

## Design and Access Statement

Flat 7, 104 Bath Road, Cheltenham, Gloucestershire, GL53 7JX

### Introduction

This Statement is submitted in support of an application for listed building consent for alterations, extension or demolition of a listed building. Planning (Listed Buildings and Conservation Areas) Act 1990 planning application for the addition of an internal firewall encompassing fire door to create an access hallway from the front door through the living space to the master bedroom in order to fulfil fire regulations.

### Aims & Objectives

To create an access/exit hallway comprised of fire retardant materials too allow safe passage from the master bedroom to the properties front door in case of a building fire/emergency – and so fulfilling the fire regulations as stipulated by Cheltenham Building Control.

### Location

Cheltenham is a regency spa-town and borough on the edge of the Cotswolds in Gloucestershire, England. Cheltenham has been a health and holiday spa-town resort since the discovery of mineral springs in 1716. The town also has a number of internationally renowned and historic schools. The central conservation area has a significant number of listed buildings which are highly prized by both the local and visiting population.

The property forms part of South House which is located on Bath road within the central conservation area and is known as Flat7 South House, 104 Bath Road, Cheltenham, GL53 7JX The location is within walking distance of local amenities and bus routes.



### Existing Building

The building South House is Grade II listed. The property in question, Flat No 7, is on the first floor

and was formed when the building was sub-divided into flats some time ago. In the course of doing so, the original room was sub-divided by the means of timber stud partitions to form an entrance lobby, bathroom, kitchen, sitting room and two bedrooms. Cheltenham Planning Authority gave permission in 2019 authorising internal alterations to the flat which were carried out. This created an open plan kitchen/living room through which access to the master bedroom was possible. Upon completion of the works Building Control advised that this did not fulfil fire regulations and directed the creation of a hallway or implementation of a sprinkler system. Due to delays caused by COVID this work was delayed, we now require authorisation to create the internal hallway.



### Conservation Area

No. 104 Bath Road is located in the Central Cheltenham Conservation Area which was first designated in 1973. The designation was revised in 1986 and again in 2008.

### Grade II Listing

CHELtenham SO9421NE BATH ROAD 630-1/18/171 (South East side) 05/05/72

No. 104 South House and attached railings GV II House and attached area railings. c1840-60. Stucco over brick with slate roof and brick end stacks, with iron basement railings.

EXTERIOR: 3 storeys with basement and 4 first-floor windows. Italianate style. Stucco detailing includes quoins to angles, horizontal rustication to ground floor drawn into voussoirs above windows, moulded band; first-floor sill band; second-floor moulded sill band; first-floor windows have moulded architraves on feet and 'Gothic' pilasters with decorative arcades, frieze and cornice. First and second floors have pairs of 1/1 sashes, those to first-floor are round-arched; ground floor has 2/2 sashes. Off-centre left entrance, steps to 6-panel door with overlight. Wide eaves on brackets.

INTERIOR: not inspected.

SUBSIDIARY FEATURES: area railings have bars and panels of cross-and-circle motif. Chatwin noted web panels to balcony: Carron Company, cat 1823/4, no longer extant. An unusual Venetian palazzo design. (Chatwin A: Cheltenham's Ornamental Ironwork: Cheltenham: 1975-1984: 38). Listing NGR: SO9494821816

### Proposal

As provided by our Builder – Mr Jonathan EATON

Dear Sir/Madam,

My name is Jonathan Eaton and I am a builder from Gloucestershire. I am writing on behalf of Laura and Matt Tomkins who applied for planning (application number 19/00681/LBC) in 2019 to make amendments to their property (Flat 7, [104 Bath Road, Cheltenham, GL53 7JX](#)). The planning was granted and the work was carried out by another contractor and completed in 2019. Due to COVID there was a delay in getting Building Control out to view and access the property. Victor Attwood from Cheltenham Building Control (07827273555, [victorattwood@cheltenham.gov.uk](mailto:victorattwood@cheltenham.gov.uk)) attended the property in 2023 but has confirmed that although the plans have been mostly followed the property does not now pass fire regulations.

He confirmed that they either needed to upgrade the sprinkler system to great cost or install a stud fire wall to create a new corridor. This corridor was not on the original plans and this issue was not brought up at the time of construction. I have spoken to both the customers and Victor and have decided on the following option. To build a 3.3m stud wall around a corner within the kitchen/living room to create a new corridor. The height of the new wall will extend to a height of 2.4m where it will then slope towards the inner walls to create an angled wall allowing cleaning of dust etc to be easier. The wall will be made of wood with rockwall and 30min fire board before being tape and jointed. There will be a fire door with a fire frame with grooves for fire seals.

The skirting and architrave will match existing. This will not take away or interfere with the character of the building.

Regards

**Jonathan Eaton**  
**Director / Builder / Electrician**  
**JDE Construction & Electrical**

Flat 7, 104 Bath Road, Cheltenham, GL53 7JX

First Floor - Current Floor plan

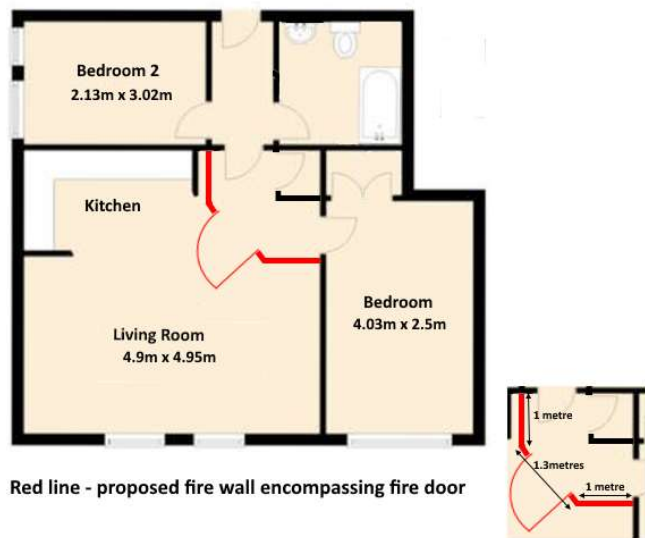


Total area: approx 49.5 sq. metres (532.9. feet)

This plan is not to scale. For guidance purposes only.

Flat 7, 104 Bath Road, Cheltenham, GL53 7JX

Proposed alteration



Red line - proposed fire wall encompassing fire door

### Planning History

- Internal Alterations to Flat 7, 104 Bath Road, Cheltenham Gloucestershire, GL53 7JX  
Ref. No. 19/00681/LBC | Received April 2019 | Status: No objection

T1 - Conifer - remove, split and re-rooted. T2 - Ash - Remove, poor specimen damaging boundary wall and overhanging neighbours. Replant both with smaller suitable trees South House 104 Bath Road Cheltenham Gloucestershire Ref. No: 13/02016/CACN | Received: Fri 22 Nov 2013 | Validated: Fri 22 Nov 2013 | Status: No objection

- Cypress at front: reduce height by 50% and remove broken branches. 2. Ash by wall: reduce height and spread by 33% South House 104 Bath Road Cheltenham Gloucestershire Ref. No: 05/01052/CACN | Received: Thu 30 Jun 2005 | Validated: Thu 30 Jun 2005 | Status: No objection

- Replacement Of Existing Windows 104 Bath Road Cheltenham Gloucestershire GL53 7JX Ref. No: 91/00185/LA | Received: Fri 22 Feb 1991 | Validated: Fri 22 Feb 1991 | Status: Refused

Replacement Of Existing Porch With Copy Of Original Period Railings And Handrails (Retro-

spective) 104 Bath Road Cheltenham Gloucestershire GL53 7JX Ref. No: 89/00100/LA | Received: Tue 24 Jan 1989 | Validated: Tue 24 Jan 1989 | Status: Permit

- South House Bath Road Cheltenham Gloucestershire - Alterations To Convert Premises From 11 Flats (Part Self- Contained And Part Non-Self-Contained) Into 12 Self-Contained Flats 104 Bath Road Cheltenham Gloucestershire GL53 7JX Ref. No: 76/00300/PF | Received: Mon 23 Aug 1976 | Validated: Mon 23 Aug 1976 | Status: Permit

- South House Bath Road Cheltenham Gloucestershire - Change Of Use Of Premises From Residential Apartments To Commercial Offices South House 104 Bath Road Cheltenham Gloucestershire Ref. No: 73/00270/PO | Received: Wed 06 Jun 1973 | Validated: Wed 06 Jun 1973 | Status: Refused

### Policy Context

Planning (Listed Buildings and Conservation Areas) Act 1990.

National Planning Policy Framework Cheltenham Borough Local Plan 1991 - 2011

Cheltenham Borough Council Central Conservation Area 11. Bath Road Character Area Appraisal and Management Plan July 2008

### Conclusion

In conclusion we do not intend to carry out any works to the external façade or the structure of the existing building, thus protecting the heritage asset. Building Control have advised us that we need to create an internal hallway to allow safe access/egress from the master bedroom to the front door of the property. We intend to do this with the addition of 3.3 metres of stud wall consisting of fire retardant materials through the corner of the kitchen/living room. The skirting and architrave will match the existing further preserving the character of the building.

Principally, it preserves and enhances the interior of the listed building and will allow the property to fulfil health and safety criteria as stipulated by Council Fire Regulations. We would respectfully request the conservations officers' support for the proposal and the application.

Drawings

Location Plan

Existing and Proposed Floor Plan