

# Rejuvenate

A Bournemouth Development Company newsletter

WINTER 2016



**Our proposals to build nearly 100 new homes across two strategic town centre sites have been submitted to Bournemouth Council for approval.**

Separate planning applications detail the potential to rejuvenate land at Durley Road and St Stephen's Road with a mix of one, two and three-bedroom flats aimed at first-time buyers, young professionals, downsizers and families.

Both sites, currently surface car parks, have been identified for several years as suitable for residential use in the Council's Area Action Plan.

The £13 million St Stephen's Road scheme contains 49 apartments while the similarly valued Durley Road

## 100-home potential for town centre

development numbers 44 apartments. Both will offer residents' parking.

Councillor John Beesley, Leader of Bournemouth Council, said: "By creating a mixture of high-quality new homes for sale at both these locations, we can continue to support our long-term Town Centre Vision."

Under our proposals, we will work with the Council to help offset the loss of public parking spaces and agree how alternative parking will be provided in line with planning policy.

Bournemouth Council will consider the two planning applications separately. Pending approval, the next stages will see more detailed design work carried out.

Potential starts on site could be made during 2017 with a construction programme of around 18 months for both schemes.



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## Bournemouth chosen for 5G map pilot

Bournemouth is trialling an intelligent mapping tool expected to be instrumental for the national rollout of 5G technology - the next generation of wireless communications needed to bring internet-connected devices into everyday life.

The town has been chosen as a test bed for determining the prime locations to place radio antennae necessary to enable a 5G network.

The work, involving a consortium led by national mapping

agency Ordnance Survey, will assess the impact of built and natural landscape features on the proposed locations of access points and network equipment.

Survey data for 5G has to be gathered at centimetre-level accuracy or more to minimise interference and ensure signals can travel freely.

If successful, the Bournemouth pilot has the potential to be scaled up to cover the rest of the UK, and shared with other countries as they develop their own 5G networks.



The Citrus Building at Horseshoe Common has won a coveted accolade at the LABC Building Excellence Awards

# Citrus wins national award

**The Citrus Building has scooped the title of Best High Volume New Housing Development at the national finals of the LABC Building Excellence Awards, one of the most recognised events on the building industry's calendar.**

A panel of industry experts judged a list of the highest quality projects from around England and Wales to reward the best in technical innovation, sustainability and design.

LABC Chief Executive Paul Overall said: "The Citrus Building nomination demonstrated its positive impact on the local area. The project team should be proud of the high praise and endorsement that this development has received.

"Our winners demonstrate how positive working relationships with local council building control teams achieve high quality, sustainable buildings. Our awards are unique because they recognise how this cooperation improves building standards and professionalism across the industry."

The awards night, held at the Westminster Park Plaza in London, was hosted by TV presenter Nick



The Citrus Building Site Manager Paul Finch, second left, with (l-r) Marcus Jefford, Director of Jewsons, LABC President Jayne Hall and Nick Knowles

Knowles, best known for his work on DIY SOS.

More than 700 building industry professionals including contractors,

architects and engineers attended the celebration to find out which projects won across the 15 hotly contested categories.

# Winter Gardens plans on show

**More than 150 people viewed our proposals for the former Winter Gardens site at an exhibition we staged at the next door Hilton Bournemouth Hotel.**

The event followed a period of detailed analysis and design work which began when Bournemouth Council approved our site development plan in October 2015.

Our proposals feature residential, restaurant, leisure and retail space combined with new parking facilities and public realm.

We believe the scheme has the potential to lift the quality of the urban environment and deliver sustainable, holistic regeneration alongside other town centre developments.

Reflecting a demand for contemporary town centre living, the plans include between 350 and 400 high-quality residences involving one, two and three-bed apartments and penthouses. Many will have balconies or terraces with extensive views of the sea or town centre.

Residential accommodation is spread



across four multi-storey buildings of varying heights set amid landscaped open areas for leisure and recreation.

Up to five units for high-quality restaurants are envisaged in an active and vibrant frontage along Exeter Road, so helping to raise and diversify the choice of dining experience in the area.

A new food store will also serve to meet the needs of people living locally, so contributing to economic vitality.

Dedicated space for indoor and outdoor family leisure includes a new piazza at the junction of Exeter Road and Cranborne Road, a linear park alongside Cranborne Road and other publicly accessible open spaces with opportunities for outdoor cafés and children's play areas.

A widened area of pedestrian realm along Exeter Road will help to deliver an important part of the Grand Garden Walk, an initiative to provide a continuous promenade for pedestrians and cyclists around the town centre.

The current 220-space surface car park

at Winter Gardens dates from 2006 when the old concert hall was demolished, having been closed four years earlier. To replace these surface spaces, there will be new below-ground parking. As well as 225 proposed public spaces to be operated by Bournemouth Council, there will be a private parking space for each of the new residential units.

The scheme provides for the retention of established trees around the site and an existing right of way linking Tregonwell Road and Exeter Road.

The main consultants on the project are Wimborne-based Savills for planning, Fordingbridge architecture practice BrightSpace, Fabrik landscape architects, Ridge construction consultants, Mayer Brown transport planning and Ferndown-based Hoare Lea, consulting engineers.

We thank everyone who came along to the public exhibition and provided feedback. We are currently going through the comments we received as part of our consultations to inform a full planning application which we aim to submit in 2017.

Architects' view of the proposed development and, above, visitors to the exhibition





# Foundations in at Berry Court

Work is progressing on our £27 million development at Berry Court in St Peter's Road which will create 113 apartments for rent and a new multi-level car park.

Piling, the setting of deep foundations, took place during the autumn after site clearance and ground work.

The structural stage will start over the winter with the building shell taking place during the first half of 2017.



The Mayor and Mayoress with Duncan Johnston, Development Director

## Happy 5th birthday

We celebrated our first five years as delivery partner for Bournemouth Council's Town Centre Vision with an informal reception at our offices in St Stephen's Court.

Guests including the Mayor and Mayoress of Bournemouth, Councillor Eddie and Mrs Janet Coope, viewed an exhibition of our projects and spoke to our consultants.

The evening was a great chance to welcome some of our partners and stakeholders in one place at one time.



## 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](http://www.bournemouthdevelopmentcompany.com)

follow [@BmouthDevCo](https://twitter.com/BmouthDevCo) on Twitter

email [info@bournemouthdevelopmentcompany.com](mailto:info@bournemouthdevelopmentcompany.com)

Call 01202 971357