

Proposed Replacement Dwelling House

Hill Covert, Harp Hill, Battledown, Cheltenham, GL52 6PR

Design + Access Statement

March 2021 - Rev A

November 2020 – Original document

This statement has been revised in preparation for the resubmission of the approved scheme (20/02034/FUL) at Hill Covert. The revised and additional documents incorporate the following amendments and reasoning:

- Raising the finished floor levels by 300mm – to reduce the required excavation for works whilst reducing the volume of waste earth to landfill,
- Increasing area of snug by extruding rear wall – to reduce sightlines from kitchen to neighbouring properties,
- Increasing sill height of snug window – to better consider use of room,
- Recessing and rotating side window angle – to minimise sight towards neighbouring property and direct view to Cleeve Hill,
- Rationalising rooflights – to better focus light to specific areas,
- Additional landscaping details incl. terracing and gable walls – to make the lower garden more user friendly,
- External material details – as additional illustration of the scheme.

The Design + Access Statement should be read in conjunction with the following associated documents:

Site Location Plan [2082 1000]

Site Block Plan – As Proposed [2082 1100A]

Topographical Survey [6091-10SEP20-01]

Drawn Survey of Existing Plans and Elevations [6091-10SEP20-02, 6091-10SEP20-03, 6091-10SEP20-04]

Proposed Floor Plans [2082 4000A]

Proposed Elevations [2082 6000B, 2082 6010B]

Proposed Sections [2082 5000A]

Proposed Materials [2082 9000]

Proposed Landscape Plan [2082 1200]

Ecological Survey [2043 Preliminary Ecological Appraisal - Hill Covert]

CIL Forms

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1 Overview

This statement has been prepared by Glazzard Architects and it accompanies an application for planning permission to Cheltenham Borough Council for the construction of a new replacement dwelling in Harp Hill, Cheltenham. The existing dwelling is known as 'Hill Covert' and it is the second property to the east of the junction with Camp Road.

The Design + Access Statement should be read in conjunction with the following associated documents:

Site Location Plan [2082 1000]

Site Block Plan – As Proposed [2082 1100]

Topographical Survey [ref: 6091-10SEP20-01]

Drawn Survey of Existing Ground Floor Plan [ref: 6091-10SEP20-02]

Drawn Survey of Existing First Floor Plan [ref: 6091-10SEP20-03]

Drawn Survey of Existing Elevations [ref: 6091-10SEP20-04]

Proposed Floor Plans [2082 4000]

Proposed Elevations [2082 6000/6010]

Proposed computer model images [ref(s)]

Ecological Survey [ref: 2043 Preliminary Ecological Appraisal]

CIL Forms

2 Context

Hill Covert lies relatively centrally along Harp Hill which forms the northern boundary of Battledown. The established development along Harp Hill is comprised generally of individual, detached dwelling houses of varying styles and ages and the eastern half of the road contains dwellings along the southern side only [i.e.the north boundary of the Battledown Estate] with open land to the north.



The existing dwelling is presumed to be late Victorian/Early Edwardian of traditional red brick and slate finished pitched roof construction. It is two storey including dormer accommodation along the central roof zone. The house is in a relatively poor state of repair and the existing accommodation – even with substantial conversion and extension, would not suit the future needs of the new owners.

The site itself had become heavily overgrown but the owners have recently undertaken substantial clearance of scrubs and debris in order to understand how the nature of the land and its topography could inform the design of a new house.

Hill Covert sits between two, detached 2 storey properties – Sky View to the west, which appears to be of late 1960's [but substantially modernised] construction and No. 65 [Haytor] to the east which probably dates from the 1930's. Sky View and Hill Covert are set back the same distance from the highway but No. 65 lies much further back, with its frontage approximately 5m back from the rear of Hill Covert.

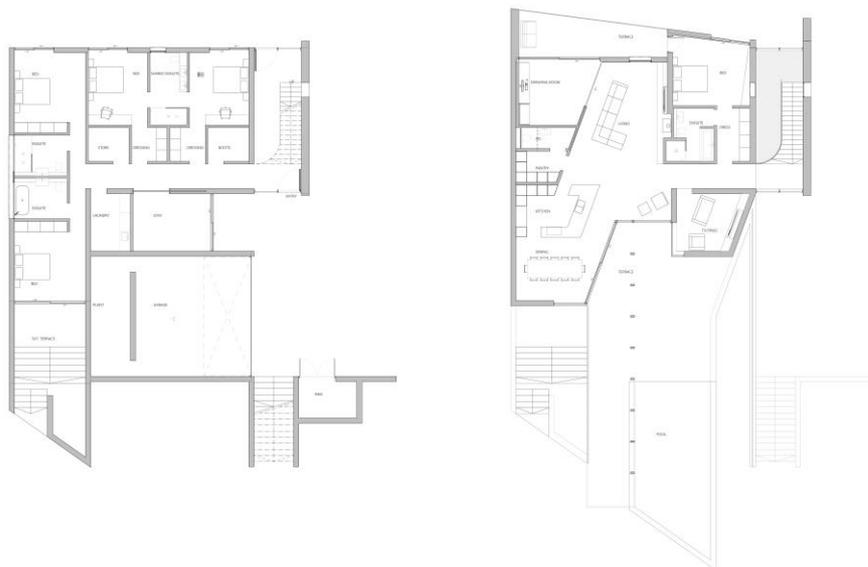
The proposed dwelling would be 2 storeys high with its ground floor level set 300mm above the level of the existing house which is 1.8m higher than that of Sky View and 1.4m lower than that of No. 65.

3 Use

The site is within an established residential settlement and its existing [C3] use is to continue. The building will be used as a single dwelling house as the long-term home of the new owners/applicants.

4 Amount

The total gross external floor area of the existing property [over two floors] is 182.3 square metres and the gross external floor area of the proposal [also over 2 floors] is 464.9 square metres [267.1sqm ground (including garage)/197.8sqm first].



In the main, the general living accommodation [and the master bedroom] is located at first floor level with 4 other bedrooms and associated other

accommodation at ground floor. The scheme includes double garage which is integral with the house but located behind it in order to improve the outlook from the main front elevation – and form a retaining ‘buffer’ between the house and the garden.

5 Design

Following extensive analysis of the clients’ brief and site appraisal, it became apparent that the most suitable location for the replacement dwelling would be such that its frontage would be set back approximately 9m from the front of the existing property. This would mean that the property would sit mid-way diagonally between its neighbours rather than in line with Sky View, thus enabling reduced road pollution and noise, improved privacy for the front facing ground floor bedrooms, a more appropriate frontage and allow the first floor living spaces to access the rear garden at the existing higher level without substantial remodelling of the ground.



The brief required that the house related more organically to the site, especially the substantial rear garden, and achieved a fresh, considered presence from the highway. The first floor living spaces are positioned to

maximise the extensive views to the north, and to gradually extend to the garden via terracing and a swimming pool.

The existing site access would be retained and the house is positioned such that vehicles would pass it into a small courtyard before turning into the concealed garage. The main entrance and hallway to the house extends into this eastern circulation zone such that vehicular and pedestrian circulation is clearly defined – alongside the main accommodation which filters from it at both levels. The entrance is fully glazed to achieve prominence, a welcoming statement and a glimpse through the building to the rear. Additional access to the entrance zone from the rear is also provided from the courtyard/parking zone. A new wall would extend from the main site entrance, separating the private front garden from the driveway/path and this wall would further emphasise the point of entrance and indicate separation between public and private zones.



The main habitable spaces on both floors are arranged in loose 'L' formations, with the 'L' wrapping around garaging/servicing zones at ground floor level and terracing areas above.

There would be a limited palette of construction materials, which would be directly influenced by the site. Ground floor systems would be in masonry – probably stone, as an extension of the masonry retention systems required for the garage/plant/sunken areas, and the first floor would be generally be more lightweight and clad with sheet material or timber with larger glazed openings, particularly onto the garden.

All roof areas are designed to be flat, generally in response to the relationship with the site, but this, in turn, enables suitable relationships with the eaves/ridges of the neighbouring properties and the streetscape generally.



6 Layout

The general concept of clearly separating the entrance zone from the main habitable zones, both externally and internally, has clearly influenced the

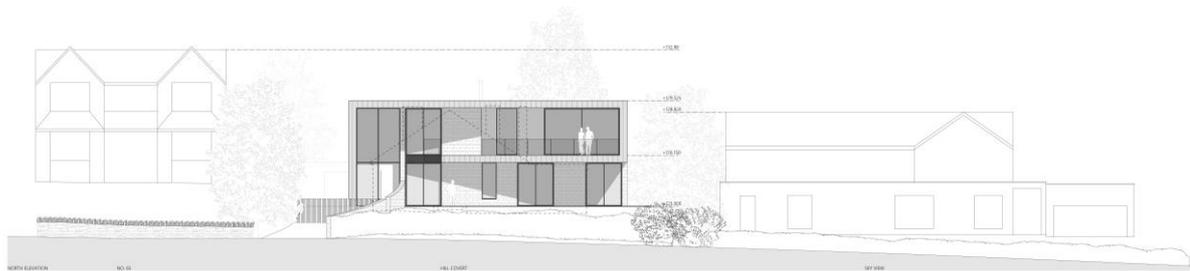
positioning of the rooms that extend from it. Bedrooms generally face the front [but are relatively private]; all habitable rooms have a good view [to the north, to the garden or both] and circulation space is kept to a minimum.

The house is designed for family use, but for a lot of the time, especially moving towards the future, it will be mainly used by the owners [parents] who will occupy the first floor and the garden and the first floor has been specifically designed to suit their personal, social and professional needs.

The relationship of the house with the garden is of particular importance, and the gradual extension of rooms/roofs/finishes to terracing/external spaces to formal soft landscaped areas to more natural/established planted areas at the southern end of the site is considered – but with some of the more specific garden/landscaping details to be developed by the owners and specialists.



Whist acknowledging that the proposed dwelling will be of greater floor area than the existing property, from the public viewpoint in particular, the new building should appear totally appropriate in terms of its scale and setting on the site. The floor level of the proposed house will be 300mm above the existing house floor level and the relationship with the floor levels of the adjacent neighbouring properties is outlined in section 2 [Context]. The proposed street scene elevation - as included with the planning application, shows that the proposed eaves [flat roof] level is approximately 1000mm above the ridge of Sky View and approximately 3050mm below the ridge of



no. 65.

The site topography will enable the rear sections of the ground floor to be partially sub-terranean and with sunken terraces – thus avoiding the construction of larger/taller forms at the rear and respecting the openness/privacy aspects of the adjacent sites.

The setting back of the proposed house – approximately 9m behind the existing house frontage should assist in terms of scale and general relationship with the adjacent houses. It should also improve the outlook from no. 65 by the substantial removal of built form from the front garden area.

8 Landscaping

Detailed hard and soft landscaping proposals for the project will be developed with specialists in due course. However, the positioning of the property on the site and the set-back from the existing frontage has enabled the formation of

some interesting external zones, terraces and sunken areas due to the natural slope of the land. The external levels at the back of the house will match the first floor level and the ability to connect with the garden [as well as the extensive views to the north] will enable a variety of landscaping design opportunities.



The general site layout drawing shows outline design intent at this stage but the gradual extension of the inside to outside with sunken areas, external terraces/pool/path/steps, etc. will be explored, as well as the steady progression from the built forms/hard areas through soft/garden areas to the more dense/wooded area at the south of the site.

The entrance driveway will be surfaced with a suitably robust and free draining material to suit the gradual slope and compliment the external fabric of the house and a sunken, retractable entrance gate will be installed adjacent to the new wall, set in from the boundary line.

The private front garden will also be subject to detailed landscape design to compliment the materials and form of the dwelling and enhance privacy for the ground floor bedrooms in particular.

9 Environment

The positioning and sizing of glazed openings, in combination with roof overhangs and recesses will enable a suitable amount of passive solar control, particularly across the upper floor, south facing garden zones.

The structural retention systems required due to the slope of the site will provide a substantial amount of thermal mass which will, in conjunction with under floor heating, provide 'sensible' heat and minimise active energy requirements.

The owners brief requires the installation of a ground source heat pump which will be subject to detailed specialist design to suit the site and ground conditions.

An array of PV panels will be located in a discreet, central location on the upper roof and the garage will be fitted with an EV charging point to assist with transport related emissions.

The site itself is in a good, sustainable location with shops, schools, local amenities and public transport systems in close proximity/within walking distance.

The substantial amount of front and rear garden space, particularly at the more established southern end of the plot will provide continued attractive wildlife habitat.

10 Access

The site is in a very sustainable location, with the existing vehicular (private and public) and pedestrian transport arrangements obviously unchanged.

The access driveway will be re-configured slightly to suit the new garaging and main entrance positions and levels and the front door will be constructed with a flush threshold to suit disabled access – as required under Part M of the Building Regulations. Access in, out and around the building will all be in accordance with or better than Government guidance which will cover stairs, toilets and general accessibility.

11 Conclusion

The proposed replacement dwelling to which this statement relates, is the result of substantial analysis of the applicants requirements and the design reflects a thorough collaborative process.

It is considered that the new house would sit suitably amongst its neighbours as a simple, elegant addition to the area.

The proposal has been totally informed by the clients lifestyle, their relationships and their understanding of the setting. It has been designed specifically for them, and with them as their long term family home and it is hoped that it will not only function to suit their needs, but will enrich them and the site itself for many years.

