

# No.3 Restaurant Expansion in 12-13 Royal Crescent

Design & Access Statement



## Document Control

**Job Title:** No.3 Restaurant at Royal Crescent  
**Job number:** 2111  
**Report title:** Design and Access Statement  
**Report number:** -  
**Revision:** 02  
**Date of issue:** 12 May 2021  
**Purpose of issue:** Planning & LBC  
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**Date reviewed:** 12 May 2021

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## Associated Documentation

This Design & Access Statement should be read in conjunction with the following drawings:

2111\_P001 Location Plan  
2111\_P002 Existing & Proposed Site Plans & Context Elevation  
2111\_P003 Existing & Proposed Lower Ground Plans  
2111\_P004 Existing & Proposed Ground Plans  
2111\_P005 Existing Elevations  
2111\_P006 Proposed Elevations

This Design & Access Statement is supported by the following documents:

- Heritage Assessment : Elaine Milton, Heritage & Planning Ltd
- Planning Statement : Evans Jones Ltd

# 1.0 Overview

## 1.1 Introduction

### Introduction

This application is for a single storey addition and internal alterations to the ground and lower ground floors of numbers 12 & 13 Royal Crescent in order to expand the successful “no. 3” restaurant. Royal Crescent is an iconic Regency crescent comprising of 18 buildings located in the Montpellier character area of the central conservation area in Cheltenham. The crescent is a well-known local landmark, with a Grade II\* Listing which is given to “particularly important buildings of more than special interest”.

Numbers 12 and 13 are under the same ownership and have been well-maintained over recent years. They are both former townhouses with three upper stories above a lower ground level. The front elevations are rendered and the rear elevations comprise of brick, from various eras, and rendered walls. The main roof is located behind a parapet and covered in slate, the closet wings are a mixture of pitched and flat roofs comprising of various materials.

The buildings are mixed use; a restaurant, a podiatry clinic and an additional vacant unit occupy the lower ground floors and the upper stories of both buildings contain a number of office suites. These two properties are located in the central section of the crescent with the main entrances accessed via wide steps from the pavement. The rear of the buildings is accessible through the private carpark which is adjacent to St George’s Place.

The former gardens of the house to the front and rear contain carparking and whilst the formal front elevations are well-preserved the rear development has been more organic and ad hoc. There is a brick mews building to the rear of number 12 constructed in the 1980’s which obscures the rear elevation of the terrace from St George’s Place. Both buildings have had other alterations to the rear including closet wings which contain the toilets and kitchenette facilities servicing the offices. The bins, vehicles and services have resulted in the rear of the crescent having an ancillary character.

“No. 3” is a successful and well-respected destination restaurant which is looking to expand in this location. In order to increase the size of the restaurant this applicant proposes extending the current kitchen and dining area as well as making use of the vacant lower ground floor for additional seating and a baked goods takeaway.

### Summary of Applicant’s Objectives

The main objectives are as follows:

- Create an up-to-date commercial kitchen with hot food prep area and appropriate ventilation and extraction.
- Increase the amount of covers in the restaurant by expanding into the lower ground floor of number 13 Royal Crescent.
- Introduce a new takeaway offering using the frontage of number 13.
- Enhance the exterior of the property and improve its appearance from St George’s Place

### Summary of Proposals

In order to achieve the above objectives there are four main proposals:

- New lightweight addition to the rear of number 12 to create additional dining space for the restaurant.
- New addition to the closet wing of number 12 in order to extend the size of the kitchen.
- Minor alterations to the rear of the ground floor of number 13 to create additional dining space and address the flow and functionality of the restaurant.
- Removal of insensitive and unsightly modern services to the exterior.



Aerial Map - Google 2021



### Key

- Character Area Boundaries
- Application Site
- Surrounding Listed Buildings
- Grade II\*
- Grade II
- Locally Listed

### Planning Constraints

The following constraints have been identified:

- Grade II\* Listed (see listing on following page)
- Within Central Conservation Area (Montpellier Character Area)
- Within Core Commercial Area
- Flood Zone 2 - 3
- Principal Urban Area
- Smoke Control Order

## 2.0 Context

### 2.1 Listing Description



#### Formal Frontage of Royal Crescent

Heritage Category: Listed Building

Grade: II\*

List Entry Number: 1387817

Date first listed: 12-Mar-1955

Statutory Address:

NUMBERS 1 TO 18 AND ATTACHED AREA RAILINGS, 1 TO 18, ROYAL CRESCENT

Location

Statutory Address:

NUMBERS 1 TO 18 AND ATTACHED AREA RAILINGS, 1 TO 18, ROYAL CRESCENT

SO9422SE ROYAL CRESCENT 630-1/13/792 Nos. 1-18 (Consecutive) 12/03/55  
and attached area railings

*Terrace of 18 houses, hotels and boarding houses, now offices, surgeries and club, with flats and attached area railings. Numbered right to left, described left to right. c1806-10 by C Harcourt Masters of Bath with later single-storey extension to left; railings and balconies supplied by John Bradley of Worcester. Developed for Joseph Pitt. Stucco over brick with double pitch, slate roof; brick and stucco party-wall stacks; wrought- and iron balconies, verandahs and railings. A symmetrical, concave terrace of double-depth plan houses with mainly 3-lower-storey service ranges to rear; staircase hall to side.*

*EXTERIOR: 3 storeys and basement, 3 first-floor windows each; 3-window return to left and 4-window return to right. Stucco detailing includes rustication to ground floors except to Nos 2 and 3; first- and second-floor bands; tooled architraves to first-floor windows of Nos 4 and 12; crowning cornice. Mainly 6/6 sashes where original, taller to first floor, some 2/2 horizontal-pane sashes; all in plain reveals and with sills. Basements have 3/6 sashes where original. Entrances: 9 to right and 9 to left, flights of roll-edged steps where original to mainly 6-fielded-panel doors with fanlights, some with batwing and circle glazing bars, all in round-arched plain reveals. Rear has 6/6 and 8/8 sashes, some tripartite windows with 6/6 between 2/2 sashes. Right return has 4 first-floor windows; ground-floor rustication, first- and second-floor bands. Ground floor has 2/2 horizontal-pane sashes with lugs; first and second floors have 6/6 sashes. Left return has three first-floor windows and single-storey outshut, 6/6 and 2/2 sashes.*

*INTERIOR: original plasterwork and joinery remains to many interiors. No. 12 retains most of its original interior details: dogleg staircase has stick balusters and wreathed handrail, fireplaces, cornices with acanthus motifs, reeded doorcases with corner rosettes, some marble fireplaces, those to first floor with Classical scene. No. 1 has embellished cornices to hall, ceiling frieze and lion masks, narrow open-well staircase with stick balusters; No. 11 has inner double doors with wide batwing and circle glazing bars. Panelled shutters to many windows. Otherwise not inspected.*

*SUBSIDIARY FEATURES: Nos 1-9 and 11-14 have long balconies (verandahs to Nos 1 and 6) with sticks and oval panel, with borders of half-circle and lozenge, the design used on the second Assembly Rooms and similar to those at Nos 54-60 Winchcombe Street (qv); verandahs have uprights with similar motifs and openwork friezes. Nos 15-18 have lattice motif (verandah to No. 16 has similar motif to uprights and lattice frieze). Right return has individual balconies to first- and second-floor windows with similar rods. One window to first-floor of left return has individual balcony with lattice motif. Spearhead area railings, those to Nos 9 and 10 incorporate brackets for oil lamps. Balconies and railings provided by John Bradley of Worcester. Nos 9, 10, 12, 13, 14, 16, 17 and 18 have scrolled boot scrapers.*

*HISTORICAL NOTE: built as fashionable lodgings for visitors to the Spa; the Duke of Gloucester lived at No. 18 when he was visited by Princess Victoria in 1830; No. 11 was the home of Dr Henry Charles Boisrigan, Physician Extraordinary to the King, among whose other fashionable patients was, in 1812, Lord Byron. The Crescent originally looked out onto Crescent Gardens, interrupted in 1826 by the erection of the Promenade. Little thought the interiors 'the best .. in the town'. 'The earliest important terrace in Cheltenham', (Verey). (Chatwin A: Cheltenham's Ornamental Ironwork: Cheltenham: 1975-1984: 19,23,61; Sampson A and Blake S: A Cheltenham Companion: Cheltenham: 1993-: 94-5,111; The Buildings of England: Verey D: Gloucestershire: The Vale and The Forest of Dean: London: 1970-: 149; Little B: Cheltenham: London: 1952-: 52; Radford S: The Terraced Houses of Cheltenham 1800-1850: 1992-: 17-25).*

A "Heritage Statement" produced by Elaine Milton, which includes a detailed description of the buildings and their setting is included in this submission.

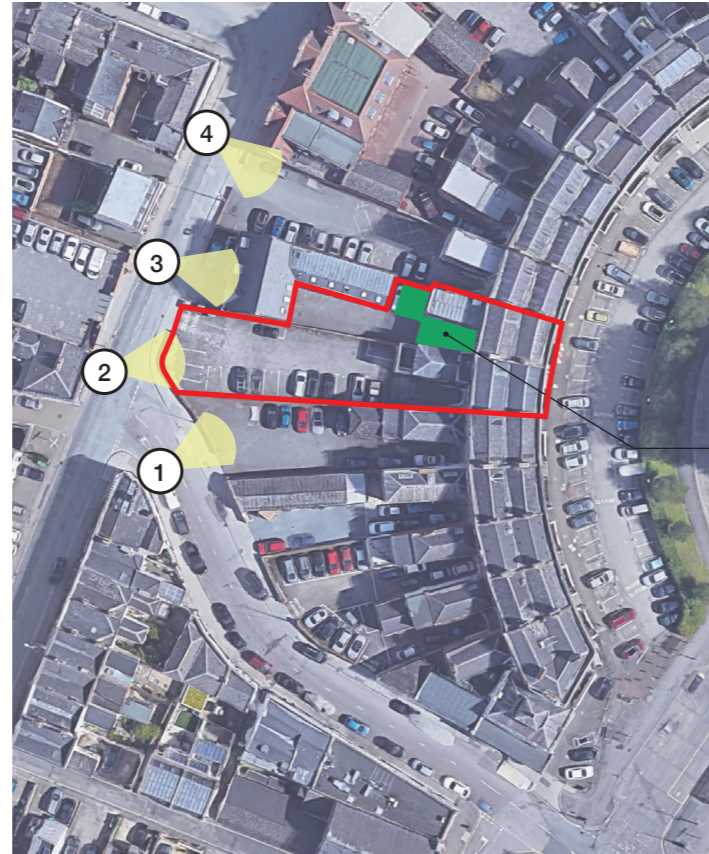
## 2.0 Context

### 2.2 Conservation Area & Setting

#### The Rear of Royal Crescent within the Central Conservation Area

The rear elevation of Royal Crescent is on the periphery of the Montpellier Character Area and does not share the same formal qualities as the formal frontage. This is similar to a number of Regency buildings in the area which are more ancillary and functional to the rear. Despite this it can be viewed from a number of positions and forms the backdrop to more recent development on St George's Place, including the former St Johns Ambulance building known as "Royal Mews".

"Royal Mews" obscures a direct line of sight to the rear of no.12 from St George's Place and the listed buildings opposite but the view opens towards the junction with Royal Well Place where both no.12 and no.13 can be seen obliquely.

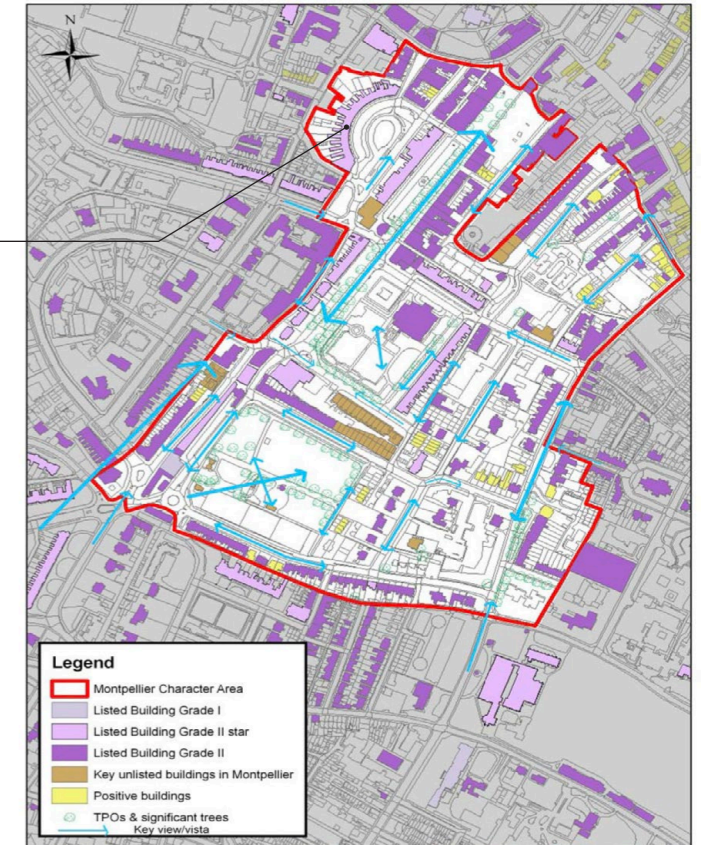


Key Plan



Proposed Kitchen & Dining Extension

12-13  
Royal Crescent



Montpellier Character Area



1. View between Crescent Bakery & Royal Mews Building



2. View from 77 St George's Place (Grade II Listed)



3. View opposite Bayshill Inn



4. View from junction with Royal Well Place

# 2.0 Context

## 2.3 External Photographs

Whilst the frontage of Royal Crescent remains well preserved the rear has been adapted over time and has a more ancillary character. The range of alterations, materials and modern fittings means the rear does not have the same coherence as the front.



Fig. 1-3: Ad hoc development at the rear of Royal Crescent (No.12 & Royal Mews)



Fig. 4-6: Range of materials and finishes across rear of Royal Crescent (No.13)

## 2.0 Context

### 2.4 Interior Photographs

#### No.12 Lower Ground

Although the listing describes no.12 as “retaining most its original features” this is not the case for the lower ground floor. Alterations were made in 2009 as part of the change of use to food premises the majority of original plan form has been lost to form an open plan dining area. In addition there are limited interior historic details unlike the upper floors.



Fig. 1-2: Open plan interior - No.3 Restaurant (No.12)

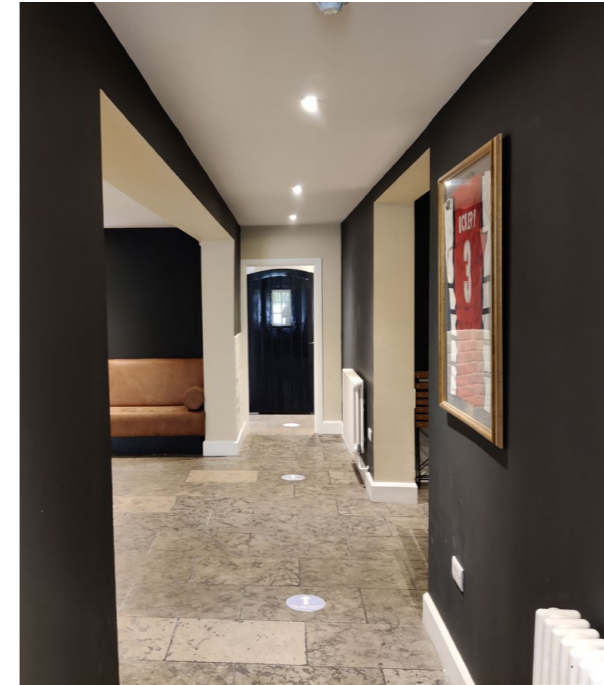


Fig. 3: Existing Kitchen - No.3 Restaurant (No.12)

#### No.13 Lower Ground

Whilst the plan form of no.13 is deemed to be close to the original the rooms have little internal historic details.



Fig. 4-5: Limited historic detailing - Podiatry Clinic (No.13)



Fig. 6: Reception area - Podiatry Clinic (No.13)

## 3.0 The Proposed Works

### 3.1 Design Approach | Exterior

Works to the exterior are split into the two main elements as described below:

**New lightweight addition to the rear of no. 12 to create additional dining space for the restaurant & new addition to the closet wing of no. 12 to extend the size of the kitchen.**

A new addition is proposed to the rear of number 12 Royal Crescent to increase both the size of the kitchen and the number of covers in the restaurant. The addition is single storey and comprises of two elements; a more solid structure containing the hot kitchen and a lightweight element containing the dining area. These two building elements are connected by a glazed link corridor which enables diners to see the workings of the kitchen, while connecting the hot pass directly to the main dining area.

The addition will be predominately glazed in order to give it a lightweight appearance and increase legibility of the rear façade of the original building. It is located on the more private rear elevation which is screened from public view by the mass of the former St John's ambulance training centre which is located on St George's Place. The addition is small-scale (5.1 x 4.5m), and comprises of an extension to the closet wing of number 12, set back from the adjacent closet wing of number 13 with a parapet height of approx. 3.3m, to ensure it remains subservient to the existing building. The proposed glazed dining area infills between the rear closet wings of number 12 and number 13, and has been designed to be lightweight in appearance with a minimal glass frontage facing the rear. This glazing treatment wraps around the linking corridor ensuring that this element also appears lightweight and subservient. This dining room infill is approximately 42 sqm and will increase the capacity of the restaurant by around 24 covers.

A solid roof is proposed for the kitchen addition in order to enable rooftop plant to be located above the hot kitchen below. A parapet wall will screen the plant and reinforce the solidity of this element. The dining area will also have a solid roof punctured by large roof lights located centrally on the roof in order to ensure light can penetrate deep into the centre of the plan. The solid roof will obscure the view of the services running at high level as well as providing the required fire resistance rating to limit exposure to the offices on the floors above. A minimal glazed roof is proposed to the linking corridor in order to minimize the roof build-up and ensure it has a lightweight appearance.

**External enhancements including removal and replacement of the external fire escape stairs to the rear, relocation of the waste storage, and re-landscaping of the rear of no. 13.**

It is argued that the courtyard space to the rear of the buildings is under-utilised and unattractive. The hard landscaping, presence of bins and services and the outlook towards the carpark detract from the setting of the listed building and wider terrace. A key element of these proposals is to relandscape the rear of number 13 in order to create an outdoor dining area which is key for any restaurant post the pandemic but also will enhance the visual appearance of the rear of the buildings. This will provide a more active frontage to the rear, improving public safety and visibility onto the carpark. In addition the air conditioning unit fixed at high level on the rear of the closet wing of number 13 will be relocated to a new enclosure which will be screened from view along with the bins.

Alongside the extension general redecoration works to the external render of the closet wing of number 12 are proposed to enhance the look of the area.





### 3.0 The Proposed Works

#### 3.2 Design Approach | Interior

Alongside the works to the exterior the following areas of work are proposed for the interior:

**Minor alterations to the rear of the lower ground floor of no. 13 to create additional dining space and address the flow and functionality of the restaurant.**

It is proposed to incorporate the lower ground floor of number 13 Royal Crescent into the restaurant and make a number of minor alterations to the space to facilitate its use for restaurant dining and a bakery. It is proposed to connect the two spaces via a single doorway width opening in the closet wing to rear of number 13. In addition, it is proposed to remove sections of walls in the corridor, as has previously happened in number 12, in order to create a functional dining area. The sections to be removed are approximately 4m x 2.2m and will retain a downstand in order that the plan form of the corridor remains legible.

**Removal of a window to the rear of no. 12 to enable access into the new dining area from the restaurant.**

In order to access the rear dining area it is proposed to convert the window opening in the rear elevation to a doorway. This will create a new circulation route along the rear elevation of the main body of number 13 and enable physical separation between the dining and back of house areas. This is a key requirement, especially since COVID, as circulation route in a hospitality setting need to be clearly defined, of a certain width and distinct to ensure that the diners feel safe.

Both interior and exterior proposals are additional described in detail on the following pages.



### 3.0 The Proposed Works

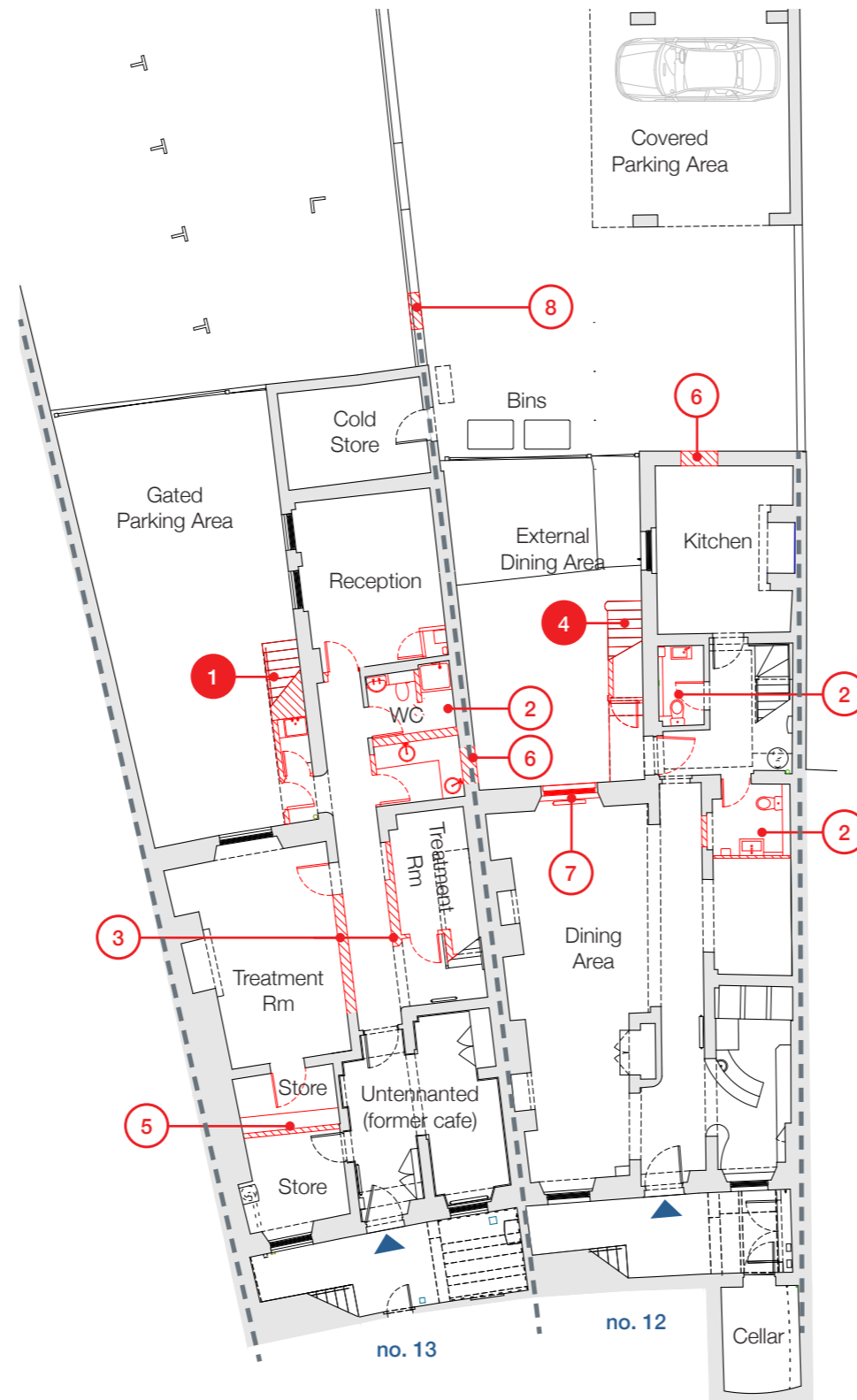
#### 3.3 Proposals in Detail | Lower Ground Floor & External Areas

##### To be removed (Red)

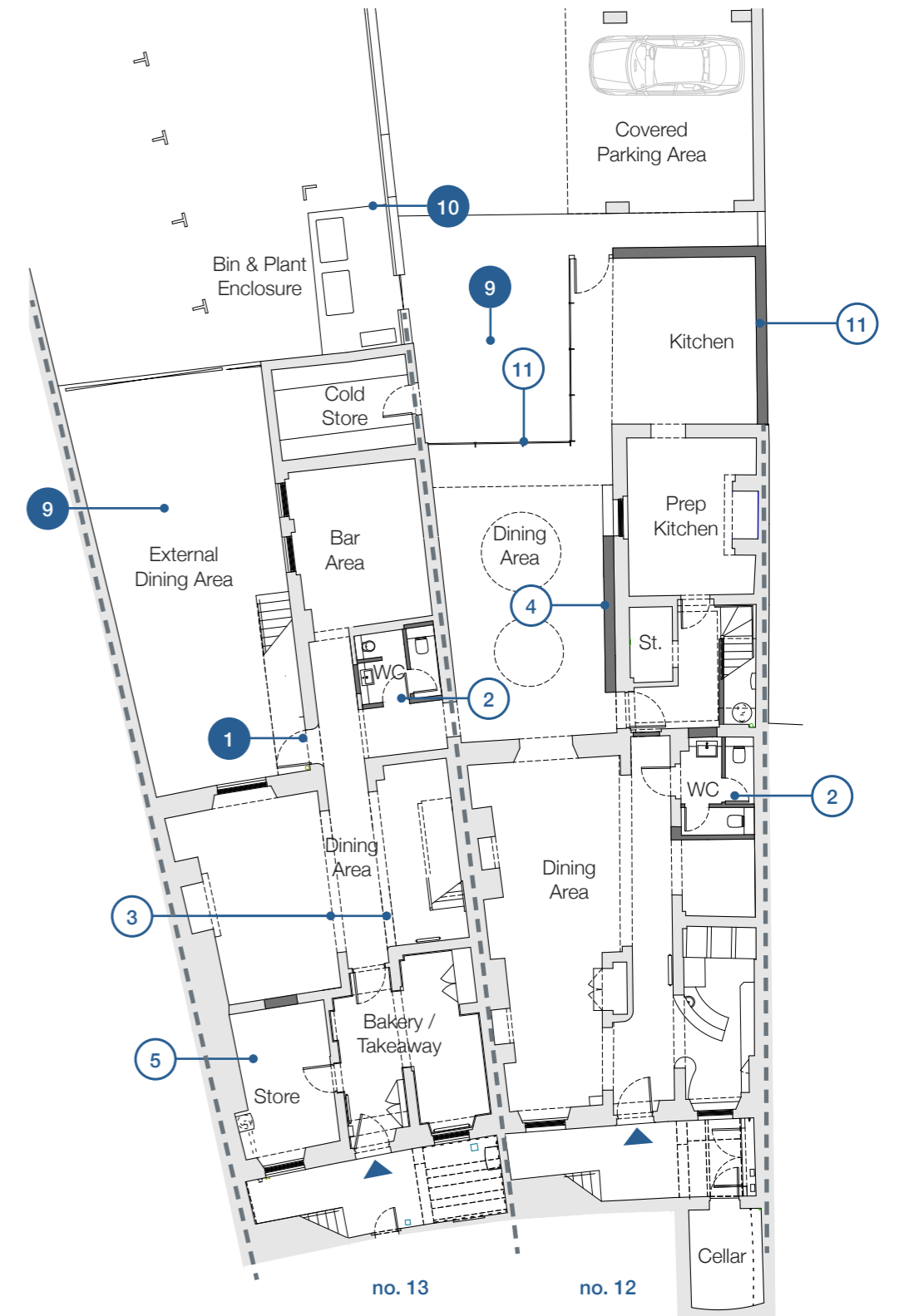
1. External fire escape stair, understairs storage and exit door to be removed
2. Modern WC fixtures and fittings, kitchenette fixtures and fittings, partitions and doors to be removed
3. Sections of corridor walls to be removed
4. External fire escape stair to be removed
5. Door, modern dividing partition and shelving to be removed
6. Section of external wall to be removed to create doorway width opening
7. Window and wall beneath to be removed to create full height opening
8. Section of boundary wall to be removed to create doorway width opening

##### Proposals (Blue)

1. New lightweight external fire stair and original door position reinstated with new exit door
2. New partitions, doors and WC fixtures and fittings
3. Creation of functional open plan dining area with downstand beams above for legibility
4. New service zone to conceal external services
5. Doorway blocked to create single point of access to store
9. New external floor treatments
10. Enclosure to screen bins and plant from from view
11. New dining and kitchen extensions



Existing Lower Ground Floor



Proposed Lower Ground Floor

Key Enhancements: Removed



Key Enhancements: Proposed



### 3.0 The Proposed Works

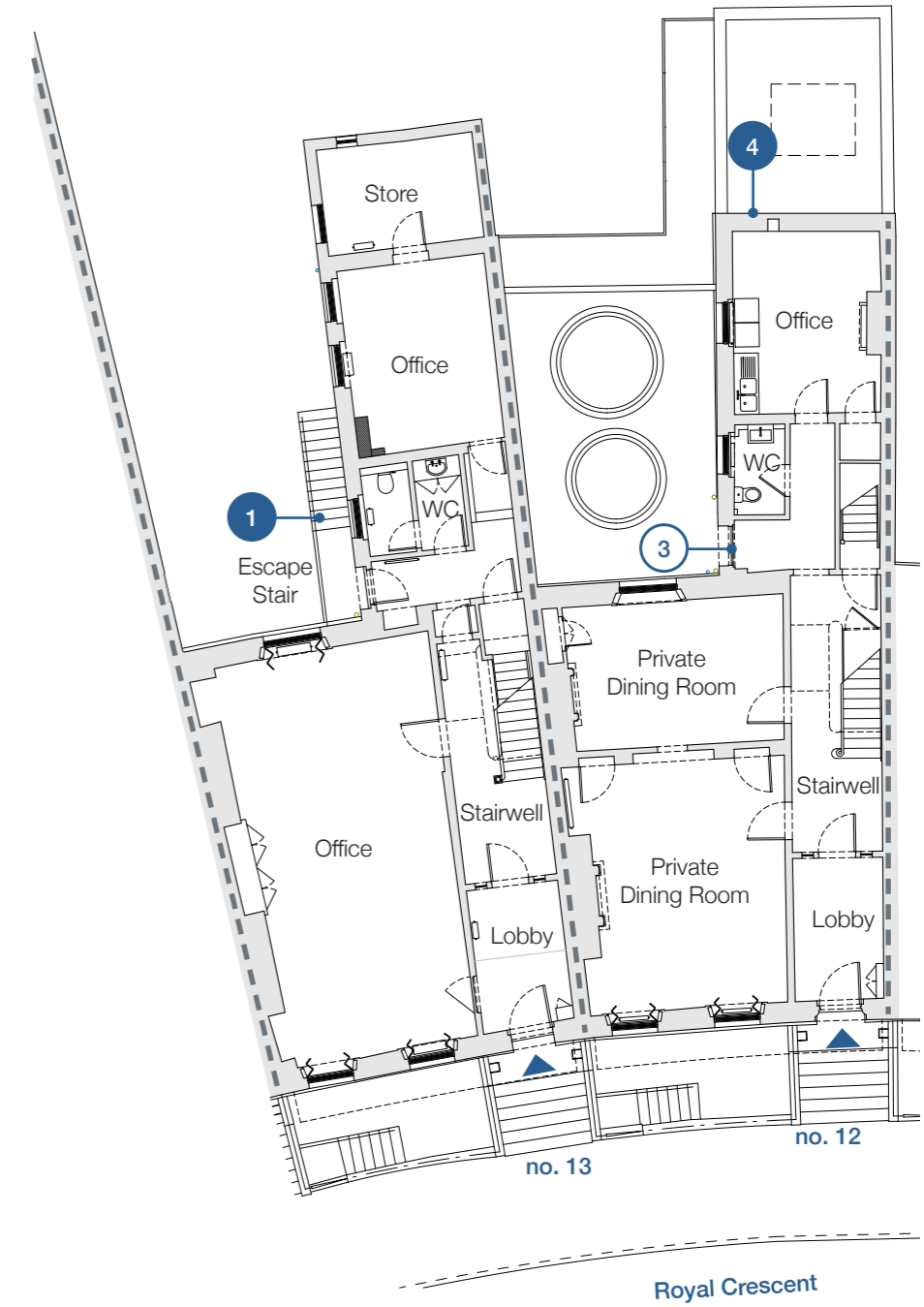
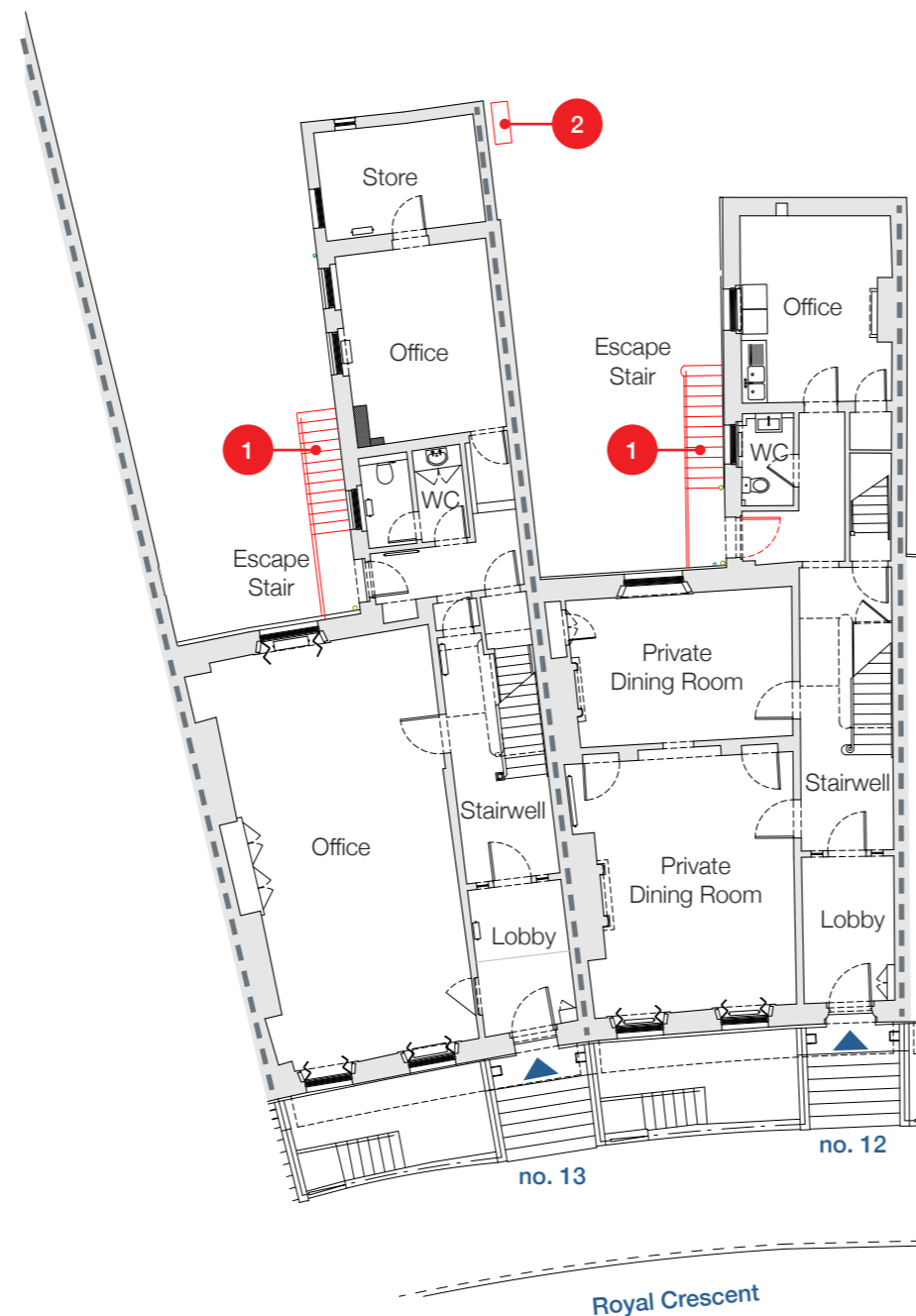
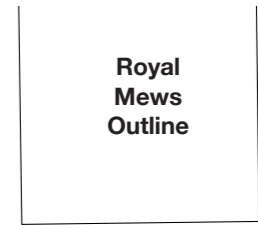
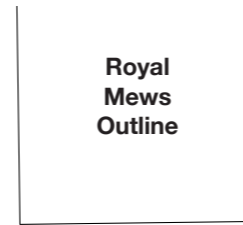
#### 3.4 Proposals in Detail | Ground Floor

##### To be removed (Red)

1. External fire escape stair to be carefully removed
2. High level aircon unit to be removed and relocated to enclosure

##### Proposals (Blue)

1. New lightweight fire escape stair
3. Existing door to be fixed in shut position to allow for construction of roof
4. Consolidate external finishes



Key Enhancements: Removed



Key Enhancements: Proposed



Existing Ground Floor

Proposed Ground Floor

### 3.0 Other Considerations & Conclusion

#### Amenity of Neighbouring Properties

No's 12 & 13 Royal Crescent and the Mews to the rear are all under the same ownership therefore the neighbouring properties are no's 11 and 14 Royal Crescent. No 11 is currently occupied by a doctor's surgery and no. 14 is used as offices. It is argued that the impact on both of these properties is minimal as the development is not visible from no. 14. There is some impact on no. 11 due to the location of the new kitchen addition, however this is a single storey structure and therefore will not overbear or overshadow the adjacent property. In addition, the rooftop mechanical system will be designed to be quiet and will largely being used when the doctors surgery is out of hours.

#### Access & Parking

The access to the rear of number 12 will be improved as a result of these proposals as the restaurant will be able to be accessed via the rear, which is level, as opposed to via the front entrance steps. Two carparking spaces will be lost, due to the kitchen extension however there will still be a large number of spaces available to the rear of nos 12 & 13 for the tenants of other units in each building.

#### Conclusion

This design and access statement has been produced to support the design proposals at no's 12 & 13 Royal Crescent in Cheltenham.

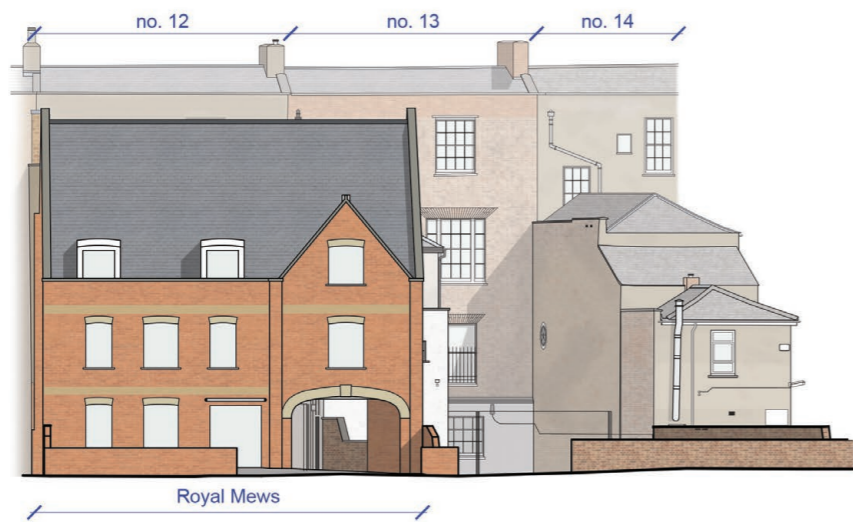
The submission is supported by a statement of significance by an independent heritage consultant, Elaine Milton, which includes a detailed assessment of the fabric, features and setting of the listed building. This document has been used to guide the proposals.

It is argued that the proposed alterations are sensitive to the historic context of the Grade II\* Listed Crescent and enhance the wider conservation area by replacing insensitive additions, for example the external staircase, and re-landscaping the courtyard to the rear of the building.

There are a number of public benefits of the scheme which will enhance the setting of the building, the conservation area and the setting of the listed terrace. These can be summarised as follows:

- Ensuring that the vibrancy of the town centre is maintained.
- Sensitive program of repair which will enhance the external appearance of the building.
- Improvements to the external landscaping to enhance the building's setting and appearance from the conservation area.
- Removal of unsightly fire-escapes from the rear elevation.

These alterations will allow the building to continue to be commercially viable enabling the building to retain its optimum viable use as per the NPPF.



Existing St George's Place Street Elevation



Proposed St George's Place Street Elevation