



Public Response 3-15 South Street, Rochford

Pre-Application Engagement

In February 2021, Rochford District Council and its partner **gbpartnerships** shared our initial proposals for the regeneration of 3-15 South Street, Rochford. The proposals were made available via the www.voyage-partnership.co.uk website and during a live public webinar on 24th February. Some people asked us to post paper copies of the proposals to them as they did not have online access, which we did. We also printed posters and commissioned an advertorial in the Echo.

We invited you to 'Have your Say' via an online survey and we are grateful to everyone who took the time to respond to us. We received 56 completed surveys along with letters, emails and phone calls.

As part of this pre-planning engagement, we also talked to stakeholders including planners, conservation advisors and Historic England. We held several meetings with the building users including representatives from local community groups.

Changes we made

The following changes have been made in response to feedback received from all consultees during the pre-application process:

Removal of first floor balcony

We have removed a first floor balcony terrace area above the new extension and replaced them with Juliet-style balconies to the first floor accommodation.

This is in response to comments from the conservation consultee regarding the appropriateness of such space, which is not in keeping with historic buildings from this period. The removal of the balconies also preserves the privacy and security of the future residents of the apartments; however, the introduction of Juliet-style balconies allows for air circulation and connection to the outside.

Heating and energy strategy

The initial design included for the provision of an external compound to house an Air Source Heat Pump (ASHP) solution for energy. We received feedback that this could cause a noise nuisance acoustically for neighbours and possibly the residents.

We have designed new modern all-electric energy solution which does not require an external compound area and is not reliant on fossil fuels. Solar panels have also been added to the roofs of the buildings to the rear of the site.

As we no longer need the rear plant compound, we have added two extra parking spaces as well as electric car charging points. Additional communal



space has also been provided to the rear of the site, including a bicycle compound and gardens.

Resizing and reconfiguration of rooms

We received feedback regarding the size of some rooms and the amount of storage space provided so we have reviewed our proposals and adjusted the flat layouts to reconfigure some of the rooms to increase their size and ensure compliance with the appropriate standards for residential accommodation.

Next steps

The Planning Submission for this site has now been made. If you would like to look at these plans in more detail you can access them via the Rochford District Council Planning portal here: [21/01241/FUL](#) and [21/01242/LBC](#). It is important to note that the planning application has a further period of public consultation and that the Council has yet to make any formal decision about developing this site.

Planning Submissions for the further sites in the Asset Delivery Programme will be made shortly with a Public Response document for each site being shared via the Voyage website as this takes place. The Mill Arts & Events Centre site in Rayleigh has been reviewed and a report is being taken to Council, after which more information will be made available.