

Minutes of Sub Committee Meeting Nr 6

Held on the 13Feb07 at 18.30 hrs. at The Civic Offices London Street .

Agenda: To hear the proposals by Bewley Homes for the redevelopment of the site on the NE corner of Victory Roundabout where the sixties office block known as Brook House currently stands.

1. Present
2. Apologies
3. Background
4. Detailed presentation.
5. Discussion and questions.
4. AOB
5. Date of next meeting.

1 Present:	John Shaw	Local B&DBC councillor
	Stewart Parker	Local B&DBC councillor
	Colin Brooks	Bewley Homes
	Jenny Muscroft	
	Marion Patinnol	
	Nic Prior	JTS
	Nigel ?	Robert Adam Architects
	Chris Hall	BCA main committee member, Vulnerable persons officer and sub-committee member
	Malcolm Macinnes	BCA main committee member, and Dev. sub-committee Chair
	Ted Blackmore-Squires	BCA Dev. sub-committee secretary.
	Jayne Griggs	BCA . Dev sub-committee member.
	Maurice Cookson	BCA . Dev sub-committee member- VH resident
	Chris Bailey	BCA Dev sub-committee member – Flaxfield Road resident
	Peter Marshall	BCA Dev. sub-committee member – Worting Road resident.
	Martin Edge	BCA Dev sub-committee member .

2 Apologies: Were received from Doris Jones (Local B&DBC councillor).

3. Background:

The council owned the freehold of the property and have done a deal with the restructuring of the head lease with implied consent for redevelopment involving the demolition of the now out dated building called Brook House.

It was agreed that before a formal application for planning permission be made that consultation with BCA residents, hence this meeting.

Bewley Homes presented a folder depicting a suggested scheme, in DRAFT only, for the site and proceeded to explain the details, several copies were retained by the BCA.

4. Detailed presentation.

The site had certain difficulties which required a special approach which would be driven by sustainability.

Transport – The proximity of the adjacent office building “Mid-point” required special consideration especially with regard to the entrances and exits from both buildings. Virtually no car parking was to be permitted, indeed car ownership was to be discouraged and a group hire system or car club, was explained. The site was so close to the town centre facilities it would be possible for residents to walk to most of their local destinations. Footpath links were discussed with some concern for pedestrians being tempted to cross Alencon link at grade. The building was well sited for the use of existing schools and colleges and was for this reason high on the sustainability rating.

Energy - An energy saving scheme was to be introduced aimed at reducing energy needs by 75% and potentially to 95% was to be incorporated. This would incorporate innovative methods of heating and cooling with some solar energy capture. Heating was to be by means of a geo-thermal system with no form of fumes or waste.

Materials – Due to the site's location traditional materials and construction would be dominant as this would please the majority, it would be impossible to please everyone.

Architectural – The proposed design is in principle a base, a shaft with a capitol and responds to the high buildings around the site behind and to East and West with the height relating to the mass of the building. The architect has tried to establish a striking building for the location, something different and not found elsewhere in Basingstoke. The materials would be predominantly brick and stone with some render and metal roofing. There would not be a lot of metal and glass in the exterior cladding.

Floor plans – The accommodation was for reasonably spacious flats on each of the upper floors, lower levels would incorporate cycle and mobility vehicle storage (with charging facilities)

5. Discussion and questions.

There were no plans to place anything underground below the surface carpark to the East.

The structure would be a steel or concrete framed building.

The proposals for a glass fronted and enclosed lift from the NE subway at VR roundabout was mentioned to the designers who knew nothing of the long term discussions with HCC on the problems of the NE exit from VR.

6. Jaynes notes,

9. AOB All members to quote referenced papers and paragraphs at all times. Generalised objections to go in from individuals now and next week.

Detailed studies to be completed Sunday evening 18Feb07 and to be emailed to the secretary that evening for collation and readying for issue as the BCA formal objection by 21Feb07 (Ted abroad 23-28Feb07).

Thoughts for the list of conditions to be advanced to the secretary.

10. Date of next meeting.

Distribution:

All present by email.
BCA main committee.
BCA website
All B&DBC councillors by email.
Jo Kelly - HCC councillor

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Minutes approved by Signature..... Date.....

Print name.....
