

Redevelopment of Steamer Point.

Highcliffe, Christchurch.



Welcome!



Welcome to Pennyfarthing Homes' public exhibition in connection with its proposals for 29 high quality new homes, including 12 houses and 17 apartments for the former Maritime & Coastguard Agency Training Centre.

Today's exhibition has been arranged to provide you with an opportunity to review and provide feedback on the draft proposals for this site ahead of the submission of a formal planning application. We hope that you will find this event helpful.

Before you leave today, please do take the time to complete one of the comment forms available as local feedback is greatly valued.

Thank you for your interest and for taking the time to attend today's event. The Pennyfarthing Homes team looks forward to receiving your comments.

Who we are. Pennyfarthing Homes.

Established in 1977, award winning Pennyfarthing Homes remains a family business run with the same values it was formed upon.

Pennyfarthing Homes has become a household name in the central South Coast area. We are actively expanding into new areas, with a number of superbly positioned current and future schemes in our development pipeline. The Pennyfarthing name is often quoted as a mark of quality in re-sales, particularly by estate

agents. 97%* of Pennyfarthing home owners say they would purchase from us again.

We believe we have something for everyone, from convenient town centre apartments to luxury family homes with the wow factor, or quiet rural bungalows.

*based on 2 year after-sale care.



The architects. David James Architects & Partners Ltd

David James Architects & Partners are an established Dorset based design-led architectural practice. Providing bespoke designs solutions for a range of clients, the practice has won numerous awards since its inception.

Amongst others, David James Architects have won their category in the International Design & Architecture Awards for three years in a row, and have recently won the category of Architecture Single Residence for the UK with their project 'La Serena', in the

International Property Awards 2018-2019. DJA also won the Architectural Single Residence South West category in the UK Property Awards with this design.

David James Architects are very proud to have a large proportion of Chartered Architects, and are registered with both the RIBA and Architects Registration Board (ARB). DJA are well known for their quality designs and bespoke detailing, and their ability to achieve the highest standards in all areas.



Consultants.



Pennyfarthing Homes.

www.pennyfarthinghomes.co.uk

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Site Context. Location & Surroundings.



Steamer Point is a unique site occupying a highly desirable piece of land situated on the cliff top in Highcliffe, Christchurch.

The site is currently derelict and is a former Maritime and Coastguard Agency Training Centre. The site accommodates a collection of large detached structures, the majority of which are derelict and in extremely poor condition having suffered extreme vandalism in the recent past. The site presents a fantastic opportunity for redevelopment to bring about a positive enhancement to the character of the area.

The site allows stunning views out to sea, with the southern boundary flanking the cliff top, providing views across the beach towards Hengistbury Head. The site is bordered by a public car park to the west, suburban housing to the north, and protected woodland to the east.

Although the dwellings immediately surrounding the site are of traditional design, the emerging character of the area is very much contemporary architecture, which is successfully integrating with the local vernacular. Examples are shown on the lower half of this board.



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Site Context. Opportunities & Constraints.



This is a draft proposal only.



View towards the site entrance.



Aerial view towards North Western corner of the site.



Aerial view towards Eastern corner of the site.



View of the entrance from the Steamer Point Car Park.



Aerial view of the coastline, showing the site in context.

1. Trees.

The site is contained with Steamer Point Nature Reserve to the East, flanking the site with an abundance of trees. Significant trees on the site are to be retained.

2. Landscape.

Improved soft landscaping with the addition of new tree planting and communal amenity space. We are working closely with an award winning landscape architect to realise the best solution for the site.

3. Ecology.

We intend to retain and enhance existing habitats - every care will be taken to support existing habitats during the construction phase and after the project's completion.

4. Parking / Highways

All houses to feature an attached garage, with additional space provided on driveways. All apartments to have dedicated resident and visitor parking. Given the previous site's use, the development will not cause a change in the level of traffic in the surrounding area. Works are planned to upgrade Penny Way.

5. Public Access.

Public access to the neighbouring nature reserve will not be compromised. The cliff top footpath lies outside the site and will not be obstructed in any way. The new development will create visual interest to those using the footpath. The site is currently derelict with car parking bordering a large proportion of the public footpath.

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Our Proposals. Initial Design Ideas.



Previous outline consent for 26 houses, by White Young Green (WYG).



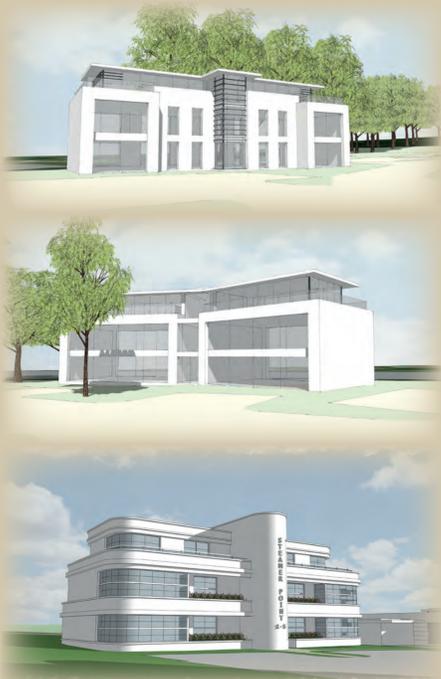
Development for outline application for 15 houses, by Williams Lester.



Developed master plan by David James Architects following consultation with Local Authority.



Initial master plan layout by David James Architects for 13 houses and 15 apartments.



Design development for the apartment block located to the south-east of the site. Initial design ideas were realised using 3D modelling, allowing the concept to evolve and develop into a distinct design style. Working in this way allows the architects to visualise scale, massing and detailing, in relation to the surrounding environment.



Images are indicative only.

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Our Proposals. Site Layout.



Housing Mix:

- 12 x Houses.** (all with integral oversized single, or double garage)
- 17 x Apartments.** (all with private garages, in addition to surface parking)

Proposed new tree. Existing trees.

Our proposal for the site involves the creation of 12 houses with associated parking, in addition to 17 apartments. Importantly, the apartments and houses to the south of the site are set away from the boundary, allowing a 10m 'bat corridor' as suggested by our ecological consultants. Trees to the north of the site are to remain, preserving and enhancing existing natural habits, as well as screening the site from neighbouring dwellings.

Affordable Housing. Pennyfarthing are working hard to find an off-site 'bricks and mortar' affordable housing solution. As part of the scheme, there is a requirement to deliver a certain amount of affordable housing.

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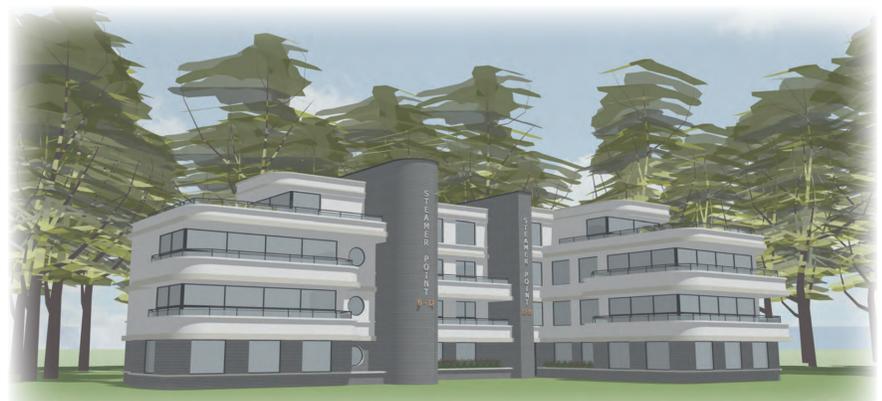
Our Proposals. Refining the design.



House 1



House 2



Apartments to the south-east of the site.



House 5



Houses 7-8



Houses 2-6

Images are indicative only.



'Dunes', Avon Run Close, designed by David James Architects
White render combined with powder coated grey aluminium window frames and fascias create a minimal contemporary feel.



Sylvan Sonata, Branksome Park, designed by David James Architects
Natural stone cladding creates interest and contrast to the external finishes. The introduction of this natural material integrates the modern design with the surrounding environment.



ACE, Sandbanks, designed by David James Architects
Art deco styling to the apartment block creates a clean, linear quality to the aesthetics. Materials will be carefully chosen for their resilience to coastal weather conditions.



ACE, Sandbanks, designed by David James Architects
The apartments benefit from balconies providing sea views. Materials are crisp and clean, with glass balustrading and light floor finishes.



Vesper, Canford Cliffs, designed by David James Architects
The houses will vary in style, with a range of flat and pitched roof designs. There is a cohesive relationship between the apartments and the house designs, with all being contemporary in nature.

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Our Proposals. Access & Highways.



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Parking Provision on Site.

 **Uncovered Spaces**
Houses: 34
Apartments: 16

 **Garage Spaces**
Houses: 18
Apartments: 20

Vehicle Access

It is proposed to retain the existing vehicle access from Penny Way, with upgrades to bring the road up to an adoptable standard. A generous amount of parking is provided removing any potential for residents to park on nearby roads.

Walking / Accessibility

There will be dedicated footpaths throughout the site, allowing safe access for the residents on foot or wheelchair access.

Cycling.

Local roads are generally of a residential nature and are subject to a 30mph speed limit, thus creating a 'cycling friendly' environment.

Thank you!

Thank you for taking the time to attend today's exhibition. We hope that you found the event informative and we would be grateful if you could take the time to complete one of the feedback forms available.

Following the exhibition, we will review the feedback we have received and take this into account as we progress our plans. Please note that, following the submission of our planning application, the Local Authority will undertake its own statutory consultation exercise, providing an opportunity for you to submit your comments to the Council.

Getting in Touch...

If you have any questions you would like to ask after the exhibition, you can still contact us at any point by:

Calling us on our freephone information line: 0800 298 7040

Emailing: PennyfarthingHomes@becg.com

You can also visit our dedicated project website, which will be updated at key milestones during the planning stages:

www.steamerpoint.consultationonline.co.uk

Timescales.

June / July 2019

- Review of consultation feedback
- Further liaison with BCP Planning Officers
- Input of project team and preparation of finalised scheme
- Submission of a full planning application

Summer 2019

- Local Authority undertakes statutory public and stakeholder consultation
- Review of consultation responses
- Ongoing review by Planning Officers

Winter 2019

- Anticipated timescale for a decision on the planning application

Spring 2020

- Anticipated start on-site, subject to planning permission

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