

Battleaxes, Bristol Road, Wraxall, BS48 1LQ

Design and Access Statement

Part 2 of 6

STUDIO
HIVE
ARCHITECTURE



07 Consultation & Engagement Parish Council Consultation

We understand the importance of engaging with North Somerset Council (NSC) as early as possible. We wish 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.

North Somerset Council strongly encourages applicants to discuss their proposals with local people at an early stage before they submit their planning application.

We undertook extensive consultation mapping to identify key consultees and other stakeholders with regards to the site, including Councillors, residents and users of the space.

The parish council is made up of Members who represent the views of the local people in the parish of Wraxall and Failand.

Councillors give their time and expertise freely to consider planning applications and day to day issues as they arise. They get involved in community matters and, as such, have and will be consulted as our proposals for Battleaxes develop.

These photographs were taken on 6th January (1) and later, on 7th July 2022 (2) and show our presentation of initial proposals to the Members.

Please refer to the Community Involvement Statement. 4th January 2023 for further details.



07 Consultation & Engagement Public Consultation

S 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

Following initial conversations with Wraxall and Failand Parish Council and North Somerset Council, we began to form our vision for the Battleaxes. After these initial engagement sessions, we were able to develop the proposals in order to provide a firm vision to present at the Public Consultation.

In-person public exhibitions were held across two days at the Battleaxes, and we will endeavour to engage with the local community to keep them informed at all stages of the development.

- 8th and 9th July 2022 (Public Consultation at the Battleaxes) - 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.
- July 2022 (website goes live including the 'Have your say' form).

The consultation event was widely advertised. A letter was delivered to residents and an article was published in the Somerset Live on 1st of July 2022 to encourage attendance and engagement with our in-person exhibition. Please see the article on the link below:

<https://www.somersetlive.co.uk/news/somerset-news/future-historic-somerset-pub-secured-7275976>

Parish Councillor, Ian Parsons, attended the exhibition, alongside over 45 local residents. Studio HIVE were able to clarify details with those attending by explaining the proposals and visualisations (see right). We became aware of recurring themes of concern which were expressed, both at the consultation events and through careful analysis of the feedback forms. These concerns are discussed on the following pages.

See website: www.thebattleaxesdevelopmentwraxall.co.uk/haveyoursay
Please also refer to Planning Statement and Community Involvement Statement.




07 Consultation & Engagement Public Consultation

The consultation was undertaken with a view to making it as inclusive as possible.

A letter was sent to local residents before the Public Consultation together with the Comments form (shown right).

The process was a great success. Local people engaged with the project. Views were collated and documented and we show, on the following page, how the comments received have informed the design which forms the basis of this Application.



Battleaxes, Wraxall Development
Public Consultation: 8th & 9th 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 29th July**.

Q1. Based on the information displayed at the event and on the dedicated project website 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



Battleaxes, Wraxall Development
Public Consultation: 8th & 9th 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.

Name:	Date:
Organisation (if applicable):	
Email address or postal address	

Please post in the box provided or return it to Studio HIVE, Combe House, 33 Oakfield Road, Clifton, Bristol BS8 2AT by Friday 29th July or email us at 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.

07 Consultation & Engagement Design Amendments

The overall height of the terraced houses was reduced with visual and landscape impact considerations. For example, since its initial design, The terrace has been reduced by approx 3m in elevation (25% of total height).

Before



After



Roof access via glazed pop-ups to reduce the overall visual impact.



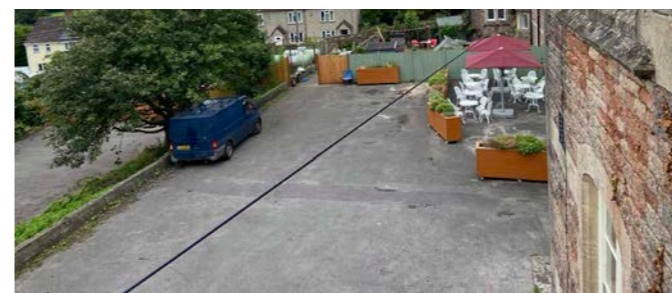
Visual indication of how comments received at the various Consultation events have informed the design of The Battleaxes Masterplan.

The proposed new office within the existing car park has been removed from the proposals and has been replaced by two modest Mews houses.



The presence of the zero-carbon office over the east car park drew the most comments. This element has now been removed from the proposals; we feel the scheme is now more appropriate and domestic in scale and, as we point out in Section 06, builds over the place of previous structures which once occupied the site over a period of almost two hundred years.

Of the 4334m² site, undeveloped areas include 2980m² of hard surfacing and 537m² of green space. The areas of soft landscaping across the site have been increased with total green space up by 62% which as well as improving the visual amenity of the site will assist in our drainage strategy.



The amount of parking available on the site has been maximised in order to mitigate the risk of overspill parking on surrounding streets. Currently providing space for 46 vehicles on site we have managed to not reduce this and fits in accordance with with North Somerset Parking Standards.



Before

PARKING:
44
SPACES
REQUIRED

After

PARKING:
46
SPACES
AVAILABLE

08 Battleaxes Masterplan

The Battleaxes has been linked to Tyntesfield Estate since its origins when it was built as a Temperance House for estate workers. Our ambition is to create a community asset that will bring the Battleaxes building back to being at the heart of village life.

We are committed to support this location as it becomes once again a centre of local business activity. We will move our Studio HIVE and Architecture by Studio HIVE offices to the refurbished building and will also add a new office extension.

Our vision will create a truly sustainable development, reinstating green permeable areas across the site, providing cycling spaces, electric vehicles charging points, and finding building solutions that help reduce our carbon footprint. The new low-energy homes will also serve this purpose.

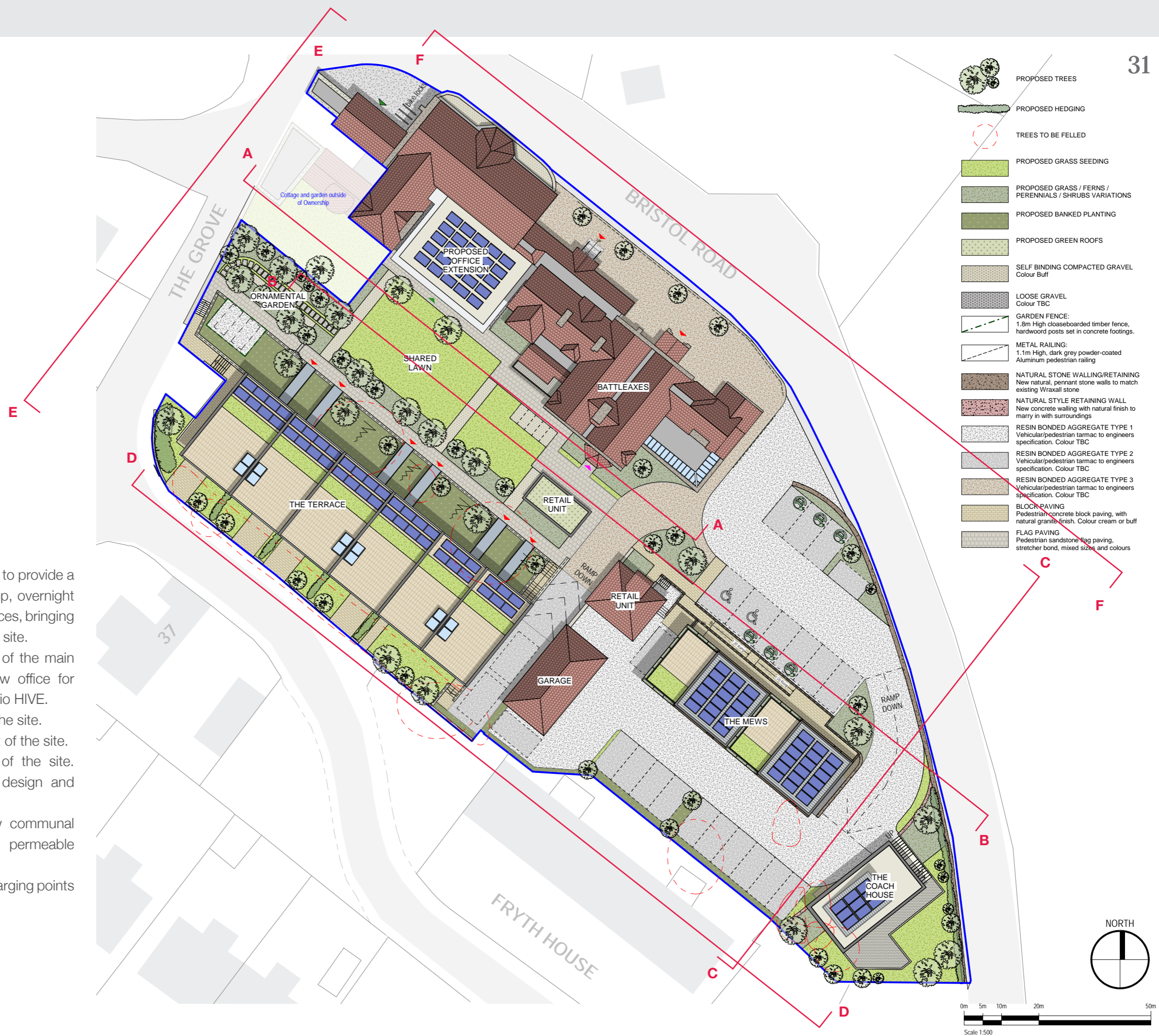


The Battleaxes building, proposed layout: Early Sketch

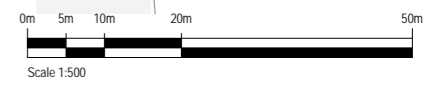
08 Battleaxes Masterplan Site Plan

Our development will include:

- The Battleaxes building refurbishment to provide a community business hub, a farm shop, overnight accommodation, a cafe and office spaces, bringing opportunities for local business to the site.
- A new office extension to the south of the main building, which will become the new office for Studio HIVE and Architecture by Studio HIVE.
- 6 No. Terrace houses to the south of the site.
- The Mews, 2No. dwellings to the east of the site.
- Coach house, on the east corner of the site. All housing will be 'low-energy' in design and construction.
- Reinstated green surfaces and new communal gardens improving the amount of permeable surfaces.
- Cycle storage, parking spaces and charging points for electric vehicles.



	PROPOSED TREES
	PROPOSED HEDGING
	TREES TO BE FELLED
	PROPOSED GRASS SEEDING
	PROPOSED GRASS / FERNS / PERENNIALS / SHRUBS VARIATIONS
	PROPOSED BANKED PLANTING
	PROPOSED GREEN ROOFS
	SELF BINDING COMPACTED GRAVEL Colour Buff
	LOOSE GRAVEL Colour TBC
	GARDEN FENCE: 1.8m High closeboarded timber fence, hardwood posts set in concrete footings.
	METAL RAILING: 1.1m High, dark grey powder-coated Aluminum pedestrian railing
	NATURAL STONE WALLING/RETAINING New natural, pennant stone walls to match existing Wraxall stone
	NATURAL STYLE RETAINING WALL New concrete walling with natural finish to marry in with surroundings
	RESIN BONDED AGGREGATE TYPE 1 Vehicular/pedestrian tarmac to engineers specification. Colour TBC
	RESIN BONDED AGGREGATE TYPE 2 Vehicular/pedestrian tarmac to engineers specification. Colour TBC
	RESIN BONDED AGGREGATE TYPE 3 Vehicular/pedestrian tarmac to engineers specification. Colour TBC
	BLOCK PAVING Pedestrian concrete block paving, with natural granite finish. Colour cream or buff
	FLAG PAVING Pedestrian sandstone flag paving, stretcher bond, mixed sizes and colours



08 Battleaxes Masterplan Site Sections

Section A - South elevation of proposed Battleaxes building and office extension.

The new office extension respects the proportions of the existing building and sits within a recessed area behind the main hall. It is a contemporary structure designed to have minimum impact on both the existing fabric of The Battleaxes and the environment. The extension will have its own access from the south and will also be connected internally to the existing building.

The site is surrounded by vegetation on the north side. Our proposals will contribute to the increase of green spaces and permeable surfaces as part of our design.



Section A - South elevation of proposed Battleaxes building and office extension.

Section D - South elevation across the site. House types.

View from the south side of the site to the north of The Grove. The Terrace of six houses is formed in a light brick with timber to both the Mews and Coach House by way of contrast.

Four of the terraced houses allow off street parking and access to integral garages off The Grove.



Section D - South elevation across the site showing house types.

08

Battleaxes

Masterplan

Site Sections

Section F - North elevation. Front of the Battleaxes.

The Battleaxes faces Bristol Road on the north side. The main entrance to the site will be located to the west of the main building, giving access also to the Housing Scheme.



Section F - North elevation of the Battleaxes.

Section B - North elevation across the site. House types.

All our housing types, The Terrace, The Mews and Coach House, will be designed to high environmental standards and will incorporate low energy technology. All have photovoltaic cells (solar panels) on the roof and will be heated via air-source heat pumps.

They all utilise the existing topography with layouts that allow access from two different levels.



Section B - North elevation across the site showing house types.

08 Battleaxes Masterplan Site Sections

Section C - East elevation from Bristol Road.

The site is formed by an upper terrace on the north side, where the main building is located, and a lower terrace on the south.

This topography allows our housing scheme to merge into the landscape beneath the existing skyline, and respect the height of the surrounding buildings.

The Mews houses in the centre take advantage of the differences in topography.



Section C - East elevation of The Battleaxes and Mews houses

Section E - West elevation across the site. Level changes.

Section on the Grove looking east towards the development. The caretaker's cottage is shown together with the west elevation of The Terrace.



Section E - West elevation of The Battleaxes and The Terrace houses