



CROE
ARCHITECTS

LAND ADJACENT TO PILGROVE COTTAGE, OLD
GLOUCESTER ROAD, HAYDEN, CHELTENHAM,
GL51 0SW

DESIGN & ACCESS STATEMENT

DATE: NOVEMBER 2022

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0.0 INTRODUCTION

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you will love.



0.1 ABOUT US

CROE ARCHITECTS

Independent Registered, Qualified
Architects in Hitchin, Hertfordshire and
Cheltenham, Gloucestershire

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Tel : 01462 453931





1.0 SITE ASSESSMENT

GOOGLE MAPS AERIAL VIEW OF THE EXISTING SITE

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Old Gloucester Rd

1.1 SITE LOCATION

Old Gloucester Road,
Cheltenham,
GL51 0SW

The site is located on the B4634 - Old Gloucester road on the North West Outskirts of Cheltenham. The site is easily accessible by car being within a ten minute drive of GCHQ, Cheltenham Town Centre or the M5. This makes the site within commutable distance of local employment opportunities such as GCHQ or within Cheltenham itself, or further afield in Gloucester, Bristol or other towns and cities accessible from the M5.



GOOGLE MAPS

 SITE

1.2 SITE ANALYSIS



ACCESS

The main front elevations and access to the site are situated on the South West Border of the site, which coincides with where most natural sunlight is available. As such as much glazing as possible is placed upon this facade to make the most of the natural light.

 SITE



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1.2 SITE ANALYSIS



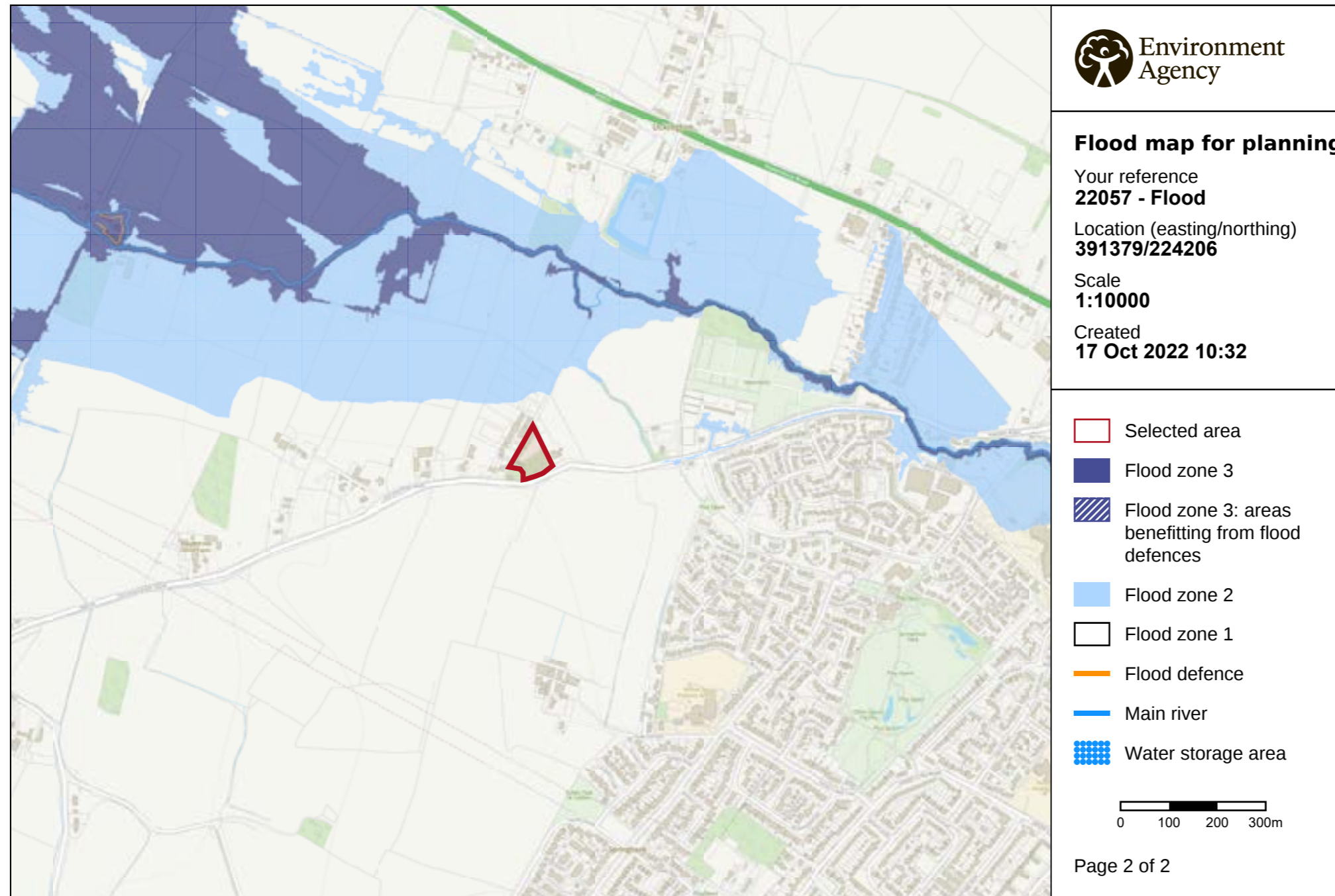
GOOGLE MAPS

CONNECTIONS

-  MAIN TRAFFIC ROUTES
-  LOCAL TRAFFIC ROUTES

The site is ideally situated to connect to local and main traffic routes, leading into the town centre and out of the town to connected locations. Access to the train station means commuting to other towns is easily accessible.

1.2 SITE ANALYSIS



FLOOD STUDY

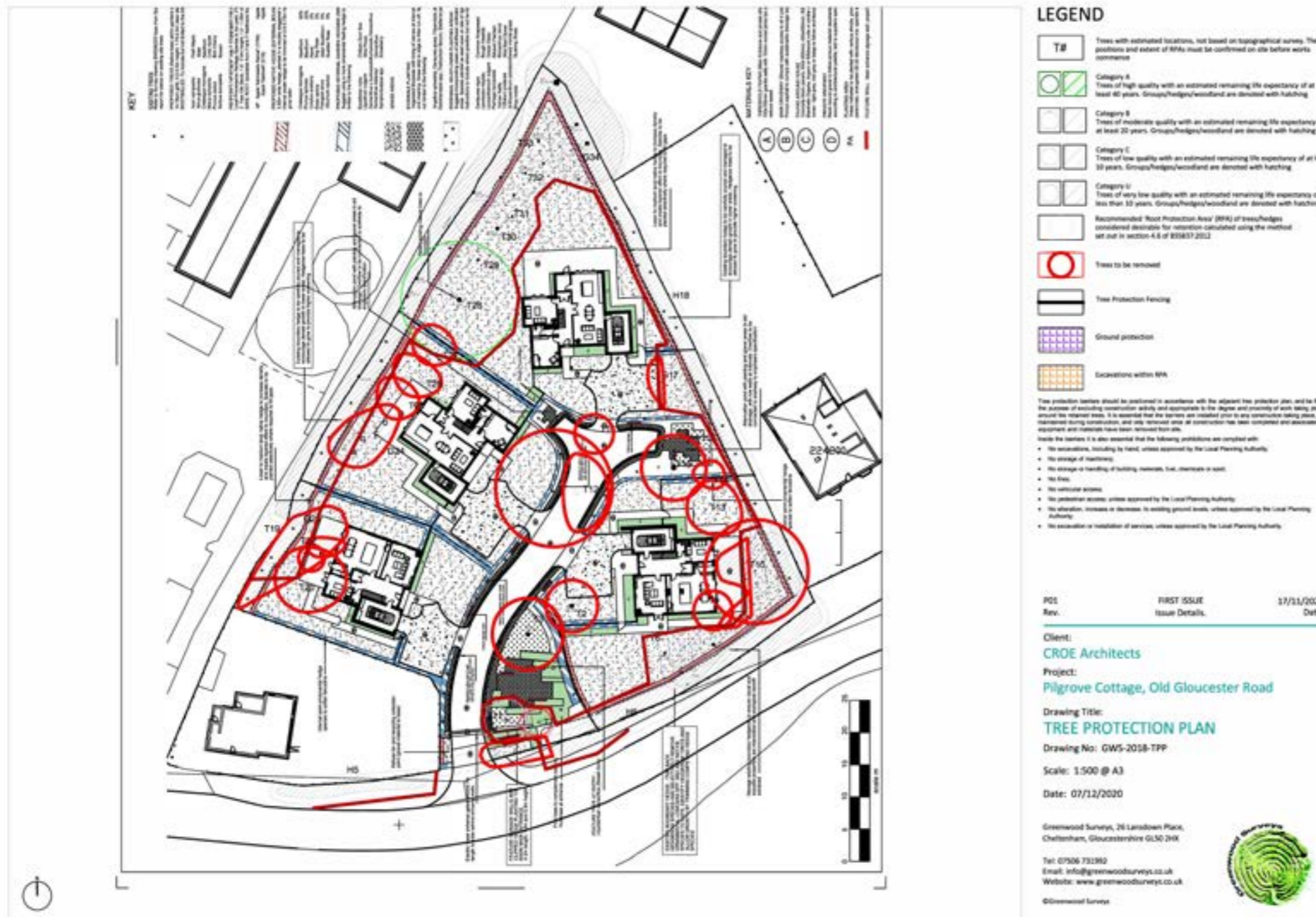
The site is located within Flood Zone 1 with the area being considered at a very low risk from fluvial flooding. However, the proximity of Flood Zone 2 to the northern boundary of the site does pose a medium-low susceptibility to surface water flooding. As such we have proposed for the developments to be located away from the northern boundary and will implement flora and fauna along the boundary to provide natural flooding prevention.

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1.2 SITE ANALYSIS


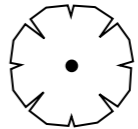





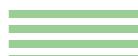

TREE PROTECTION PLAN

The site benefits from several clusters of trees along its north-eastern boundary acting as a visual barrier for the site. However, the majority of the trees along the eastern side are of either low to moderate quality with an estimated life span of 20 years. As such the eastern trees are to be removed to accommodate the new housing developments. The trees in the north are to be retained as they either fall into the high or moderate quality with an estimated life span of 40 years. The retained trees in the north will also act as a natural flood barrier and transitional gap between dense urban developments and the countryside.



1.2 SITE ANALYSIS

FLORA & FAUNA RETENTION, PROPOSED AND REMOVAL PLANS

-  REMOVED TREES
-  RETAINED TREES
-  PROPOSED TREES
-  FOLIAGE TO BE CUT BACK
-  FOLIAGE TO BE RETAINED
-  PROPOSED HEDGE LINE
-  PROPOSED PLANTING AREAS
-  PROPOSED WILDFLOWER PLANTING AREAS
-  PROPOSED BIOSWALE & ATTENUATION PONDS

Refer to arboriculturist's study for more information





1.2 SITE ANALYSIS

ADJACENT DEVELOPMENTS

- HOUSING ALLOCATION AREA - HD8
- STRATEGIC ALLOCATION AREA - A7
- PILGROVE COTTAGE PROPOSED EXTENSION & GARAGE
- HAYDON PROPOSED GARAGE

There are currently two proposals (Ref: 22/01547/FUL & Ref: 22/00116/FUL) adjacent to the site that have been permitted by planning. Pilgrove cottage (Ref: 22/00116/FUL) will implement a two story extension and a new garage along the site boundary. At Haydon (Ref: 22/01547/FUL) there will also be a new garage that borders the site. In recognition of this the development proposed in this document is suitably arranged to not interfere with these extensions.

The land surrounding the site contains two major development zones that will be used for housing. HD8 is for 175 new dwellings whilst A7 is set to provide 1,100 new dwellings.

PILGROVE COTTAGE - ELEVATIONS

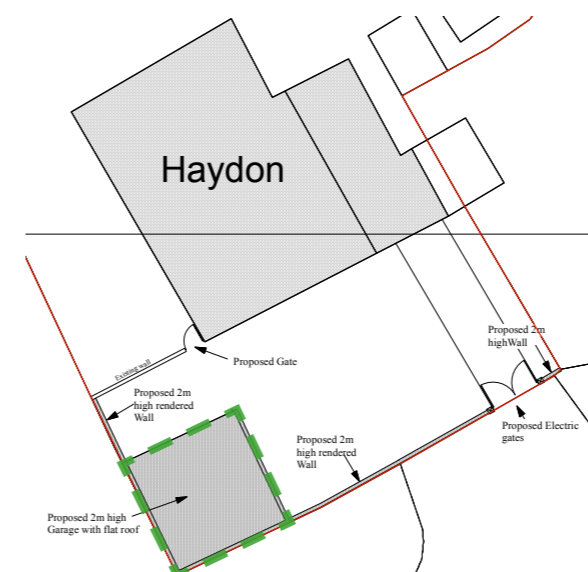


PILGROVE COTTAGE - BLOCK PLAN



(Ref: 22/00116/FUL)

HAYDON - BLOCK PLAN



(Ref: 22/01547/FUL)



1.2 SITE ANALYSIS

LOCAL EXISTING VERNACULAR

KEY POINTS:

- Residential buildings tend to be set back from the road.
- Agricultural buildings are generally not visible from the road.
- Most residential buildings tend to be two story.
- Pitched roofs are common in the area.
- Light coloured brick and stone along with rendered façades tend to be the most common material in the area.

Current homes surrounding the site are interspersed with agricultural buildings, meaning the density of housing around the site tends to be low.

The existing surroundings and proposed developments paint a varied picture of architectural styles. As such the developments that we will propose will complement this without creating pastiche copies of the existing.

HOUSING ALLOCATION AREA - HD8 - CONTEXT TO THE SITE



HOUSING ALLOCATION AREA - HD8 - LAYOUT PLAN



1.2 SITE ANALYSIS

PROPOSED DEVELOPMENTS

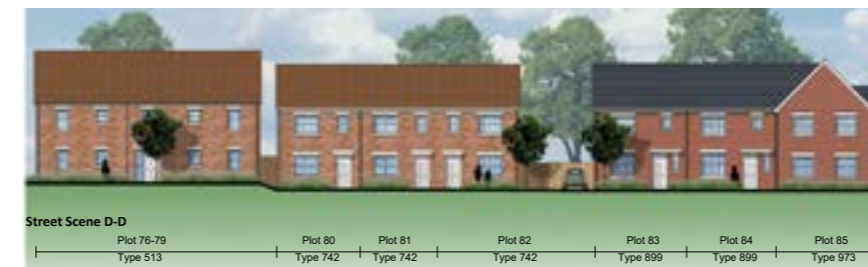
- RESIDENTIAL DWELLINGS
- DEVELOPMENT AREA
- SITE
- ROADS INTO DEVELOPMENT SITE
- VEHICULAR ACCESS POINT / SITE ACCESS

The housing allocation area - HD8 is proposing 175 new residential dwellings over the course of its development. Phase 1 (22/01267/CONDIT) has been submitted and approved by planning. Proposing 85 new dwellings next to the site forming a dense residential area.

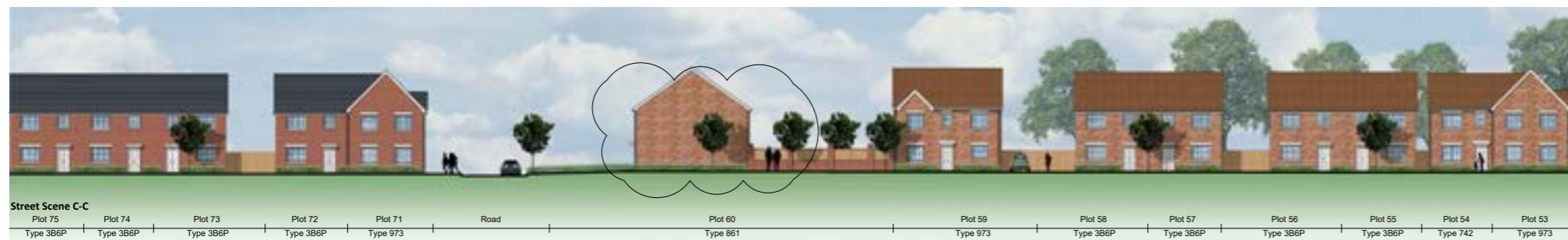
HOUSING ALLOCATION AREA - HD8 - ELEVATIONS



(22/01267/CONDIT)



(22/01267/CONDIT)



(22/01267/CONDIT)



STRATEGIC ALLOCATION AREA - A7 - CONTEXT TO THE SITE



STRATEGIC ALLOCATION AREA - A7 - OLD GLOUCESTER ROAD NEIGHBOURHOOD LAYOUT PLAN



A7 - DEVELOPMENT & DENSITY PLAN



A7 - NATURE & LANDSCAPE PLAN



1.2 SITE ANALYSIS

PROPOSED DEVELOPMENTS

- MEDIUM DENSITY DEVELOPMENT
- GREEN SPACES
- INTEGRATION OF EXISTING TREES/HEDGEROWS
- ATTENUATION POND
- SITE

- POTENTIAL BUS ROUTE
- BIKE & PEDESTRIAN ACCESS
- INTEGRATION OF BIODIVERSITY WITH EXISTING ADJACENT LANDSCAPES/HABITATS
- VEHICULAR ACCESS

The strategic allocation area - A7 is proposing 1,100 new residential units along with adequate facilities for education, community, retail & leisure, green infrastructure, ecological mitigation and supporting amenity spaces. The proposed access points for A7 fall either side of the site and as such will not effect the main access point to our site.

CONSERVATION AREA PLAN







LISTED BUILDING PLAN



1.2 SITE ANALYSIS

CONSERVATION AREA & LISTED BUILDINGS

-  SITE
-  GRADE II LISTED BUILDINGS
-  CENTRAL CONSERVATION AREA
-  CONSERVATION AREAS





The site is not within any conservation areas. The nearest listed buildings are located in the north away from the site.

GOOGLE MAPS

1.2 SITE ANALYSIS



GREEN BELT & DEVELOPMENT AREAS

-  STRATEGIC ALLOCATION - A7
-  HOUSING ALLOCATION - HD8
-  GREEN BELT
-  SITE

The site is not within the green belt area but is surrounded by proposed developments (See adjacent developments page)

1.3 SITE PHOTOGRAPHY



1.3 SITE PHOTOGRAPHY

SITE BOUNDARY





2.0 DESIGN APPROACH

View Looking Down the Road



2.1

RELEVANT PRECEDENTS



1.0 INTRODUCTION

- 1.1. This Sustainability Statement is prepared in response to the Cheltenham Borough Council 'Cheltenham Climate Change SPD' adopted in June 2022. This follows the recent changes to Part L of the Building Regulations that have also taken effect in June 2022 and covers the conservation of fuel and power in the building of new homes in England.
- 1.2. This Statement is commensurate with the nature of the project, which is considered to be a reasonable approach given minor scale of this proposed development.
- 1.3. The site, Land adjacent to Pilgrove Cottage, Old Gloucester Road, currently has approval for a detached 2 bedroom house.

2.0 REGULATIONS, POLICY CONTEXT AND GUIDANCE

NATIONAL GUIDANCE, METHODOLOGY AND AIMS

- 2.1. Energy Performance standards for buildings other than dwellings are set by Building Regulations Approved Document: Part L Volume 1.
- 2.2. The role of 'Part L' is to include a minimum level for regulated carbon emissions defined by the Target Emission Rate (TER). This is automatically generated and relates to a 'Notional Building', which is in line with the Simplified Building Energy Model toolkits.
- 2.3. In order to comply, the Building Emission Rate must be lower than the TER. A benchmark Energy Performance certificate will be calculated via comparison of the building assessed to a reference building, in a similar process as the TER methodology.
- 2.4. Part L has recently been updated and significant changes have come in to force as of 15th July 2022, which relate to Conservation of fuel and power, ventilation and Overheating. It sets new standards for non-domestic buildings, dwellings and overheating in new residential buildings. The changing national regulations aim to improve energy efficiency as well as the reduction in carbon in new buildings.
- 2.5. These changes not only effect minor home improvement work, but also new builds. It requires new homes to produce 31% less carbon emissions than what is currently acceptable in the present Part L regulations.

LOCAL VALIDATION REQUIREMENTS

- 2.6. The Cheltenham Borough Council local validation checklist includes a requirement to produce a sustainability statement for residential and non-residential new builds, refurbishment and extensions.
- 2.7. This sustainability report is carried out in accordance with the Cheltenham Climate Change Supplementary Planning Document (SPD). The document has been created to communicate the Council's ambitions for all buildings within the borough and how they should respond to the climate change and biodiversity crisis.

JOINT CORE STRATEGY

- 2.8. This report refers to Policy SD3 of the JCS. It is the intention of this statement to review Policy SD3 and provide a satisfactory response to the policy. This report will evaluate the general performance of the scheme against the relevant planning policies and demonstrate the compliance with Policy SD3 and/or provide sufficient justification for varying the approach to responding to the policies.
- 2.9. **JCS Policy SD3** focuses on ensuring development proposals contribute to the aims of sustainability. All development will be expected to be adaptable to climate change in respect of the design, layout, siting, orientation and function of both buildings and external spaces.
- 2.10. **Policy SD3** also sets out that major planning applications must be submitted with an Energy Statement that clearly indicates the methods used to calculate predicted annual energy demand and associated annual Carbon Dioxide (CO₂) emissions.
- 2.11. The policy places emphasis on meeting energy reduction targets as set out within Building Regulations. This is a minimum expectation and should be achieved through using low carbon energy and maximising energy efficiency.
- 2.12. It is recommended that energy efficient materials are used for construction and that construction methods are adaptable to expected changing circumstances, such as projected climate change. Regard should be given to the Energy Hierarchy.
- 2.13. Before considering the use of renewable energy technologies, the design of a development should first identify measures to reduce overall energy demand. This can include choice of building fabric and construction techniques, optimising solar gain, natural lighting and ventilation to reduce the need for space heating and / or cooling and lighting. Secondly, the design should include measures to use energy more efficiently such as increasing levels of insulation in walls, floors and roofs and improved air-tightness.
- 2.14. **Policy INF5** focuses on 'Renewable Energy / Low Carbon Development'. The policy promotes the use of renewable and low carbon technologies in new developments and suggests they should be 'readily incorporated into new developments wherever possible'. Policy INF5 applies to proposals concerning renewable energy or low carbon energy-generating technologies,
- 2.15. The locations for these, unless government guidance changes to the contrary, will be allocated through district level plans or neighbourhood plans where appropriate.
- 2.16. Proposals for the generation of energy from renewable resources, or low carbon development are more likely to be supported when they demonstrate:
 - That they have been designed and sited so as to minimise any adverse impacts on the surrounding area;
 - Benefits arising directly from the scheme to the local economy, the community and achievement of national targets;
 - The feasibility and cost-effectiveness of removing any installation and re- instatement of the site in future years; and
 - The net gain of carbon savings, taking into account carbon use through manufacturing and installation of the technology.

2.2 SUSTAINABILITY

ORIENTATION



3.0 POTENTIAL ENERGY EFFICIENT MEASURES

SITE AND ORIENTATION

- 3.1. The orientation of the buildings are mostly facing on the south west/east axis.. This document outlines the ways the applicant has sought to maximise the potential of the building in terms of sustainability.
- 3.2. The designs of the houses include deep overhangs, and recessed windows, while this is a modern architectural feature, they are placed on the south facing elevations to reduce overheating.
- 3.3. Where windows are not covered by overhangs, efforts have been made to reduce the window openings while collectively keeping the architectural style coherent. This reduces the impact of overheating, and helps create a more thermally efficient building skin.

OVERHEATING

- 3.4. The proposals ensure overheating is not likely due to the size and locations of the openings and their orientation.
- 3.5. The majority of windows and rooflights are openable to ensure the rooms and floors have constant ventilation.
- 3.6. In addition to providing adequate ventilation, the new buildings will be well-insulated to meet the new Part L Building Regulations for dwellings. This increased insulation requirement will not only prevent the thermal mass of the new buildings from overheating, but it will improve the thermal qualities of the house to live in.

EFFICIENT BUILDING FORM

- 3.7. The proposed buildings are simple and well thought out. The contemporary form and design of the buildings, including overhangs and deep recessed windows allow many of the south facing windows to have solar shading, while the other windows that don't benefit have had their openings reduced. The extents of solid mass that will be well insulated will provide comfortable homes that are light and airy, but energy efficient.

BUILDING FABRIC AND DETAILING

- 3.8. Insulation is a key part of sustainability; it serves to conserve energy by minimising the escape of heat from the building. As part of this proposal, high performance insulation will be used within all solid surfaces to create a thermally insulated building, targeting better than standard thermal standards set out in the building regulations.

AIRTIGHTNESS

- 3.9. With no chimneys or wood fires proposed, there modern homes will be expected to achieve a very high level of air tightness.

RENEWABLE ENERGY AND HEATING

- 3.10. Potential renewable resource in this case would be Solar Panels (PV), air source heat pump or ground source heat pump, a decision on this will need to judge on how this interacts with the landscape proposal and wider biodiversity of the site.

WATER EFFICIENCY

- 3.11. All sanitaryware and fittings for the en-suite proposed will be fitted with flow rate limiters, to ensure maximum flow rates are in line with the current building regulations. All pipework will be insulated to prevent heat loss.

TRANSPORT AND TRAVEL

- 3.12. The property is in easy walking distance of a main bus route into the centre of Cheltenham.
- 3.13. 2 EV car charging points will be installed on each property. The 4 homes along with the new approved developments surrounding the site would not greatly impact the travel of the current or future occupants and there are current sustainable links to public transport.

ECOLOGY AND BIODIVERSITY

- 3.14. The proposal greatly increases the bio-diversity on the site, through a well thought out landscape proposal that a separate bio-diversity statement accompanies this application, please refer to for further details.

MATERIALS AND EMBODIED CARBON

- 3.15. Local source materials including stone and timber would be used within the construction to reduce the embodied carbon during the build. Some of the higher embodied materials will be offset by the planting of new trees, shrubs and hedgerows that can be seen in the landscape design statement.
- Waste
- 3.16. The household recycle all waste in accordance with Cheltenham Borough Council's recommendations, all collections will be made via the entrance, with the refuse being temporarily stored on the hard standing on collection day.

2.2 SUSTAINABILITY

BIODIVERSITY



NATURAL SCREENING & FENCE SCREENING



2.3 SUBMITTED PRE-APPLICATION



2.2

DESIGN AND ACCESS STATEMENT

1. INTRODUCTION

1.1. This statement has been prepared by CROE Architects on behalf of the applicant to accompany a pre-application request for advice for five new dwellings on land adjacent to Pilgrove Cottage, Old Gloucester road, Hayden, Cheltenham, GL51 OSW

1.2. This statement is to be read in conjunction with design drawings 22057 - 001, 22057 - 003 & 22057 - 004, as well as the supporting documented analysis and research compiled in this document.

2. CONTEXT

2.1. Site

2.1.1. The site is located a on the B4634 -Old Gloucester Road, adjacent to Pilgrove Cottage, on the Northwest outskirts of Cheltenham.

2.1.2. The site is located 3 miles from the centre of Cheltenham, neighboured by a farm and some residential properties to the North, and to the South, beyond the B4634, is more agricultural land.

2.1.3. The site has a gross area of approximately 5010m² or 0.5ha.

2.1.4. Currently the site is as amenity land for an adjacent property, which also has a large garden.

2.1.5. Currently the site has a hard standing access road leading from the B4634, with the rest of the site being grass and other vegetation.

2.1.6. There are no buildings on the site, the boundaries are defined by hedgerows, with a fence on the northern boundary

with the farmland.

2.1.7. The site has frontage onto Old Gloucester Road, which provides access to the site to the South-West corner of the site. This point provides access for both pedestrians and cars but will not provide a through route for traffic.

2.1.8. The site is at a very low level (<0.1%) risk of flooding from Rivers and Sea and risk of surface water flooding (Environment Agency).

2.2. Surroundings

2.2.1. The site is easily accessible by car being within a ten-minute drive of GCHQ, Cheltenham Town Centre or the M5. This makes the site within commutable distance of local employment opportunities such as GCHQ or within Cheltenham itself, or further afield in Gloucester, Bristol or other towns and cities accessible from the M5.

2.2.2. This with the edge of Cheltenham only 2 miles away there is access via bike, or other sustainable transport methods, to schools, shops and other amenities.

2.2.3. The site is on Local Authority boundary, with the land directly adjacent to it being in Tewkesbury District and classified as greenbelt. The site itself was removed from the Greenbelt within the JCS in 2017, presumably indicating its readiness for development.

2.2.4. The agricultural land to the South of the site and the B4634 is allocated for housing within the West Cheltenham Strategic Allocation, due to its proximity with GCHQ and the employment and education facilities within the area. The land directly east of the adjacent property (a dormer bungalow called Haydon) is allocated for housing within the Cheltenham

Plan.

2.2.5. Though the site is not directly an infill site, it is surrounded by other residences and the opportunity for residential properties on adjacent land. The surrounding development and existing housing make other developments on the site difficult and lend it to residential development.

2.2.6. The surrounding dwellings are a dormer bungalow to the East, with two-storey dwellings to the west and single storey agricultural buildings to the North.

2.3. Planning

2.3.1. The site currently has full planning permission (ref: 20/O1832/FUL) for the construction of a single two-storey, two-bed house, with separate garage and associated external works including introduction of a drive.

2.3.2. The property adjacent to the land (Pilgrove Cottage) has a current Planning application (ref: 22/OO116/FUL) to extend the house, approximately doubling the internal footprint, and the addition of a new garage/studio.

3. PROPOSAL

3.1. Outline

3.1.1. The proposal is for five detached dwellings, with private driveways, gardens and associated external works.

3.1.2. Each Dwelling is 2 storeys, with four bedrooms and roughly 196m² of internal floorspace. The ground floor has an open plan living room, kitchen-diner, with separate WC and boot room. At the first-floor level there are four double bedrooms,

two with an ensuite, and a family bathroom.

3.1.3. Each house has a footprint of 110m², a minimum of 350 m² land for a private garden, refuse storage areas, and parking allocation for 3 cars.

3.1.4. Each house will be built either in a modern blue stock brick or Cotswold stone, with high quality detailing to reflect the building material. The pitch of the roof as well as material choices echo local barn construction, allowing the new builds to reflect the agricultural aspect of the surroundings. Whilst complementing the existing and historic architectural vernacular of the site the design brings a modern finish that will complement the new developments on the adjacent land.

3.2. Housing Policies

3.2.1. Whilst not directly within land allocated within Policy SD10 of the JCS, it is located adjacent to allocated sites. Although not infill land it is located adjacent to several other residences meaning the development will not be isolated.

3.2.2. Within the Cheltenham Plan point 6.4 states that infilling between residences already within the greenbelt will be permitted. Whilst the land is not allocated as Greenbelt, as the surrounding residential properties make this site viable as a site for development.

3.2.3. There is a great demand for new housing across the country and during the course of the JCS there is a target of at least 35,175 homes (Policy SP1) within the whole joint strategy area. This proposal will provide 5 new family dwellings on the site as opposed to the 1 new 2-bedroom dwelling already approved. This not only increases the net houses proposed but also aligns more readily with housing need within the area.

3.2.4. The development complies with the principles laid out within the JCS SD4 Design Requirements.

3.2.5. The houses all exceed the Nationally described Space Standards, creating houses which can be adaptable to a multitude of occupant types.

3.3. Sustainability

3.3.1. The material palette of the buildings is brick and stone, which not only complements the existing architecture of the area but is a sustainable choice. Bricks and stone have a longevity which lowers the lifetime embodied carbon of the building. They also have insulative qualities which reduce the need for plastic-based insulations which in the long term will not be reusable or recyclable. This insulation will also mean that the home is more economical to keep warm or cool depending on need meaning that less energy is required in the long-term running of the house, again reducing the life time carbon of the property.

3.3.2. Technologies such as photo-voltaic and heat exchange units integrated into the fabric of the building allow for continued carbon neutral and positive living.

3.3.3. Electric Car-charging points alongside cycle storage designed into the site plan will allow for sustainable modes of transport to be utilised by occupants

4. SUMMARY

4.1. We believe that this proposal is a good fit for the site, community, and town as a whole. This proposal is in line with local and national planning policy, is well considered and

2.2

DESIGN AND ACCESS STATEMENT

designed, and appropriate in scale, proportion, and mass for its location. It is an appropriate solution within the restraints of the site, and delivers high quality, appropriately scaled and sustainable housing units.

4.2. The site is a suitable location for residential development, which is both practical and sustainable for maintaining modern lifestyles. The links to the immediate and wider town and country are appropriate for a scheme of this scale and increase the viability of the development.

4.3. The design of the proposal adds another layer of vibrancy to the area, utilising the local palette of brick and stone, whilst still complimenting the local architecture with a modern design. The scale and density of the proposal are appropriate and considerate of the context of the site.

We believe that this project delivers all that Cheltenham Borough Council looks for in its new developments:

“We want Cheltenham to deliver a sustainable quality of life, where people, families, their communities and businesses thrive, and in a way which cherishes our cultural and natural heritage, reduces our impact on climate change and does not compromise the quality of life of present and future generations.” (Cheltenham Sustainable Community Strategy Vision 2008-2028)

We hope that this application will be supported and look forward to hearing your response in due course.

2.3 SUBMITTED PRE-APPLICATION SCHEME



2.3 SUBMITTED PRE-APPLICATION SCHEME



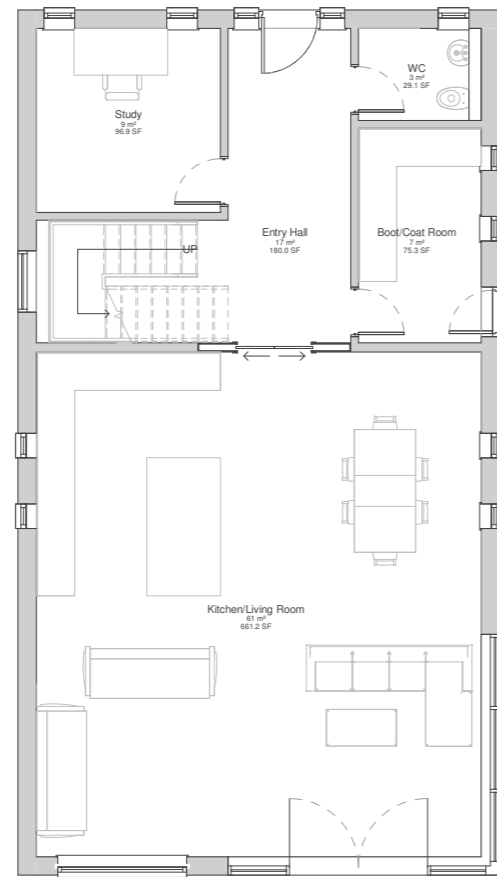
Existing Site Plan

2.3 SUBMITTED PRE-APPLICATION SCHEME

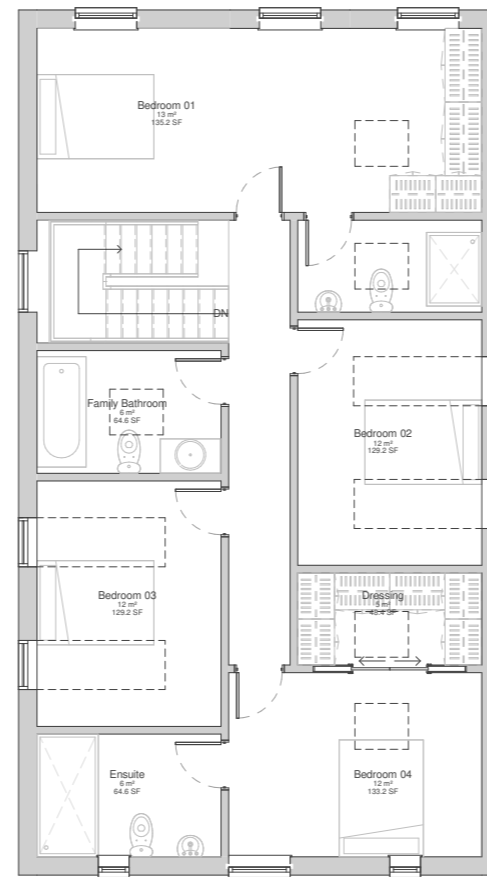


Proposed Site Plan

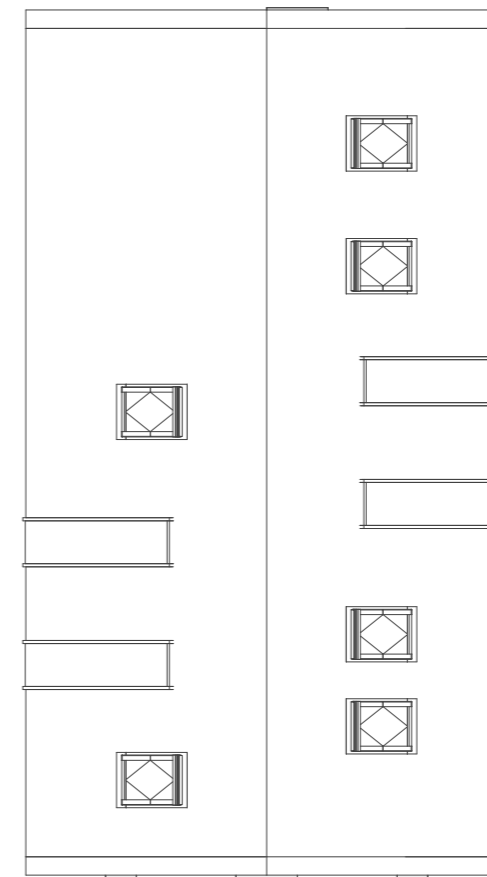
2.3 SUBMITTED PRE-APPLICATION SCHEME



1 Ground floor
1 : 50



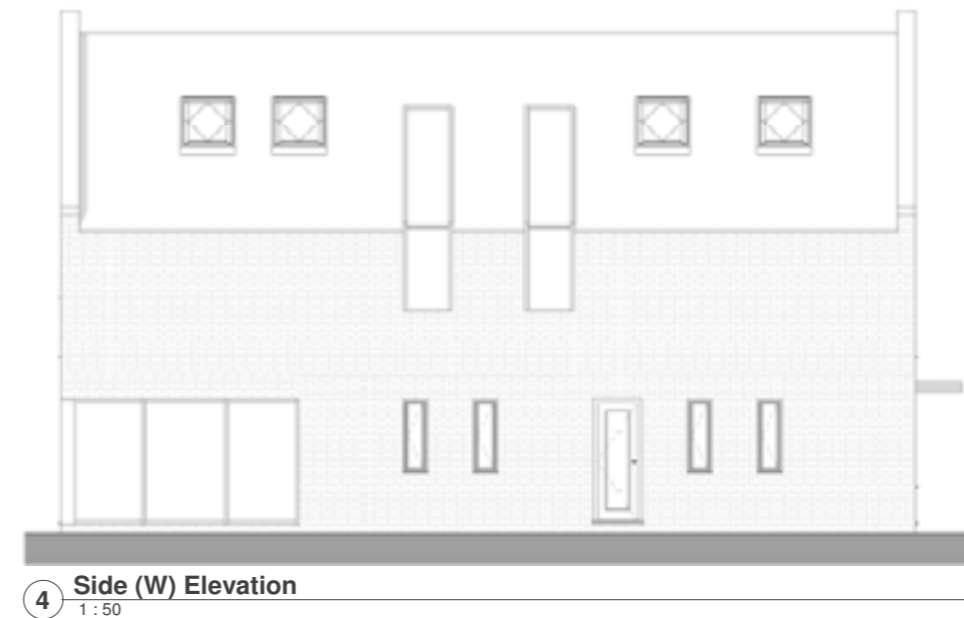
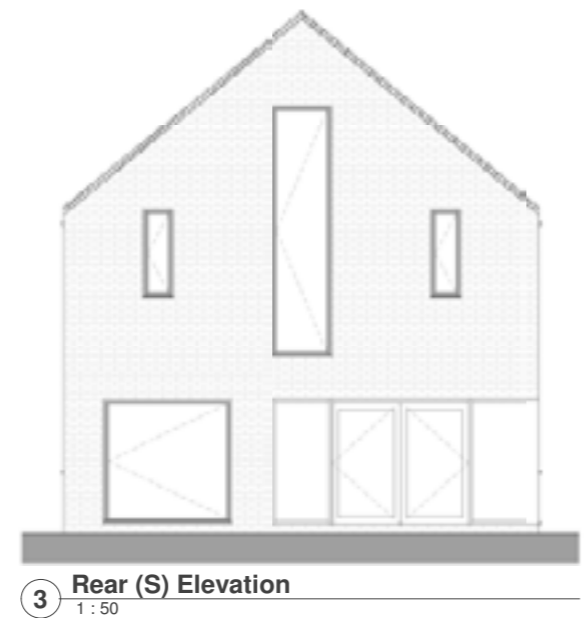
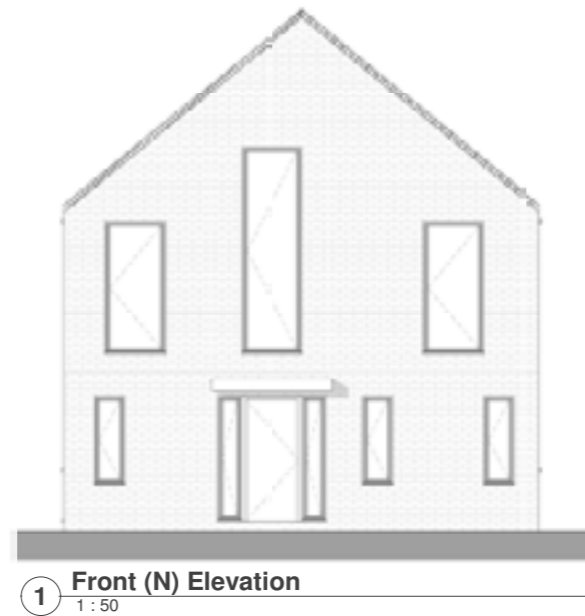
2 First floor
1 : 50



3 Roof Plan
1 : 50

Proposed House
Plans

2.3 SUBMITTED PRE-APPLICATION SCHEME



Proposed House Elevations

THE CONCLUSION OF THE PRE APPLICATION

The principal of residential development on this site has been established through the granting of planning permission for an additional dwelling. However, the site does represent an unallocated site which is in a transitional area between (what will become) a residential area and the countryside beyond. As such I consider a dense, urban form of development to be inappropriate in this location. No attempts have been made to assess the character and constraints of the site or the surrounding area to demonstrate why this was appropriate.

1. DESIGN AND LAYOUT

The new proposal has been designed to specifically respond to the pre-application report. Whereas the previous scheme was linear and urban in appearance, this new proposal includes four detached houses, appropriately spaced to reflect the loose knit and organic character that reflects the rural setting. This allows the scheme to move away from a busy street frontage that was shown within the pre-application. The layout responds to the immediate context within the proposal, with the landscaping strategy being a key element that ties the houses in the site.

2. TREES AND LANDSCAPING

Both the trees survey and shade analysis have been carefully considered. The tree survey can be seen in the separate arboriculturist report. This has been carefully coordinated with both the landscape and bio-diversity strategies.

3. FLOODING AND DRAINAGE

To minimise the development's impact on the flooding, the landscape design includes a flooding swale and attenuation pond that will not only protect the development from a flash flood but also enhance the biodiversity of the site. Moreover, to keep on-site drainage consistent the bioswales are proposed for either side of the main road along with the permeable paving.

4. NEIGHBOUR AMENITY

To protect from overlooking of both of Hayden, Pilgrove Cottage and within the site, houses are placed at a proper distance from themselves and their neighbours. Habitable windows are not aligned with other properties, while overlooking onto neighbouring properties has been kept to a minimum. Fences and new hedge lines between the housing units and trees on the plot's edges will be utilised, while new trees to the front of the new properties enhance privacy.

2.5

DESIGN AND ACCESS STATEMENT

1. INTRODUCTION

1.1. This statement has been prepared by CROE Architects on behalf of the applicant to accompany a full plans application for four new dwellings on land adjacent to Pilgrove Cottage, Old Gloucester road, Hayden, Cheltenham, GL51 OSW

1.2. This statement is to be read in conjunction with design drawings 22057 - 001, 002, 010, 011, 012, 013, 014, 020, 021, 022, 023.

2. CONTEXT

2.1. Site

2.1.1. The site is located on the B4634 -Old Gloucester Road, adjacent to Pilgrove Cottage, on the northwest outskirts of Cheltenham.

2.1.2. The site is located 3 miles from the centre of Cheltenham, neighboured by a farm and some residential properties to the North, and to the South, beyond the B4634, is more agricultural land.

2.1.3. The site has a gross area of approximately 5010m² or 0.5ha.

2.1.4. Currently the site is as amenity land for an adjacent property, which also has a large garden.

2.1.5. Currently the site has a hard standing access road leading from the B4634, with the rest of the site being grass and other vegetation.

2.1.6. There are no buildings on the site, the boundaries are defined by hedgerows, with a fence on the northern boundary with the farmland.

2.1.7. The site has frontage onto Old Gloucester Road, which provides access to the site to the South-West corner of the site. This point provides access for both pedestrians and cars but will not provide a through route for traffic.

2.1.8. The site is at a very low level (<0.1%) risk of flooding from Rivers and Sea and risk of surface water flooding (Environment Agency).

2.2. Surroundings

2.2.1. The site is easily accessible by car being within a ten minute drive of GCHQ, Cheltenham Town Centre or the M5. This makes the site within commutable distance of local employment opportunities such as GCHQ or within Cheltenham itself, or further afield in Gloucester, Bristol or other towns and cities accessible from the M5.

2.2.2. This with the edge of Cheltenham only 2 miles away there is access via bike, or other sustainable transport methods, to schools, shops and other amenities.

2.2.3. The site is on Local Authority boundary, with the land directly adjacent to it being in Tewkesbury District and classified as greenbelt. The site itself was removed from the Greenbelt within the JCS in 2017, presumably indicating its readiness for development.

2.2.4. The agricultural land to the South of the site and the B4634 is allocated for housing within the West Cheltenham Strategic Allocation, due to its proximity with GCHQ and the employment and education facilities within the area. The land directly east of the adjacent property (a dormer bungalow called Haydon) is allocated for housing within the Cheltenham Plan.

2.2.5. Though the site is not directly an infill site, it is surrounded by other residences and the opportunity for residential

properties on adjacent land. The surrounding development and existing housing make other developments on the site difficult and lend it to residential development.

2.2.6. The surrounding dwellings are a dormer bungalow to the East, with two-storey dwellings to the west and single storey agricultural buildings to the North.

2.3. Planning

2.3.1. The site currently has full planning permission (ref: 20/01832/FUL) for the construction of a detached two-storey, two-bed house, with separate garage and associated external works including introduction of a drive.

2.3.2. The property adjacent to the land (Pilgrove Cottage) has a current Planning application (ref: 22/00116/FUL) to extend the house, approximately doubling the internal footprint, and the addition of a new garage/studio.

3. PROPOSAL

3.1. Outline

3.1.1. The proposal is for four detached dwellings, with private driveways, gardens and associated external works.

3.1.2. There are two types of dwellings, each with their own cousin copy. Totalling to four unique dwellings, each tailored to the orientation and landscape of the site. Each Dwelling is 2 storeys, with five bedrooms. The ground floor has an open plan living room, kitchen-diner, with separate WC and boot room. At the first floor level there are five double bedrooms, three with an ensuite, and a family bathroom.

3.1.3. House type 1 has a footprint of 160 square metres and with an internal area of 246 sqm, while house type 2 has a footprint of 167 square metres and with an internal area of

260 sqm, a minimum of 475 m2 land for a private garden, refuse storage areas, and external parking allocation for 3 cars.

3.1.4. Each house type will be built in a mix of materials that compliment the houses in the local vicinity, light yellow multi stock brick, Cotswold stone, composite timber cladding and of white render surfaces complete the material pallet

3.2. Housing Policies

3.2.1. Whilst not directly within land allocated within Policy SD10 of the JCS, it is located adjacent to allocated sites. Although not infill land it is located adjacent to several other residences meaning the development will not be isolated.

3.2.2. The land is not allocated as Greenbelt, and the surrounding residential properties make this site viable as a site for development.

3.2.3. There is a great demand for new housing across the country and during the course of the JCS there is a target of at least 35,175 homes (Policy SP1) within the whole joint strategy area. This proposal will provide 4 new family dwellings on the site as opposed to the 1 new 2-bedroom dwelling already approved. This not only increases the net houses proposed but also aligns more readily with housing need within the area. The house type is also different from what has been approved on the adjacent site.

3.2.4. The development complies with the principles laid out within the JCS SD4 Design Requirements.

3.2.5. The houses all exceed the Nationally described Space Standards, creating houses which can be adaptable to a multitude of occupant types.

3.3. Sustainability

3.3.1. The material palette of the buildings is brick, stone, timber, and render, which not only complements the existing

architecture of the area but is a sustainable choice. Bricks and stone have a longevity which lowers the lifetime embodied carbon of the building, while the timber cladding and render will be sourced locally. They also have insulative qualities which reduce the need for plastic-based insulations which in the long term will not be reusable or recyclable. This insulation will also mean that the home is more economical to keep warm or cool depending on need meaning that less energy is require in the long-term running of the house, again reducing the lifetime carbon of the property.

3.3.2. Technologies such as photo-voltaic and heat exchange units integrated may be fitted into the fabric of the building, which will allow for continued carbon neutral and positive living.

3.3.3. Garages with Electric Car-charging points, with cycle storage will allow for sustainable modes of transport to be utilised by occupants

3.4 LANDSCAPE – SITE LAYOUT

3.4.1 The landscape proposal has been carefully designed to keep all healthy trees, to improve biodiversity of the area and to compliment the design and layouts of the new homes.

3.4.2 The access for the site is from the previously approved access point on the previously approved application. The proposed site plan includes areas for refuse collection and turning space for emergency vehicles. The proposed access gates are also set back from the main curtilage of the road by 10 meters to allow 2 cars to turn safely of the road, or emergency vehicles.

4. SUMMARY

4.1. We believe that this proposal is a good fit for the site,

2.5

DESIGN AND ACCESS STATEMENT

community, and town, and responds to the main points raised in the pre-application. This proposal is in line with local and national planning policy, is well considered and designed, and appropriate in scale, proportion, and mass for its location. It is an appropriate solution within the restraints of the site, and delivers high quality, appropriately scaled and sustainable housing units.

4.2. The site is a suitable location for residential development, which is both practical and sustainable for maintaining modern lifestyles. The links to the immediate and wider town and country are appropriate for a scheme of this scale and increase the viability of the development.

4.3. The design of the proposal adds another layer of vibrancy to the area, utilising the local palette of materials, whilst still complimenting the local architecture with a modern design. The scale and density of the proposal are appropriate and considerate of the context of the site. We believe that this project delivers all that Cheltenham Borough Council looks for in its new developments:

“We want Cheltenham to deliver a sustainable quality of life, where people, families, their communities and businesses thrive, and in a way which cherishes our cultural and natural heritage, reduces our impact on climate change and does not compromise the quality of life of present and future generations.” (Cheltenham Sustainable Community Strategy Vision 2008-2028).

We hope that this application will be supported.



2.6 PROPOSED DRAWINGS

House No 4 Visualisation



2.6 EXISTING LOCATION



2 Location Plan

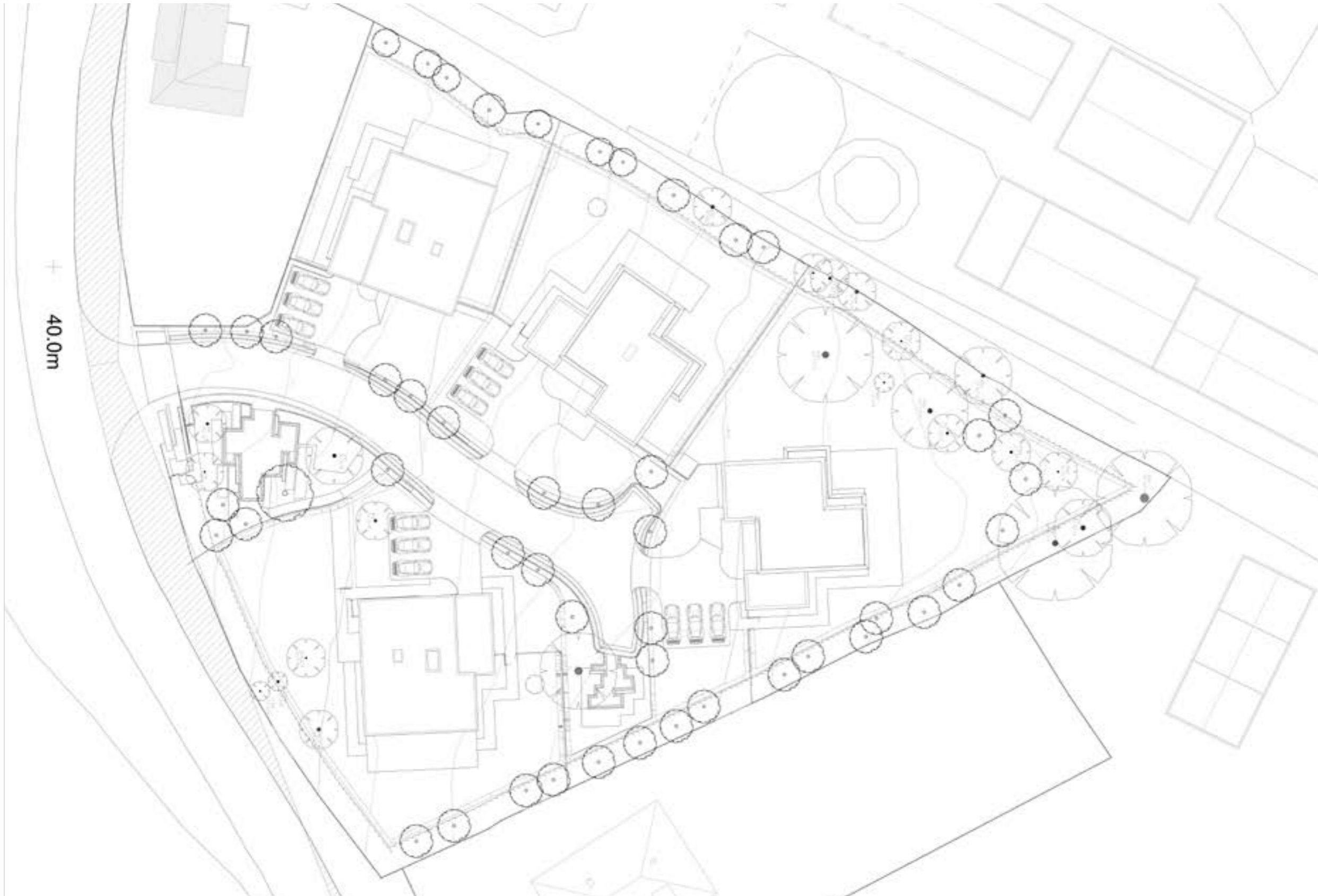


1 Site Plan

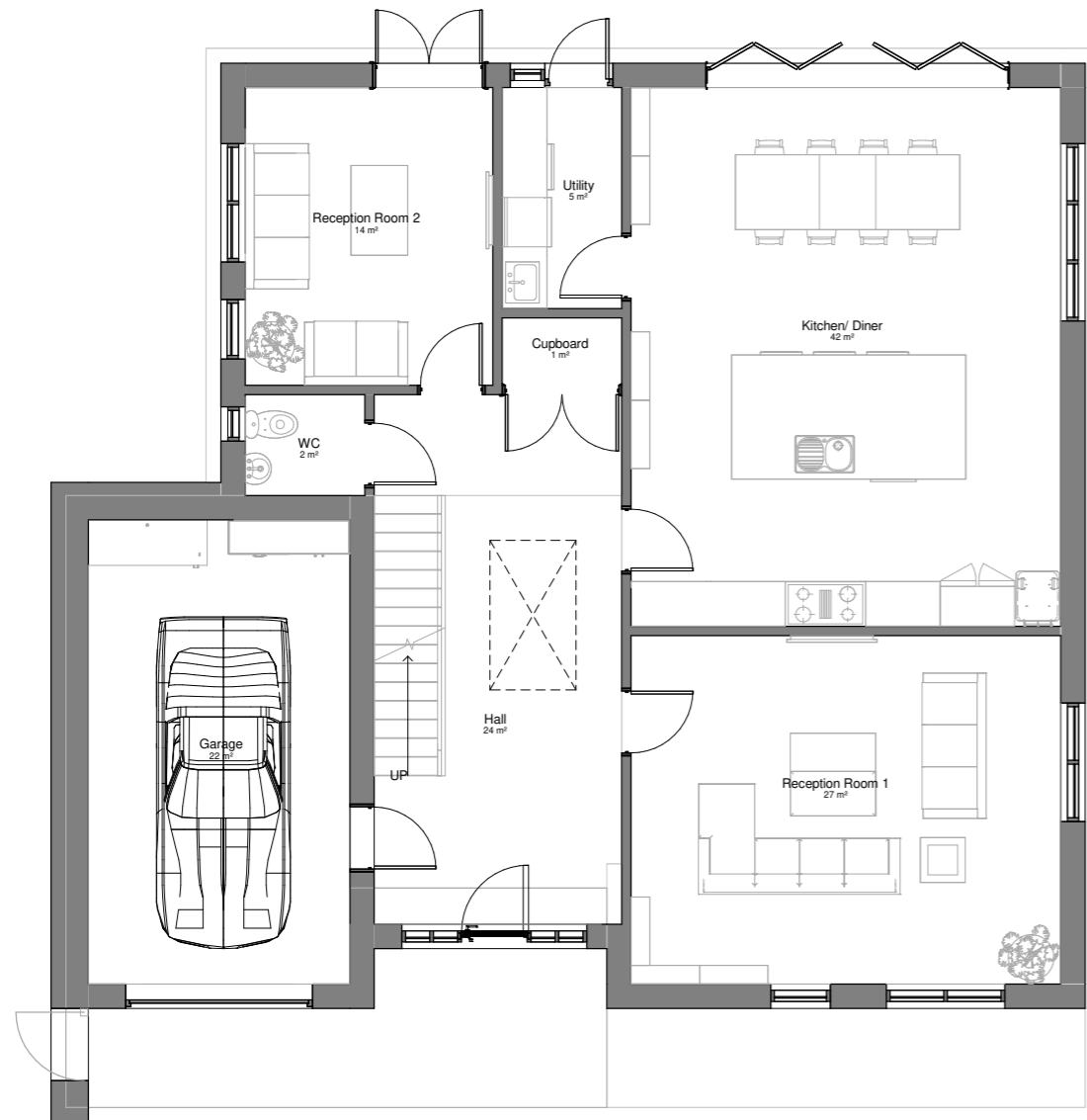
2.6 SITE PLAN LANDSCAPING



2.6 PROPOSED SITE PLAN



2.6 PLOT 1 FLOOR PLANS



1 Ground Floor - As Proposed
1 : 50

2 First Floor - As Proposed
1 : 50

2.6 PLOT 1 ELEVATIONS



1 Front Elevation
1:50



3 Garage Elevation
1:50



2 Back Elevation
1:50



4 Side Elevation
1:50

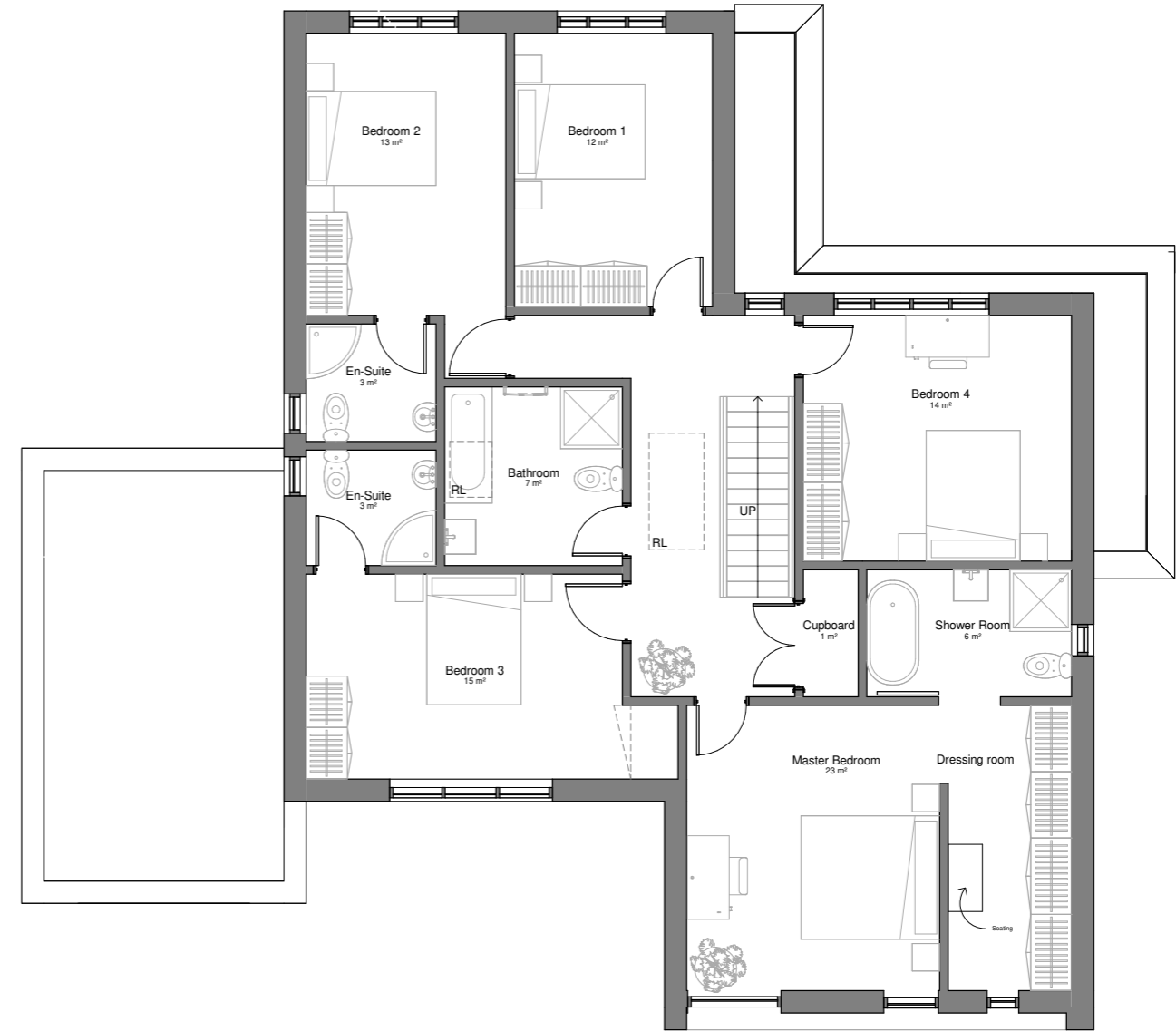


HOUSE No 1

2.6 PLOT 2 FLOOR PLANS



1 Ground Floor - As Proposed
1 : 50

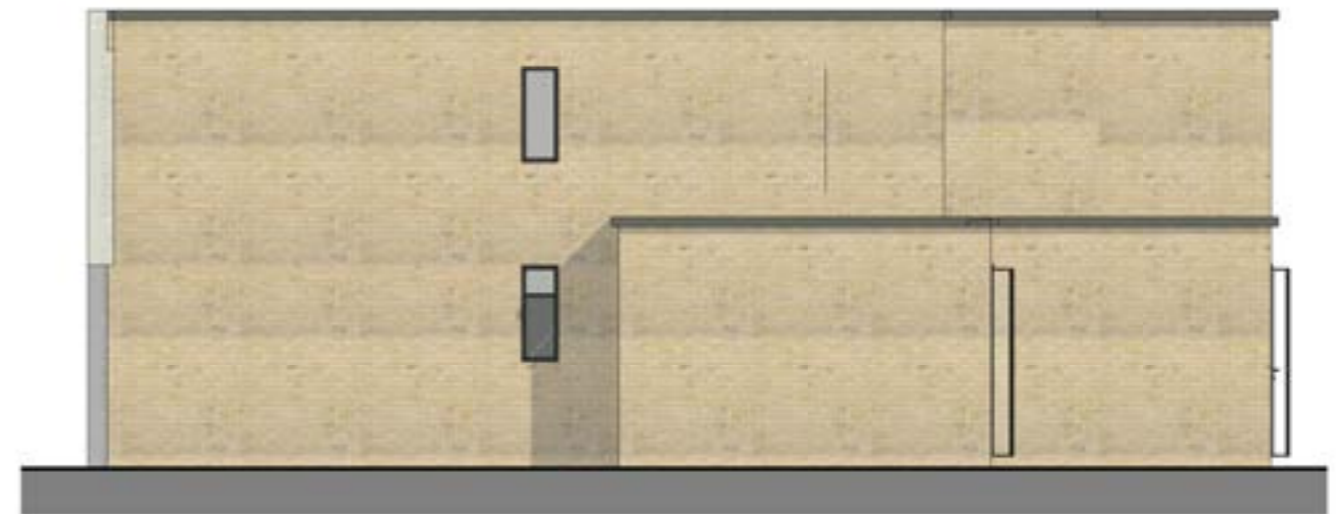


2 First Floor - As Proposed
1 : 50

2.6 PLOT 2 ELEVATIONS



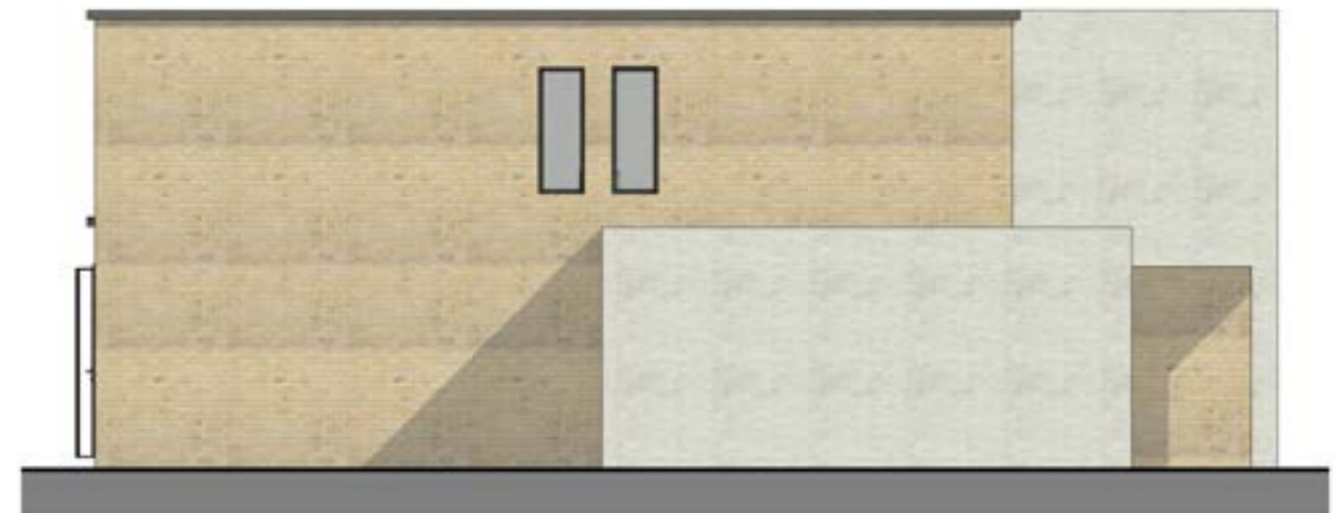
1 Front Elevation
1:50



3 Garage Elevation
1:50



2 Back Elevation
1:50



4 Side Elevation
1:50



2.6 PLOT 3 FLOOR PLANS



1 Ground Floor - As Proposed
1 : 50

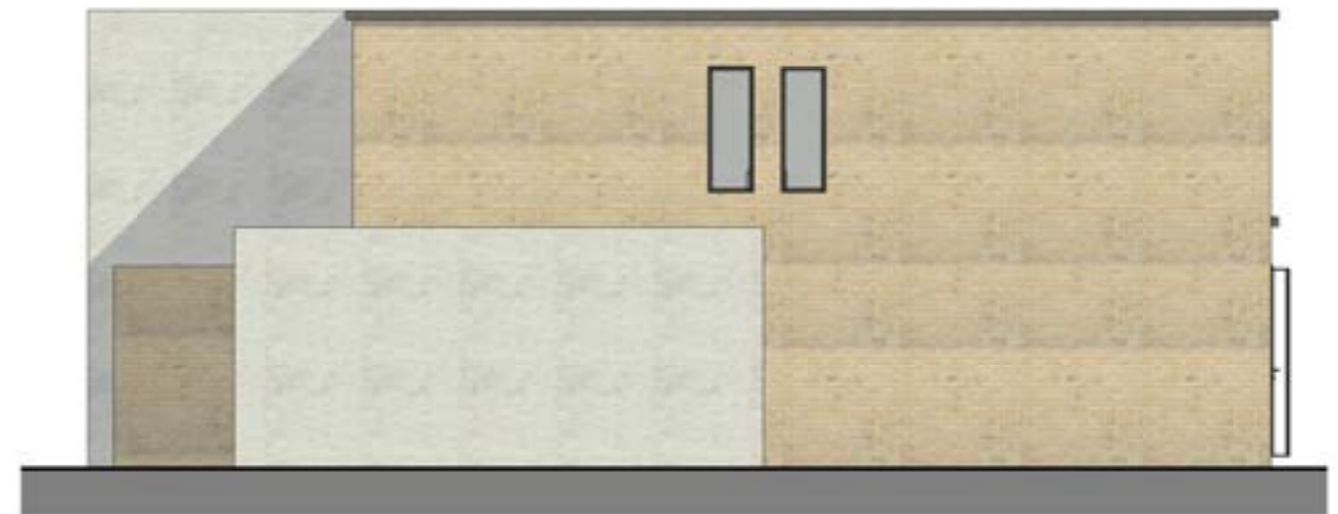


2 First Floor - As Proposed
1 : 50

2.6 PLOT 3 ELEVATIONS



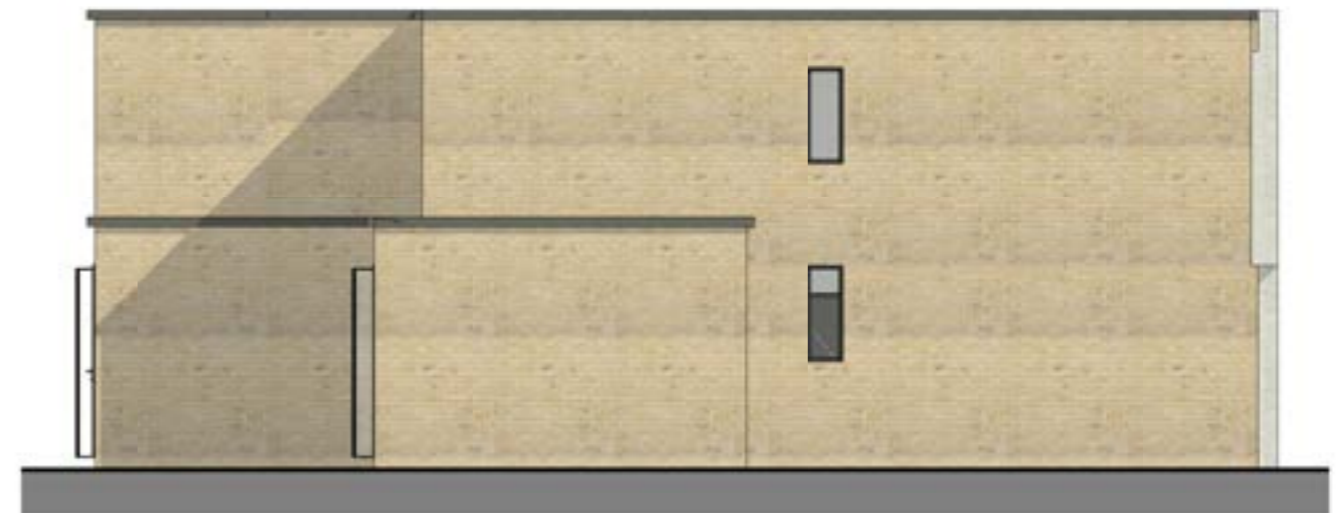
1 Front Elevation
1:50



3 Garage Elevation
1:50



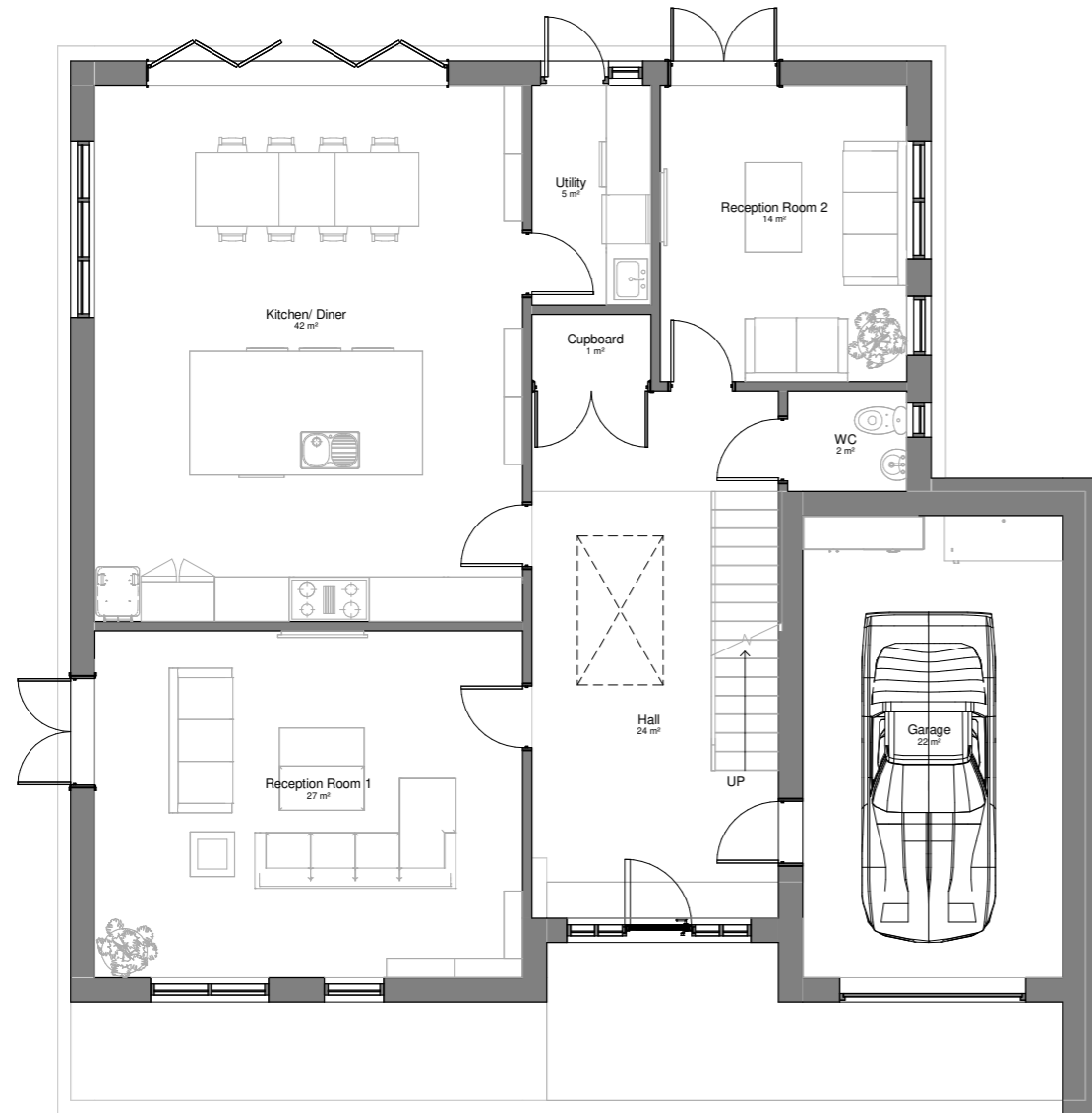
2 Back Elevation
1:50



4 Side Elevation
1:50



2.6 PLOT 4 FLOOR PLANS



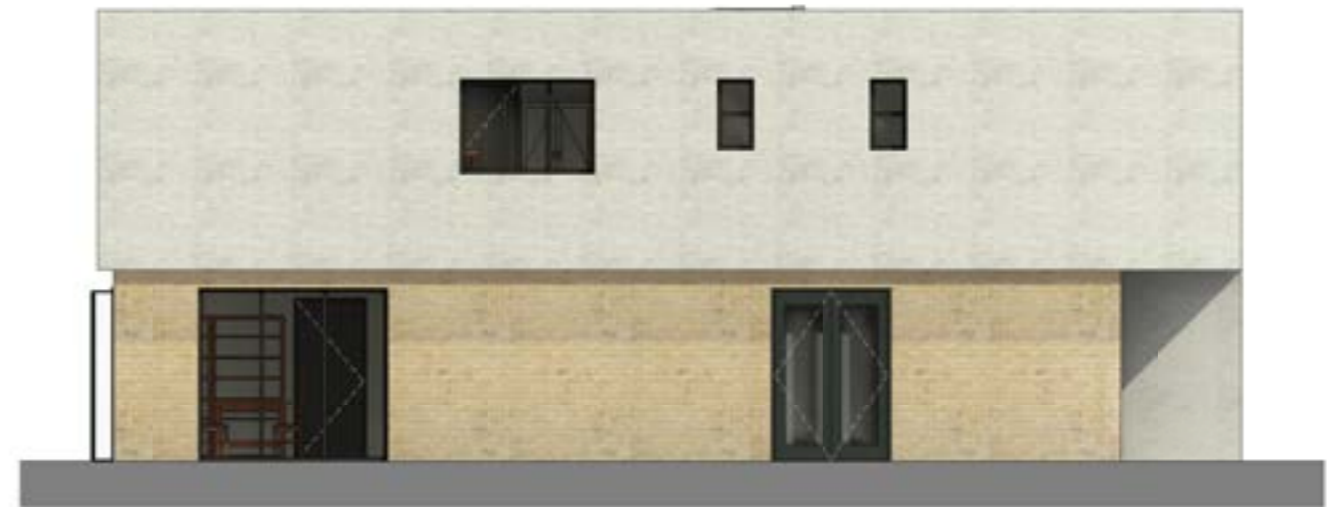
1 Ground Floor - As Proposed
1 : 50

2 First Floor - As Proposed
1 : 50

2.6 PLOT 4 ELEVATIONS



1 Front Elevation
1:50



3 Garage Elevation
1:50



2 Back Elevation
1:50



4 Side Elevation
1:50



2.6 SITE ELEVATIONS



Site Elevation from
Inside the Site



Proposed houses as part of
the HD8 scheme

Site Elevation from Old
Gloucester Road















Aerial View from South

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