

Design and Access Statement For New Dwelling Land At Coltham Fields, Cheltenham.



Revision A – January 2024

1.0 Introduction

This Design and Access Statement has been prepared by coombes everitt architects on behalf of our client, to accompany a planning application for the construction of a single new dwelling on the land at Coltham Fields, Cheltenham. We believe that the information included in this statement is proportional to the scale of the proposed works.



Site Location

2.0 Development Overview and Site Analysis

The application site is situated on Coltham Fields, a private road located off Hales Road in Cheltenham. Coltham Fields is an existing and established residential access situated within the town's Principal Urban Area, but not within a Conservation Area or any other landscape designation. It is located approximately 1.4km from the town centre.

Coltham Fields provides access to a number of residential properties, formed as small terraces and individual properties to both its north and south sides; some access points are to the rears of houses in Rosehill Street to the south.

The site is currently a vacant plot measuring 123sqm, with a frontage of circa 14m, and an average depth of 8.6m. To the north and east of the plot are commercial properties situated on the industrial estate at King Alfred Way, and to the west a single residential property on a plot with permission to demolish and erect a pair of contemporary villas (19/01421/FUL). The southern site boundary is to the access, and beyond that a clear space forming a turning area and residential parking.

The character of Coltham Fields is that of modest homes set on small plots, some of the properties have garden spaces but others are limited to pocket frontages and yards. The area provides pleasant and well cared for setting close to the town centre and all its amenities.

The opportunity exists to provide a new dwelling that will provide a modest home in an established and highly sustainable location within walking or cycling distance to all the town's amenities.

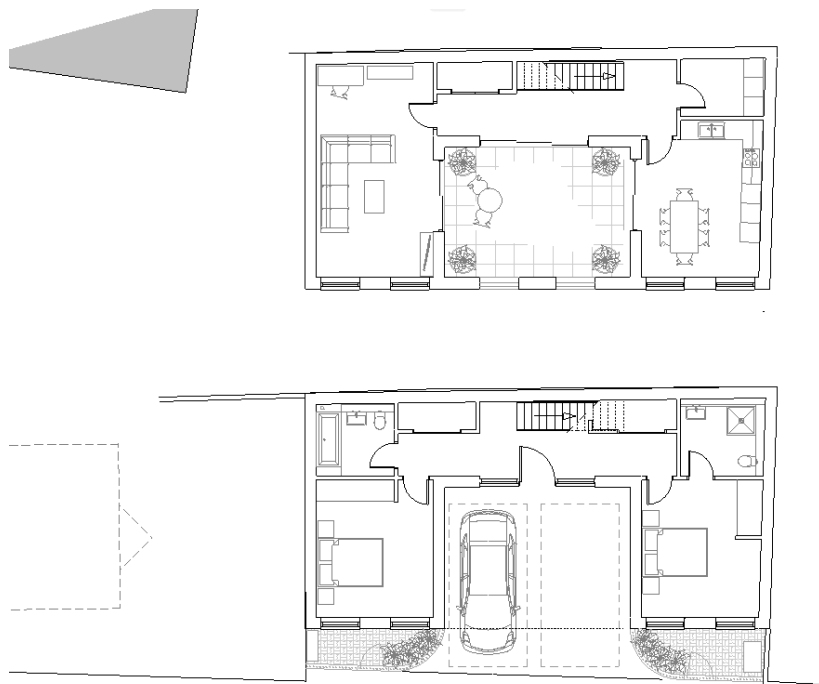
The nature of the plot and its relationship to adjoining spaces and other homes necessitates a bespoke solution to create a good place in which to live while protecting the amenity of existing residents.

3.0 Design Objectives

- The proposals should provide a high-quality home of a size and scale suitable for the location and site.
- Scale and massing should be inappropriate to the locality.
- The development should enhance character of the site situated as it is adjacent to existing residential uses.
- The design will respect the privacy and residential amenity of neighbouring properties.
- The proposals should be of high quality providing modern, easily maintainable homes that are sustainable to run and which provide good living environments.

4.0 Scale of Development

The proposal has been carefully developed to provide a bespoke home on this individual plot. The design has evolved to ensure that the scale and mass is in keeping with the location, and that the amenity of existing neighbours is maintained, while making the best possible use of the site.



Proposed Floor Plans

The proposal is for a limited form of development creating a modest two storey dwelling sympathetic to the scale of adjacent homes. The dwelling is proposed to have a flat roof formed behind a low parapet limiting the height of the building to below that of a traditional pitched roof.

The position of the proposed dwelling is generally north and east of adjacent properties, and therefore the proposal will not create overshadowing or loss of light to existing residential amenity spaces or windows.

It is proposed that the new home will be of an inverted layout with two bedrooms located at ground floor where the enclosed nature of the plot is not detrimental to the proposed use, and where small patios or courtyard spaces allow access to light and outdoor amenity. The main living accommodation is formed as a single open plan space at first floor.

The upper floor is carefully designed to ensure that there is no overlooking of adjacent properties; The first floor spaces are set around a terrace formed for amenity; however, this is enclosed to the front and sides by masonry walls and openings which have obscured glazing to a height of 1.6 metres above finished floor level.

5.0 Appearance

Coltham Fields is principally populated by small 19th Century houses that represent their period of construction; however, homes of a contemporary nature have previously been approved on the adjacent plot to the west, and it is considered that a pastiche design would not deliver a good solution on this plot. A bespoke, contemporary solution on this compact urban site would be a more appropriate form of development.

Existing homes adjacent to the site are of simple architectural designs using a limited palette of materials; it is deemed appropriate therefore that the proposed dwelling also be of a simple form. The proposal is for a geometrically simple building of rectilinear forms finished in high-quality brick at ground level and light-coloured render to the first floor with powder coated aluminium windows, cappings and rainwater goods. The proposal has a calm inward looking nature designed to respect its setting and its neighbours.



Simple, contemporary built form

6.0 Sustainability & Access

The proposal is designed to provide a modern a high-quality living environment that is highly sustainable.

The proposed development is:

- Designed to comply with the Nationally Described Space Standards
- Designed to meet current requirements of Building Regulations
- Benefit from low levels of air permeability, making the building as carbon neutral as possible
- Heated by an air source heat pump working in tandem with a mechanical ventilation heat recovery system and powered by roof mounted photovoltaic solar panels
- High-quality double-glazing systems are proposed throughout
- Have an approach with a level threshold entrance and entry level WC in accordance with AD Part M
- Have allocated vehicle parking space to allow for off street parking
- Have secure cycle storage
- The home benefits from a study space to allow home or flexible working
- The site is within walking distance of the town centre and other facilities
- The site is within walking distance of the employment opportunities and good local schools
- The site is close to a main bus route into the town centre, that links with the extended public transport network.

7.0 Highways

The proposed new dwelling is situated within the principal urban area of Cheltenham, in a highly sustainable location a short distance from the town centre and all of its employment, leisure and retail facilities. Local amenities are all readily accessible on foot or by cycle.

The proposed development provides two off road car parking spaces allowing residents to keep a vehicle and a space for visitors. The proposal also provides secure internal cycle storage near to the principal entrance to encourage and facilitate the making of sustainable local journeys other than by car.

An electric car charging point is to be provided.

The design includes a screened bin storage space to facilitate the storage of waste and recycling receptacles.

8.0 Conclusions

We believe the proposal represents an appropriate form of development in this location. The proposal is of an appropriate scale and mass, is of a high-quality aesthetic, and respects the residential amenity of existing neighbours.

We trust that the Local Planning Authority can support this application.