

# Design & Access/Heritage Statement

For

Proposed single storey extension to provide entrance lobby and toilets together with siting of external air handling plant at  
Stroud Hospital, Trinity Road, Stroud, GL5 2HY

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## **Introduction**

This planning application seeks to gain consent for a single storey extension to provide an improved entrance to the current MIU at Stroud Hospital, together with additional ancillary external plant to improve the facilities with the MIU and the ward above.

## **Assessment of surrounding land and features**

To the north of the site is the Holy Trinity Church a listed building. The east of the site is occupied by hospital buildings together with external plant and a fire escape associated with the hospital site. To the south of the site is the junction of Trinity Road, Field Road, Bowbridge Lane and Lower Street. Trinity Road, Field Road and Lower Street all have listed properties accessed from them. To the west of the site is Trinity Road, beyond which are a number of residential properties, some of which are listed buildings.

## **Visual Impact of the Site**

The topography of the site together with the steepness of the adjacent Trinity Road and the height of the stone retaining wall that separates the site from pavement, makes most of the site only partially visible when viewed at eye level from the northern and westerly directions. However again due to the topography the site is more visible when viewed from a south westerly direction.

## **Involvement**

We have used the SDC Pre-Consultation process, which has been extremely useful, details of which are contained within Section 5 of the application forms and an accompanying Appendix 1 document.

## **Evaluation**

The three main factors that need to be considered in the development of this site are as follows: -

- The proximity of Listed Buildings
- The sites location within the Conservation Area
- The close proximity of adjacent residential dwellings

## **Access**

The access to the site will remain largely unchanged. There will be some minor changes as part of the works to accommodate the extension and the new plant, but in essence the access points will remain very much the same as they currently are.

## **Parking**

Parking will not be affected by the application in any way.

## **Design**

The design of the proposals has been carefully considered and endeavours to make best use of the varying topography of the site to mitigate the impact of the development on the adjacent listed buildings and the wider conservation area. The proposals take a lead from the host building in their form to enable them to sit comfortably within their environment. The location and height of the additional plant required for the development has also been carefully considered to reduce any impact on the adjacent listed buildings and the wider conservation area to a minimum. Close boarded fencing is proposed to the western aspect to provide an element of screening to some of the larger plant, whilst ventilation ducts will be visible above this level to enable air to be passed into and out of the building.

## **Amount of Development**

The amount of development has been carefully considered and meets our client's brief.

## **Layout**

The layout of the site has been carefully considered and reflects our client needs, whilst at the same time respecting the site's location within the Conservation Area and also the proximity of a number of Listed Buildings.

## **Scale**

The scale of the development has been carefully considered and follows the recommendations of the Pre-App consultation and subsequent discussions regarding the external plant locations.

## **Landscaping**

There is very little opportunity to provide soft landscaping due to the nature and size of the site together with the requirement to be able to access all parts of the external plant for future maintenance.

## **Statement of Justification for the Works**

### **Guidance**

Paragraph 128 of the National Planning Policy Framework requires an applicant to "... describe the significance of any heritage assets affected, including any contribution made to their setting" It also continues requiring that the level of details should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact.

### **Proposed Environment**

The materials selected for the external envelope of the proposed extension are similar to that of the existing materials used on the building being extended. We have also proposed a feature band course to visually tie the extension in with the stone detailing around the entrance to the MIU. This approach should ensure that the development blends in with its surroundings, which in turn will ensure that less than substantial harm is caused to the Conservation Area and the adjacent Listed Buildings.

## **Conclusion**

Taking into consideration the above it is our opinion that the proposed works will lead to less than substantial harm to the Conservation Area and the adjacent Listed Buildings therefore, when assessing the proposals paragraph 134 of the NPPF, the following needs to be considered: -

Paragraph 196 of the NPPF talks about *where a development will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.*