

Beckfield, Station Road, Andoversford GL54 4HP

Supporting Planning Statements

Existing Conservatory

The existing conservatory is in a dilapidated condition and during heavy rain leaks at the ridge onto central light fitting. The exact date of construction that the conservatory was added to the property is not known – there is no record in the publicly accessible planning record – it is believed to be 25 to 30 years old. At least one of the double glazing units has broken down and there is damp in the walls in two locations. The pre-existing patio doors have been retained between the main living area and the conservatory with a change in floor level to accommodate the cill creating an internal threshold which is a considerable trip hazard. The conservatory is too hot to use in summer and the poor level of insulation means that it is uneconomic to heat in winter therefore its use is only intermittent, notwithstanding this it appears to have been in use since its construction. The existing structure does not offer a wildlife habitat. Photos of the conservatory have been provided and the orientations indicated align with the Block Plan.

Land Contamination Risks

The deed records for the property show that the existing property was part of a parcel of agricultural land located between what was then the A40 (now Station Road) and the base of the embankment of sidings from the Midlands and South Western Junction Railway that served the former Cattle Market further down Station Road. The land appears to have formed part of the Home Farm, Station Road.

The plot of land was split into three plots and three properties were constructed on it; Beckfield, Annavallay and Temeraire.

Past use of the land therefore does not present any land contamination risk. This conclusion was confirmed by the trial hole dug in the lawn to examine the foundations that had been built for existing conservatory. The trial hole revealed that the lawn had a thin layer of topsoil underlain by undisturbed silty clay.

All demolition and surplus materials will be recycled where practicable otherwise they will be removed to an appropriate licenced tip. Standard building materials are proposed for the new structure and present no land contamination risks.

Flood Risk Assessment

The Environment Agency advises that the property is at a low risk of surface water flooding but has a medium (between 1% and 3% per annum) of river flooding.

Beckfield has a stream running along the boundary with Annavallay and Temeraire which is a tributary of the River Coln, joining it where Station Road meets Gloucester Road. The stream has been observed to have a fairly low response to rainfall which is consistent with a limited catchment, being relatively close to the River Severn/River Thames watershed.

The main risk appears to be flood water backing up from the River Coln. Properties in the area of River Coln at Gloucester Road have flooded a few years ago however this flooding episode appears to have been aggravated by vegetation and other debris in the watercourse which the Parish Council now arrange to have removed from time to time.

The previous owners who had been in occupation of the property from 2000 to 2022 had advised that they had suffered no flooding in 2012 when the Cheltenham area suffered exceptional rainfall and extensive flooding.

The proposal will increase the roof area of the property however the new guttering will discharge to rain water butts that overflow to soakaways. The present conservatory guttering joins that of the main building which discharges to surface water drainage that links directly to the stream therefore the proposal will reduce discharges to the watercourse.

To minimise possible flood damage the finished floor level (FFL) of the proposal will match that of the main building and all electrical outlets and switches will be 500mm or more above FFL.

Heritage Assets

No heritage assets are affected by the proposed development.

Noise Impact

The development will not generate any noise other than during construction. The polycarbonate roofing in the existing conservatory creates considerable noise during heavy rain and the new construction will remove this nuisance.

Provision for Storage and Management of Domestic Waste

The proposal will not increase the occupancy of the property and the existing provision for the storage and management of domestic waste will be retained.

Transport or Highways

No changes to the existing driveway access to Station Road are proposed

Impacts of Air Quality

There will be a marginal improvement in air quality because the improved insulation specification will reduce the demand on the oil-fired central heating system.

Impacts of Use of Artificial Light

No external lighting is proposed and the reduced area of glazing plus the provision of blinds/curtains for the new windows and French doors will eliminate the leaking of artificial light into the surrounding environment.

Impacts of Glare

The proposal is on the same orientation as the existing conservatory with much reduced areas of glazing plus the property sits significantly lower than adjacent properties therefore there is no scope for creating a glare nuisance.

Lost of existing Use

No change of use is proposed

A. B. Quinn *1st November 2023*