

Supporting Statement

3 Grand Parade
Poole High Street
BH15 1AD

October 2023

Shore Architecture
Ether House
23a Worthington Crescent,
Poole
BH14 8BW

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Dated 19th May 2017
- To be read in conjunction with the following drawings and documents:
- Existing Plans Ref. 2330-01
 - Existing Elevations Ref. 2330-02
 - Proposed Plans Ref. 2330-03 B
 - Proposed Elevations, Section & Location Plan Ref. 2330-04 B
 - Block Plan Ref. 2330-05

1.0 Introduction.

The property of, 3 Grand Parade, Old Town, High Street, Poole BH15 1AD, is situated within the Town Centre of Poole. 3 Grand Parade is situated in the Old Town area of the Conservation Area, which was adopted in 2012. The building in which 3 Grand Parade lays is a listed building, (as set out in the conservation area guidelines).

The building of 3 Grand parade sits approximately 2/3 way down Grand Parade, BH15 1AD. 3 Grand Parade consists of 1 no. building with a Victorian Façade. On the ground floor there is a shop unit with single doorway to the left of the property and a bay window to the right. The proposal is looking to covert the rear part of the ground floor and all upper floors to residential use whilst retaining the front as a commercial space. We are therefore submitting our proposals for planning (change of use) and listed building consent.



Fig. 1 Photo from early 20th century



Fig. 2 Photo showing western end of Grand Parade in the late 19th century.

3.0 Heritage Statement.

3 Grand Parade is part of a grade II listed building located within the Quay Conservation Area. Grand Parade was originally part of a late 18th century grain warehouse formerly associated with Belpen's Mill on the Quay.

The Heritage England listing description of Grand Parade is as follows:

Warehouse, now shops and some accommodation. Late C18, altered C19 and 20. Brick with glazed headers in English bond, painted at front, and tiled roof, more steeply pitched to right-hand section, with stone slate verges. 3 storeys; 11-window range with a right-hand canted corner. Stepped cogged eaves. Late C19 shop fronts divided by pilasters to panelled gabled brackets flanking facias and varied late C20 glazing. Segmental-arched first-floor windows, flat-headed above, mostly C20 three-light plate-glass casements; small rectangular windows to left end. INTERIOR contains heavy timber floors with a lateral beam on posts with pillows, and a roof with 2 purlin registers and diagonal wind braces. Divided internally by masonry walls. Ladder stairs. HISTORICAL NOTE: formerly the warehouse to Belpen's Mill on the Quay. (Hillier J: A Portfolio of Old Poole: Poole: 1983-: 41).

Originally, the warehouse building consisted of a semi-basement, three upper floors and a loft; however, in the 1930's, the first floor was lowered and the semi-basement sacrificed to create shop units at street level. Dividing walls were built to define a terrace of seven self-contained buildings.

The warehouse once had loading doors, roof dormers, timber louvred windows and an archway into the rear courtyard and was much altered in the 20th century as well as the ground floor conversion to shops.

Bomb damage to number 6 Grand Parade was not fully repaired until the 1980's. Poorly matched brickwork is evident on the rear elevation.

Figure 4 shows the roof missing and windowless top floor elevation in the 1970's prior to the restoration of the bomb-damaged roof and elevation. All the Grand Parade units have been subject to piecemeal change throughout their existence.

4.0 Current proposals.

According to BCP Council Poole town centre is 'experiencing a number of challenges, from a 'high vacancy rate to declining footfall'. The Heritage Action Zone aims to give the High Street a new lease of life, fuelling economic, social and cultural recovery.

In conjunction with other objectives, Poole town centre is looking to make the area more attractive to residents, by 'revealing hidden histories, repairing and revitalising the historic environment, supporting sympathetic development, and creating a legacy for the future care of the high street'.

The current proposal, in line with Poole town centre objectives, seeks to convert the rear part of the ground floor and upper parts of the building to residential use without removing any historic material from the building.

The design is very sympathetic and modest to the listed building, keeping the historic value intact and attractive for the Poole town centre visitors and residents.

4.1 Key relevant policies of the Poole Local Plan 2018.

The following is a list of the most relevant Poole Local Plan 2018 planning policies accompanied by a review of the proposals in relation to the policies.

They differ from the policies referenced in the 2017 pre-app, reference PREA/17/00047 and included in the appendix of this document.

PP1 - Presumption in favour of sustainable development mirrors the requirements of NPPF.

PP2 - Amount and broad location of development.

Development is directed to the most accessible locations in the borough. These are the town centre, district and local centres and along sustainable transport corridors.

(i) The town centre will be the focus for new housing, retail, leisure and office growth, strengthening the role of the town centre.

PP3 – Poole town centre strategy.

The town centre is the most suitable location for the most intensive uses and major developments which generate the highest levels of activity. The Council will work with partners to:

(c) Upgrade the High Street, Old Town and Quay to expand their role through the introduction of a wider range of commercial, residential, cultural and community uses and events that contribute to vibrancy and footfall.

(e) Deliver a minimum of 6,000 new homes in a series of town centre neighbourhoods that help to improve vitality through the introduction of more people living in the town centre.

(f) Preserve or enhance Poole town centre heritage assets including removing the Town Centre Heritage Conservation Area from England's "Heritage at Risk" register.

PP6 – High Street, Quay and Old Town.

The High Street, Quay and Old Town will be managed to support a wider range of commercial, residential, community and leisure uses and events within an enhanced townscape environment. Development proposal should:

- (a) Provide active ground floor frontages along the High Street, Lower High Street and Quay.
- (b) Support vibrancy, aim to make use of upper floors and the rear of commercial properties for new homes.
- (c) Retain and/or provide traditionally styled shop fronts and signs to ground floor units.
- (d) Preserve or enhance the historic character of the area.

PP22 – Retail and main town centre uses.

This policy excludes changes of use to residential on ground floor, High Street frontages to maintain vibrancy.

PP 30 – Heritage Assets.

New development must preserve and enhance Poole's heritage assets.

PP38 – Managing flood risk.

Poole town centre is a sequential test exemption area

Detailed changes proposed that will alter the external appearance of the building are as follows:

- Two new timber framed sash windows placed and the door moved on the rear existing extension are in keeping with the conservation area.
- Timber? Roller door to the side of the rear extension instead of a double door for the new internal, ground floor bin store.
- Proposed dormers to front and rear elevation to match 1 Grand Parade dormers, inspired by the original dormers.

Detailed changes proposed internally:

- Front commercial space reduced in size, new wc instated for the commercial use.
- Rear extension to be converted into a studio.
- Staircase reconfigured
- Proposed kitchen to the first floor
- Living room to the second floor
- Bedroom with a shower room on top floor

5.0 Access.

3 Grand Parade is located in Poole Old Town near the Quay and Poole Museum. It has great access to shops, services, leisure and employment opportunities reducing the need to travel. Access to public transport is excellent with the bus and train stations just a 10-minute walk away.

The Lower High Street is pedestrianised was closed to vehicles between 10am and 10pm in June 2020 by BCP Council.

any bike storage and parking?

6.0 Bins.

Many of the separate units of Grand Parade have no outside space in which to store bins and a number of bins for Grand Parade premises are currently kept adjacent to the Antelope pub in a pedestrian alleyway, part of the public realm.

Therefore, we propose an internal bin in the rear extension area, behind the new proposed studio, at ground level. To avoid losing too much floor space from the shop unit we have kept the proposed bin store to a practical minimum, accommodating 4 x 180 litre wheeled bins.

These will be left in the front door recess on collection day.

The bin store will be ventilated via roller shutter door.

7.0 Summary.

The site is in Poole town centre and has easy access to employment, services and public transport and is highly sustainable. The proposals are for a light-touch conversion of an existing building and retaining all the structure and its existing embodied energy. The quantity of new materials and energy required to carry out the conversion is therefore greatly reduced and more sustainable.

Poole town centre is the focus of new development to help to regenerate the town centre (Policy PP2, PP3 & PP6.) Our proposals correspond entirely with this objective.

The preservation and enhancement of heritage assets (PP3, PP6 & PP30) is a priority and our proposals will provide a sustainable future for a Grade II listed building with minimal external change. The replacement of large Velux windows with traditional dormers and internally, and the reintroduction of timber, open-tread stairs is more in keeping with the original form and features of the building.

Policy PP6 (b) in particular, encourages the conversion of space above shops on the High Street to residential use. We are also retaining an active retail frontage protecting vibrancy (PP22).

Our proposals, though modest, contribute a towards achieving the vision for Poole Town centre as a vibrant centre and a focus for major residential development. We greatly hope that our proposals are acceptable.

With minimal environmental and heritage impact the proposals are inherently sustainable and enhance a listed building, giving it a new positive future in a revitalised town centre.

We look forward to receiving your response.