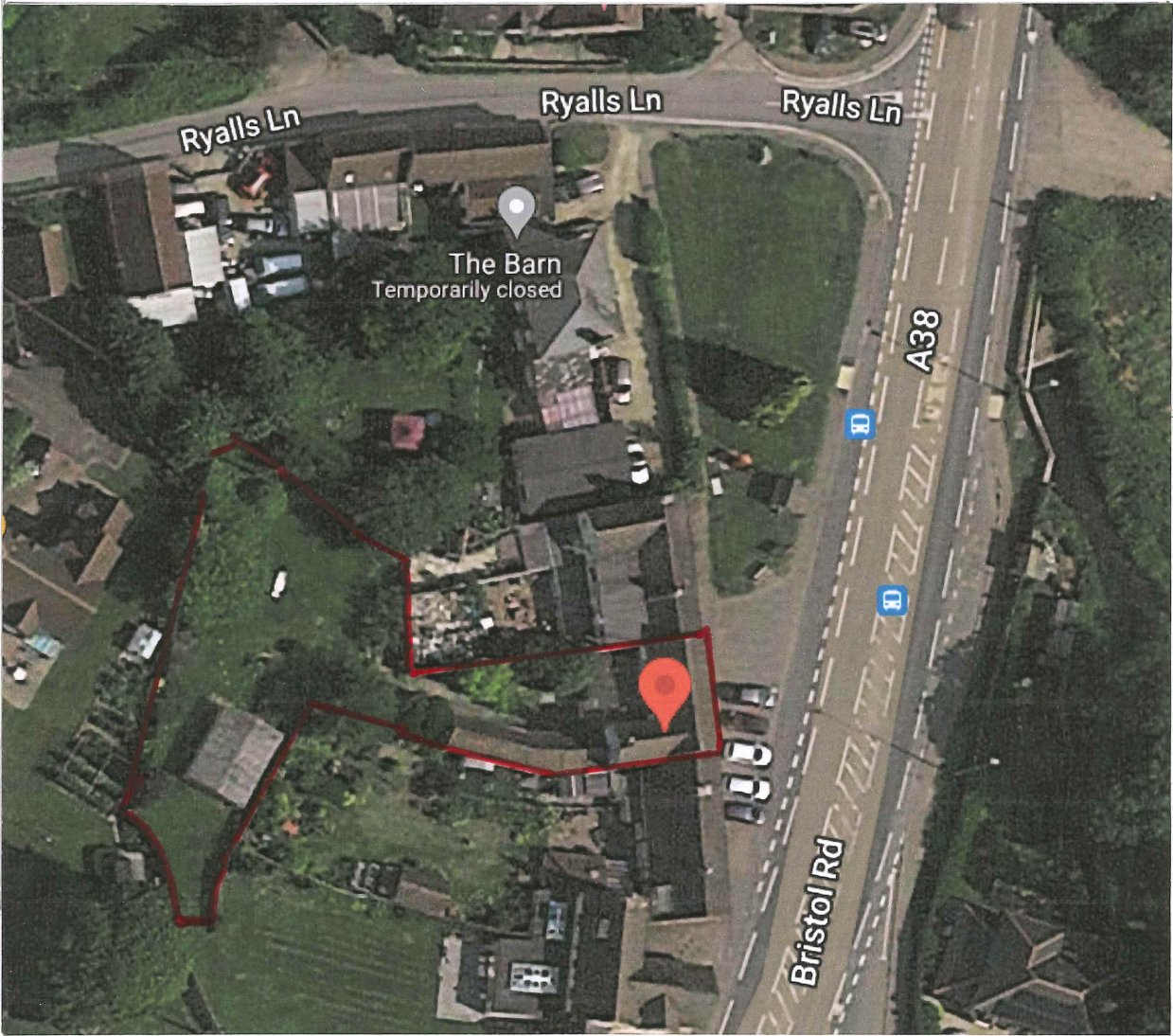


REDEVELOPMENT OF CAMBRIDGE STORES BRISTOL ROAD GL2 7BB

Design, Access & Sustainability Statements



Design and Access Statement

1. BACKGROUND

Cambridge Stores is a Victorian two storied terraced house facing the A38 Bristol Road in the hamlet of Cambridge located between Gloucester and Bristol.

Many years ago, the ground floor of the house was converted to a post office and small shop with the first floor retained as a flat. Relatively recently, the post office and shop were closed and the house converted back to a two storey dwelling.

During the time when the post office and store was in operation, the rear ground floor of the house was extended with a series of additions both to increase the shop storage and to create a larger living/dining/kitchen zone.

At the front of the terrace of houses there is large wedge shaped unattractive forecourt between their facades and the Bristol Road kerb line. This 30m long space accommodates pedestrian movement and informal car parking generally perpendicular to the road. The car parking arrangements are disorganised and dangerous as cars have to reverse into the busy Bristol Road which has a 'blind corner' to the south with limited visibility. In addition, the whole area is paved in tarmac with no landscaping except for a lawned area to the north.

To the rear of the Cambridge Stores, there is a large garden which extends 40m from the house rear facade to the back boundary. The garden is also 40m wide to side boundaries forming an almost separate land parcel. The overall site including the house measures 800m² in area.

In the widened rear garden there is a prefabricated garage that was in operation when there was vehicular access from the Bristol Road through what is now Bell House to the south of the site. The garage is only used for storage.

The owner of Cambridge Stores is proposing to have the terraced house reduced in size, replanned and fully renovated as well as constructing two new dwellings in the large rear garden.

Access to the two new dwellings would be provided under part of the ground floor of the original house from the Bristol Road along a direct private route to a common forecourt with car parking.

In addition, the owner would like to have the roadside forecourt layout and environment improved but will require consent for a design solution from the Council, Gloucester Highways and other home owners in the terrace including a joint agreement on funding. Further details of this forecourt proposal are included in section 9. Landscaping.

(See Location Plan - Drawing 1: Existing/Proposed Block Plans @1.500 scale)

2. EXISTING TERRACED HOUSE (House A)

a. Ground Floor:

- Two front entry doors originally to provide separate access to shop and dwelling
- Side front dwelling entry into restricted hall with limited headroom under stair
- Original shop front access in centre of plan into living room
- Behind living room is a utility area and large store originally used as part of shop
- Remainder of extended rear accommodation has study, kitchen and dining
- No guest wc facility
- Limited access to rear garden from laundry, kitchen and dining

b. First Floor:

- Stair to first floor landing and short passage to bedroom accommodation
- Two compact double bedrooms with no cupboards
- Two single bedrooms with no cupboards
- Single small bathroom serving all bedrooms and also as guest wc

c. Comments on Existing Terraced House Layout and Condition:

- Ground floor layout extended for post office/shop not suitable for dwelling
- Only single front entry would be required ideally into central hall
- Large rear laundry/storage with low mono-pitched roof in poor condition and not required
- Extended kitchen/dining accommodation not suitable nor required
- Only one bathroom in poor condition for four bedrooms
- House requires complete replanning, renovation and environmental upgrade

(See Drawings 3 and 4: Existing Floor/Roof Plans, Section, Elevations @1.100 scale)

3. PROPOSED ALTERED AND RENOVATED HOUSE 'A' (on Bristol Road)

a. Ground Floor:

- Front entry in centre of layout with open canopy off Bristol Road
- Direct access into hall with stair in high volume to first floor
- Guest wc under stair
- Open plan dining/kitchen with view to forecourt/road and open to living area
- Living area with glazed doors to rear terrace and walled garden
- North zone of ground floor as route for access to new Houses 'B' and 'C' in rear

b. First Floor:

- Single flight stair open to hall with large rooflight over living
- En-suite master bedroom 1 with cupboards and east facing window
- Double bedroom 2 with cupboards and east facing window
- Single bedroom 3 with cupboards and west facing window
- Family bathroom between bedrooms 2 and 3

c. Comments on Proposed House 'A' Layout, Design and Site Plan

- Central stair allows for efficiency of ground and first floor circulation
- Generous open plan ground floor living accommodation facing west to rear garden
- Well planned three first floor bedrooms and two bathrooms
- Front facade re-designed retaining original Victorian character of terrace
- External walls, pitched roof and windows/doors relating to adjacent houses
- Generous 16m deep private walled rear garden with terrace and external store

(See drawings 5 and 6: Proposed Floor/Roof Plans, Section, Elevations @ 1.100 scale)

4. PROPOSED HOUSE 'B' (in south of rear garden)

a. Ground Floor:

- Front entry off common forecourt with parking for two cars
- Access to front door along pergola covered route to solid open canopy
- General storage accessible off entry route
- Hall with stair to first floor in double volume with guest wc under stair
- Glazed doors from hall for direct views and access to private garden
- Access off hall to study/playroom with separate access to garden
- Principle access off hall into open plan kitchen/dining/living zone
- Glazed doors from living zone for access to private terrace and garden
- Yard between house and east boundary accessible from entry route and garden

b. First Floor:

- Single flight open stair with easy access to all bedrooms
- Large rooflight above stair
- En-suite master bedroom 1 with cupboards and window to garden
- Double bedroom 2 with cupboards and window to garden
- Single bedroom 3 with cupboard and window to garden
- Family bathroom with adjoining utility zone

c. Comments on Proposed House 'B' Layout, Design and Site Plan

- Central stair allow for efficiency of ground and first floor circulation
- Generous open plan ground floor living zone facing west to garden
- Well planned three first floor bedrooms with two bathrooms and utility
- External walls, pitched gabled roof, doors/windows relate to adjacent houses
- West and south facing private garden provides good outside amenity

(See drawings 7 and 8: Proposed Floor/Roof Plans, Section, Elevations @ 1.100 scale)

5. PROPOSED HOUSE 'C' (in north of rear garden)

a. Ground Floor:

- Front entry off common forecourt with parking for two cars
- Access to front door along pergola covered route to solid canopy
- Hall with stair to first floor in double volume with guest wc under stair

- Access off hall to study/playroom with separate access to garden
- Principle access off hall into open plan kitchen/dining/living zone
- Glazed doors from living zone to private terrace and garden
- General storage and open yard accessible from rear garden

b. First Floor:

- Single flight open stair with easy access to all bedrooms
- Large rooflight over stair
- En-suite master bedroom 1 with cupboards and window to garden
- Double bedroom 2 with cupboards and window to garden
- Single bedroom 3 with cupboard and window to garden
- Family bathroom with adjoining utility

c. Comments on Proposed House 'C' Layout, Design and Site Plan

- Central stair allows for efficiency of ground and first floor circulation
- Generous open plan ground floor living zone facing south to garden
- Well planned three first floor bedrooms, two bathrooms and utility
- External walls, pitched gabled roof, doors/windows relate to adjacent houses
- South facing private garden provides good outside amenity

(See drawings 9 and 10: Proposed Floor/Roof Plans, Section, Elevations @ 1:100 scale)

6. AMOUNT OF DEVELOPMENT

a. Gross Internal Floor Areas:

- Existing terraced house measures 195m²
- When existing house re-planned as House 'A' it measures 106m²
- New House 'B' measures 118m²
- New House 'C' measures 118m²
- Total area of Houses 'A', 'B' and 'C' is 342m².

Therefore TOTAL INCREASE in internal floor area on site is 147m²

b. Site Areas:

- Site area of House 'A' measures 154m²
- Site area of House 'B' measures 220m²
- Site area of House 'C' measures 250m²
- Site area of common forecourt and bin store measures 176m²

TOTAL SITE AREA measures 800m²

7. SCALE

The existing Cambridge Stores terraced house has its top of gutter at 5.2m high and its roof ridge at 7.9m high off ground level. When the house is re-planned and renovated as House 'A', its scale will remain as existing.

New Houses 'B' and 'C' have their top of gutter at 5.0m high and their ridges at 7.6m high off ground level.

The scale of these houses are comparable to House A and all other two storied houses in the surrounding area.

8. APPEARANCE

The existing Cambridge Stores terraced house has light cream painted rendered walls, white Upvc windows with fanlights, white painted timber half glazed doors and a dark brown/grey cement tile pitched roof.

When the Cambridge Stores house is altered and renovated as House 'A', the street facade appearance will be similar to its original character with new white Upvc sash windows, new white painted solid front door and a new white painted timber and tiled entry canopy. The rear facade will be similar to the new street facade in appearance except for white Upvc hinged glazed doors to the ground floor living zone. Solar PV panels are located on the rear west facing roof pitch. The terrace pergola is in stained timber. Walls to the rear garden are in rendered and cream colour painted masonry to match the house appearance.

New Houses 'B' and 'C' will have the same appearance as House 'A' with light cream painted rendered walls, white UPVC casement windows, glazed doors and fixed glass panels. The pitched tile roofs will be in brown/grey cement tiles to match the existing house and other terraced houses. Solar PV panels are located on the west and south facing roof pitches. The majority of the boundary walls will be in rendered masonry painted light cream colour to match House 'A'. The remaining walls will be in stained slatted timber. Pergolas and terrace canopies will be in stained timber.

The entry to Houses 'B' and 'C' from Bristol Road under a portion of House 'A' will have electronic wrought iron gates painted white for secure access to these two properties.

9. LANDSCAPING

a. Roadside Forecourt:

The proposal is to enhance the forecourt along the terrace of houses (including the Cambridge Stores property) which runs parallel to the A38 Bristol Road by re-surfacing the area for pedestrians and planting semi-mature Plane trees (*Platanus Acerifolia*). In addition to create parallel parking reserved for house owners/leaseholders inside the Bristol Road existing kerb line (as noted in section 1. Background).

Discussions will be required between the Cambridge Stores freeholder (the applicant), the Council, Gloucester Highways and other adjacent house freeholders in order to reach an agreement on a final design solution and costs.

b. Renovated Terrace House 'A':

The proposal is to form masonry rendered walled rear garden with stone paved terrace, timber pergola over, lawned garden with evergreen hedges, shrubs and wall climbers.

c. Private Access, Arrival Forecourt and Parking for Houses 'B' and 'C':

The proposal is to form a 3.6m wide gravelled private driveway under House 'A' to common forecourt with four car parking bays for new Houses 'B' and 'C'. Adjacent masonry walls to have climbers and perimeter evergreen hedges to create a 'green enclosure'.

An common refuse bin storage is to be incorporated into area off private driveway.

c. New House 'B':

Proposal to fully enclose site and yard with combination of rendered and painted boundary walls and timber fences.

Stone paved front entry route and garden terrace with stained timber framed pergolas.

Garden lawned with perimeter evergreen hedges and shrubs. Some feature trees could be incorporated in garden.

d. New House 'C':

Proposal to fully enclose site, stone pave terrace, front entry with pergolas over with and soft landscaping as described above for House 'B'.

Most existing trees to be retained.

10. ACCESS

Access to all three houses is at ground level with internal stairs to first floors.

The common forecourt serving Houses 'B' and 'C' is at ground level with no gradient changes.

House 'A' rear walled garden is at ground level as are the gardens to Houses 'B' and 'C'.

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Architect

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