

Rejuvenate

SUMMER 2016

A Bournemouth Development Company newsletter

Awards success for Horseshoe Common project

The integrated package of improvements to Horseshoe Common in Bournemouth has been recognised in separate sets of awards.

The Citrus Building, with its 64 new homes, was named 'Best high-volume new housing development' at the South West LABC Building Excellence Awards.

As well as the Bournemouth Development Company, the project team featured Morgan Sindall Construction & Infrastructure, Bournemouth Council, Terence O'Rourke, MLM and Hoare Lee.

As a regional winner, the partnership automatically qualifies for the LABC national finals to be held in London in November 2016.

The Citrus Building, which includes a family-friendly Turtle Bay restaurant, complements work by Bournemouth Council to achieve a safer, more attractive public space and streetscape around the Common.

A separate submission to the Planning & Placemaking Awards also highlighted the positive impact to the wider area of the nearby Madeira Road student accommodation and multi-storey public car park. This was recognised with a national finalist accolade.

Duncan Johnston, Development Director at the Bournemouth Development Company, said: "Many people have worked in partnership to help rejuvenate Horseshoe Common and we're thrilled this has been



AND THE WINNER IS... Citrus Building Site Manager Paul Finch at the South West LABC Building Excellence Awards. With him are, from left, Donna Tring, Senior Building Control Surveyor from the Somerset Building Control Partnership representing category sponsors Jewson, Emma Hewitt from the Building Plymouth construction partnership, and LABC President Jayne Hall.

recognised at both the LABC and Planning & Placemaking Awards. It shows the innovation and vision that exists here in Bournemouth to support the community and the town."

Councillor John Beesley, Leader of Bournemouth Council, said: "As part of the Council's commitment to regenerate this key town centre location Horseshoe Common has been completely revitalised. The shared space around the Common is now a safer and more attractive environment. As a location it is fast becoming a much sought-after area attracting new businesses as well as first time buyers."

Also involved in the project were



locally-based planning and design consultancy Terence O'Rourke.

Terry Williams, Director of Architecture, said: "There is a clear synergy between the bright, uplifting Citrus Building and the enhanced public realm at this key town centre location, which have together promoted safety and well-being."



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High-quality homes for rent now a step closer

Ground work has begun on a major redevelopment scheme at Berry Court in the heart of Bournemouth that will create 113 high-quality homes for rent and a new multi-level car park.

It follows approval from Bournemouth Council's Cabinet to rejuvenate the current surface car park in St Peter's Road as a way of increasing the variety of living accommodation in the town centre.

On completion, the apartments will be available for rent to fulfil a recognised demand from people who are saving towards, or do not wish to commit to, owner occupation, or who simply prefer the flexibility and lifestyle choice of renting a home close to the centre of town.

As well as relocating all 155 public spaces the current surface car park offers, the new multi-decked parking will house spaces for use by the new flats.

Following a two-year build programme, Radian Group will fund, own and market the homes, which include one, two and three-bedroom apartments, under a long lease from the Council.

Lindsay Todd, Chief Executive of Radian Group, said: "We are really looking forward to partnering on Berry Court and providing tenants with an attractive, high-quality living environment. It's a project that we believe will bring a host of benefits to Bournemouth town centre and those people looking for the option of renting locally."



ON SITE. Attending the start of the Berry Court ground work are, from left: Councillor David d'Orton-Gibson, Bournemouth Council member representative on the Bournemouth Development Company board; Councillor Jane Kelly, Bournemouth Cabinet member for regeneration and public health; Radian Group Chief Executive Lindsay Todd and Managing Director of Morgan Sindall Investments, Lisa Scenna.

Berry Court is being developed under the Private Rented Model (PRM), an approach to tenure that is encouraged by the Government's Homes and Communities Agency as a good catalyst for wider regeneration.

As with owner occupiers, the idea is that spending by tenants in desirable town centre rental accommodation can create an immediate momentum for local economic growth.

It's a project that we believe will bring a host of benefits to Bournemouth town centre and those people looking for the option of renting locally –

Lindsay Todd, Chief Executive of Radian Group

Architects chosen for Pavilion Gardens project



READY FOR TRANSFORMATION:

The site (highlighted), covers Bath Road North and South car parks and is earmarked for cultural attractions and public space improvements

A leading international architects' practice has been chosen to design a landmark 'cultural quarter' overlooking Bournemouth's world-famous seafront.

Zaha Hadid Architects, which has twice won the prestigious Stirling Prize, topped a strong field of five shortlisted agencies to land the Pavilion Gardens project.

The practice was founded in 1979 by the Iraqi-British architect Dame Zaha Hadid, who died suddenly in March after a glittering career at the pinnacle of her profession.

Altogether, 38 expressions of interest were received from architects' practices in response to a competition we launched earlier this year.

The site, currently occupied by the Bath Road North and South surface car parks, is earmarked for a mix of cultural attractions and public space improvements complementing the Pavilion Theatre. Initial concepts

include a multi-use performance space, hotel and restaurants.

Among their 'red line' criteria, the competition judging panel required the successful agency to guarantee that seafront and gardens views will be respected and public car park provision is included in any proposal.

Significant public realm investment is envisaged linking the cultural quarter to the beaches, town centre and forthcoming Winter Gardens scheme via a new Grand Garden Walk. Community and stakeholder engagement will be part of the project.

Toby Marden, Development Manager at Bournemouth Development Company, said: "The team from Zaha Hadid have a portfolio of work that proves they recognise the importance of placemaking and respecting a wider area of interest outside a development site. The standard of submission was outstanding. It really demonstrated a very genuine interest in, and

understanding of, the desire for a new cultural quarter for Bournemouth."

Councillor John Beesley, Leader of Bournemouth Council, said: "The Council's approach to the development at Bath Road North car park will be thorough and considered. We are in the early stages of planning and any development will need to be of high architectural quality, respecting the views, enhancing the neighbouring Pavilion and creating a strong and positive visual identity for Bournemouth."

Based in London, Zaha Hadid Architects employs more than 400 people across the world. Among its many high-profile projects are the London Aquatics Centre, which staged swimming and diving events at the 2012 Olympic Games, and the critically acclaimed Heydar Aliyev Centre in Baku, Azerbaijan, a large cultural complex featuring a conference hall, gallery and museum.

Bournemouth Air Festival wins our backing

We are once again supporting the highest-profile event on Bournemouth's summer calendar.

The Bournemouth Air Festival in August attracts more than one million visitors whose spending provides a boost to traders in the town.

Duncan Johnston, Development Director at Bournemouth Development Company, said: "We are all about championing town centre activity and working in partnership with the community.

"This festival promises not only

summer fun for residents and visitors. It makes a direct contribution to community life and provides an onward catalyst for economic growth."

For more information on the air festival, visit

www.bournemouthair.co.uk

You have your say on Durley Road apartment homes plan

Our plans for new homes at a 'strategic gateway' in the west of the town centre went on show to the public in the spring.

The scheme at Durley Road car park, long earmarked for development under Bournemouth Council's Area Action Plan, involves 40 apartments for sale, plus residents' parking.

Our proposals follow a detailed development appraisal and council approval of a site development plan.

Feedback from our exhibition, held at the Hallmark Hotel Bournemouth West Cliff, forms an important part of public consultation. We are now preparing a planning application which will be submitted shortly.



STRATEGIC GATEWAY: An artist's impression of the Durley Road development



PREVIEW. An impression of how our proposed St Stephen's Road scheme will look in the context of existing buildings and streetscape. The frontage may be seen to the right of St Stephen's Church.

St Stephen's Road plans move ahead

We are preparing to submit a planning application for 49 apartments with parking at St Stephen's Road.

Our initial plans, including eight town houses, were amended following a public exhibition held in November 2015.

The scheme is for market sale and aimed at attracting young professionals keen to live in the town centre.

Once our planning submission is made, we anticipate a decision by Bournemouth Council planning board later this year.

Contact

The Bournemouth Development Company is a partnership between Bournemouth Borough Council and Morgan Sindall Investments. As delivery partner for the Town Centre Vision, we are working to redevelop council-owned land assets in the town through an inclusive, long-term approach.

For more information, visit www.bournemouthdevelopmentcompany.com

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