 has a high chance of being heavily polluted. Significant remediation will be required.
- Disused and contaminated 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'd 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 3m wide easement.

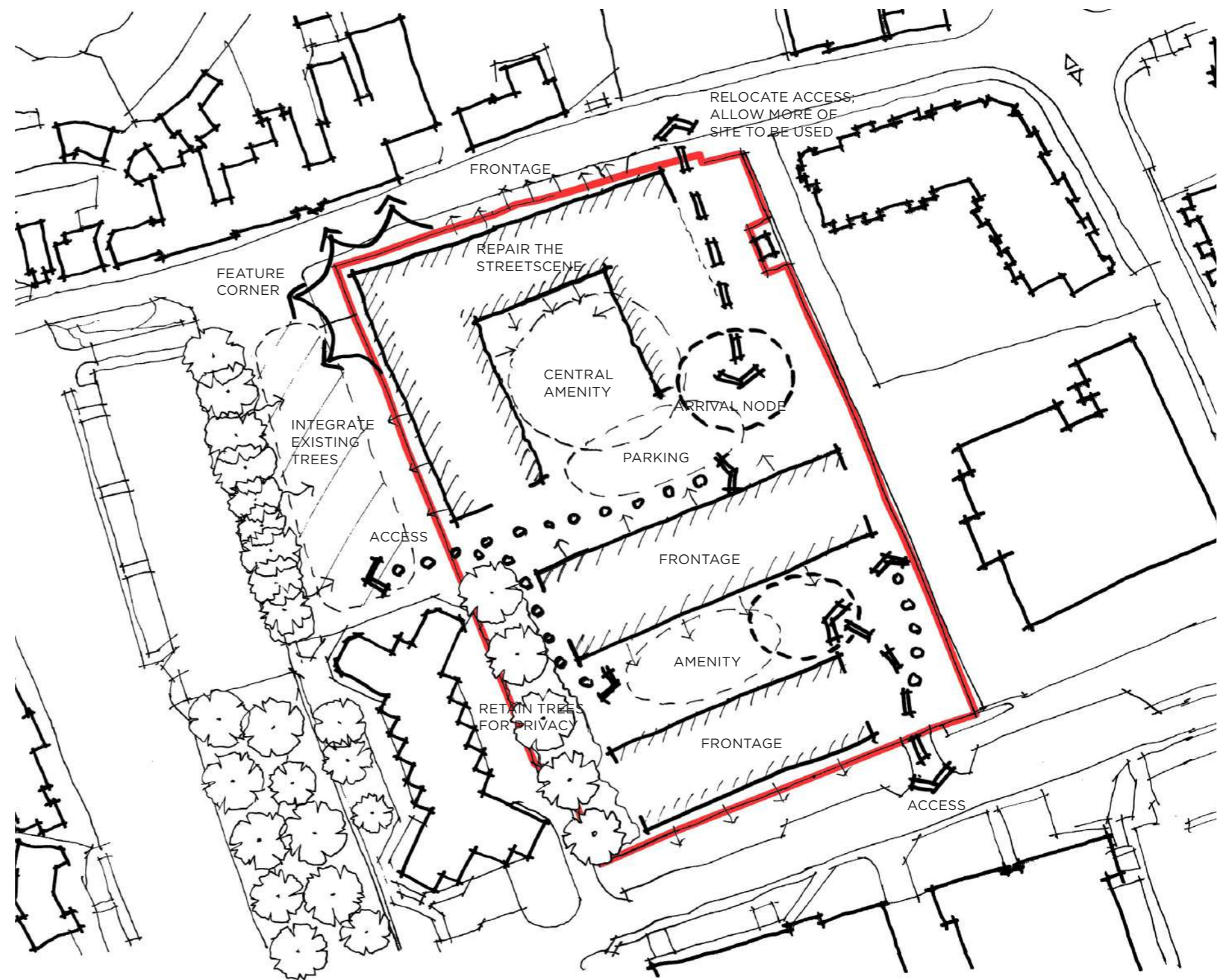


DEVELOPMENT CONSTRAINTS DIAGRAM

SITE OPPORTUNITIES

The clearance and removal of the existing 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 a recognisable urban pattern on an existing disused urban site.
- Creation of a 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, 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.
- 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

SITE ORGANISATION

The design concept for the Site is as follows -

- New architecturally sympathetic active frontage to address and repair the streetscene along Bridge Street.
- The Retirement Living building located facing Bridge Street; the open market and affordable housing buildings located centrally and southerly within the site.
- **Generally, linear buildings at right-angles to the River Avon, as determined through extensive options analysis.**
- Raise all buildings to allow habitable accommodation to an agreeable level for the avoidance of flooding.
- Position car parking under the buildings to maximise space for high quality public and private landscaping.
- Retain and enhance the existing mature trees where possible. Provide public and private amenity for all residents and members of the public.
- The Retirement Living building to take its materiality and architectural cues from the heritage of the adjacent Conservation Areas, to create a consistency to Bridge Street.
- The open market and affordable housing buildings to be read as a pair, taking their materiality and architectural cues from the larger, more modern structures in the area, to create a consistency in feel.
- New pedestrian permeability from the north-west corner of the site to the south-eastern corner of the site.
- Create a new northern vehicular access off Bridge Street for the Retirement Living development.
- Utilise the existing southern vehicular access for the Open Market developments.



SITE ORGANISATION DIAGRAM

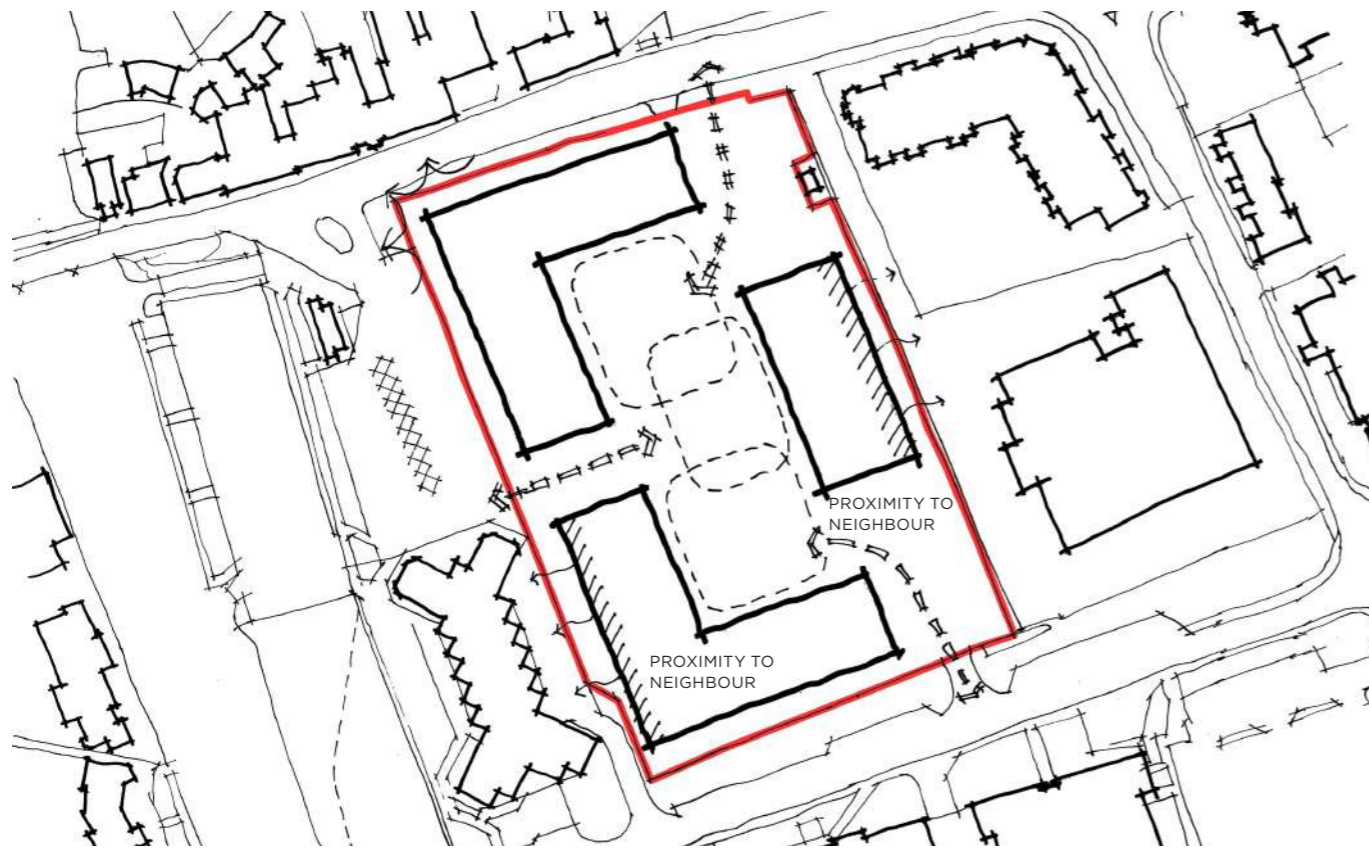
ALTERNATIVE SITE LAYOUT OPTIONS



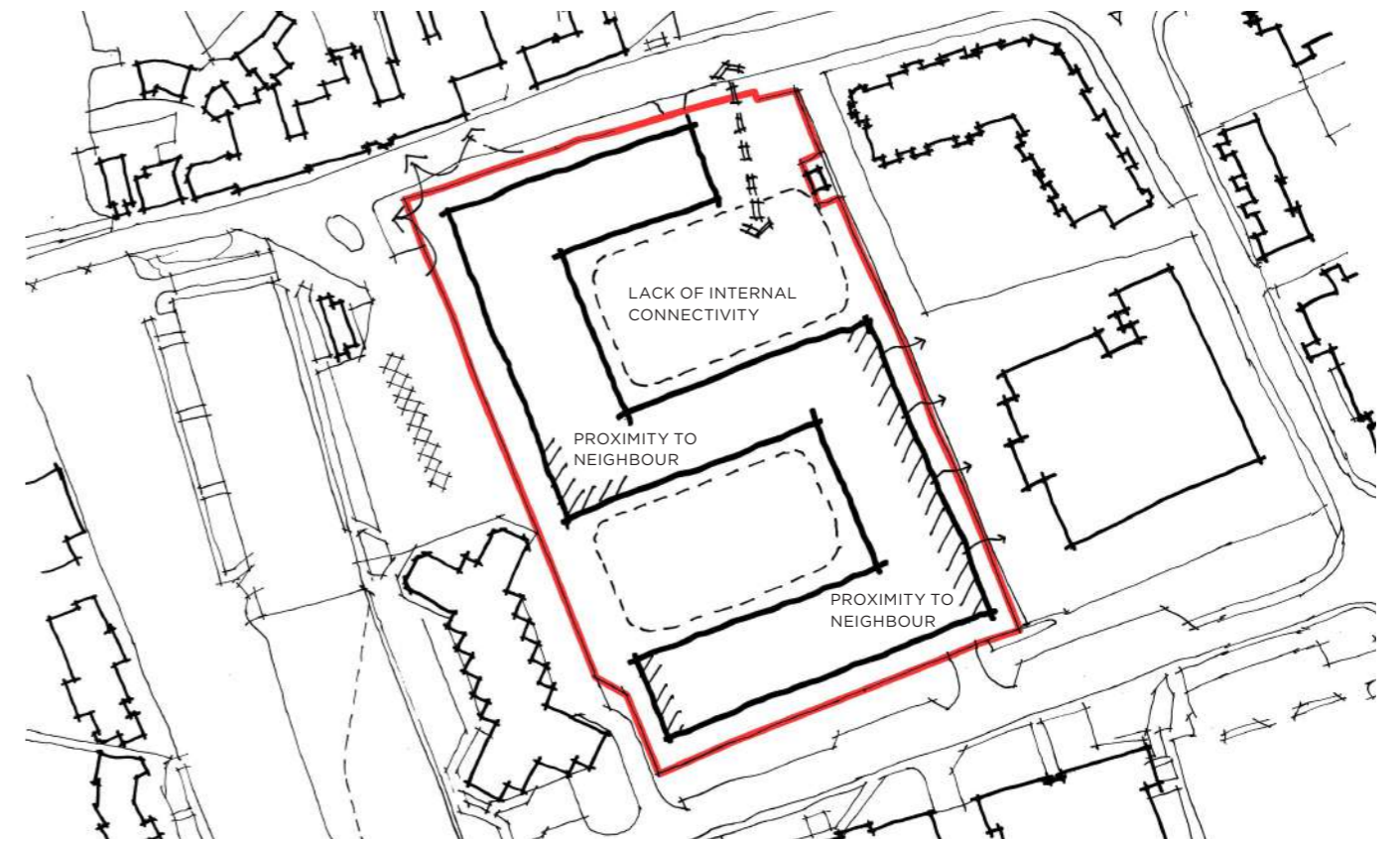
OPTION 1 - LINEAR ARRANGEMENT (EAST-WEST)



OPTION 2 - LINEAR ARRANGEMENT (NORTH-SOUTH)



OPTION 3 - PERIMETER ARRANGEMENT



OPTION 4 - OVER-DEVELOPMENT ARRANGEMENT

RETIREMENT BLOCK DESIGN CONCEPT



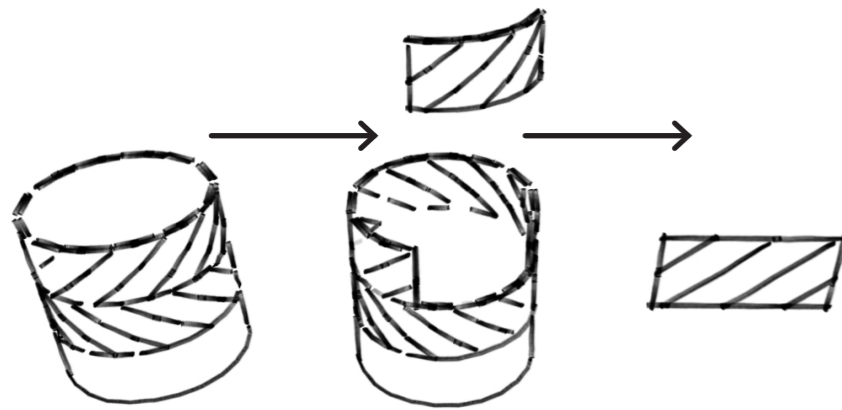
UPPER FLOOR



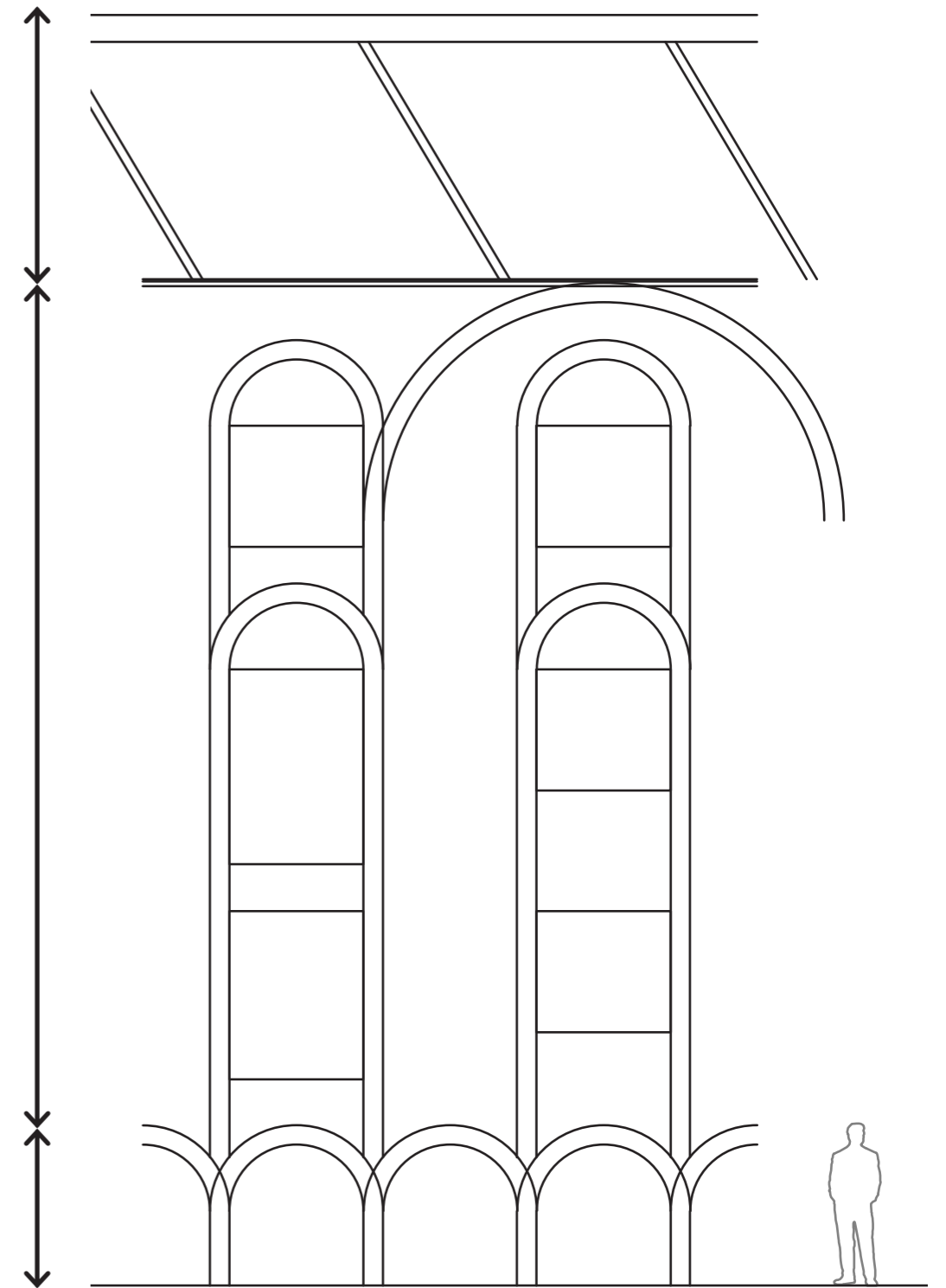
LOWER FLOORS



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

MATERIALS CONCEPT



DESIGN INSPIRATION



INDICATIVE SITE SECTIONS



SECTION A-A



SECTION B-B

KEY TO SECTIONS



EXCERPT FROM HMCLG REPORT 'LIVING WITH BEAUTY', JANUARY 2020

PROPOSED MASTERPLAN

Proposed Masterplan

The proposal raises the buildings to comply with the Environment Agency's guidance and Policy ENV7.

The ground floor habitable accommodation is proposed to be set at a level **+3.60m AOD**, approximately 2.5m above the existing ground level of the site.

Retirement Living Scheme

The proposal for the Retirement Living scheme is a single building, containing circa. **100 apartments**, with an owners' lounge, associated outdoor amenity and car parking.

The proposed height of the building is 3 full storeys fronting Bridge Street, with a set-back top floor above, all set above a semi-open arched plinth.

The main entrance and owners' lounge are accessed via a double-height entrance feature on the eastern side of the building.

Car parking for the development is located to the south of the building, accessed from Bridge Street.

Open Market and Affordable Housing

The proposal for the Open Market and Affordable Housing, containing circa. **90-100 apartments** between them, is for two buildings elevated above under-croft parking, with communal landscaping and circulation.

Car parking for the development is located under the buildings, accessed from Stony Lane South. A provision for cycle storage is proposed to be provided.

The proposed height of the central building is 4 habitable storeys over an under-croft parking area, the proposed height of the southern building is 3 habitable storeys over an undercroft parking area.



PROPOSED MASTERPLAN

PROPOSED LANDSCAPE PROPOSALS



TREE PLANTING STRATEGY

Street Trees are planted on the boundary to provide some visual mitigation of the built form. Chosen for their compact canopy and seasonal leaf colour.



Ornamental and Gardenesque trees within the amenity areas will add seasonal interest to the several shrub beds throughout the development.



Native trees will provide additional screening mitigation and support local biodiversity



Pergola with garden furniture.



Timber Reflex Pergola



Conservation Flag



Conservation Kerb



Block Paving for frontage - water ripple effect



Asphalt



Granite Pavers



Modern style planters for deck



PRELIMINARY VIEWS OF PROPOSED MASTERPLAN



AERIAL VIEW OF PROPOSED DEVELOPMENT LOOKING NORTH EAST



AERIAL VIEW OF PROPOSED DEVELOPMENT LOOKING NORTH WEST



AERIAL VIEW OF PROPOSED DEVELOPMENT LOOKING SOUTH EAST



AERIAL VIEW OF PROPOSED DEVELOPMENT LOOKING SOUTH WEST

VIEW OF PROPOSED DEVELOPMENT FROM WELLINGTON BRIDGE



VIEW OF PROPOSED DEVELOPMENT FROM BRIDGE STREET, LOOKING EAST

VIEW OF PROPOSED DEVELOPMENT FROM BRIDGE STREET



VIEW OF PROPOSED DEVELOPMENT FROM BRIDGE STREET, LOOKING SOUTH EAST

VIEW OF PROPOSED DEVELOPMENT FROM BRIDGE STREET



VIEW OF PROPOSED DEVELOPMENT FROM BRIDGE STREET, LOOKING WEST

VIEW OF PROPOSED DEVELOPMENT FROM BRIDGE STREET



VIEW OF PROPOSED DEVELOPMENT FROM BRIDGE STREET, LOOKING SOUTH

VIEW OF PROPOSED DEVELOPMENT FROM CAR PARK



VIEW OF PROPOSED DEVELOPMENT FROM BCP CAR PARK, LOOKING NORTH

NEXT STEPS

Thank you for taking the time to review our initial proposal 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 to inform further development of, or changes to, the design and layout of the proposed scheme.

The next step is continued consultation and ongoing discussions with the Planning Authority with the potential submission of a planning application over the coming months.

Once again, thanks for your time.

