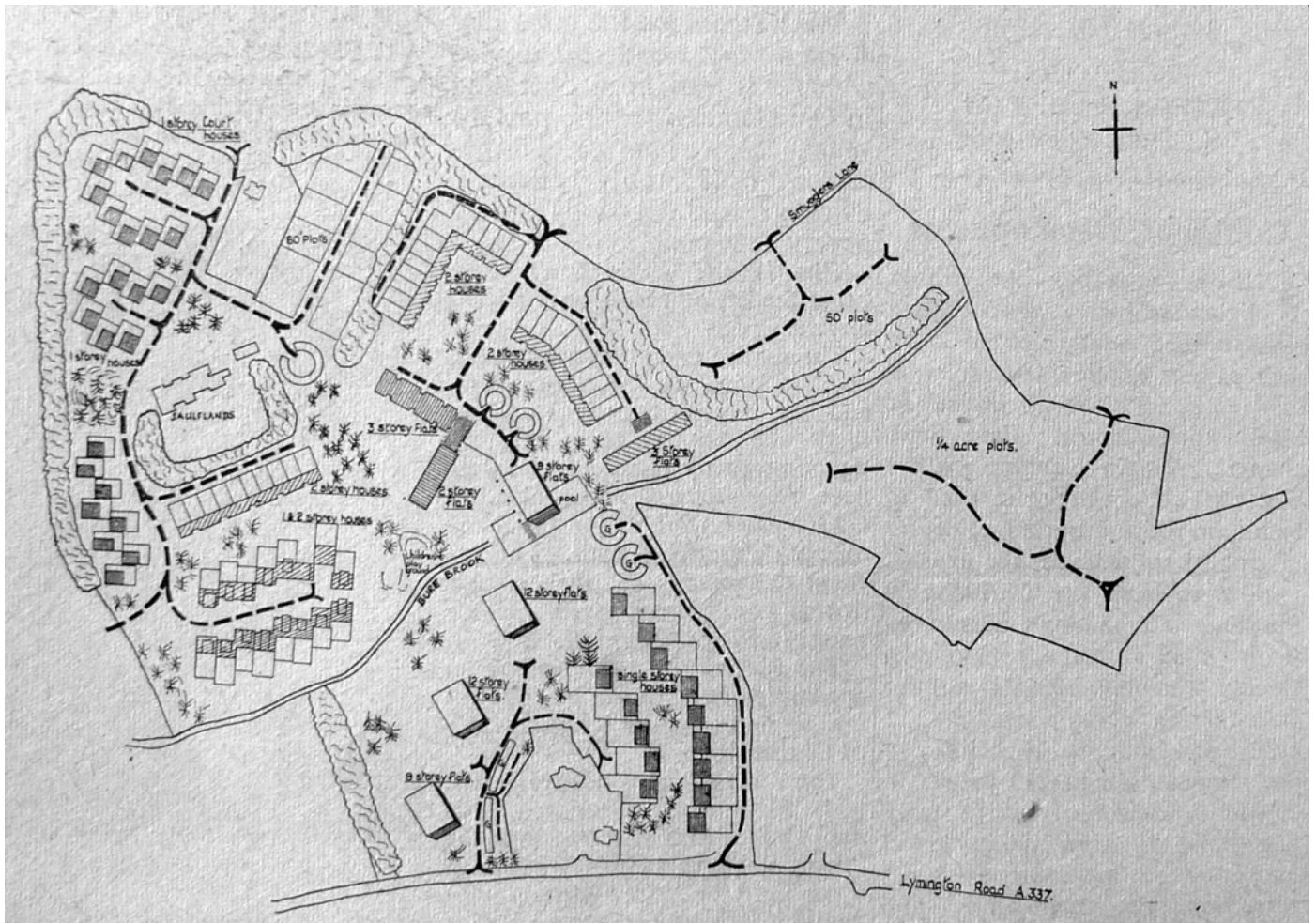


Shelley Park Estate Plans Released

C.T. March 16, 1962



OUTLINE plans for one of the biggest housing developments yet to be seen in Christchurch have been approved by the Borough Council's Planning Committee. But because of the extent of the scheme—339 dwellings are envisaged—the committee agreed to refer the application to the full Council for approval.

The scheme is planned for a site at Highcliffe, bounded by Lymington Road and Smugglers Lane and will be known as Shelley Park Estate. Applicants are Hoburne Investments Ltd.

Coun. W. E. Tucker, chairman of the Planning Committee, told the C.T. that the development could be the foundation stone for Christchurch as a residential resort. He described the scheme as "amazing." He said he would welcome the opportunity of having other developments of this nature in the borough because it was completely in keeping with the policy laid down by the Ministry.

The chairman explained that the plans had been released to the press before the Borough Council meeting (March 27) because "it is such an important development and I feel that it affects the whole borough. It is my personal desire to see that we have the best public relations in the matter."

Coun. Tucker said the Planning Committee could have given the decision themselves without referring to the Council, but it was felt that as it was such an important development the whole Council should be made fully conversant with the plans, down to the smallest detail, which they would be.

The application is for 137 houses and 202 flats to be erected on 37.5 acres of land. The houses comprise 14 single storey detached, 26 court, 16 terrace houses (staggered one and two storeys), 31 terrace houses (two storeys), 50 single house plots.

The flats consist of 158 tower flats of nine and twelve storeys, 18 three storey terrace flats, eight two storey terrace flats and 18 three storey pavilion flats.

SITE DETAILS

Generally the site is rather flat but with a slight fall to the stream running North-East to South-West with a steep rise in the South-East corner.

The natural vegetation to the North of the stream is mainly birch scrub with isolated clumps of forest trees. To the South of the stream the site is well covered with mature forest trees. The majority of this existing vegetation will be retained to maintain the present character.

Wide consultation has taken place between the architects and planning consultants, the County Planning Dept. and representatives of the Air Ministry and de Havillands and agreement has been reached on the building height restrictions.

The broad basis of approach to traffic problems is the separation of vehicular and pedestrian circulation whereby "finger" access roads are taken into the site from external roads and no loop roads or cross-site roads occur. By this means it is possible to walk throughout the site without crossing a road.

There are five car parks indicated on the diagram by split circles and the thick broken lines indicate the "finger" roads leading in from the main Lymington road, Smugglers Lane and one on the left which appears to lead into a caravan site.

The stream becomes a pleasant pedestrian focus of the whole site and attractive "green" ways extend outwards to the extreme edges of the site. This concept is extended to the buildings themselves. Parking, garaging and service access are contained on the motor side of the dwellings and there is alternative pedestrian access via paths from the "green" ways.

The court houses are described as single and possibly partly two storied. The court garden is completely private and useable, therefore as an extension of the living space. There are numerous variations of plan form possible within the basic site area of 50ft. x 40ft.

Pavilion flats are designed to present highly modelled facades to the stream. The crescent forms are made possible by the use of a recessed stair/entrance hall link. The "street" is again treated purely as a motor approach and contains parking spaces and all garages, 50% of which are within the building at ground level.

A meeting has been held at the Town Hall between Coun. Tucker, the Town Clerk (Mr. J. Macfadyen), the Borough Engineer (Mr. E. B. Wise), Mr. H. A. J. Burry, of Hoburne Investments Ltd., and Mr. D. Lovejoy, of Derek Lovejoy and Associates, the architects concerned, at which questions were answered.

Shelley Park R/V Could Be £50,000

C.T. March 30, 1962

Coun. W. E. Tucker, chairman of Christchurch Planning Committee, told the Council on Tuesday that the estimated additional rateable value to the borough through the development of the Shelley Park Estate at Highcliffe, outline plans for which were approved by the Council, on current valuation list basis would be about £14,000 and on the new valuation list basis about £50,000.

He did not think he would be far wrong by saying that the new valuation list would be in operation before the estate was complete.

The outline plans for the estate were approved by 12 votes to five. This was after an amendment by Coun. J. Higgins that the matter be referred back for more information and a further amendment by Coun. E. N. Spreadbury that the Council accept the plan with the exception of the tower flats, had been defeated.

The plan, it will be recalled, is for 339 dwellings—137 houses and 202 flats including 158 tower flats of nine and twelve storeys.

Coun. Higgins said he would like to know how much the houses were going to cost and whether the prices would be within the reach of residents of the borough. Or were they giving planning permission for speculative builders to build an estate for people with money from London, Birmingham, Glasgow and other big towns?

He reminded the Council that they had 265 applicants on the Council's housing list. Some of them were badly in need of houses and nearly all were in the lower income groups.

Bearing in mind that the Corporation was building only 40 units of accommodation a year, he would like some assurance that the development at Shelley Park would include a number of lower priced houses which could be bought by some of those on the Council's housing list. If this assurance were forthcoming he would agree to the scheme.

"COLOSSAL"

Coun. Spreadbury objected to the 12 storey flats. "If we stand close to the Priory Church tower that gives us some idea of the height of the 12 storey blocks", he said. A block of eight storeys was a "colossal" building and they had no buildings in the area reaching to twelve storeys.

They were told that the alternative to this scheme would be bungalow development. That was nonsense. The alternative would be development similar to that already in Highcliffe and Friars Cliff— "good sound development".

He agreed they needed flats but there was a difference between going from one extreme to the other. To ask them to approve 12 storeys in an area of that kind was wrong.

Supporting Coun. Higgins' reference back, Coun. D. Stacey said the area was becoming a "speculator's Utopia". It attracted people from all over the country and did not provide accommodation for younger people in the borough.

COSTS

At the beginning of the debate, Coun. Tucker mentioned costs which would face the borough if the development were allowed. The cost of drainage, he said, would be nil, for members would remember that at the last Council meeting a new drainage pipe line from Somerford Bridge to Highcliffe, running through the estate, was approved.

This would have had to be laid in any case, therefore no specific charge could be levied against the development.

The roads, including sidewalks, would be completed before being handed over and it could rightly be assumed that there would be no major costs for maintenance for the first 20 years. Then it could be assumed the maintenance costs would be some £200 per year average.

REFUSE

After a period of years, there may be a sewage maintenance cost, but this would only be in the region of £75. Cost of the collection of refuse would also have to be taken into consideration and this for the whole of the development would amount to about £675 a year.

One further point that must be borne in mind, said Conn. Tucker, was the spending in goods and services, principally locally which could well be £175,000 or more a year. Following good planning, was this not good business?

He added that more and more people of medium income wanted to come here in their retirement. This development would go a long way to providing homes for them.