

**Proposed development of Land to front of Sunnyside, Gloucester Road,  
Andoversford, Gloucestershire**

**Design and Access Statement**

**Prepared on behalf of Mrs Stranks  
by coombes everitt architects ltd**

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## 1.0 Introduction

This Design and Access Statement has been prepared by coombes everitt architects ltd on behalf of our client to accompany the planning application for the development of a new detached bungalow on their site at Sunnyside, Gloucester Road, Andoversford, Gloucestershire.

The application proposal comprises of the construction of a new detached bungalow on the site with associated landscaping and parking. The application also seeks to remove the existing dormer on the existing bungalow (sunny side house) front elevation.

We have sought to develop a proposal that is in keeping with the street scene and as such will have a positive impact on the site and the surrounding area.

The proposed development has been designed in accordance with the relevant policies of the adopted development plan, and following a detailed assessment of the site context and the surrounding area.

## 2.0 Development Overview

The site is located in the centre of Andoversford. The site is on the right hand side of Gloucester Road when travelling south west from the A40.

Andoversford village runs parallel to the A40 and along the River Coln and is located approximately 6 miles east of Cheltenham. The site is within the Andoversford development plan.

The site runs perpendicular to Gloucester Road and is level. The site boundary to Gloucester Road is defined by a low stone wall topped with a fence and hedgerow.

The plot currently forms part of the garden space associated with 'Sunnyside'.

There is a large Beech Tree in the Southern corner of the site and there is a small Oak tree in the North East.

The front of the site will be accessed directly from existing drive that serves sunny side. The proposed bungalow will have its own drive and off road parking.

The proposed site is square in shape and has an area of approximately 446m<sup>2</sup>.

## 3.0 Site Analysis

### General

The site is located in Andoversford on Gloucester Road. The existing property on the site sits well back from the building line in either direction along the road. The site currently forms part of the garden space associated with Sunnyside. However Sunnyside also has garden space to the rear and sides.

The existing large front garden to Sunnyside represents a break in the existing street scene. Further along the road in both directions and on both sides the properties are located closer to the front of their plots. Fencing and vegetation define the boundary to the neighbouring property. The site is mainly level.

The site is located within the development boundary of Andoversford, which is one of the 'principal settlements' identified in Policy D51, as such it is within a settlement identified for sustainable development.

The site lies within the Cotswold AONB.

### Local Building Types

The site is situated amongst domestic properties and other community buildings. The village has a range of services and facilities such as the village hall, post office, grocery store, primary school, public house and an industrial estate.

Gloucester Road has a range of properties types, including traditional and contemporary buildings. Generally, the properties along Gloucester Road are a combination of detached, semi-detached and terraced houses and bungalows. A number of these are relatively modern and have been sympathetically designed to suit the local vernacular.

The immediate properties that can be seen from the site are predominantly of a traditional pitched roof style with a mixture of render, and reconstituted stone.

### Site Access

Sunnyside is accessed via a drive from the southern corner of the plot directly from Gloucester Road. There is good visibility in both directions. The proposal seeks to retain this drive as a

shared drive up to the boundary of the new site. We also propose a new pedestrian access directly from Gloucester Road. The proposed property will benefit from its own drive and off road parking for two cars.

### Flooding

The site is not located within a flood zone.

### Surrounding Trees and landscape

There is a large Beech Tree in the Southern corner of the site. The existing driveway passes close to this tree, under the tree canopy.

In developing the scheme any proposed properties will be located such that their foundations will not affect the root structure.

There are some smaller trees towards the Eastern corner of the site. It is likely that the scheme will require these to be removed.

#### 4.0 Planning History

The site is currently used as garden land associated with Sunnyside.

In 1999 an application was submitted and approved for;  
99.00384 | *Erection of a self contained 'grannyannex' | Sunnyside, Old Gloucester Road, Andoversford.*

In 2000 an application was submitted and approved for;  
00.00426 | *Erection of a detached garage | Sunnyside, Old Gloucester Road, Andoversford, Cheltenham.*

In 2006 an application was submitted and approved for;  
06/01021/FUL | *Erection of a single storey rear extension | Sunnyside Gloucester Road Andoversford Cheltenham Gloucestershire GL54 4HR*

In 2020 an application (20/04055/FUL) was submitted and later withdrawn for the erection of 2no. semi-detached dwellings and associated works. This was withdrawn on the grounds that the proposal would cause overlooking from 'Sunnyside' and the new frontage along Gloucester road would be too large with two semi-detached dwellings.

In the past couple of years there have been a number of application for new dwellings on infill sites approved in the village. Two of these have been on Gloucester Road.

In 2018; The Mount, planning reference 18/02478/FUL was approved following an appeal. The development is for a three bed detached dwelling. The project is nearing completion.

In 2019; Riverbank, planning reference 19/02727 was approved. The development was for a three bed detached dwelling and this has now been completed.

The site which this application relates to is within the settlement boundary of the village the site is located within the development boundary of Andoversford, which is one of the 'principal settlements' identified in Policy D51, as such it is within a settlement identified for sustainable development.



Andoversford Settlement Boundary

#### 5.0 Our brief

The section of garden that forms the plot sits to the front of Sunnyside. There are properties to either side of the site that sit forward of Sunnyside.

The position of the proposal within the street scene, vehicle access and the plots setting in the AONB are all constraints that have been considered in the development of the design.

Whilst designing the new dwelling we have been mindful of the visual impact any development would have on the existing surrounding properties and the AONB.

The proposed dwelling is designed to be in keeping with the existing retained dwelling set to the rear of the site. We believe the new home will enhance the existing street scene and provide a high quality dwelling within the wider context of the site and the surrounding area.

A recent application for two cottages on the site was withdrawn. The current proposal has been designed to address the concern raised by the previous scheme;

- The scale of the proposal has been reduced to both improve the retained amenity of Sunnyside and reduce the impact on the street scene.
- The proposal will retain an active street frontage
- The potential for overlooking of the new proposal by Sunnyside is reduced by removing the front dormer window from the roof of Sunnyside.

The new dwelling will be designed to be highly energy efficient.

**6.0 Design Objectives**

The design objectives for this project have been based on our assessment of the site and its characteristics, opportunities and challenges that it presents.

We therefore believe the design should achieve the following outcomes:

1. Provide a scheme that shows high quality architectural design that respects the existing property to the rear of the site.
2. The materials selected for the development should be reflective of those that are apparent within the surroundings of the site
3. The proposed dwellings should be orientated to make the most of the site and views that are available.
4. A sustainable drainage scheme will be designed and implemented to deal with the surface water on the site.
5. The sustainable construction methods should be used to promote the development of an energy efficient building.
6. Landscaping and planting will be developed and re-enforced where necessary.
7. The form of the new dwellings will allow for natural ventilation and adequate natural light to enter the property to reduce the amount of electrical lighting and mechanical ventilation required to light and heat the dwelling.

**7.0 Design Principles and Parameters**

In developing the scheme we have considered the siting and form of the proposed dwelling carefully to ensure we;

- Propose a scale of development appropriate in relation to the existing property on the site
- Propose a design that limits impact on the existing property and maintains an open frontage aspect to 'Sunnyside'
- Make the most of the natural light that enters the site

- Provide adequate private amenity to the proposed new home
- Provide offroad parking

Image 1:

Image 1 sets out the sites constraints and opportunities based on environmental factors and existing buildings.

The key parameters and design principles are based on the following :

1. Sunlight path
2. Access points, vehicle / pedestrian.
3. Existing Street scene and views
4. Building typology and form

Image 1: Opportunities and Constraints Plan



## 8.0 Scale of development

The plot is perhaps best described as an infill site, there are properties to either side of the site and to the rear. Given the size of the plot we believe it is reasonable to develop a scheme for a 2-bedroom detached bungalow of similar character to the existing property to the rear of the plot.

The proposed bungalow has been located at the front of the plot in line with the properties to the North and South of the site. This relationship to Gloucester Road is similar to other built forms along this section of Gloucester Road.



View towards the site from the North



View towards the site from Gloucester Road

The proposal is for a property of a scale similar to the other homes in the vicinity of the site. The site area is 446sqm and the proposed dwelling has a footprint of 109sqm as such the new dwelling occupies approximately 25% of the site area.

The scheme has been designed to consider carefully its potential impact on any adjacent properties and their associated amenity spaces.

## 9.0 Proposal Building Layout, Styling and Form

The plot is situated in a frontage location surrounded by varying forms of existing residential development, to the South West of the site is a mix of modest housing with the immediate neighbouring property being a circa 1980's detached house with a garage to the frontage. To the North East is a series of small circa 1960's bungalows, and to the rear of the plot, a circa 1930's bungalow with associated outbuildings. Given the mix of building styles it is determined that a modest bungalow to match the existing property to the rear of the plot would be visually appropriate.

The design includes a principal entrance addressing two bedrooms and a spacious open plan living room and kitchen/dining space. A small boot room provided access to the rear garden. The kitchen/dining area overlooks the rear garden and double doors allow access into the garden.

The roof is proposed to be treated in a similar style to the adjacent bungalow with a hipped roof finished in slate. The roof will reflect the cottage style evident in the area.

Windows have been orientated to provide an active frontage to both Gloucester Road and the properties parking and open garden spaces. There are no issues with overlooking neighbouring properties amenity spaces. Windows and doors are in traditional proportions.

## 10.0 Appearance / Materials

The village surroundings and nearby buildings predominantly consist of stone and render. To ensure that our proposal blends in with the village context we have chosen to finish the property in white render and a slate roof to match the adjacent existing dwelling.

## 11.0 Drainage

Foul Water Drainage – The site will have a drainage connection to the mains sewer.

Surface Water Drainage – This will be addressed via soakaways.

## 12.0 Highways

We are proposing to utilise the existing drive that serves Sunnyside from the southern corner of the plot directly from Gloucester Road. This will be a shared drive up to the rear boundary line, a private offshoot drive with parking for two vehicles will give access to the rear of the plot. Pedestrian access is proposed directly off Gloucester Road addressing the main entrance to the front of the development.

There will be sufficient hard standing for two vehicles to park on the driveway.

A covered and secure cycle store will be provided to the rear of the property.

## 13.0 Ecology and Biodiversity

Existing planting along boundaries is retained to provide screening from the road and neighbouring properties. This will also maintain the natural habitat and ecological value of the site. It must be remembered however that the success of this will be dependent on the dwelling owner and any scheme must be balanced on this basis.

## 14.0 Sustainability

The proposed dwelling will be designed to exceed the current requirements of Building Regulations. We are currently planning to provide a highly insulated building shell with low levels of air permeability, high levels of natural light, mechanical ventilation with heat recovery, low water use appliances and low energy fittings.

We believe creating a low energy demand house is a far better approach than designing a typical dwelling and providing 'bolt' on green technologies. Our intention and experience is therefore to make the building as carbon neutral as possible.

## 15.0 Conclusions

This Design and Access Statement has been prepared to accompany the planning application for the redevelopment of the site at Sunnyside, Gloucester Road, Andoversford, Gloucestershire.

The proposal represents an appropriate form of development for the site providing a single high-quality bungalow, appropriate to the site context and local area and landscape.

The proposal provides a new home that reflects the character of the existing property to the rear of the plot. The new dwelling is sited to ensure that the visual amenity of the existing property to the rear is maintained and is to remain visible from Gloucester Road and contributes to the street scene.

This statement has demonstrated that the proposal is consistent with relevant policies of the local plan, and all other material considerations.

The scheme has been developed to accord to our design principles that were set out as part of this document. Our overriding objective with regards to the development is to provide a scheme that is appropriate for the site and area. We endeavour to ensure that the proposed dwelling creates a home that is of an exceptional quality and with a positive impact on the site and the wider setting.