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1.1 EXECUTIVE SUMMARY

This Design & Access Statement has been prepared by Granit - Architecture + Interiors for Dr. Andrew and Mrs Natasha White in February 2024.

This statement supports the Householder planning application for the demolition of an existing rear extension, and construction of single storey rear extension with associated external and landscaping works.

This document outlines details of the property, the design development process, and key elements of the proposals. This should be read alongside the drawings that have been submitted with the planning application.

1.2 DEVELOPMENT OBJECTIVES

- To provide additional living space to support a family of four;
- Maximise storage within the house;
- Improve the existing envelope of the property to reduce energy dependency;
- Forging a stronger physical connection between the family reception spaces and rear garden;
- Take advantage of daylight and sunlight throughout the plan.

2.1 SITE APPRAISAL

1 Eldorado Crescent is a 6 bedroom, semi-detached dwelling on Eldorado Crescent, Cheltenham, Gloucestershire. It has 3 floors, plus a small, low-height cellar space beneath the staircase. The characterful property is located on the periphery of the Central Conservation Area to south-west of Cheltenham town centre, within the 'Eldorado' character area. It is not Statutorily Listed.

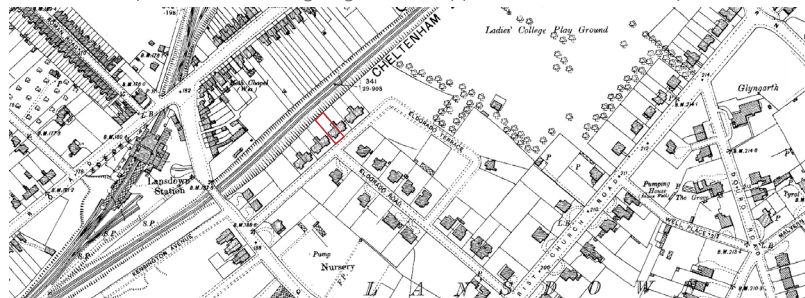
The house was built in the late Victorian period, as Eldorado Crescent (formerly Terrace) and was laid out at the end of the 19th Century on the land of Christ Church Farm. The plot is both wide and deep, with the house set back from the road side. A detached garage is set behind the rear elevation, accessible from the open side of the house.

The house is richly detailed in its appearance from street side. It is faced with red brick, as is particularly common in the immediate area, with horizontal bands of blue brick. Steep pitched roofs, numerous tall chimneys, detailed dormers and gable ends create a striking roofscape. The windows are painted timber, some with sliding sashes, stained glass and decorated relieving arches to a soldier course.

The rear elevation is more utilitarian in appearance, with scattered timber sash windows and irregular dormers. The brickwork is lighter in finish, and lacks the detailing of the front and side elevations. A single storey outrigger extends deep into the garden, assumed to have been original to the property.

The rear garage adjoins the neighbouring property and is of a relatively contemporary construction to the property, with potential use of asbestos in its construction. The rear garden is predominantly lawn and is at a lower level to the house, sloping down towards the rear boundary which is populated with several mature lime trees. There is an area of hard landscaping immediately beside the rear of the house.

The property is orientated with the front facing the south-east, and the rear facing north-west. It is bordered at the back by the Honeybourne Line path, formerly a railway line. The site has an approximate area of 540 sqm, whereas the house has a gross internal area of 308 sqm. The detached garage has an approximate area of 13 sqm.



1904 map



Aerial view



Bird's eye view

2.2 PLANNING HISTORY

The property had some minor alterations, in 2011 opening the kitchen and dining room together plus doors to the extension, and in 2015 a new dormer added to the main roof and conversion of the attic space.

Relevant planning applications near to the project site:

- 17/00658/FUL - 5 Eldorado Crescent - Demolition of lean-to kitchen and construction of single storey rear extension to provide kitchen/dining room with ancillary facilities (APPROVED - May 2017)
- 16/02153/FUL - 7 Eldorado Crescent - Single storey rear and three storey side extension, new dormer window to front and rear elevation (APPROVED - January 2017)
- 15/01802/FUL - 11 Eldorado Crescent - Demolition of lean-to kitchen and construction of kitchen/dining extension (APPROVED - November 2015)
- 14/00227/FUL - 9 Eldorado Crescent - Erection of new double garage with studio space above following demolition of existing double garage (APPROVED - May 2014)

The relevant planning applications for properties near to the site demonstrate that Cheltenham Borough Council are supportive of well-designed, sensitive development to similar dwellings.

Planning officers for the planning applications highlight the need for the extensions to be respectful and subordinate to the main dwelling. This does not necessitate traditional design styles.

2.3 PLANNING POLICY

Below is the relevant local planning policy from Cheltenham Borough Council.

The Cheltenham Plan (July 2020)

- Policy D1 - Design - *“Development will only be permitted where it ... adequately*

reflects principles of urban and architectural design. Extensions or alterations of existing buildings will be required to avoid ... causing harm to the architectural integrity of the building or group of buildings.”

- Policy L1 - Landscape and Setting - *“Development will only be permitted where it would not harm the setting of Cheltenham including views into or out of areas of acknowledged importance.”*
 - Policy HE1 - Buildings of Local Importance and Non-Designated Heritage Assets - *“Development proposals that would affect a locally important or non-designated heritage asset, including its setting, will be required to have regard to the scale of any harm or loss to the significance of the heritage asset.”*
 - 5 Policy 4 - Safe and Sustainable Living - *“Development will only be permitted*
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- 5 Policy 4 - Safe and Sustainable Living - *“Development will only be permitted*
- *where it would ... not cause unacceptable harm to the amenity of adjoining land users and living conditions in the locality.”*

Adopted Joint Core Strategy (December 2017)

- Policy SD3 - Sustainable Design and Construction - *“Development proposals will demonstrate how they contribute to the aims of sustainability by increasing energy efficiency, minimising waste and avoiding the unnecessary pollution of air, harm to the water environment, and contamination of land or interference in other natural systems. All development will be expected to be adaptable to climate change in respect of the design, layout, siting, orientation and function of both buildings and associated external spaces. All development will be expected to incorporate the principles of waste minimisation and re-use.”*
- Policy SD4 - Design Requirements - *“Where appropriate, proposals for development will need to clearly demonstrate how the following principles have been incorporated: Context, Character and Sense of Place; Legibility and Identity; Amenity and space.”*
- Policy SD8 - Historic Environment - *“Development should make a positive contribution to local character and distinctiveness, having regard to valued and distinctive elements of the historic environment”*
- Policy SD14 - Health and Environmental Quality - *“High-quality development should protect and seek to improve environmental quality. New development must: cause no unacceptable harm to local amenity including the amenity of neighbouring*

3.1 EXISTING PHOTOS - EXTERNAL



Front garden and driveway



Rear elevation



Rear outrigger and garden



Side of garage



Rear garden



Side elevation



Side passage and garage



Rear outrigger

3.2 ANALYSIS OF EXISTING PROPERTY

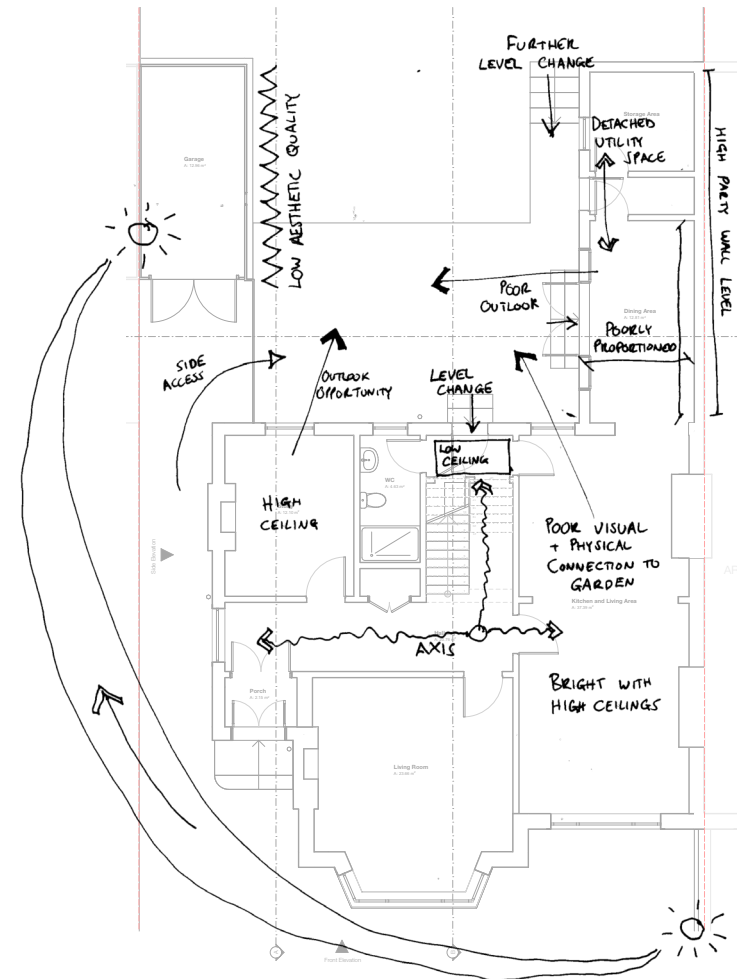
Despite being a broad house on a wide and deep site, it lacks a definitive connection to the rear garden. The main access, via the rear extension, is to the side and so has minimal outlook on to the garden and has a view of the unsightly garage. The other access is small and obscured from view by the staircase.

Level changes across the site also present another physical barrier to access. This likely cannot be fully overcome but incorporated into the fabric of the works to reduce the sense of barrier.

The existing extension is poorly proportioned for its function, and becomes detached from the main house due to its projection.

The orientation of the site means that the rear of the house gets no direct sunlight until the later half of the day. However the existing openings, plus the form of the extension and position of the garage, mean that available daylight is not well exploited.

Generally the rear elevation has little architectural merit. There is an attractive stained glass window to the first floor half-landing. There are opportunities to adapt external pipe runs.



4.1 DESIGN PRINCIPLES

The proposal includes the removal of the existing rear extension, although the full extent of the shared party wall with the neighbour at No 3 Eldorado Crescent is retained. Where left exposed this will be re-pointed and rendered on our side.

The extension is conceived as three interlocking volumes, stepping down in height, and stepped in plan. This not only ensures that the massing is reduced, and therefore the extension is subservient to the host dwelling, but avoids impeding the rear stained glass window on the first floor landing, which our client is keen to retain.

The new extension has a series of tall minimal framed aluminium sliding doors opening onto a new terrace area, with a fixed window in the reading area. Additionally we are proposing a roof light over the rear section of the living area, where it adjoins the existing back wall of the house. These will provide a good physical and visual connection to the rear garden and view beyond- whilst clearly being a contemporary addition to the existing house.

The extension is in three parts, the first and second are the larger of the three with brick papered splays framing each element. The tapering helps to visually reduce the bulk of the extension, and also aids with bringing daylight deep into the plan. We intend to respect the original brickwork of the main house, with a contemporary use of brick detailing.

A minimal floor roof has been used (3-5 degree pitch) set behind a parapet, to minimise the impact to first floor windows and to provide a contemporary approach to the design of the extension.

There are no proposed alterations to the first or second floor, or any part of the front elevation of the house.

The above design principles are a response to the relevant planning policy

From **The Cheltenham Plan** (July 2020)

- Policy D1 - Design - *“Development will only be permitted where it ... adequately reflects principles of urban and architectural design. Extensions or alterations of existing buildings will be required to avoid ... causing harm to the architectural integrity of the building or group of buildings.”*

And section 3.2 of the supplementary planning document on extensions.

4.2 USE

The property will continue to be used as a private residential family home. There is no plan to change this.

4.3 ACCOMMODATION & AMOUNT

The existing house is 308 sqm GIA across all floors. The proposal would increase the overall floor area by 23.87 sqm to 331.87 sqm. (Allowing for a new extension of 47 sqm and the removal of the existing extension at 23.13 sqm).

4.4 LAYOUT

The extension provides internally three zones: living area, dining area and a study/reading space, with different ceiling heights, which are appropriate to the size of the space they define. There will be two physical routes between old and new areas of the house. Access to the rear terrace/garden will be through two sets of sliding doors.

In plan the extension is not quite full width of the existing property, positioned from the boundary with No 3 Eldorado Crescent to align with the edge of our garage. It does not project into the side access, so there is no closing off of the gap between No 1 and No 25 Eldorado Road.

The existing part of the house is adapted as follows:

- 1: The existing kitchen is to be retained, and a wider and taller opening is made between the kitchen and the new rear extension, with a level change between the two.
- 2: The external single door on the existing rear elevation, is replaced with a fixed picture window, which will now sit at the end of the corridor to the WC.
- 3: The existing study, becomes a utility and smaller study, the latter opening onto the rear reading area in the new extension, via new internal steps.

4.5 OVERLOOKING & PRIVACY

In the main the privacy of the application site, and its adjacent neighbours will be unaffected. No windows are proposed that could potentially overlook adjoining properties from an accessible location.

4.6 SCALE

The extension is not considered to be out of keeping with the scale of the property, and is in line with similar alterations made across Eldorado Crescent. The projection from the rear elevation is less than that of the existing extension. The volume of the extension has been separated to reduce its impact and maintain a sense of subservience to it. It is no taller than the existing or adjoining extensions.

4.7 DAYLIGHT & SUNLIGHT

The adjoining neighbour has a rear extension at the boundary, to which the existing rear extension of the application site adjoins. The roof ridge height is highest at the boundary, reducing the risk of any overshadowing caused by the proposal. There is no material impact to either adjoining neighbours.

4.8 LANDSCAPING

The proposal does not materially affect the amount of amenity space. At the rear the large garden is only reduced by approximately 23 sqm. The existing patio is removed to make way for a new area of permeable hard landscaping level with the new lowered living and dining area, making use of the whole width of the garden. The new terrace and access to the garden, will greatly improve the quality of the amenity space for the house. There are no existing trees affected by the proposals.

4.9 APPEARANCE & MATERIALS

The existing rear elevation is formed from a red brick, and white painted timber windows.



The glazing will be a dark-grey colour coated aluminium. The combination of brick and aluminium doors in the extension, will be similar to the approach we have used on extensions to older properties, like this project of ours in London, tying in new with old.



The proposed extension, would be faced externally in a red brick to compliment the existing house, with brick detailing and courses to accentuate the splayed nature of the extensions. The flat roof would be a dark grey GRP or similar.

In this example, the new red brick compliments the host dwelling - this is a good example of the relationship between old and new, we are proposing.



4.10 SUSTAINABILITY AND ENERGY EFFICIENCY

In line with compliance of Policy "Policy SD3 - Sustainable Design and Construction" the following have been considered:

Energy Use

- 1: Extension and roof lights orientated to maximise daylight.
- 2: Highly airtight and highly insulated, with high performance glazing to reduce space heating requirements. Upgrade existing fabric where possible. New elements to surpass building regulations.
- 3: Low energy lighting throughout where appropriate.
- 4: Highly efficient boilers / heating system utilised including under-floor heating.
- 5: Drying space provided in utility area.
- 6: Home office space provision to allow flexible home working.

Water

- 1: Highly efficient fittings to reduce water consumption where appropriate.
- 2: Rainwater butts for irrigation in garden.

Materials

- 1: High BRE green rating of materials used in construction, cladding and fit out.
- 2: Materials chosen for longevity and low maintenance.
- 3: Use of timber from sustainable sources where specified.

Surface Water Run Off

- 1: Reduction of run-off by use of sustainable surface if utilised.
- 2: Maintain maximum area of soft landscaping.

Waste

- 1: Ensure provision for waste, recycling stores and composting for gardens.
- 2: Construction site waste minimised

Pollution

- 1: Avoid use of ozone depleting materials, with particular regard to insulants.

Health and Wellbeing

- 1: Provision of good quality daylight to the living spaces, kitchen and main bedrooms.
- 2: Provision of high quality, generous and well planted amenity space.
- 3: Sufficient sound insulation where appropriate

Ecology

- 1: New high quality trees and soft planting to improve habitat and ecological value of site

5.1 ACCESS

The primary access to the property is to the front, via the front porch. There is no plan to change this. Access to the rear garden is provided via a side passage that also leads to the rear garage unit. A new gate provides access to the private rear garden. An access route to the garden will be maintained with the construction of the extension, with no works proposed to the side passage itself.

5.2 PARKING

There is existing off-street parking to the front of the house for two vehicles. There is no plan to change this.

5.3 REFUSE

Refuse is currently stored to the front of the property, with waste bins placed at the roadside on waste collection days. There is no plan to change this.

6.1 HERITAGE IMPACT STATEMENT

The site is located within the Central Conservation Area to south-west of Cheltenham town centre, within the 'Eldorado' character area. It is not Statutorily Listed and there is no Article 4 Direction applied to the site.

The house was built in the late Victorian period, as Eldorado Crescent (formerly Terrace) was laid out at the end of the 19th Century on the land of Christ Church Farm. The plot is both wide and deep, with the house set back from the road side. A detached garage is set behind the rear elevation, accessible from the open side of the house.

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The rear garage adjoins the neighbouring property and is of a relatively contemporary construction to the property, with potential use of asbestos. The rear garden is predominantly lawn and is at a lower level to the house, sloping down towards the rear boundary which is populated with several mature lime trees. There is an area of hard landscaping immediately beside the rear of the house.

The proposals will remove the utilitarian extension, and add a new extension with a well proportioned elegant single storey - this will, as part of an overall composition, enhance the aspect of the property, without detriment to the property itself or the wider conservation area.

7.1 3D VISUALS



Proposed view from rear towards extension

7.1 3D VISUALS



Proposed view from rear towards extension and No 3 Eldorado Crescent

7.1 3D VISUALS



Proposed view from rear (birds eye) looking down onto extension

7.1 3D VISUALS



Proposed view from the side alley onto the new extension



Proposed view from kitchen looking out to the rear garden

8.1 SUMMARY OF PROPOSED DEVELOPMENT

The proposal offers a valuable opportunity to extend and enhance a the property whilst having minimal impact on the character of the conservation area.

We have developed a proposal that meet the needs of our client with sensitive consideration for the character and vitality of the surrounding area, and therefore hope that the proposal finds favour.

8.2 CONSULTANT INPUT

It is envisaged that as part of the construction process, if planning consent was granted, the following may need to be consulted:

- Building Control
- Party Wall Surveyor
- Structural Engineering Consultancy
- Sustainability Consultancy / SAP assessor