

Design and Access Statement

Proposed Conversion of an Outbuilding to a One Bedroom Bungalow

Union Place, Tewkesbury

October 2023

Introduction

This Design and Access Statement has been prepared in support of a full planning application for the conversion of an ancillary outbuilding into a new one bedroom dwelling at 1 Union Place in Tewkesbury. It should be read in conjunction with the architectural drawings that were submitted with the application.

Site Context

The application site is located in Tewkesbury town centre on the north side of Union Place just outside the Conservation Area. The existing property is a two storey cottage with brick and rendered walls and a tiled roof. The cottage is set back from the Union Place behind a walled front garden. The outbuilding to be converted is single storey with rendered walls and a flat roof. It is attached to 1 Union Place and is currently being used for storage.

Design and Access

The existing outbuilding is to be converted to provide a new one bedroom property with an internal floor area of 38.5 m² which meets the national technical housing standards for it to be classed as 1b1p dwelling.

The outbuilding will be re-elevated with new dark grey PVCu doors and windows used to provide a contemporary finish. The existing rendered walls and flat roof are to be retained and repaired as necessary. There are no proposals to extend either the footprint or height of the existing building. It is therefore considered that the new dwelling will not have any impact on the residents of the adjoining properties in terms of overlooking, being overbearing or creating a loss of light.

Pedestrian access to the new dwelling will be from the existing gated entrance on Union Place. A new gated entrance will be constructed further down the alleyway to provide access to 1 Union Place. The existing garden area will be subdivided with a new 1.8m high close boarded fence to provide both dwellings with their own private amenity space. Refuse and secure covered cycle storage will be provided within the amenity space.

The new dwelling is located within comfortable walking distance of the various facilities and services available in Tewkesbury town centre which include public transport, doctors surgery, pharmacy, supermarkets, retail stores, theatre, public houses, restaurants and takeaways.

Tewkesbury offers plenty of employment opportunities not only in the town centre but also on the surrounding business and industrial parks. All of which are accessible from the site either by walking, cycling or on public transport.

Given its sustainable location future residents would not need to be reliant on car travel to access the above facilities and services. However, there are ample parking spaces available in close proximity to the site either on-street or in public car parks where an annual parking permit could be purchased if required. Appendix A provides details of the locations of these parking spaces and the permit costs.

Appendix A - On-street Parking



| Zone | Name | No. of Spaces | Distance to Site |
|------|----------------------|---------------|------------------|
| A | Chance Street East | 14* | 40m |
| B | Chance Street West | 19 | 40m |
| C | East Street North | 17** | 200m |
| D | East Street South | 16** | 200m |
| E | Barton Street North | 2** | 300m |
| F | Barton Street South | 17** | 300m |
| G | Nelson Street East | 4** | 330m |
| E | Station Street South | 10** | 300m |

* Evenings, weekends and Bank Holidays

** Evenings, Sundays and Bank Holidays



| No. | Name | No. of Spaces | Annual Permit |
|-----|----------------|---------------|---------------|
| 1 | Spring Gardens | 288* | £500 |
| 2 | Station Road | 59 | £150 |
| 3 | Rails Meadow | 125 | £250 |
| 4 | St Marys Lane | 37 | £250 |
| 5 | Vineyards | 125 | £250 |

*227 on Wednesdays and Saturdays due to local market

Appendix B - Site Photos



- 1-2. Existing outbuilding.
- 3. Union Place.
- 4. Existing rear access to nos. 11-16 Chance Street.
- 5. Existing gated entrance from Union Place.
- 6-7. Existing cottage.