

CRL CHRISTCHURCH

YOU SAID, WE DID

JANUARY 2023

Following the first public consultation event in October 2022, Churchill Retirement Living has responded to the key themes and issues raised within the feedback received, enabling the proposals to positively evolve. We have set out below a, 'You Said, We Did' table that summarises our responses to the key themes and issues.

You Said	We Did
<i>The current proposals do not provide enough parking spaces</i>	<p>Following the feedback from the Design Review Panel we have proposed under-croft parking for all of the buildings. In addition, parking has been proposed around the eastern, western and southern boundaries.</p> <p>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.</p> <p>The scheme previously proposed 92 parking spaces and this has now been increased as a result of the revisions to the proposals.</p> <p>The site is in a highly sustainable location where residents can walk to shops and services.</p>
<i>Roads in Christchurch Town Centre are gridlocked. More information is required on the effect increased traffic will cause</i>	<p>Detailed modelling has been undertaken of the local road network. It shows the junction of Bridge Street and Stoney Lane South will still operate effectively and below capacity. The modelling shows no significant impact on the local road network.</p> <p>Following the feedback received at the first consultation, the vehicular access from Bridge Street has been removed. The main accessed route for vehicles is now accessed via Stony Lane South.</p>
<i>It would be good to see the scheme's design retaining the Boiler and Booster House</i>	<p>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 reopen up several windows and use this building as the owners lounge for the retirement apartments.</p>
<i>The current design doesn't sit well in the area</i>	<p>Following the comments from the public consultation and the Design Review Panel the</p>

	<p>design has been broken up. Bays will be included along Bridge Street with setback glass balconies, giving a residential feel to the building.</p> <p>The retention of the Boiler and Booster house will provide a link to the heritage of the site and will provide a direct contrast with a glass entrance and more modern design of the main building.</p> <p>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 Booster house and the new design, creating a new quarter for Christchurch.</p>
<p><i>The building is overbearing on Bridge Street in terms of its scale, mass and darkness in colour</i></p>	<p>A variation in heights has been introduced throughout the site, breaking up the scale and the mass.</p> <p>The retirement living block has been pushed further back from the Bridge Street pavement and tree-lined landscaping will be introduced to further help break up the scale and mass of the building.</p> <p>The materials will predominantly use a light brick, reflecting the lighter colours found opposite the site on Bridge Street.</p>
<p><i>The main entrance is not very welcoming</i></p>	<p>The main entrance has now been relocated to Bridge Street, providing a welcoming visitor entrance.</p>
<p><i>The loss of trees is very concerning</i></p>	<p>The amended design will retain more of the trees to the south of the site, so that those on the southern half of the western boundary and the southern boundary are all now being retained.</p> <p>The proposal seeks to remove the trees on the corner of Bridge Street and the car park. These tree roots are also encroaching on a surface water sewer which flows under them.</p> <p>It is proposed to provide street trees in tall planters along Bridge Street as well as significant tree planting down the centre of the site. This will create a tree lined avenue for residents and members of the public to walk through.</p> <p>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.</p>

	<p>The development will deliver a biodiversity net gain. Trees have a high biodiversity value and so more trees will be replanted than the number lost.</p>
<p><i>The amenity space needs to be increased</i></p>	<p>The designs have been reworked, resulting in the decision to turn the buildings from an east-west orientation to a north -south orientation. This together with the under-croft parking has created a large area of amenity space in the centre of the site.</p> <p>All apartments for the southern two blocks will have individual balconies.</p> <p>For the retirement element there will be a large owners lounge and patio, providing internal and external communal amenity space.</p>
<p><i>Don't like the name</i></p>	<p>We are considering the options for the name of the site and this won't be determined until much later.</p>