



MILLAR+HOWARD
WORKSHOP

The Stables, Ullenwood

Design and Access Statement
March 2023 - REV B

Contents.

Stables at Ullenwood

1 - Introduction

- Purpose of the Report
- Brief
- Millar Howard Workshop

2 - Context

- Site Location
- Site Description
- Site Analysis
- Site Photos
- Existing Site Location Plan
- Existing Property & Floor Plans
- Existing Elevations

3 - Observations

- Existing Site Characteristics: Plan
- Existing Site Characteristics
- Landscape Opportunities & Constraints
- Local Landscape Characteristics
- Approach to the Site & Brief

4 - Proposal

- Precedents & Site Response
- Precedents
- Proposed Site Plan
- Proposed Ground Floor Plan
- Proposed Lower Ground Floor Plan
- Proposed Roof Plan
- Proposed Elevations
- Scale & Layout
- Key Views: View from Field
- Materiality & Elevation Composition
- Biodiversity & Landscaping
- Key views: Greenway Lane existing
- Key views: Greenway Lane Proposed

5 - Proposal

- Sustainability Overview
- Comparative Analysis of Build Quality & Impact
- Material Sustainability Appraisal
- PassivHaus Principles
- Resource Diagram

Drawn By:

Rachel Li - M+HW

Date:

December 2022

Checked By:

Tom Howard - M+HW

Date:

January 2023

1

Introduction.

Introduction

Replacement of a 20th century stable building into a new sustainable family home that is well integrated into the landscape

Purpose of Report

This report is submitted in support of the application for planning permission on behalf of Mr & Mrs Bunner. The proposal presented is set within a narrative that aims to illustrate an understanding of the site and evolving design.

This statement should be read along with the drawings submitted as part of this application.

Brief

The proposal is for a dwelling at the following site:

The Stables, Greenway Lane, Leckhampton Hill, Cheltenham, GL53 9QS

The site currently benefits from planning consent for the conversion of the existing stables situated on the site. This consent includes the construction of a basement below the stables building. The Applicants have chosen to re-design the scheme, for a home that better suits their lifestyle and family needs.

The brief sets out to achieve a proposal which:

- Creates a well blended building, successfully integrated into the landscape
- Improves and enhances the relationship between the building and the landscape
- Creates generous views into the landscape whilst protecting the view of the proposal from the Cotswold Way
- Enhances local biodiversity in and around the new dwelling.

Millar + Howard Workshop

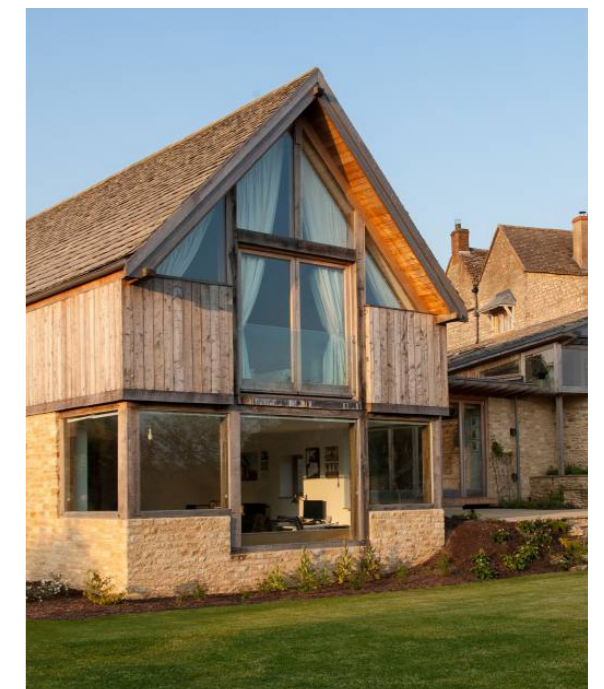
We are a dynamic architecture practice based in the heart of the Cotswolds, with a fresh and original approach to design and a passion for making. We work as an office to produce beautifully designed and crafted buildings, working closely with clients, builders and construction professionals. We design high quality contemporary architecture that responds to its surroundings and engages the people who inhabit it.

Our buildings are known for being inventive - rich in materials, craftsmanship and carefully embedded into their landscape. Each project is a unique response to its context - we spend time drawing out what is important and then craft a building that tells this story.

Elmore Court - M+HW



Dursley Treehouse - M+HW



Cockadilly - M+HW

2

Context.

2. Context.

Site Location

The Stables at Ullenwood

Greenway Lane, Leckhampton Hill, Ullenwood, Cheltenham, GL53 9QS

The site is situated in the village of Ullenwood, on the southern edge of Cheltenham.

The site is accessed from Greenway Lane which adjoins Leckhampton Hill Road to the east. Greenway Lane also forms part of the Cotswold Way public footpath. A large residential property, Greenway Manor, lies on the former Ullenwood Camp to the south of Greenway Lane, with its access directly opposite the site entrance. Approximately 250m from the site is the National Star College and Ullenwood Court (former industrial units with consent for residential development).

The site lies within the Cotswold Area of Outstanding Natural Beauty (AONB) and on the south eastern edge of the Cheltenham and Gloucestershire Greenbelt. The building was most recently used as stables.



Google Maps showing The Stables at Ullenwood and the wider context of Ullenwood and Cheltenham



2. Context.

Site Description

The site sits slightly below Greenway Lane and is enclosed by young and mature woodlands, areas of scrub vegetation and hedgerows.

Currently situated on the site is a 1930-40's building, most recently used as a stable block, at the edge of the site close to the existing access and with views out across beautiful surrounding landscape and hills. The stable block is a single skin concrete blockwork detached building with a pitched corrugated asbestos roof. The site is broadly flat around the stable block. Previous disturbed ground, mounds of spoil, excavated material, concrete and crushed stone hardstandings, rural weeds and scrub vegetation have recently been cleared. To the north of the site lies a band of mature woodland and to the west, younger woodland. The site boundaries are poorly defined and consist predominantly of scrub and post-wire fencing.

The proposal is for a single dwelling, with a footprint no larger than the existing stable, as a replacement to the existing consent.



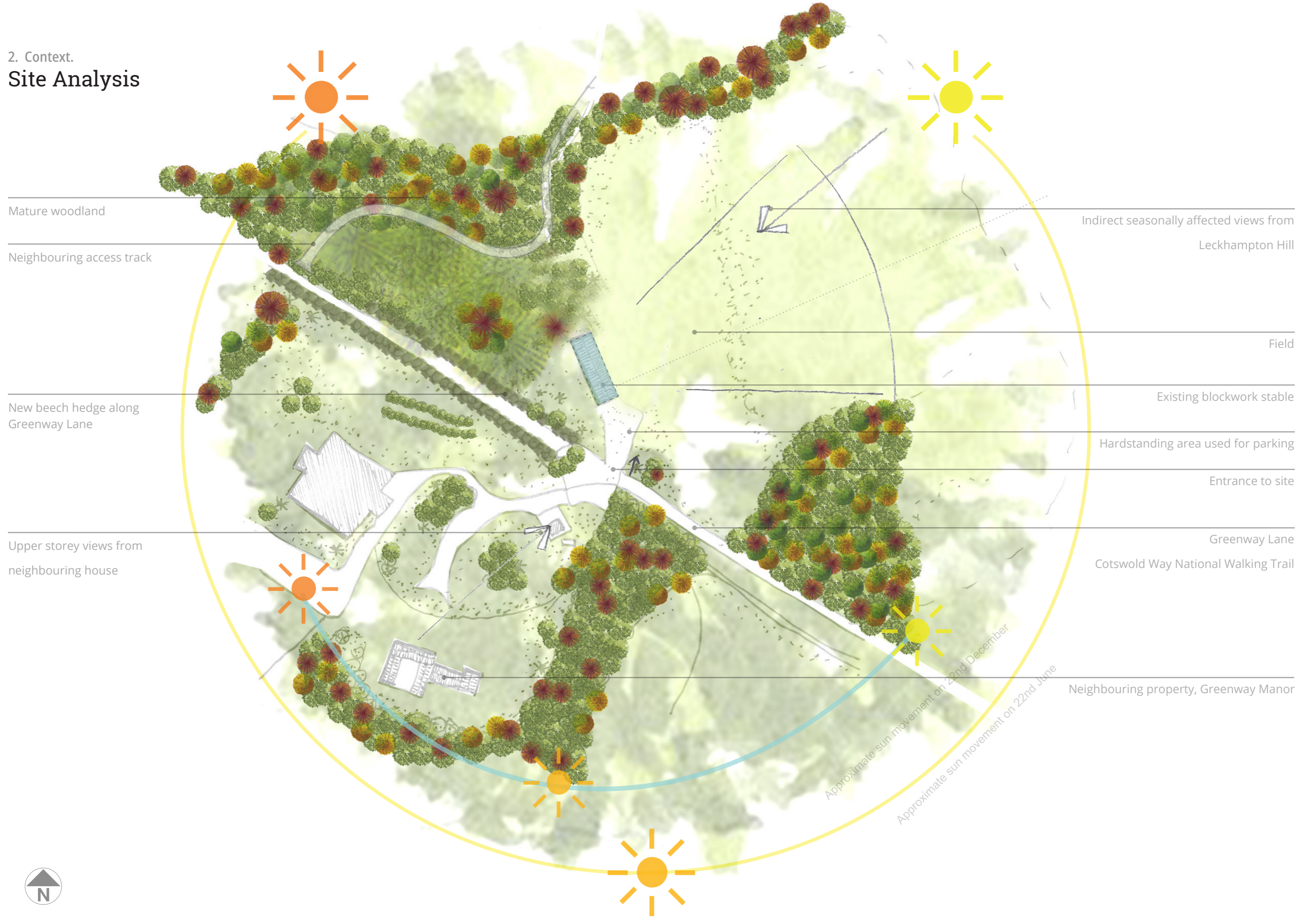
The Existing Stable Block



Google Maps showing The Stables at Ullenwood



2. Context.
Site Analysis



2. Context.
Site Photos



Western and southern elevations of the stable



Western elevation of the stable



Western and southern elevations of the stable



East and northern elevation of the stable

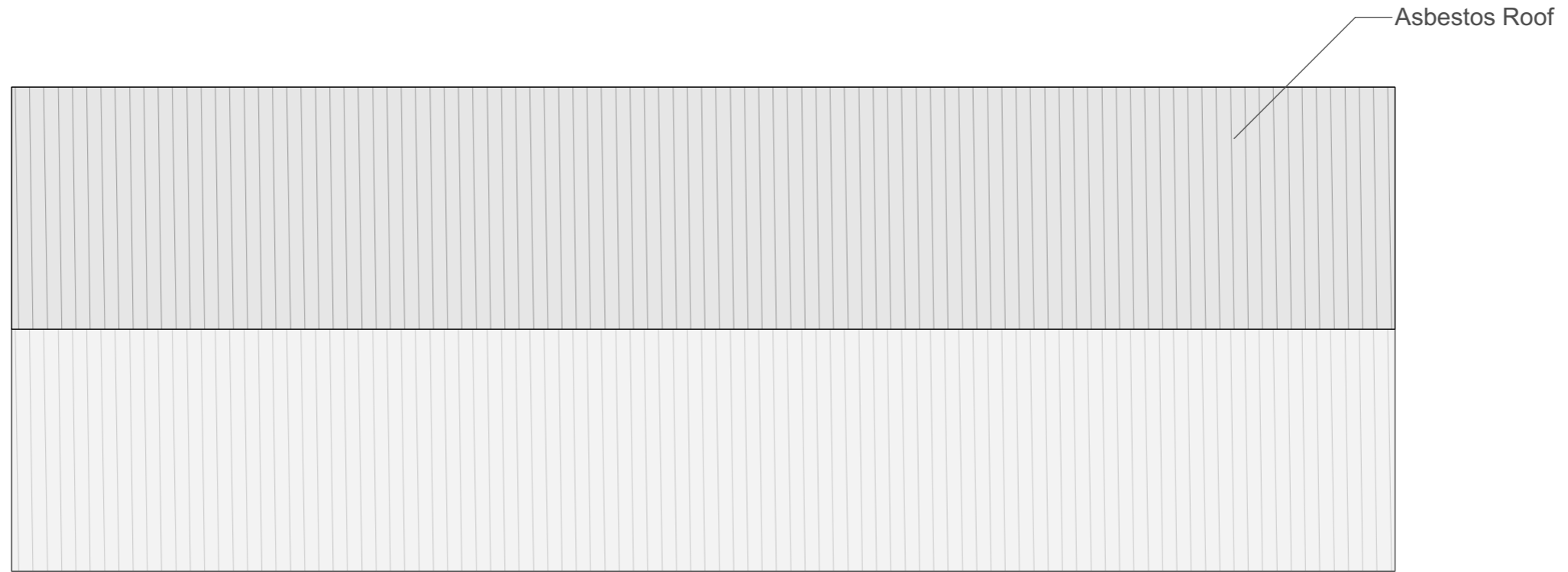


End of western elevation of the stable and view



East and northern elevation of the stable

Existing Property & Floor Plans



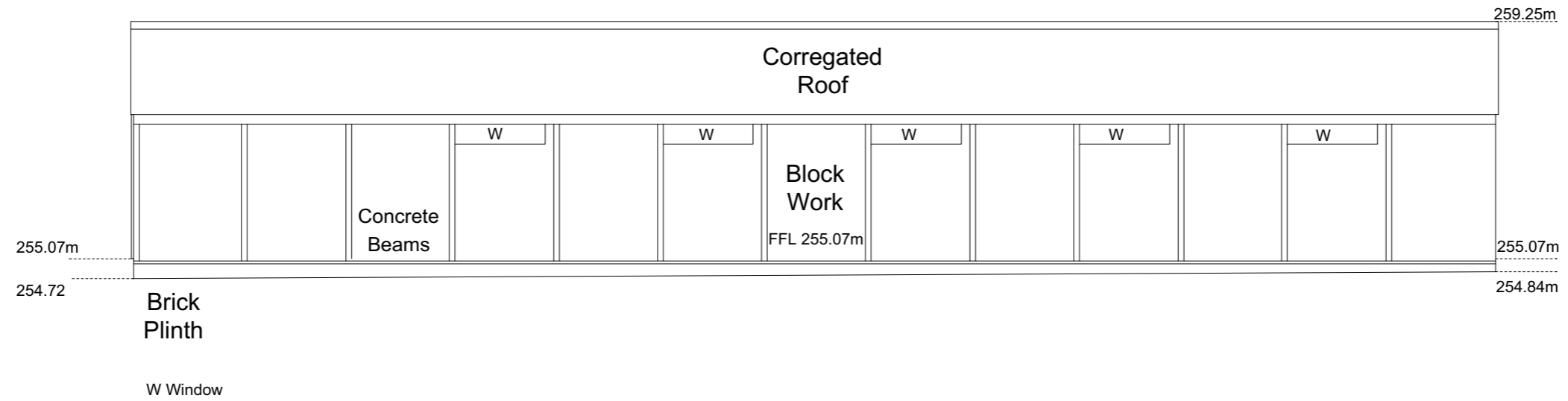
Existing Stable Roof Plan



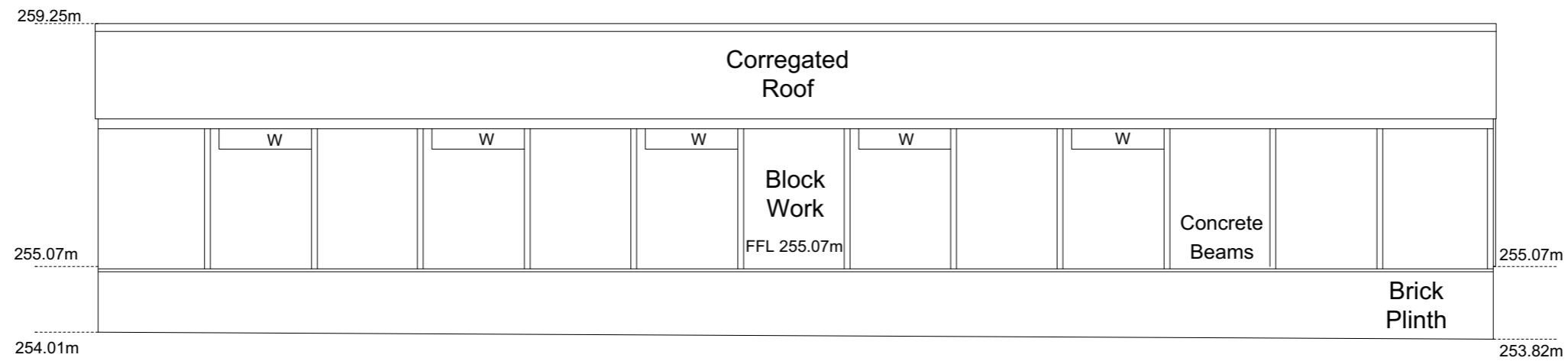
Existing Stable Ground Floor Plan



Existing Elevations



Existing Stable West Elevation



Existing Stable East Elevation

3

Observations.

3. Observations.

Existing Site Characteristics



The site currently reflects very few of the Cotswolds High Wold Plateau characteristics, instead it appears neglected with no positive contribution to the AONB.

- The existing stable block is a 20th century concrete building with an asbestos roof, not consistent with the local vernacular. The building itself is a former military building which was converted to equestrian stables and hardstandings.
- Field boundaries have declined, there are no hedges of age.
- Historic field pattern has been lost. The weak boundaries are predominantly scrub, post and wire or post and rail fences.
- Trees are of no great age with many young, recently planted mixed belts and self-established ash saplings.
- The site contains no pasture.
- The ground cover and landform has been cleared from the made ground and scrub vegetation which included brambles, nettles, unmanaged grass covering, disturbed land and hardstandings.



Existing 1930-40's concrete blockwork stable block

3. Observations.

Landscape Opportunities and Constraints

It has been identified by MHP landscape architects that there are extensive opportunities to enhance the landscape of the site by restoring lost features, replacing lost vegetated boundaries, grassland and managing vegetation to ensure future longevity.

The design of the proposed dwelling will help to maximise the opportunities for enhancement of the site by relating a building to its surroundings. This will be achieved by being respectful in form and using suitable materials to soften and blend into the landscape. This would allow significant landscape enhancements beyond the site residents, benefiting the AONB and its users, particularly those using the Cotswold Way.



Current view of site from Cotswold Way National Trail (Greenway Lane)



MHP Landscape Opportunities and Constraints Sketch Plan

Local Landscape Characteristics



Dry stone walls enclosing fields and situated on property boundaries. Evidence of locally quarried stone for both walls and houses.



Native trees and hedgerows accompany dry stone walling and timber post and wire fencing along field and property boundaries.



Expansive long-distance views across the open plateau. It is proposed the view from the Cotswold Way (Greenway Lane) is enhanced and opened-up.

Approach to the Site & Brief

The Building

A building that blends into its environment...

With a minimal impact on the views from the Cotswold way and the adjacent neighbour...

Inspired by the existing topography level changes, and sits quietly in it to provide an enhancement of the site as a whole.



The Landscape

For more information about the landscape scheme, please refer to the landscape report produced by MHP. The proposed building will be surrounded by native hedgerows and trees. The biodiverse roof of the proposal will create a very diverse habitat for invertebrates, with local plant species.

4

Proposal.

4. Proposal.

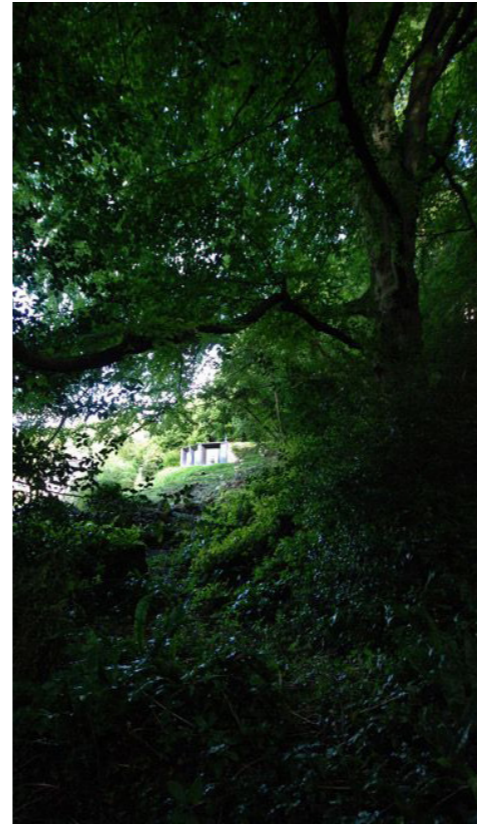
Precedents & Site Response

The design will be led by a landscape approach in order to conceive a building that sits within the landscape and informs the design approach. Following the existing consent for the Stable conversion, this scheme also looks at achieving family living space which does not increase the building footprint on the site by including a basement.

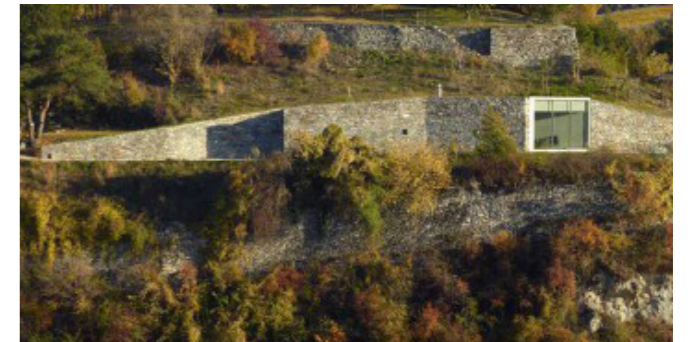
The proposal will:

- Have minimal visual impact from the Cotswold Way National Trail, AONB and adjacent neighbour to the site
- Enhance the site as a whole
- Sit quietly, blending into the landscape
- Utilise the existing topography
- Reduce the lifetime carbon impact of the new dwelling

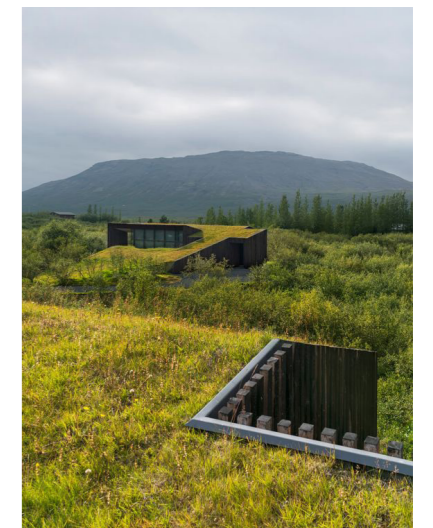
It is proposed that the design takes on a linear form, whilst sitting quietly within the landscape. The building will be low lying, with openings both east and west, looking firstly towards the open view, and secondly to an enclosed and quiet garden/clearing.



Elmore Court Gillyflower, Millar Howard Workshop, Gloucestershire



Hooper House, Marcel Breuer; Herbert Beckhard



Rural Icelandic Cottages