

Design & Access Addendum

Queen's Parade, Bangor LA06/2020/0097.

July 2020

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Angela Wiggam
Angela.wiggam@turley.co.uk

Client
Bangor Marine

Our reference
THEB3003

24 July 2020

1. Introduction

- 1.1 A Design and Access Statement (DAS) was submitted in January 2020 in support of a full planning application (LA06/2020/0097/F) for:

Demolition of existing buildings at 5-12 & 35-41 Queen's Parade, 22-30 Main Street (B&M Bargains), 34-36 Main Street (Oxfam & Hospice Shops), 6-34 King Street and 5-17 Southwell Road; minor extension and elevational changes to 40-42 Main Street (Caffé Nero); creation of new means of escape and installation of rooflights to 20 Main Street (Halifax); creation of new bin storage and basement access together with minor façade works to 48 Main Street (TK Maxx); erection of a mixed use development comprising culture and leisure facilities (class D), a 67 bedroom hotel, retail units, food and beverage outlets, offices (class B1(a)), 138 residential units comprising 126 apartments in 3 blocks and 12 duplex apartments along King Street, creation of undercroft car park comprising 217 spaces together with 14 courtyard spaces and 24 on street, minor modifications to Main Street/King Street junction and creation of two way street along Southwell Road from the junction with of Primrose Street, creation of new public squares and courtyards including new pedestrian access points; and the redevelopment of Marine Gardens Car Park including partial demolition of sea wall to create a public realm space comprising gardens and lawns, play areas, events spaces, covered shelters, 4 Kiosks and 2 Pavilions (housing food & beverage operators), water feature together with other ancillary development

- 1.2 The application site relates to lands at and to the rear of 18 – 52 Main Street (Reeds Rain to TK Maxx), 2 – 34 King Street, 5 -17 Southwell Road, 5 – 41 Queen's Parade, Marine Gardens car park, the Esplande Gardens, and area around McKee Clock, Bangor, BT20 3BJ.

- 1.3 The structure of this Addendum is as follows:

- Section 2 outlines the nature of the design changes;
- Section 3 explains how the changes have resulted in a modification to the description of development; and
- Section 4 sets out the revised quantum of floorspace within the development proposal.

- 1.4 This Addendum should be read in conjunction with the Design and Access Statement dated January 2020 and the February 2020 Addendum.

2. Revisions to the Development Proposal

- 2.1 Ards & North Down Planning team provided written feedback on the development proposal following an office meeting on 5 March 2020. Over the course of the next few months, the design team engaged with the planning team via video conferencing to discuss the areas of concern and table suggested amendments. Detailed below, is a summary of the issues.

Height & Massing of Block 2 Apartments

- 2.2 Concerns were raised regarding the height and massing of Block 2, a dominantly residential apartment block which forms part of Market Square. The planning team were of the opinion that a 5 storey building (ground floor retail and 4 storeys of apartments) was overly dominant when viewed from within the Market Square and from this viewpoint.



Figure 2.1 CGI image of the view from Mount Pleasant looking east

- 2.3 Concerns were expressed that the block jarred with the view of the church spire when considered in the view across the Marina.



Figure 2.2 View of the development looking across to the Marina

- 2.4 In response to these concerns the height of block 2 was reduced from 5 – 4 storeys, and the corner detail which defines the transition from Block 1 to Block 2 amended; a copy of the sketch images tabled to the planning team for consideration are enclosed in Appendix 1.
- 2.5 Figures 2.3 and 2.4 demonstrate how the reduction in height of block 2 coupled with the redesign of the upper floor of block 1 has softened the massing of the development and has enhanced views of the church spire. It is worth noting that previously there was a terrace along Queen’s Parade ¹which impacted views of the spire. It has only been in more recent times that following the clearance of derelict properties that there are open views of the spire from this location.



Figure 2.3 Revised CGI image of the view from Mount Pleasant looking east



Figure 2.4 Revised CGI view of the development looking across to the Marina

Height of Block 6 (Office) and views from Bridge Street

- 2.6 Concerns were expressed with the image depicted in the CGI image overleaf. Principally, that the additional floor on the office block could be seen on Main Street and from this vantage point on Bridge Street. The planning team were of the opinion

¹ Refer to page 11 of the Design & Access Statement, Figure 2.1

that the scale of the building was out of context and should be subservient to buildings along Main Street. The presence of a 'white box' on the upper element of the hotel was also queried and its impact on the Queen's Parade elevation but also on the setting of the adjoining buildings.



Figure 2.5 CGI view of the development from Bridge Street

- 2.7 The taller uppermost form captured in the image (above) is a roof access stair which is for maintenance access. This element of the roofscape has been redesigned to omit the projected element and reduce the form and massing at this point. The heavy banding of the office roofscape has also been removed (Figure 2.6) which softens views of the block from Bridge Street. In conjunction with this the upper most element of the hotel (block 5) has been redesigned to reduce its massing and enhance its relationship with the Fountain Centre and the Methodist Church.



Figure 2.6 Revised CGI view of the development from Bridge Street

Views from Southwell Road into the Proposed Development

- 2.8 The planning team expressed concerns with the view which would be experienced turning the corner from Queen's Parade onto Southwell Road, relating mainly to the presence of a large blank gable which would be visible. This elevation has been redesigned and windows inserted into the gable. The provision of windows, increases the level of natural surveillance into the development, the entrance in the car park and Southwell Road.

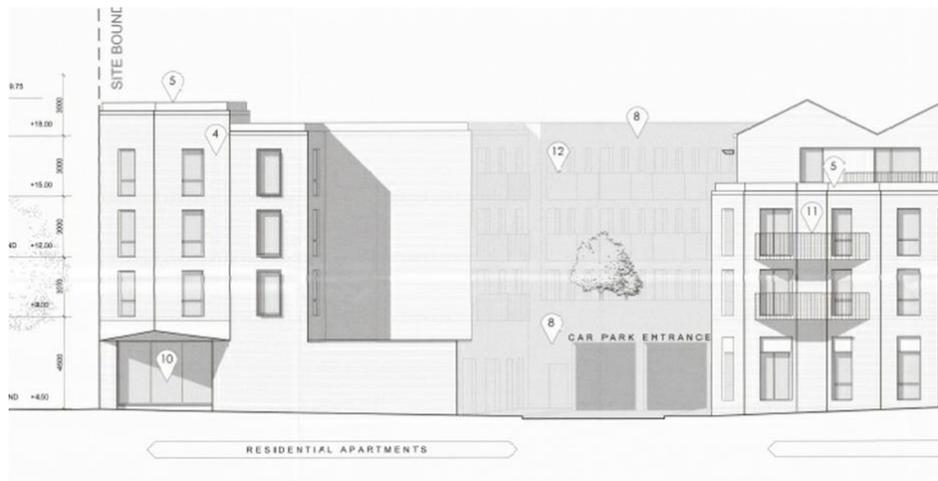


Figure 2.7 Extract from Southwell Road Elevation (January 2020 drawing)

3. Description of Development

- 3.1 The changes outlined in Section 2 have resulted in a minor change to the description of development (question 7, P1 form). The number of residential units and bedrooms within the hotel has reduced by 1 for each aspect. Previously there were 138 residential units, the proposal now has 137 units. The hotel previously had 67 bedrooms, it now comprises 66 bedrooms. The revised description now reads as:

Demolition of existing buildings at 5-12 & 35-41 Queen's Parade, 22-30 Main Street (B&M Bargains), 34-36 Main Street (Oxfam & Hospice Shops), 6-34 King Street and 5-17 Southwell Road; minor extension and elevational changes to 40-42 Main Street (Caffé Nero); creation of new means of escape and installation of rooflights to 20 Main Street (Halifax); creation of new bin storage and basement access together with minor façade works to 48 Main Street (TK Maxx); erection of a mixed use development comprising culture and leisure facilities (class D), a 66 bedroom hotel, retail units, food and beverage outlets, offices (class B1(a)), 137 residential units comprising 113 apartments in 3 blocks and 12 duplex apartments along King Street, creation of undercroft car park comprising 217 spaces together with 14 courtyard spaces and 24 on street, minor modifications to Main Street/King Street junction and creation of two way street along Southwell Road from the junction with of Primrose Street, creation of new public squares and courtyards including new pedestrian access points; and the redevelopment of Marine Gardens Car Park including partial demolition of sea wall to create a public realm space comprising gardens and lawns, play areas, events spaces, covered shelters, 4 Kiosks and 2 Pavilions (housing food & beverage operators), water feature together with other ancillary development.

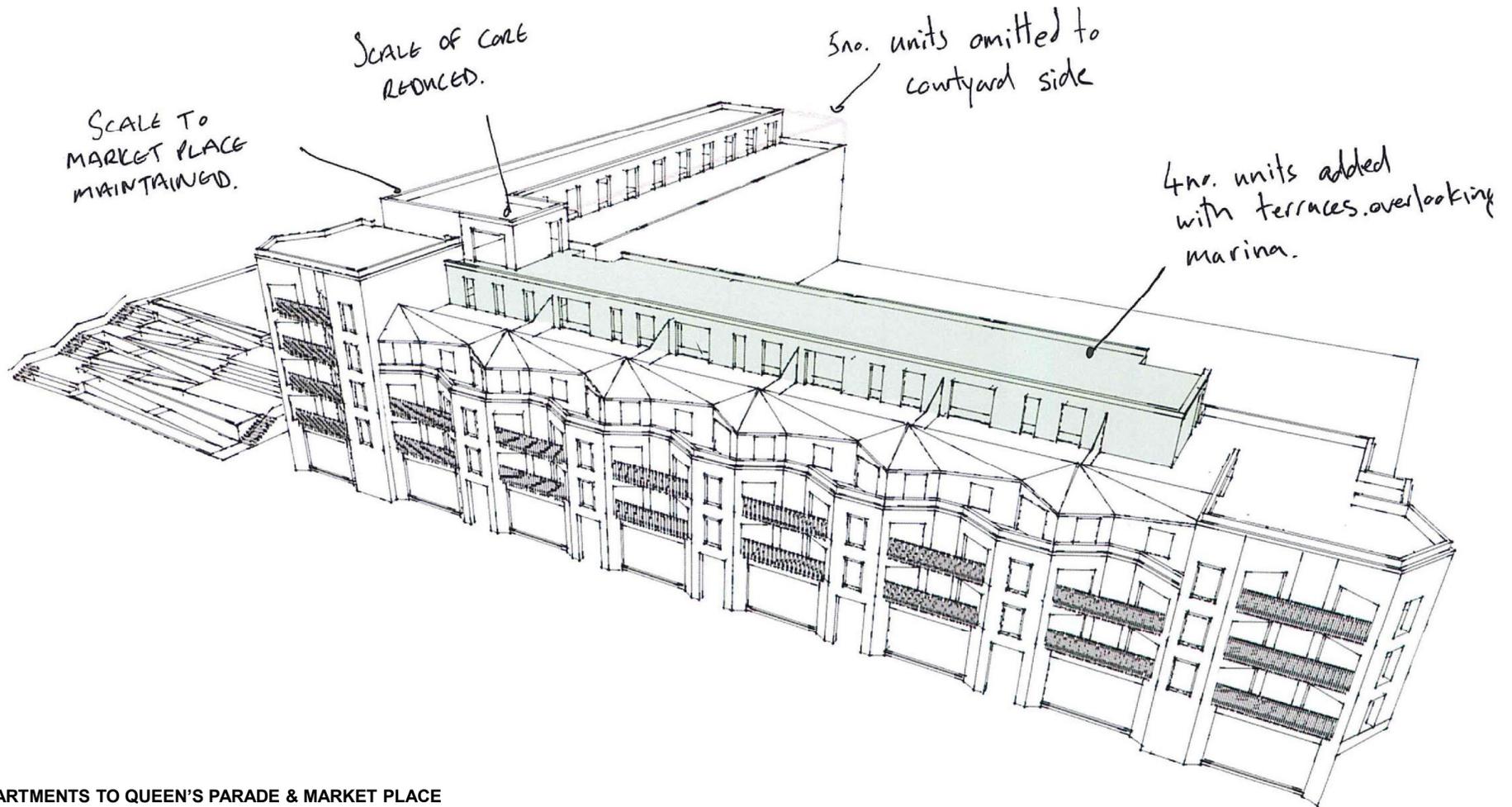
- 3.2 A revised P1 form has been provided to Ards & North Down Council which reflects this revised wording.

4. Revised Quantum of Floorspace

- 4.1 The revisions to the development proposal have resulted in a reduction in the overall level of floorspace. Previously, the area of blocks 1-10 comprised 38,140 sq. metres, the changes to the development have reduced the overall area to 36,676 sq. metres.
- 4.2 The revised schedule of accommodation is enclosed in Appendix 2. This table replaces the schedule set out on page 52 of Design & Access Statement dated January 2020. For ease, the schedule has been included within the revised P1 provided to the planning team.
- 4.3 The reduction in the quantum of floorspace does not affect the findings of the technical assessments which accompany the planning application. A Transport Assessment Addendum has been provided for the benefit of DfI Roads to clarify the assumptions used in deriving the trip generation associated with the development and reflects the revisions made to the development proposal.

Appendix 1: Sketch Images of Queen's Parade Apartments

Apartments: Revised Massing Study - 1



APARTMENTS TO QUEEN'S PARADE & MARKET PLACE

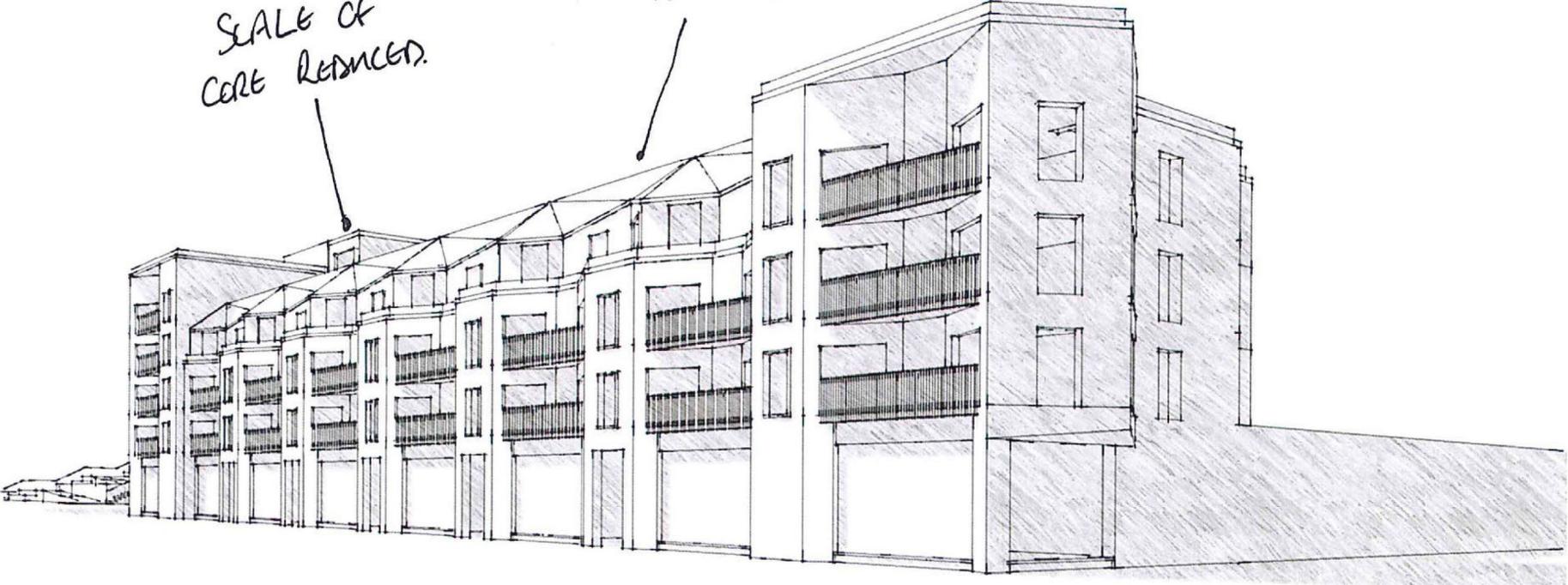
We have proposed to omit 5No. units to the rear of the uppermost Market Place apartment plan, to reduce the scale of the form of the corner lift and core element and to include 4No apartments set back on the uppermost plan to Queen's Parade. These apartments are proposed to have terraces facing the marina.

This response both reduces the overall upper form when viewed from Queen's Parade and Pickie and also provides better balance to the internal courtyard massing.

Apartments: Revised Massing Study - 2

SCALE OF
CORE REDUCED.

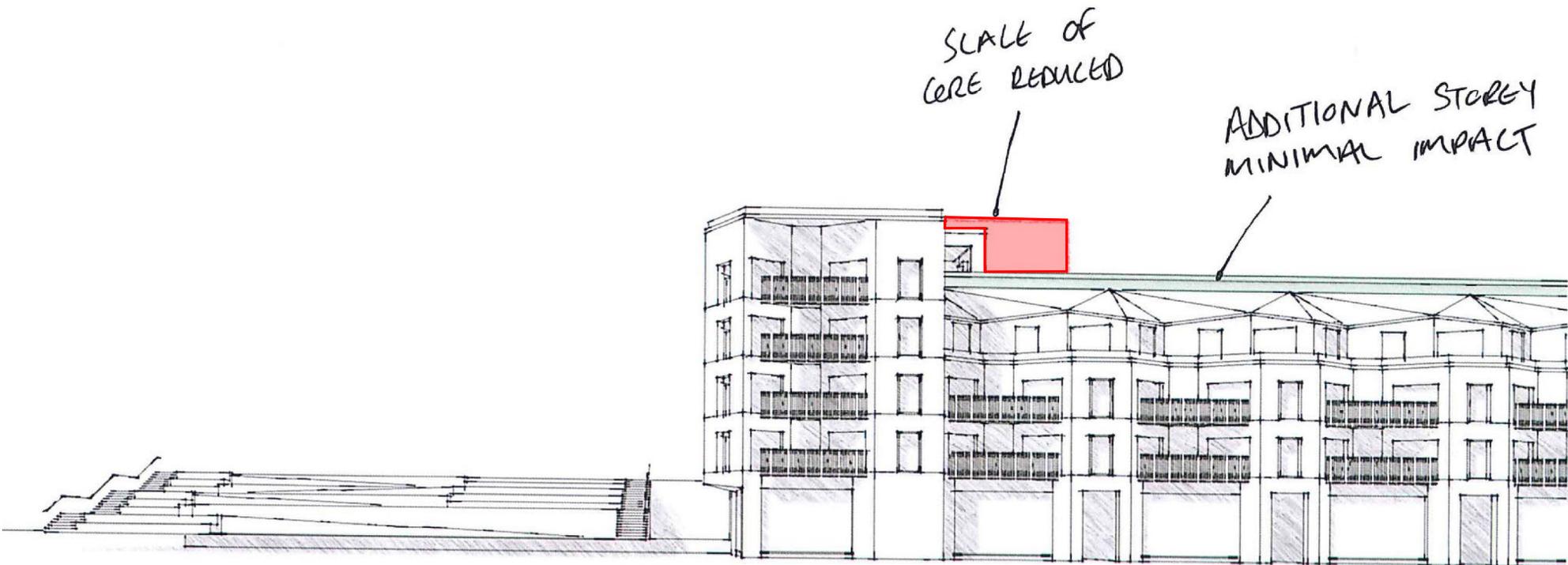
ADDITIONAL STOREY
NOT VISIBLE



APARTMENTS TO QUEEN'S PARADE & MARKET PLACE

Queen's Parade View

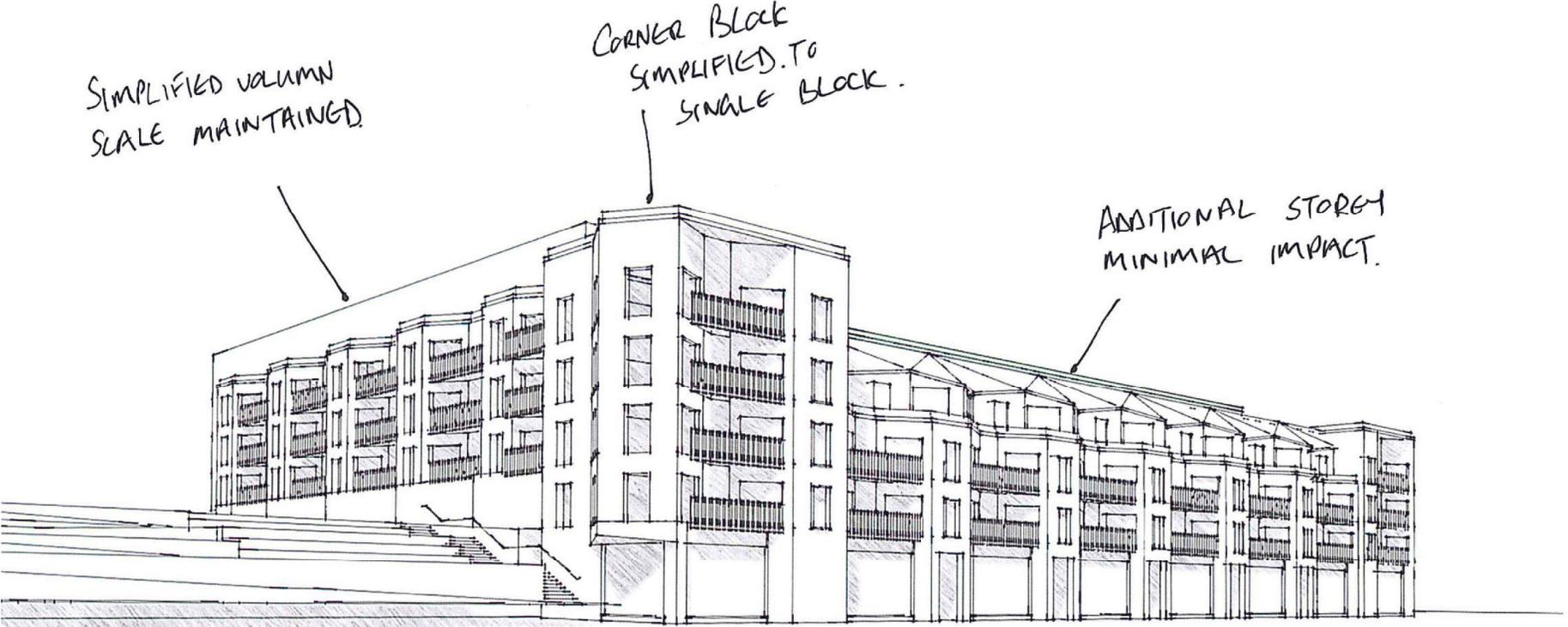
Apartments: Revised Massing Study - 3



APARTMENTS TO QUEEN'S PARADE & MARKET PLACE

View from Marine Gardens

Apartments: Revised Massing Study - 4



APARTMENTS TO QUEEN'S PARADE & MARKET PLACE

View back on to Market Place from Marine Gardens

Appendix 2: Schedule of Accommodation

Queen's Parade & Marine Gardens - Summary of Uses, Floorspace and Building Heights				
Use	Block/Location	Gross External Floorspace (sq metres)	Residential Units /No of Bedrooms	Storey Height
Queen's Parade				
Residential	Blocks 1 & 2	8,896	81	Block 1 - 5 storeys from Queen's Parade (top floor setback)
				Block 2 - 4 storeys from Market Square
Retail/ Eateries	Blocks 1 & 2	1055		
Residential	Block 3 (Southwell Road)	3,001	32	5 storeys from private courtyard; 4 storeys from Southwell Road as development is set back
Residential	Block 4 (King Street)	2,365	24	2.5 storeys
Hotel	Block 5	5,627	66	5 storeys, top floor set back
Retail/ Eateries	Blocks 5 & 6	210		4 storeys
Leisure	Block 6	1,386		
Office	Block 6	6,541		
Retail & Eateries	Block 7	93		3 storeys
Leisure	Block 10	1,772		2 storeys
Undercroft car park		5,730		
Public Realm	Queen's Parade - new squares & laneways	30,980		
Marine Gardens				
4 Koisks and 2 Pavillons (food and beverage)	Marine Gardens	556		
Public Realm	Marine Gardens	16,200		
	Total new commerical floorspace	22,970		
	Total refurbished floorspace	5,330		
	Total Area of Blocks 1- 10	36,676		
Blocks 1 & 2 – 81 apartments a mix of 15no 1 bedroom units; 65no 2 bedroom units; and 1no 3 bedroom units				
Block 3 – 32 apartments a mix of 9no 1 bedroom units and 23no 2 bedroom units				
Block 4 - 24 apartments: 12no 1 bedroom units and 12no 2 bedroom duplex apartments. Average private amenity space 15.5 sq metres				

Turley Office
Turley Belfast

T 028 9072 3900

Turley