

DESIGN PRINCIPLES FOR

RETAIL TO RESIDENTIAL

CONVERSIONS JULY 2000



BOURNEMOUTH
BOROUGH COUNCIL
Development Services Directorate
Planning Services



INVESTOR IN PEOPLE



INTRODUCTION

The health of Bournemouth's older retail centres has been of concern to the Council for some time, particularly in locations where concentrations of empty units or charity shops are in evidence. The situation in Bournemouth reflects the national position, with significant increases in vacancy levels during the late 1980s resulting from the recession, and a change in shopping patterns towards out of town and car orientated stores.

PURPOSE OF THIS LEAFLET

Although not intending to be prescriptive this leaflet sets out to promote appropriate design solutions, for retail to residential conversions, whilst encouraging the bringing into use of redundant floorspace and guiding retail activity to established shopping centres. This Leaflet was formally adopted as supplementary design guidance by The Planning Committee at their meeting on 10th July 2000.

PUBLIC CONSULTATION UNDERTAKEN

A draft version of these guidelines were made subject to public consultation during the Spring 2000 for a six week period. A public notice appeared in the local press and a mobile exhibition visited local libraries.

AREAS WHERE THIS ADVICE APPLIES

The majority of shopping areas in Bournemouth are protected by planning policy to prevent their fragmentation and loss of viability, and for this reason potential applicants are advised to refer to the Bournemouth District Wide Local Plan. Outside areas of 'protection' this leaflet provides guidance concerning detailed design aspects.

Good design is particularly important as buildings suitable for conversion are often located within busy urban areas where they are prominent within the street scene.



DEVELOPMENT STANDARDS

In view of such conversions normally occurring within the town's older urban areas, which were developed at higher densities and at a time of low car ownership, establishing prescriptive development standards could result in an inflexible framework for decision making. However, in determining planning applications, in addition to design aspects, consideration will also be given to the following:

- **Off-street parking.** As a guideline, if the previous retail use did not have provision, the presumption would normally be that additional car parking for the residential use would not be required. However, if the previous use did have parking spaces these should be retained for occupiers of the new unit(s).
- **Amenity space.** The availability of outdoor space for bin storage, clothes drying and sitting-out will be a consideration in the determining of applications.

PLANNING GAIN

The Council has adopted the requirement for developers to enter into legal agreement with the Council for the payment of contributions to fund amenity and recreation facilities within the Borough. For further information and a copy of the explanatory leaflet "Planning Obligations for the Provision of Open Space and Recreation Facilities", please contact Planning Services, Bournemouth Borough Council.

STEPS TO BE FOLLOWED

Contact the Planning Control Team.

Tel: Bournemouth 451325

If the proposal is acceptable in policy terms you will need to make a planning application showing the change of use and any material alterations to the appearance of the property.

It will be necessary to check the Bournemouth District Wide Local Plan to see whether the site lies outside an area where retail and associated uses are protected. Copies of this document are available for inspection at the Planning Services Reception and at local libraries in Bournemouth.

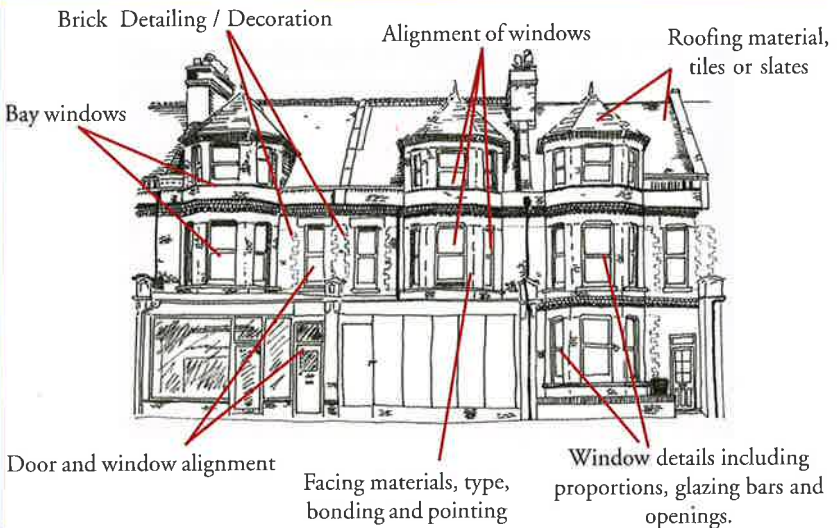
Contact the Building Control Team.

Tel: Bournemouth 451413

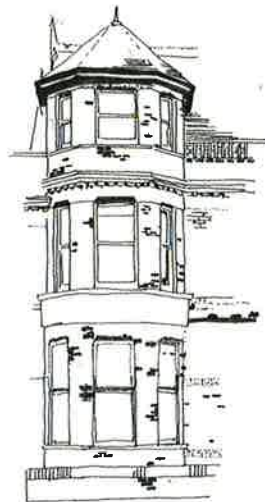
They will be able to inform you whether you need to make an application under the Building Regulations or Fire Regulations for any changes to the structure of the building.

DESIGN PRINCIPLES TO FOLLOW:

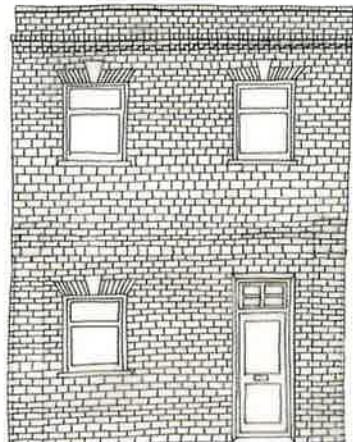
- 1 Consider the design characteristics of the whole of the block or terrace, not just the individual unit.



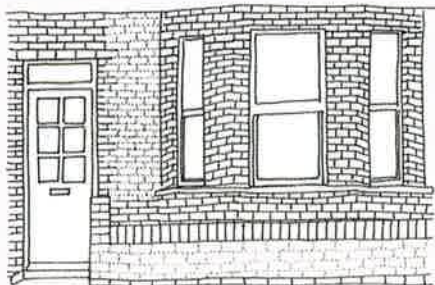
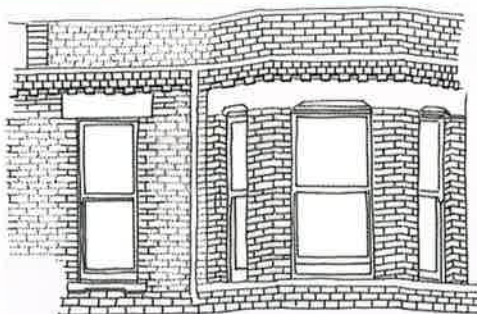
2 New windows should reflect those existing in terms of alignment, proportion and detailing.



New facing materials should match those on the existing building with special bricks used to construct canted bays and other features.

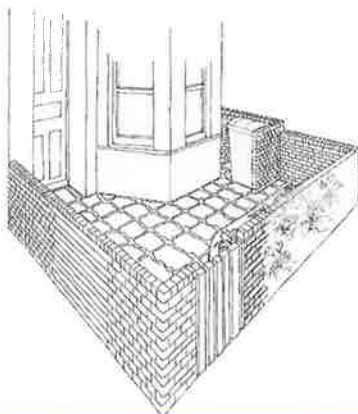


- ③ Existing features such as bays and stone detailing should be followed through at ground floor level. Where practical, shop facias should be removed to achieve a more appropriate appearance to the new residential use.

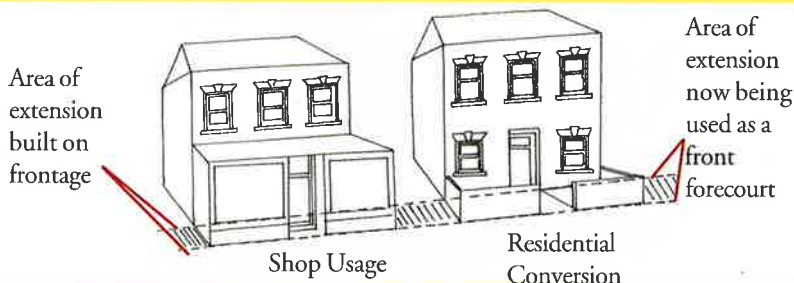


- 4** Enclosure of a front forecourt by way of a low wall or railings is advised to create defensible space in front of the proposed dwelling and a location for planting and bin storage.

Reducing the visual impact of wheelie bins is encouraged through the introduction of screen planting or purpose built bin stores.



- 5** The design of some shop units would suggest that originally they were built as houses with a subsequent single storey front addition constructed over the forecourt to accommodate an enlarged sales area.



In these circumstances a scheme which returns the premises to its original residential appearance could be favourably considered, through the removal of the addition and enclosure of the front amenity space.



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