

DESIGN & ACCESS STATEMENT

Healings Mill Garage Building, Quay Street, Tewkesbury, GL20 5 BE.

demolition of existing garage building in the conservation area, change of use & planning permission for 2 new dwellings.



for Corbally Group (Tewkesbury) Ltd
job no 1018.81 february 2023 revA

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1.0 INTRODUCTION

BPL Architecture are appointed as architects by Corbally Group (Tewkesbury) to design the above project and to submit a full planning application for the demolition of the existing redundant garage building at the above address, change of use and planning permission for 2 new dwellings.

The proposed 2 new dwellings are each 3bedroom, 3storey townhouses, the ground floor being mainly car parking, cycle parking, bins and entrance hall with the living accommodation at 1st & 2nd floor levels. Car and pedestrian access is off Quay Street, and a separate pedestrian access is off Cares Alley.

2.0. SITE

The site on the north side of Quay Street in Tewkesbury Town Centre is 25m from the High Street, and just about central to the Town Centre, see location plan & block plan drawing 1018.81/09.



Site area is 237.3m² (0.059acres), level and flat off Quay Street and with a short set of steps up to Cares Alley at the rear. The east & west boundaries of the site are blind flanks to the nos 1 & 2 Quay Street properties on each side.

The site is an old industrial building comprising a clear spanning steel frame and curved steel roof probably built in the 1920's. It had an open frontage onto Quay Street until the late 1970's when a brick façade and steel gates were added. This building was used originally for lorry parking and very similar to the garaging on the opposite side of Quay Street in the 1950's & 60's in the yard of Brewery Building, see following

historical photos. After the enclosure and gates were installed, it was used as car parking for the Healings Mill staff. See plans & elevations as existing drawing 1018.81/07A.





The site falls outside flood risk zones 2 & 3 in flood zone 1, see Environment Agency flood map following. The topographical survey shows the frontage on Quay Street at 13.92m AOD rising to 14.27m AOD, the latter being used as the proposed ground floor level, well above the Environment Agency recommended minimum level of 13.52m AOD. The level of Cares Alley at the rear of the site is estimated at 15.05m AOD. Both access points providing safe access and emergency egress in times of extreme flooding.

The site is served by all of main utility services in Quay Street, which also has existing foul water and combined sewers.

3.0 PLANNING CONTEXT

The use of the existing garage building was for servicing the commercial vehicles of Healings Mill, and after the construction of the new vehicle servicing building at the west end of the island site in the 1980's the garage was used for car parking by the office staff, so in effect ancillary to the office use next door but one, so we have taken it to be use class E commercial use, which in effect ceased when Healings Mill closed in December 2006. It appears on aerial photos going back some 80 years to pre1928, see following, and might be considered as historical.



However, as a light steel curved roof poor quality (agricultural) building the garage is incongruous in the streetscene and an alien structure in terms of the built form and grain of the town centre. It contributes nothing to the conservation area and its proposed demolition can be seen as having no negative impact on the quality of the conservation area.

The proposed use class C3 residential use is appropriate in this sustainable town centre location, away from the High Street where the commercial frontages are safeguarded in the current Borough Plan.

4.0 PROPOSED WORKS

The proposal is to demolish the existing building and erect a pair of new 3bedroom 3storey dwellings, with car parking on the ground floor and living accommodation over at 1st & 2nd floor levels. There is a small garden area for each dwelling.

The design uses a steel frame to span the ground floor area for 4 car parking spaces, cycle spaces and bin store. Access is available from Quay Street and Cares Alley.

The proposed plans & elevations of the new dwellings are shown on drawing 1018.81/05A & 06A.



5.0 IMPACT

The proposed development will have a limited impact on its neighbours. Site section drawing 1018.81/10 shows the relationship between the buildings on Quay Street to the south and across Care's Alley to the north.



The existing building sits right on the boundary to Care's Alley, and the proposed building is set well back from that boundary, so the rights of light angle at 45°, and the loss of daylight and sunlight angle at 25° as shown on the section are no worse than those of the existing building. The adjacent properties to the north on the opposite side of Care's Alley are 2 storey offices off Red Lane, (to the rear of 46 High Street).

The flanks of the existing building to the east and west are blind party walls as existing and as proposed.

The design of the new dwellings, with a private open garden to the north, create no overlooking or loss of amenity issues in relation to immediate neighbours around the site.

6.0 DESIGN

6.1 MASS & SCALE

The mass and scale of the existing building is 5 structural steel bays of 3.9m spanning 10.2m, with an overall size of 10.8m x 19.7m, existing eaves height is 4.35m to the rear, a parapet height of 5.02m on Quay Street and a curved sheet roof with a ridge height of 6.76m. the above heights relative to the general existing ground floor level at 14.114m, see drawing 1018.81/07A plans & elevations as existing.

The proposed dwellings are set back from the street frontage by 2.7m and set back 8m from the rear boundary so occupy a smaller proportion of the site than the existing building, see following 3D images showing the street views of this set back which assists the massing & scale of the development.



6.2 USE & AMOUNT

The existing site was formerly used as a garage for Healings Mill staff car parking, use class E commercial use and has been disused for 17 years. The existing building has an area of 237.3m² 2,554sqft. The change of use proposed is to use class C3 residential use.

The proposal is to demolish the existing building and erect 2 new 3bedroom 3storey dwellings, each having an area of 98.12m². At ground floor level the garage area for 4no cars is 126m² and the footprint of the new dwelling each 4.32m² only as an entrance area and staircase to living accommodation above. Each of the upper 2 floors of each dwelling are 46.9m², providing generous living accommodation. The overall area of the new development is 322.2m².

6.3 MATERIALS & APPEARANCE

The proposed south elevation onto Quay Street uses a brick parapet wall similar in scale to the existing building and on the street frontage at back of footpath. This acts as a screen to the car parking area, and provides continuity in the urban form and streetscene. See existing and proposed elevations drawings nos1018.81/06A&07A.

The main body of the dwelling at 1st&2nd floor levels is set back 2.7m from the street frontage This provides a little more separation from Jubilee Court opposite from a privacy and amenity point of view, but also assists in the scale of the building in context sitting between a tall 3storey building at no1 and a low 2storey building at no2 Quay Street.

The brick facings, render and fenestration pattern is a contemporary style similar to that previously approved next door and opposite at the former offices and brewery buildings of Healings Mill. The flanks of the building are blind brickwork elevations.

See also the section 9: materials palette for images as proposed.

6.4 LANDSCAPE & ECOLOGY

The site is filled by the existing building, 100% hard area, so there is no existing landscape planting within the site. The footprint of the proposed new dwellings covers not all of the site, and leaves approx. 33 % open for paths and garden, so there is scope for bio-diversity enhancement on a small scale. The garden patio area for each dwelling can be planted by the residents.

The preliminary bat roost potential and nesting birds report is produced by Smart Ecology and forms part of this application. This also has commentary on bio-diversity nett gain for the site.

7.0 ACCESS

Level external access will be provided to external access doors, and internally level through the dwellings, to comply with current Building Regulations.

Level access to the site is from Quay Street. Access off Cares Alley is via 7 steps down into the site.

2 car parking spaces and 2 cycle parking spaces are provided for each new dwelling.

8.0 UTILITIES

All of the main services facilities are present in Quay Street – gas, water, electricity & telephone/broadband. Foul water and combined sewers are also available in Quay Street. See also separate Utilities Statement.

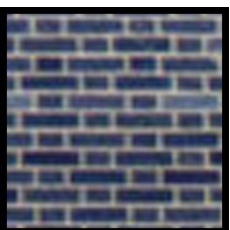
9.0 MATERIALS PALETTE



1. Frameless glass balustrading



2. Red brickwork to match existing



3. Blue engineering brickwork



4. Through coloured render



5. Powder coated aluminium windows and doors



6. Powder coated aluminium guttering and downpipes