

Design & Access Statement

Langett, London Road, Cheltenham, GL54 4HG

Proposed Replacement Dwelling (Revised Scheme)

Planning Application Submitted on behalf of Jessica Snowden

January 2021

Prepared by:

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Introduction

This statement has been produced to accompany an application for a replacement dwelling.

This revised application seeks the addition of a modest first floor master suite on the first floor of the scheme that was approved under planning permission 20/01660/FUL.

Site Context

The site is located off the A40 London Road on the eastern edge of Cheltenham Town. The area is located within the Cotswolds AONB which washes over much of the land to the east of the town.

The linear shaped parcel of land contains a single dwelling, situated centrally within the plot, with garden curtilage to the north and south. The land adjoining to the north is agricultural pasture and to the east lies areas of established trees and Dowdeswell reservoir.

The escarpment slopes are located to the north east which are characterised by dense established woodland. Despite its semi-rural location, both residential and commercial development are within close proximity.

The site comprises of an existing single storey residential dwelling and separate garage building. Existing established vegetation and trees are located around the boundaries of the site and provide containment to the domestic curtilage and extents of the land ownership.

Use

The property will continue to be residential. The proposal is for a larger replacement dwelling.

Amount and Layout

The new dwelling will comprise of a 3 storey 4 bedroom detached dwelling, with attached garage with terrace over.

Scale

A three storey dwelling is proposed, but as it is dug into the landscape its scale will appear lower from public vantage points around the site.

Landscaping & Appearance

The proposed design and materials proposed are totally consistent with the recent approval for extensions and remodelling of the existing house.

Due to the site's location, containment by existing vegetation and trees and current built form, the overall magnitude of effect on views from the Cotswold Way bought about by the proposed replacement dwelling is assessed to be negligible.

There is further opportunity to improve and enhance the character of the site through additional native planting to bring an overall enhancement to the development.

Access

Vehicular access will remain unchanged. Vehicular turning and manoeuvring within the site will be improved to enable cars to egress the site in a forward gear.