

DESIGN & ACCESS STATEMENT

FOR A PROPOSED DEVELOPMENT AT;

**19 NEW STREET
CHELTENHAM
GL50 3LN**

PREPARED BY;

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Existing Site & Environment

The 182 square metre site is located on the northern side of New Street within Cheltenham's Central Conservation area (CCA) and Principal Urban Area (PUA). The main dwelling at number 19 sits to the front of the site directly abutting the pedestrian footpath.

Directly adjacent to the main dwelling there is gated pedestrian access which provides a wide clear access to the amenity space available to the side and rear of the main building. Located to the rear of the site and accessed via the above mentioned gate is a brick built outbuilding which has a footprint of approximately 15 squares metres, total internal floor area of approximately 28 square metres and measures 4.50 metres wide, 3.60 metres deep and 5.50 metres in height. Some of the external walls of the outbuilding are shared with properties which front the lower high street.



Existing amenity space and outbuilding located to the rear of the site at 19 New Street

Surrounding buildings and environment



Side access, rear amenity and out building located to the rear of 19 New Street



Rear of 19 New Street including side access



Existing access to side and rear of 19 New Street



Boundary wall and rear of 17 New Street



Rear of 312 and 314 Lower High Street



Rear of 316 & 318 Lower High Street

Proposed Development

The Proposed development comprises the demolition of the existing outbuilding and the construction of a modest building containing two self contained one bedroom flats.

The two new dwellings will be accessed via the existing communal pedestrian access located to the side of 19 New Street.

Internally both flats will comprise of an open plan kitchen/living room, a double bedroom, shower room and built in storage. Both flats will have access to shared amenity space, a secure bicycle store and bin store.

The position of the proposed building and allocation of all windows has been carefully considered to maintain privacy for the new development as well as to all nearby residents.

Site Layout & Landscaping

The new building will occupy approximately 20% of the site. From the remaining approximately 40% will be retained by 19 New Street and the remaining 40% will serve as communal access and amenity space for the use of the occupants of all dwellings. The shared pedestrian access will provide level and safe access/egress to and from the site and properties. It will also enable disabled and ambulant persons to enter the building.

Every element has been considered during the design and planning process to ensure that the proposed development maintains and enhances the privacy for all existing and future local residents.

Scale & Design

During the design process specific consideration was taken to ensure that final design by way of size, scale and bulk was sympathetic to the buildings and environment in the surrounding area.

The building has been designed to fit comfortably on to the site. The proposed building measures 4.50 metres wide, 10.00 metres deep and 5.4 metres high.

The street scene and surrounding area was carefully considered throughout the planning process to ensure it would not be detrimental or harmful to the visual amenities and character of the road and surrounding locality.

The new buildings will have no impact on the surrounding properties. The building has been positioned and designed to ensure that all neighbouring properties and residents are not affected by way of shadow or reduction in sun/natural light.

Access to site

The development has been designed to allow all potential users to enter the site, move around the area, enter the dwellings and move freely around the interior spaces.

Level access will be provided to the principle entrance as required under Building Regulations and all of the Approved Document M requirements will be implemented as part of this development. All hard standing will be laid to allow easy and safe use for wheel chair users.

Proposed Materials

All of the materials specified for the proposed development will support the local character and architectural distinctiveness of buildings in the area. The proposed construction materials are as follows and are illustrated in the computer generated images in the following section;

- Grey Aluminum cladding with standing seam detail
- Red facing brick
- Grey Powder coated aluminium doors and windows
- Aluminum front doors
- Aluminium guttering and down pipes

Energy & Resource (Sustainability) Statement

The proposed dwellings will be built in accordance with the following Building Regulation Approved Documents relating directly to energy and resources;

- G - Sanitation, hot water safety and water efficiency
- H - Drainage and waste disposal
- L1A - Conservation of fuel & power

Water efficiency: Reasonable provision will be made by the installation of fittings and appliances that use water efficiently for the prevention of undue consumption of water. All fitted appliances will be A rated.

Surface water drainage: A soak away is to be provided to service surface water drainage collected from the roof of the dwelling. Hard standing surfaces will be constructed with a fall in order to drain water naturally away from the property. The driveway will be constructed of permeable substrate to allow water to drain naturally. The above will be implemented in order to eliminate additional demand on the existing drainage infrastructure in the locality. Foul drainage will be connected to the main sewer.

Conservation of fuel & power: An A rated Gas fired combination boiler which will achieve a minimum of 90% efficiency will provide hot water and central heating to the dwellings. The gas fired central heating system will be zoned and each zone will have an independent heat control valve. The walls, floor and roof will all be constructed using modern insulation which will meet all U-value requirements. All light fittings will be fitted with low voltage, high efficiency bulbs. The shower, bath

and taps will all be fitted with flow restrictors and the toilet cisterns will be dual flush in order to reduce water consumption. Solar photo voltaic technology and/or a ground source heat pump will be incorporated if proven financially viable.

Waste disposal: Separate bins will be provided to aid the storage and collection of recyclable waste product.

Construction materials: All construction materials and internal fittings will be sourced locally in order to reduce transportation CO2 emissions

Please note: All measures will be taken throughout the construction process to reduce carbon emissions and waste product. Carbon reduction technologies will be incorporated into the new dwelling where ever the technology is deemed financially viable.