

# BATTLEAXES - COMMUNITY INVOLVEMENT STATEMENT

Project: 2105 - Battleaxes

Location: Bristol Road, Wraxall, BS48 1LQ

P3

Issue date: 8 March 2023



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# 1. INTRODUCTION

This Community Involvement Statement has been produced as part of the Planning Application for the Battleaxes project, to demonstrate how the applicant has been able to put the local community (residents, Councillors and other key stakeholders) at the heart of the Battleaxes redevelopment. It is vital that the future of the site should be influenced by the very people who live and work and spend their leisure time in the locality.

This Technical Note outlines our understanding of the Local Planning Conditions, as set out by North Somerset’s Supplementary Planning Documents, and maps out our response to it.

## Community Benefits Statement

The Battleaxes has long been at the heart of Wraxall however following a period of vacancy it is now in need of refurbishment and a mix of new optimum viable uses to reinstate and improve its active offering to the local community.

During its operation as a public house, whilst the building was a place where local people could go to meet, eat and drink, it did not address the wider needs of the community or provide dedicated spaces for other uses by local people.

The new proposals include a dedicated hub for the local community providing a flexible space designed to enable a range of uses that will meet the varying needs of local people. The community hub will sit at the heart of the existing building and will include a meeting room, multi-purpose communal area, and associated break-out space with refreshment facilities.

In addition to the community hub there will be communal gardens to the rear of the existing building that will be open to all.

The spaces will provide opportunities to hold a range of regular events and activities such as local parish council meetings, parent and baby groups, club & society gatherings. There will be also opportunities for seasonal or annual events such as fairs, fetes, and street parties.

The new retail facilities, such as café and farm shop, will provide a local convenience offering that is not currently available in the village. At present, the residents of Wraxall have to travel to neighbouring villages such as Failand and Nailsea to buy their daily essentials.

The new co-working facility will be a great space for local individuals and small businesses to come and work in a communal and collaborative environment. It will be perfectly suited to the more flexible post pandemic working arrangements where there is often not a need for people to commute daily or even in some cases where employees do not have access to central offices anymore. These people may often work from home but either need or desire a dedicated office space or indeed just an occasional change of environment to work, meet and collaborate with others.

In order to secure the Battleaxes future as a key part of local community functions the building and its range of new uses, including the community hub, will be under the overall stewardship of Studio HIVE who will be resident in the new office spaces.

## ISSUE HISTORY

Revision	Purpose Description	Authored	Checked	Authorised	Date
P1	Planning Application	IDM	GR	NS	03/11/22
P2	Planning Application	IDM	GR	NS	29/11/22
P3	Planning Application	IDM	GR	NS	06/03/23

# 2. BACKGROUND

The Applicant, Studio HIVE, recognises the importance of community engagement within the development process and the role it plays in enabling the community to shape their surroundings, ensuring their views are listened to, considered, and integrated within the outcome of a project.

This document demonstrates the way in which the Applicant has put the local community (residents, Councillors, and other stakeholders) at the heart of the Battleaxes redevelopment. It’s vital that the future of the site should be influenced by the very people who live, work and spend their leisure time in the area.

The following commentary and analysis describes the ways in which the Applicant has engaged with the local community and how their views ultimately shaped the planning application.

The redevelopment consists of returning the Grade II listed building back to active use, whilst respecting its historical character, removing recent additions, and improving its overall viability with several contemporary improvements, enabling a better use of the building.

The proposed development and refurbishment of the Battleaxes and its grounds, and the residential development of the grounds comprises:

- Change of use from public house to multi-use business and local community hub (including office and flexible work/collaboration/shop/café space)
- Retention of ancillary bed & breakfast accommodation
- Internal re-configuration
- Internal and external fabric repairs and window replacement
- Refurbishment of boundary walls and outbuildings
- Hard and soft landscaping, circulation and car and cycle parking
- Rear two-storey office extension
- Enabling residential development comprising 9No low-energy homes

We aim to create space within the building for several complementary uses which will provide a wider economic platform upon which to build. It will also deliver sustainable building and landscape design with new naturalised soft landscaped areas across the site, including the addition of new communal gardens. The landscape proposals will retain the best of the existing trees and shrubs whilst increasing the level of planting across the whole site.

### 3. ENGAGEMENT IN DEVELOPMENT

#### 1.1 NATIONAL PLANNING POLICY FRAMEWORK (NPPF)

1.1.1 The revised NPPF [2021], which sets out the Government’s planning policies for England to maintain and ensure sustainable development, makes it clear that engagement is vital to the plan making process – plans should:

*“be shaped by early, proportionate and effective engagement between planmakers and communities, local organisations, businesses, infrastructure providers and operators and statutory consultees;”*  
**NPPF, 2021, p 8. P16**

1.1.2 Furthermore, the NPPF highlights the importance of front-loading engagement in the pre-application process. Ensuring developers take a lead in creating healthy relationships with the community through a pro-active approach towards the delivery of pre-application engagement and consultation is a major enabler for all involved in the application process:

*“Early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties”.*  
**NPPF, 2021, p 13. P39**

1.1.3 Effective engagement is also a major factor in producing well-designed and considerate places and spaces, as noted in paragraph 126 of the NPPF. These spaces are key to the redevelopment of the Battleaxes and the sympathetic development of the architectural style of the village of Wraxall.

#### 1.2 NORTH SOMERSET COUNCIL (NSC) STATEMENT OF COMMUNITY INVOLVEMENT (2019)

1.2.1 This document and the overall engagement plan as a whole was developed and written with consideration of the updated NSC SCI (2019) which outlines best engagement practice within the District. These council practices are useful in understanding some of the expectations regarding the level of engagement and detail expected of applicants preparing planning applications.

1.2.2 On page 8, the document notes: “We strongly encourage applicants to discuss their proposals with local people adjoining the development site, the relevant town or parish council and their North Somerset councillor, at an early stage before they submit their planning application.”

1.2.3 This Statement of Community Involvement demonstrates that the applicant has effectively engaged with the local community and stakeholders, consistent with the requirements of the NSC Statement of Community Involvement, in relation to the scheme and according to the standards expected of both national and local planning policy.

### 4. SITE DESCRIPTION AND CONTEXT

#### 2.1 LOCATION

2.1.1 The Battleaxes is located in North Somerset in the village of Wraxall. The site is approximately 8 miles to the west of Bristol, the journey only 20 minutes by car. The site is also 1.5 miles east of the town centre of Nailsea.

2.1.2 The site is well served by existing public transport, with the main bus route X9 providing an hourly service. Two bus stops are located on the junction of Bristol Road and The Grove, albeit they are difficult to access due to the lack of footpaths, crossing points and the current speed limit on the Bristol Road.

2.1.3 The northern and western boundaries of the site are defined by Bristol Road and The Grove. Topographically, the site comprises two terraced levels - the upper containing the former Battleaxes pub and car park, with the lower terrace containing two outbuildings and further areas of car park.

2.1.4 The site has a vehicular entrance on Bristol Road.

2.1.5 Hardstanding connects the higher and lower tiers of car parking to the south of the building. This route runs alongside two unoccupied stone outbuildings that are also architecturally significant assets of the site and built in the same style as the main structure.

2.1.6 The site is not located in a conservation area. The main building on the site, the Battleaxes, is a Grade II listed building. Opposite the site, Rock Farmhouse is also Grade II listed.

2.1.7 Wraxall and the site is in the Green Belt.

2.1.8 Understanding the location and surrounding uses of the site was vital for effective public consultation, ensuring that all residents and businesses could both access the consultation process and remain considered throughout.

#### 2.2 THE DEVELOPMENT

2.2.1 The development comprises a mixed-use redevelopment of the Battleaxes site. The refurbishment and improvement of the Battleaxes building proposes a farm-shop/licensed café for part of the ground floor and garden basement area, and the upper floors of the building as hotel/bed and breakfast rooms, which will complement the uses on the lower floors. In addition, workspace within the building is proposed.

2.2.2 The supporting development in the grounds consists of 9No. low-energy houses and a new office extension to the rear of the new building, which will be sensitively designed to achieve low-carbon standards and will contribute financially to the refurbishment of the building, as well as the long-term maintenance of the wider site.

2.2.3 This application seeks detailed planning permission for the aforementioned.

2.2.4 Consultees were provided with the detail of the redevelopment alongside associated landscaping.

## 5. CONSULTATION STRATEGY

### 3.1 INITIAL ENGAGEMENT

- 3.1.1 We engaged with North Somerset Council (NSC) as early as possible in the process in order to begin to understand the needs and requirements of the Council in relation to the site and to ensure that our vision for the Battleaxes is sympathetic to NSC's existing and emerging policy within the Core Strategy and various supplementary planning documents.
- 3.1.2 The team undertook extensive consultation mapping to identify key consultees with regards to the site, including Councillors, residents, and users of the space.
- 3.1.3 The site is of strategic importance for Wraxall being one of the key buildings in the village and historically significant, partly due to its linkages with the Tyntesfield Estate.
- 3.1.4 Further to initial conversations with Wraxall and Failand Parish Council and North Somerset Council, we began to create a vision relating to the Battleaxes to obtain feedback on the principle of the concept of the development.
- 3.1.5 After these initial engagement sessions, the we were able to develop the vision to provide an updated vision for the Public Consultation.

### 3.2 PUBLIC EXHIBITION AND FORMAL ENGAGEMENT

- 3.2.1 In-person public exhibitions were held across two days; held at the Battleaxes on Friday 8th of July 2022 between 4pm and 8pm and Saturday 9th of July 2022 from 10:30am to 1:30pm. Two sessions across two different days allowed for the consultation to capture a wider group of public consultees who may have not been able to attend one of the events, for example:
- 3.2.2 The in-person exhibition comprised 10 of the Studio HIVE development and architecture team and 10 display boards (appendix i) with the aim of the session being to help the local community better understand the proposals, answer any questions relating to the redevelopment, and offer the Applicant the ability to take on board feedback to address in further proposals and design iterations, where deemed necessary.
- 3.2.3 Comment forms (appendix ii) (and access to an online comment form) were given to all attendees at the event to understand the general sentiment, alongside any specific comments relating to any part of the proposed plans.
- 3.2.4 The consultation event was widely advertised. A letter (Appendix iii) was delivered to residents and an article was published in the Somerset Live on 1st of July 2022 (<https://www.somersetlive.co.uk/news/somerset-news/future-historic-somerset-pub-secured-7275976> - Appendix iv) to encourage attendance and engagement with our in-person exhibitions.
- 3.2.5 There was some criticism that 'The Elms' development, which is technically in the parish was excluded, however, it was felt that the wider awareness campaign was sufficient to enable those interested to attend or access the online material.
- 3.2.6 A Parish Councillor, Ian Parsons, attended the in-person exhibition, alongside over 45 local residents.

## 5. CONSULTATION STRATEGY

### 3.3 WEB PRESENCE

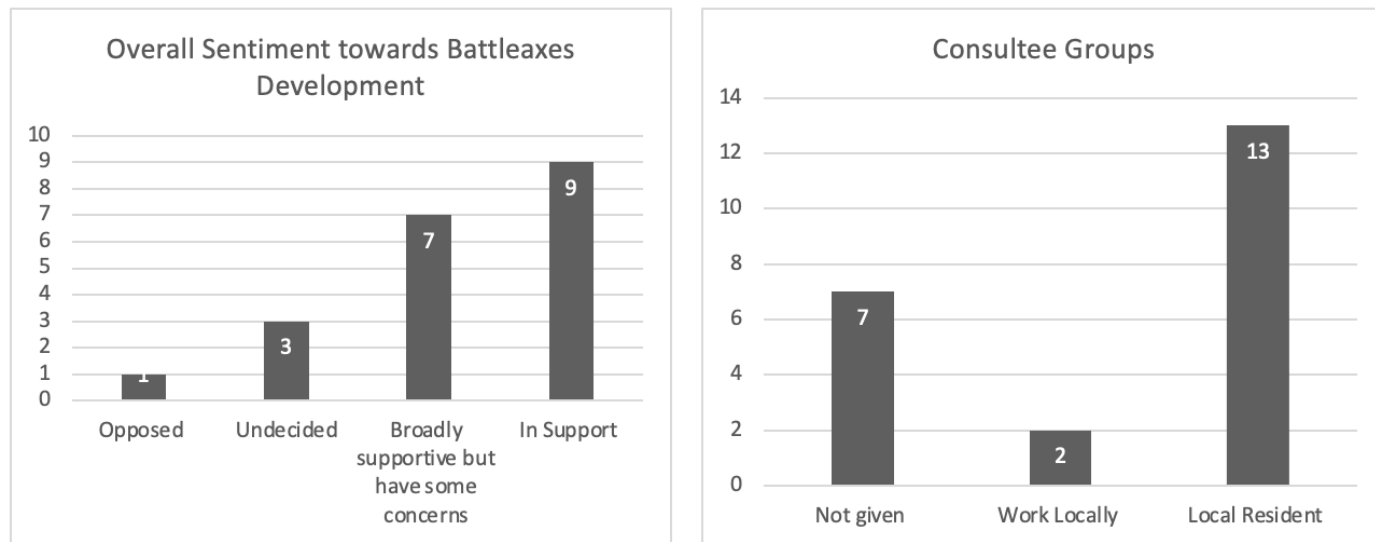
- 3.3.1 Throughout the course of the redevelopment consultation period (and over the lifetime of the future of the project), a website (<https://www.thebattleaxesdevelopmentwraxall.co.uk/> - appendix v) has been developed to capture the views of local residents and to provide a location for our exhibition material to be offered digitally.
- 3.3.2 The website enables those who could not attend the in-person exhibition to view the material online at their own pace. Further, it allowed those who did visit the ability to re-visit what they engaged with at a later date.
- 3.3.3 The site offers a newsletter to allow interested parties to keep up to date with the progress of the project, alongside a comment form which feeds directly into the engagement data; this is taken account of in the design development.

# 6. CONSULTATION SUMMARY

## 4.1 EXHIBITION ATTENDANCE AND COMMENT FORMS

- 4.1.1 Following the two, in-person exhibition days at the Battleaxes, consultees were requested to complete a comment form either using the forms provided or online. Any identifying information (such as information for newsletters) was disregarded at the stage of analysis. Forms could be handed back on the day or returned/posted to Studio HIVE with a deadline of Friday 29th of July 2022.
- 4.1.2 The in-person exhibition was well attended with over 45 people in attendance across the 2 days.
- 4.1.3 Subsequently, many individuals signed up for newsletter updates regarding the scheme’s progress, which provides another channel to continue the dialogue between Studio HIVE and the local community as the scheme progresses.
- 4.1.4 Comment form responses are summarised below:

**Q1. Overall Sentiment: “Do you generally support the principle of the redevelopment proposals and creation of new uses at The Battleaxes, at Wraxall?”**



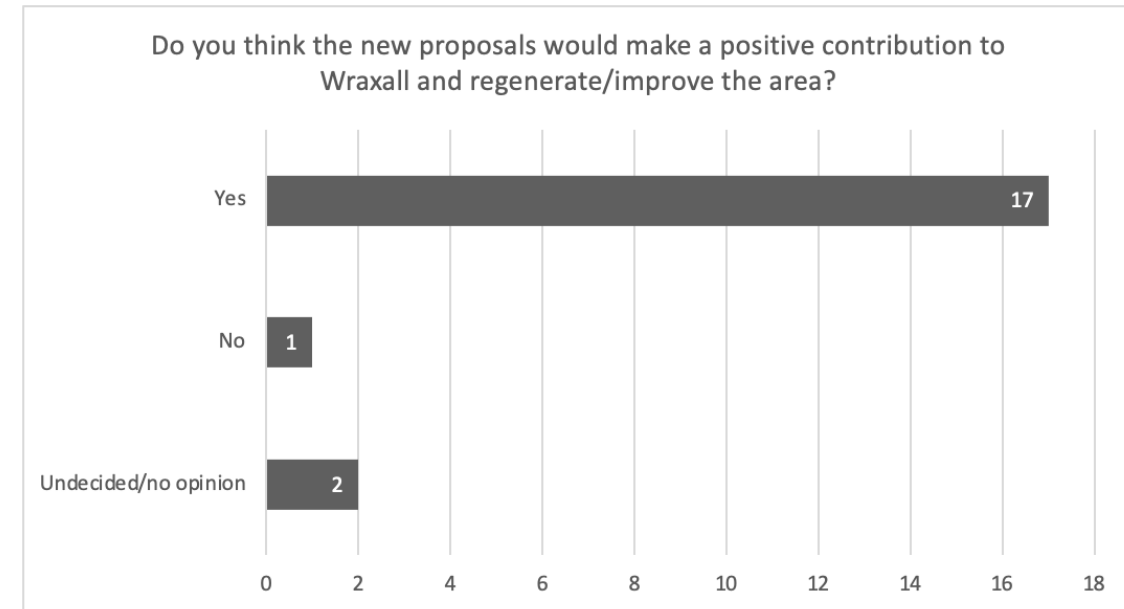
Prior to answering questions relating to the scheme, consultees were asked about their sentiment and 80% of respondents had at least broad support for the development. Only one consultee indicated they were “opposed” in relation to the overall redevelopment proposals.

General comments regarding the development highlighted the importance of the scheme to The Battleaxes as a community centre and hub. More specific comments from those with “some concerns” about the development related to the potential influx of traffic to the area induced by the scheme and concern regarding proposed parking supply.

These specific concerns surrounding traffic and parking are addressed in the following sections.

# 6. CONSULTATION SUMMARY

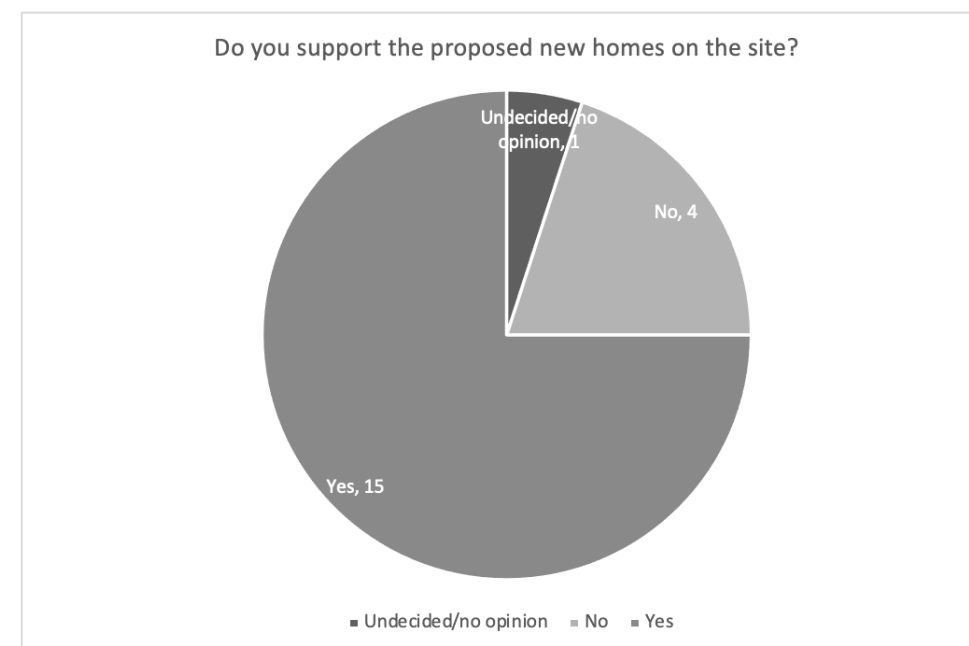
**Q2. Do you think the new proposals would make a positive contribution to Wraxall and regenerate/improve the area?**



Consultees were clear that the development would boost Wraxall and have a positive impact on the area. Comments noted how the redevelopment of the Battleaxes has been long overdue and stated the importance of the Battleaxes as the heart of Wraxall.

**Q3. (combined with Q6 of the feedback form)**

**Q4. Do you support the proposed new homes on the site?**



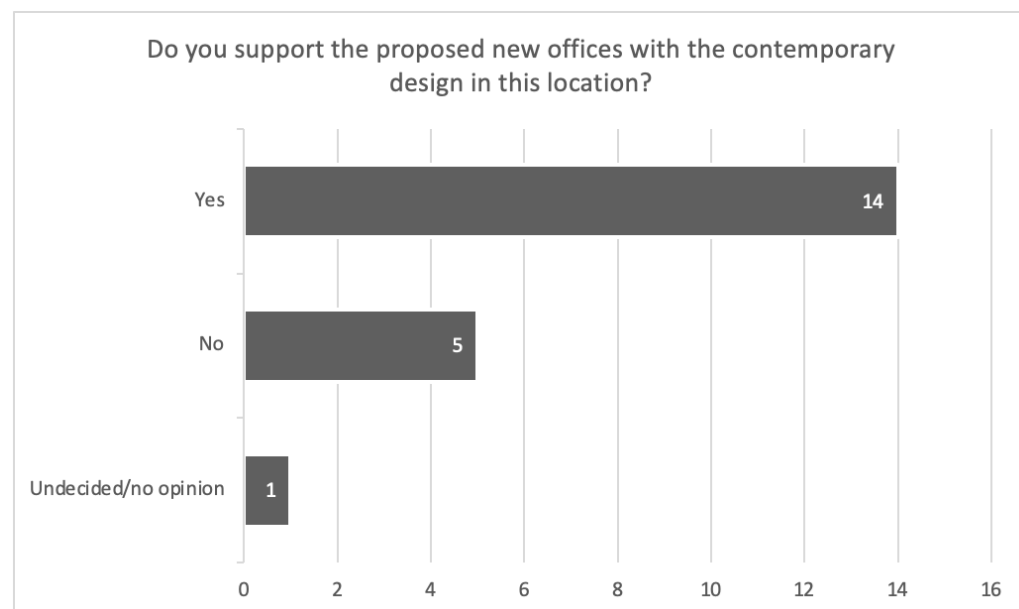


## 6. CONSULTATION SUMMARY

75% of consultees were in support of the residential development proposal, of the remaining consultees 5% were undecided and 20% opposed - most of whom were undecided or opposed left further comments, which included:

- Concerns over the height of houses regarding neighbouring properties.
- Concerns over extra traffic.
- Concerns over insufficient parking for housing.
- Comments in support noted the benefit of housing in bringing attention to Wraxall.

### Q5. Do you support the proposed new offices with the contemporary design in this location?

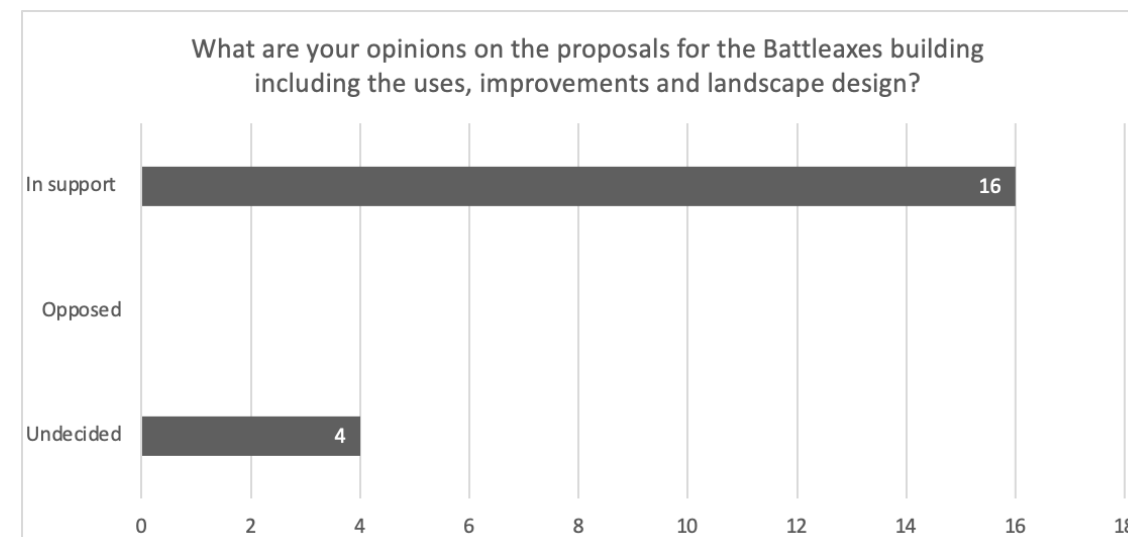


The new office scheme proposed for the site received mixed response. Nevertheless, the majority of consultees were in favour with 14 supportive comments, 5 opposed and 1 with no opinion or undecided. Comments opposed to the office scheme included:

- Concerns over potential for vacant office space on the site.
- Concerns over parking supply.
- Concerns over the location of office space.
- Comments in support cited the boost to the local economy from new business.

## 6. CONSULTATION SUMMARY

### Q6. What are your opinions on the proposals for the Battleaxes building and site including the uses, improvements, and landscape design?



Out of all consultee responses, 80% were in support of the Battleaxes development, outlining the historical and current importance of the Battleaxes to the local community and heritage. Some of the 4 undecided consultees noted that the development should be in keeping with the current style and characteristics of the historic Battleaxes.

## 6. CONSULTATION SUMMARY

### 4.2 ANALYSIS AND OVERARCHING CONCERNS / RESPONSES

- 4.2.1 From the 20 comment forms, online responses, and email communications, alongside speaking with over 45 individuals across the two consultation days, it is evident that sentiment towards the development is positive, with 80% of consultees at least broadly in support of the overall proposals as noted in the first question of the feedback form.
- 4.2.2 Significant encouragement was taken from the community benefit of the Battleaxes redevelopment, with attendees at the in-person event especially excited by the prospect of refurbishing and improving the vacant historically significant building and the opportunity for a community hub at the heart of the village. Consultees commented on the redevelopment offering a more stable and certain future for the site.
- 4.2.3 Studio HIVE were also pleased to be able to clarify details with local residents through explaining proposals and assisting with the visualisation of the plans, which is a much easier process when meeting with residents face to face.
- 4.2.4 However, Studio HIVE were also aware of recurring themes of concern expressed, both at the consultation events and through careful analysis of the feedback forms.
- 4.2.5 The following matrix recognises the key concerns of the consultees and outline the ways in which Studio HIVE have understood, responded to and in some cases taken mitigatory action to limit, reduce or remove the concern entirely.

## 6. CONSULTATION SUMMARY

Comment	Studio HIVE Response
<p><b>Topic: Highways / Access</b></p> <p><b>Issue:</b> Parking was raised, comments regarding an insufficient parking provision on the redeveloped site.</p>	<p>The parking provision for the site has been considered in detail and assessed in accordance with North Somerset Council (NSC) parking standards guidance. This exercise concluded that the parking provision is sufficient for the proposed mix of uses.</p>
<p><b>Topic: Highways / Access</b></p> <p><b>Issue:</b> Some residents were concerned about increased traffic to the area following the redevelopment of the site.</p>	<p>A Transport Engineer has been employed to assess the potential impact of the development proposals on traffic levels. The findings show that traffic levels resulting from the new proposals will be lower than the former use as a large public house.</p>
<p><b>Topic: Active travel</b></p> <p><b>Issue:</b> No plans to improve footpath connections and no provision for bicycles.</p>	<p>Potential options to improve footpath connections are being explored however these are limited and beyond the scope of the development. The proposals will look to improve the safety of the northern frontage of the existing building where it abuts the road by creating some defensible space. Bike storage is being provided in various areas across the site – both covered &amp; secure for long stay and external hoops for short stay.</p>
<p><b>Topic: Housing</b></p> <p><b>Issue:</b> The affordability of housing was a concern for a couple of consultees.</p>	<p>In order to support the long-term future of the existing building all housing will need to be at open market sales values, but these will be reflective of the local market rates.</p>
<p><b>Topic: Housing</b></p> <p><b>Issue:</b> The impact of roof top gardens on the privacy on neighbouring properties.</p>	<p>The heights of the buildings have been reduced and landscape screening will be provided to minimise the impact on the privacy and amenity of the neighbouring properties. Further studies are required. Communal gardens are being provided and as such the roof top gardens are not the only outside space available to the residents.</p>
<p><b>Topic: Housing</b></p> <p><b>Issue:</b> The height of the houses was a concern to many consultees who considered the impact on privacy.</p>	<p>We've reduced the overall height of the main terrace. See above.</p>
<p><b>Topic: Housing</b></p> <p><b>Issue:</b> Why is housing not included within the Battleaxes building itself?</p>	<p>The existing building is much better suited to non-residential uses that will contribute to the local economy and improve the community facility offering.</p>



## 6. CONSULTATION SUMMARY

Comment	Studio HIVE Response
<p><b>Topic: Offices</b></p> <p><b>Issue:</b> General concerns regarding provision of office space and demand.</p>	<p>A review of the viability and extent of office space in the new proposals has been undertaken and the new standalone office that was proposed in the existing car park has been removed from the scheme. The office space proposed for the main building remains and will be supplemented by a small contemporary extension.</p>
<p><b>Topic: Offices</b></p> <p><b>Issue:</b> How does the provision of employment space benefit the locality?</p>	<p>The provision of employment space, in particular the co-working space provides the opportunity for local people/businesses to work from local workspace and to locate and/or start businesses locally.</p>
<p><b>Topic: Design</b></p> <p><b>Issue:</b> Concerns regarding the contrast between existing style and contemporary proposals.</p>	<p>Much consideration has been given to the design proposals to ensure the relationship between the old and new is successful. The new extension and houses in the existing car park will all be contemporary providing a clear juxtaposition between them and the existing listed building to ensure that the historic evolutions of the site are legible. For this reason, pastiche architecture is generally discouraged and has not been pursued.</p>
<p><b>Topic: Farm shop</b></p> <p><b>Issue:</b> Will the farm shop be affordable to all local residents?</p>	<p>The shop will sell local goods and produce supplied by local suppliers. Affordability is personal but pricing of goods will be dictated by market forces, but by providing a local shop will aid affordability in the round.</p>

## 7. CONCLUSION

### 5.1 SUCCESSFUL CONSULTATION

- 5.1.1 The proposals for the redevelopment of the Battleaxes are centred around the needs of the local community. We have undertaken extensive pre-application consultation which is noted within this SCI, which meets and partially exceeds the standards expected of applicants by NSC.
- 5.1.2 Anyone who received information regarding the redevelopment, whether in person or online, was informed of their ability to comment. These views were received, considered and influenced the on-going design evolution of the proposals.
- 5.1.3 The consultation was undertaken in an inclusive manner; We chose an accessible location with display boards mounted undercover at ground level. All written information was presented in large format text and members of the team were available in order to describe the proposals to the consultees.
- 5.1.4 As outlined in section 4.2, the overarching concerns of residents have been considered and addressed by the Studio HIVE team within the Planning Application submitted in tandem with this SCI.

### 5.2 FUTURE ENGAGEMENT

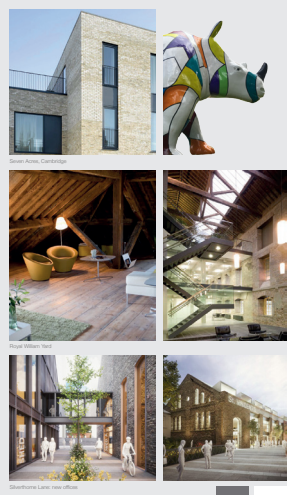
- 5.2.1 We intend to continue the dialogue with residents throughout each phase of the development to ensure that any future comments can be taken on board and incorporated into the wider vision of the scheme.

# APPENDIX I - IN PERSON EXHIBITION BOARDS (ALSO INCLUDED ON WEBSITE)

## Studio HIVE

*"We create exciting, place-led developments with sustainable buildings; creating communities where people thrive and want to be"*

Studio HIVE was founded in 2014, with the aspiration to work on exciting, sustainability-led projects. We know what we wanted to achieve: to create a company that can provide innovative property solutions, to lead and inspire developers and investors to create new exciting places. We want to improve our habitat, be innovative and versatile and of course look after our environment. We are a group of talented property professionals, project and development managers, architects, designers, surveyors, sustainability and building experts, all in one company. We engage and work with the very best consultants to help us deliver our vision. Our experience ensures they understand the ambition for each project and that we deliver for our residents, occupiers and visitors alike.



## Battleaxes | The landmark

*"It was previously known as the Widdicombe Arms, was built in 1882 and is Grade II listed."*

**Historical context**  
The Battleaxes public house has been a notable landmark in Wraxall for 140 years. Initially a Temperance Inn, estate clubhouse and convalescence house for the Tyrnford Estate, the building has performed various functions in the life of the village, most notably that of a public house which utilised the whole building.

*"We aim to return this Listed Building to active use, respecting its historical character."*



*"The Battleaxes public house has been a notable landmark in Wraxall for 140 years."*

**Project background**  
The property was put up for sale by the freeholder in mid 2020 including all land and out-buildings but excluding the self-contained cottage which is at the western end of the building at the junction with The Grove.



**The Site**  
Our design for the site will include a series of new buildings together with the refurbishment of the existing Battleaxes public house which will become the new HIVE Studio at Wraxall.

# APPENDIX I - IN PERSON EXHIBITION BOARDS (ALSO INCLUDED ON WEBSITE)

## Battleaxes | Masterplan

*"We endeavour to provide appropriate, sustainable building and landscape solutions in all we do"*



**Analysis**  
The site presents both opportunities and constraints. It is well connected and surrounded by beautiful countryside, making it a very desirable location. However, we'll need also to consider factors like noise pollution and changing levels across the site as well as the historical context of the Battleaxes public house.

## Battleaxes | The HIVE at Wraxall

**Connectivity & Access**  
The Battleaxes is located in North Somerset in the village of Wraxall. The site is approximately 8 miles to the west of Bristol and is 17 miles from the town of Nailsea. It takes only 20 minutes by car to get to Bristol from Wraxall.

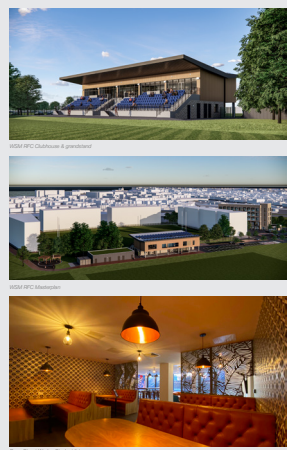
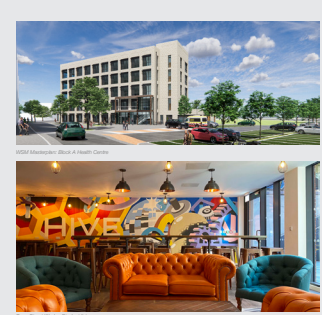


*"It will enhance the significance of heritage assets and its contribution to sustainable communities, local character and distinctiveness."*

## Architecture by Studio HIVE

*"We are dedicated to creating exciting, bold spaces that are both functional and beautiful. With a small team, collaborative practice is at the heart of our practice alongside our innovative and bespoke design process"*

Architecture by Studio HIVE was born out of the willingness and desire to do something different to create exciting places across a variety of sectors with a bold, yet sensitive approach to each project.



## Battleaxes | Our vision

*"A community hub, new homes, a café, a low-carbon office and new green spaces, a new heart for Wraxall, a new place for all to enjoy, bringing the Battleaxes back to being central to village life and creating a future of which we can enjoy"*

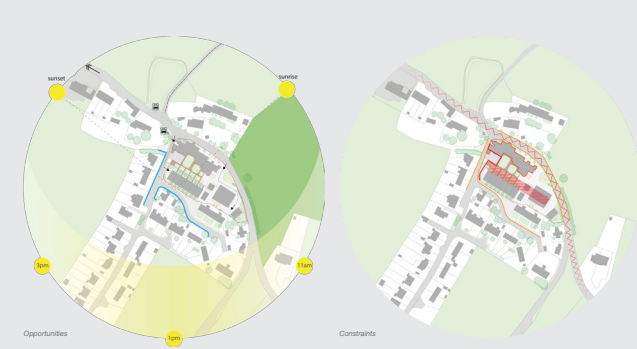


**The Proposal**  
A mixed-use project including 5 new low energy homes, a stand-alone house, a new-build low-carbon office, a Community Hub and work space together with a farm shop and cafe surrounding gathering spaces for all the community to utilize.



## Battleaxes | Masterplan

*"We will provide energy efficient solutions and create sustainable, high quality environments."*

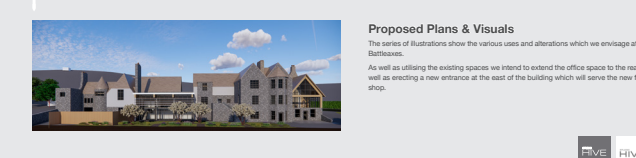


**Analysis**  
The site presents both opportunities and constraints. It is well connected and surrounded by beautiful countryside, making it a very desirable location. However, we'll need also to consider factors like noise pollution and changing levels across the site as well as the historical context of the Battleaxes public house.

## Battleaxes Work In Progress

**Battleaxes Timeline of Events**

- 1882 Battleaxes was built as a temperance house by benevolent Matilda Blanche Gibbs
- 1917 At the outbreak of WW1 the temperance house was leased to Courage Brewery
- 1950's Courage Brewery surrendered the lease to the late Lord Wraxall
- 1960's Lord Wraxall sold the building
- 1966 Green belt designation for Wraxall village
- 1970's Further change of ownership with reports of a fire in the building
- 1973 The Battleaxes became Grade II listed
- 1984 The public house was renamed Widdicombe Arms and obtained a further listed status
- 1985 to 1995 The public house reverted to being named The Battleaxes
- 1995 to 2018 The Battleaxes changed hand a number of times
- Early 2019 Battleaxes leased by Country Pub Group
- March 2020 Battleaxes closed
- August 2020 The Country Pub Group enters administration
- March 2021 Battleaxes for sale
- 17th January 2022 First Parish Council consultation
- 17th June 2022 Exchange contracts
- 17th July 2022 2nd Parish Council consultation
- 27th & 30th July 2022 Public consultation events
- 1st September 2022 Planning Application
- June 2023 Complete purchase
- 2023 / 2026 Refurbishment works commence, housing construction starts, Studio HIVE occupy as head office, cafe, farm shop & community hub open for business.





# APPENDIX I - IN PERSON EXHIBITION BOARDS (ALSO INCLUDED ON WEBSITE)

## Battleaxes | Low Carbon Offices



*"The proposal includes a new 'zero carbon' office development to the east side of the site over the existing car park"*

### Proposed development

The proposal includes a 'low carbon' office development to the east side of the site which will be built over the existing car park. The building will contribute to new 'high value' job creation as well as demonstrating our sustainability ambitions.

This space will become the new head office of Studio HIVE and Architecture by Studio HIVE which we hope will become a centre for excellence for sustainable design in the region.

The entrance will be off Bristol Road, which will include traffic calming measures running the length of the site. There will be parking under the low energy office on the lower level, with further office space on the upper level.

The green roof will support PV cells from which we will generate much of our own electrical power.

### Surroundings

We will also refurbish the historic barns on the west side of the office. These will provide further business suites for local artisans looking for traditional spaces.

South of The Battleaxes building we propose a new green space, a new playground for the staff at the office, together with residents and visitors to the site will be able to enjoy along with the rest of the facilities at the refurbished Battleaxes building, the new HIVE at Wraxall.



## Battleaxes | Sustainability

### Low Carbon

The proposal includes a number of buildings that will be low energy or low Carbon: the offices and the new houses to the rear of the existing building.

We will reduce energy use through the delivery process of this building coupled with the use of highly energy efficient technologies for the future use of the building through renewable energy sources.

We know that in order for development to be sustainable, we must address all three pillars of sustainability: social, economic and environmental.

We are also aware that sustainability is more than creating efficient buildings, we must also encourage a healthy lifestyle, which is why we're providing cycling spaces for both the users of the office and the new Community Hub.

### Community engagement

To us, developments should not just happen, we must engage the community in order to deliver new places, efficient buildings and integrated communities.

Good engagement allows communities to have an influence over and shape the future of where they live.

Engagement is key to driving innovative and pragmatic solutions, both for new communities and new developments, which then can sustain the whole environment and make for more successful outcomes for all.

### Public Consultation

Public consultation has already begun and is an essential part of the design process as we build a brief for The Battleaxes. We have engaged with the Parish Council and have a programme of future consultation events.

The key considerations for the Planning Strategy for Battleaxes will be:

- Re-use of brownfield land
- Re-activation of a vacant building
- Long term protection of a Listed Building
- New high value job creation
- Sustainability and climate change resilience
- Community regeneration



*"We must engage the community in order to deliver efficient, sustainable buildings"*

## Battleaxes | Low Energy New Homes

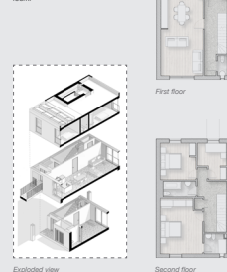
*"We will achieve a sustainable proposal and an efficient flexible plan."*

### Proposed housing

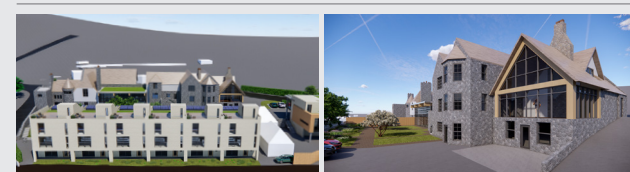
The proposal includes an area dedicated to small housing schemes on the south side of our site. It will provide space for 60 new homes. We have carefully designed these homes to achieve a sustainable and efficient flexible plan for future residents.

The houses will be 3 storeys high and will have access from two different levels, taking advantage of the existing change of level on site. They are well integrated into the landscape on the lower car park.

The plan is carefully designed to provide the occupants with spacious and flexible accommodation; the ground floor is configured in such a way as to offer an additional bedroom, living room snug or family room.



## Battleaxes | Visuals



# APPENDIX II - COMMENTS AND FEEDBACK FORM



## Battleaxes, Wraxall Development Public Consultation: 8<sup>th</sup> & 9<sup>th</sup> July 2022 Comments and Feedback Form

Thank you for coming along to the event today.

Studio HIVE are interested in hearing your views on our proposals for this site. Please take a few minutes to answer the following questions, then either post your completed form in the comments box provided or return it to the address below no later than **Friday 29<sup>th</sup> July**.

**Q1. Based on the information displayed at the event and on the dedicated project website [www.thebattleaxesdevelopmentwraxall.co.uk](http://www.thebattleaxesdevelopmentwraxall.co.uk) do you generally support the principle of the redevelopment proposals and creation of new uses at The Battleaxes, at Wraxall?**

- Support proposals
  Broadly supportive but have some concerns  
 Opposed to proposals
  Undecided / no opinion

**Q2. Do you think the new proposals would make a positive contribution to Wraxall and regenerate/improve the area?**

- Yes
  No
  Undecided/no opinion

Please add any further comments

**Q3. Do you support the proposed masterplan including landscape design including improvements to the Battleaxes?**

- Yes
  No
  Undecided/no opinion

Please add any further comments

**Q4. Do you support the proposed new homes on the site?**

- Yes
  No
  Undecided/no opinion

Please add any further comments

# APPENDIX II - COMMENTS AND FEEDBACK FORM



**Battleaxes, Wraxall Development**  
Public Consultation: 8<sup>th</sup> & 9<sup>th</sup> July 2022  
**Comments and Feedback Form**

**Q5. Do you support the proposed new offices with the contemporary design in this location?**

- Yes       No       Undecided/no opinion

Please add any further comments

**Q6. Do you support the proposed improvements additions, mix of uses and design for the new Battleaxes?**

- Yes       No       Undecided/no opinion

Please add any further comments

**It would be most helpful if you could highlight one or more of the options below.**

- I am a local resident    I work locally    I work for a company associated with Studio HIVE  
 I am a member of the parish council    Other (Please state)

**Additional question**

**Q7. Would you like to make any additional comments about any aspects?**

**If you have not already registered with us and wish to be kept informed about the progress of the project, please provide the following contact details.**

<b>Name:</b>	<b>Date:</b>
<b>Organisation (if applicable):</b>	
<b>Email address or postal address</b>	

Please post in the box provided or return it to Studio HIVE, Combe House, 33 Oakfield Road, Clifton, Bristol BS8 2AT by Friday 29<sup>th</sup> July or email us at [contact-us@studio-hive.co.uk](mailto:contact-us@studio-hive.co.uk)

The information you provide will not be passed to any third party and will only be used to communicate with you about this specific project. If at any time you wish to have your details removed from our database, please contact us.

# APPENDIX III - LETTER TO NOTIFY RESIDENTS



Combe House  
33 Oakfield Road  
Clifton  
Bristol, BS8 2AT

Dear Resident

**The Battleaxes, Wraxall, Bristol Public Consultation**

We trust you are enjoying the summer and you are keeping safe and well.

We would like to introduce to you our company Studio Hive and in time our team. We have recently exchanged contracts and agreed to purchase the Battleaxes and the surrounding carpark. We know The Battleaxes, formally known as The Widcombe Arms has been a central piece of infrastructure in the village of Wraxall and surrounding hamlets, since it was built as a Village Temperance Inn, estate club house and caretakers house for the Tyntesfield Estate in designed 1880-1881 and datted 1882.

Sadly The Battleaxes has had a difficult few years, changing hands a number of times with the last tenant going into administration prior to the covid lockdown in Feb 2020. Sadly, the building does not offer the appropriate accommodation for a single use establishment.

With this in mind, we would like to invite you to a consultation event, to be held at The Battleaxes, where we can share our thoughts on the future of the building and the surrounding site.

We believe that The Battleaxes can become a new destination, a new place, a new heart for the centre of Wraxall, the new proposals will introduce a mix of uses which will provide an exciting new place for all to enjoy, where people can work, shop, stay over, enjoy a coffee in the sun in a great new garden, or even live in one of the small number of new dwellings that will support the refurbishment and repair of the existing building.

To this end we would like to invite you to our stakeholder consultations which will be held on the following two dates:

- o Friday 8<sup>th</sup> July between the hours of 4pm and 8pm
- o Saturday 9<sup>th</sup> July between the hours of 10:30am and 1:30pm

We hope that at one of these events you will be able to learn more about our proposals for the development of The Battleaxes, meet our team and ask questions or provide feedback on our proposals which we can consider prior to the submission of a planning application later this summer.

There will not be a formal presentation at either event, however we will have presentation boards with information outlining our proposals together with a link to a website that will contain the same information, so you can download from the project website from Thursday 7<sup>th</sup> July and make comments at your leisure if you are unable to attend.

The website address will be [www.thebattleaxesdevelopmentwraxall.co.uk](http://www.thebattleaxesdevelopmentwraxall.co.uk) or you can email us at [contact-us@studio-hive.co.uk](mailto:contact-us@studio-hive.co.uk) with any comments you may have or to confirm your attendance.



# APPENDIX III - LETTER TO NOTIFY RESIDENTS



Studio HIVE are very excited about the creation of a cultural hub which can be used in a multitude of ways and enable us to revitalise and develop an underutilised building and site into a range of commercial uses including offices, community Hub, homes studios, a local café / farm shop together with opportunities for other artisans to work on the site in the existing buildings.

These developments will help to provide a focus to the centre of Wraxall, we intend to improve the road and pedestrian interface in the immediate vicinity to ensure the build has more accessibility for all and most importantly linking to the bus stops on Bristol Road and improving the link to the main Tynesfield Estate.

We hope that you find these plans to be an exciting addition to your community and hope to see you at either of our two events outlined above.

Best wishes from the Studio HIVE Team

# APPENDIX IV - SOMERSET LIVE ARTICLE

News ▶ Somerset News ▶ Pubs

## Future of historic Somerset pub secured as villagers urged to have say on its use

Exciting plans have been put forward for the Battleaxes at Wraxall which has stood empty since lockdown

SHARE COMMENTS

By **Heather Pickstock** North Somerset reporter  
10:00, 1 JUL 2022

NEWS

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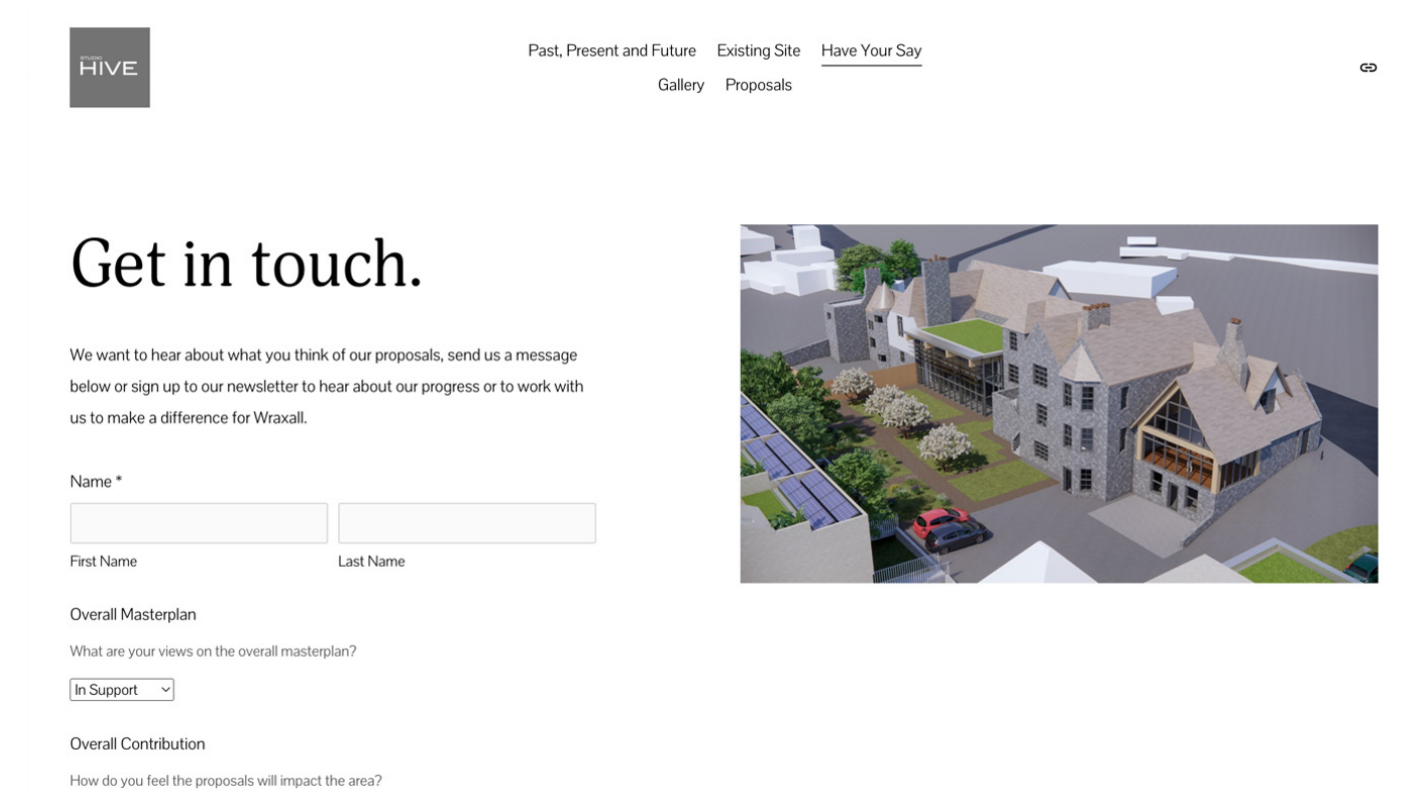
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# APPENDIX V - WEBSITE SCREENSHOTS



# APPENDIX V - WEBSITE SCREENSHOTS







Atlas Land Ltd  
Chemin De La Planaz 1  
1807 Blonay  
Switzerland



Studio HIVE  
Combe House,  
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