



Design & Access Statement

HDAS 2301 7 January 2024

Heritage statement for replacement fenestration and misc internal alterations at Flat 21 Ashfield House, Bayshill Road, Cheltenham, Gloucestershire, GL50 3AX.

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1.0 Introduction

- 1.1 This Supporting Statement accompanies a planning application for a householder application to replace the existing sash windows and French doors in a penthouse flat and misc internal alterations at Ashfield House, Bayshill Road, Cheltenham.
- 1.2 This statement has been prepared by Ralph Guilor Architects Ltd in line with the planning submission requirements set out by Governmental Bodies, the Local Authority and CABE.

2.0 Context of site

2.1 The subject site is in Bayshill Road, Cheltenham; within the town's central conservation area. Flat 21 is a penthouse flat located in a regency styled modern development built circa 30 years ago. The building is not listed.

2.2 From the two road frontages of Bayshill Road and Bayshill Lane the flat is barely visible to public viewpoints, being located behind the parapet detailing at high level of this development.



Views from Bayshill Road



Views from Bayshill Road

3.0 Use of the Site as Existing

3.1 The complete site now has residential use.

4. Reason for Proposed Development

4.1 The proposals are being applied for because the applicant wishes to improve the quality of the accommodation that has been approved, and to improve the thermal values of the fenestration generally whilst also reducing the fenestrations maintenance cost in the long term given that this is an exposed location to the weather.

5.0 Planning context and policy

The proposals for a replacement windows all follow the same principal as the original fenestration formats of the original planning consent; furthermore they cannot be seen from public viewpoints, therefore they cannot be considered harmful to the building or the conservation are generally.

Planning Policies

Cheltenham's Borough Council's planning policies require that –

- The development respects the scale and character of existing characteristic property in the area and has no adverse impact on the landscape
- Normal development control standards in relation to aspects such as design, materials, environmental impact, parking and relationship to adjoining uses are satisfied.
A high-quality design is required.

It is considered that the proposals meet these requirements

6.0 Summary

Given that the central conservation area is not compromised by these proposals and neither is it visible from public viewpoints, we believe the council should approve these proposals.