

PROPOSED MIXED USE DEVELOPMENT DESIGN AND ACCESS STATEMENT

2 Gloucester Road,
Luton

Applicant:
Amir Jaffer

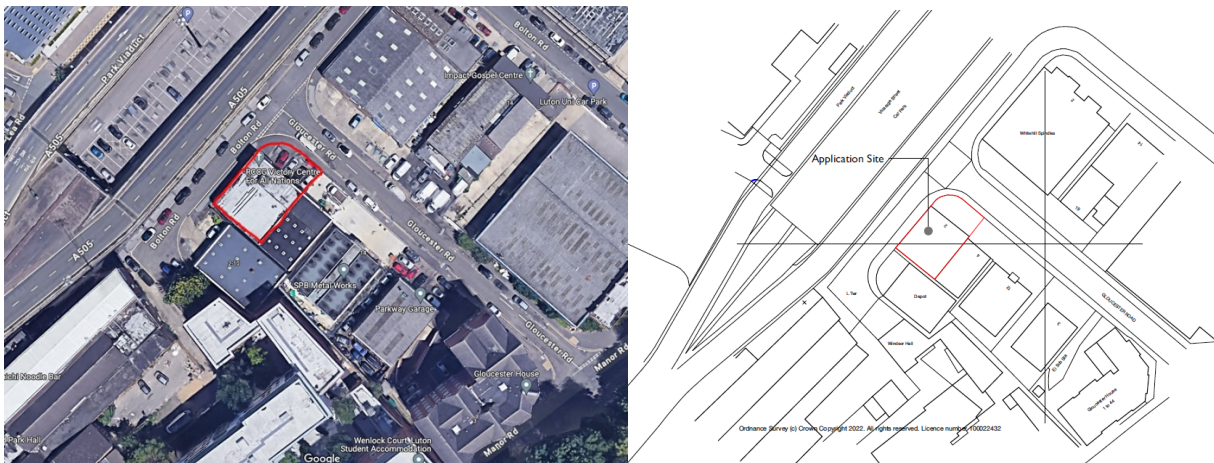


Image 1 – Site Location

1. INTRODUCTION AND RELEVANT PLANNING HISTORY

- 1.1 The 389 m² site is located on the corner of Gloucester Road and Bolton Road. To the northwest is the campus of the University of Bedfordshire separated from the site by the Park Viaduct A505. To the southwest is a site occupied by some industrial buildings which has consent for a mixed use commercial and residential development under the reference APP/B0230/W/21/3275436. This development comprises 10 2-bedroom flats and two office suites. To the south is a student accommodation block and to the southeast on Gloucester Road are a mixture of business units and a 5-storey block of flats at the far end.
- 1.2 The area is characterised by a mix of business units, many of which are vacant and residential developments including flats and student accommodation.
- 1.3 The most recent planning history of the area includes the development mentioned above which includes commercial space as well as a residential development which was allowed at appeal.
- 1.4 There was an application at 2-12 Bolton Road ref 19/01433/OUT for 72 apartments and commercial space at ground floor in 2019 which was later withdrawn. Consultee comments from the local authority indicated

that the fact that the proposed commercial space was less than the existing and that there was an oversupply of one-bedroom apartments were a concern.

- 1.5 The site is within the settlement boundary of Luton and not in a conservation area. It is within the purple edged area to the south of the centre of Luton in land shown at Category B Employment Area under LLP14 in the local plan.

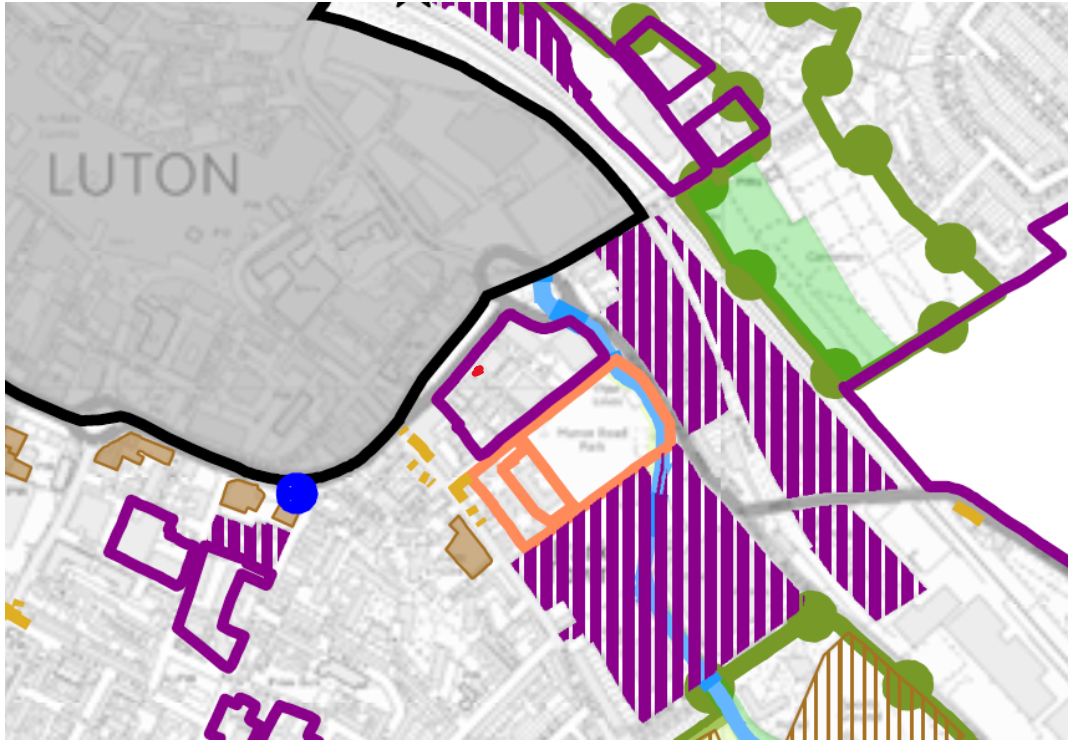


Image 2 - Local Plan Policy map showing site (red dot)

2. Use

- 2.1 The precedent of mixed use development has been set by the approved scheme next door to the site where a mix of commercial and residential development has been approved ref APP/B0230/W/21/3275436.
- 2.2 Due to the employment area categorisation of the area, the proposed development is required to meet the requirements of Policy LLP14 which states:

Where a building or site within a category B employment site has been vacant for at least twelve months, a mixed use development that retains significant employment or alternative redevelopment to non B uses to meet identified needs will be permitted where;

- i. it can be demonstrated that suitable alternative accommodation at comparable rents is available; and*
- ii. It can be demonstrated that it is no longer suitable or viable for B1, B2 or B8 uses and where the site is vacant there is evidence of active marketing for a reasonable period.*

Please refer to the Charge of Use Statement by planning consultant Tom Furby submitted with this application.

3. AMOUNT

3.1 The proposal is for a six to eight storey development containing two business units and 15 apartments containing a mix of 1, 2 and 3 bedroom apartments which is shown on the site plan drawing J867 03.

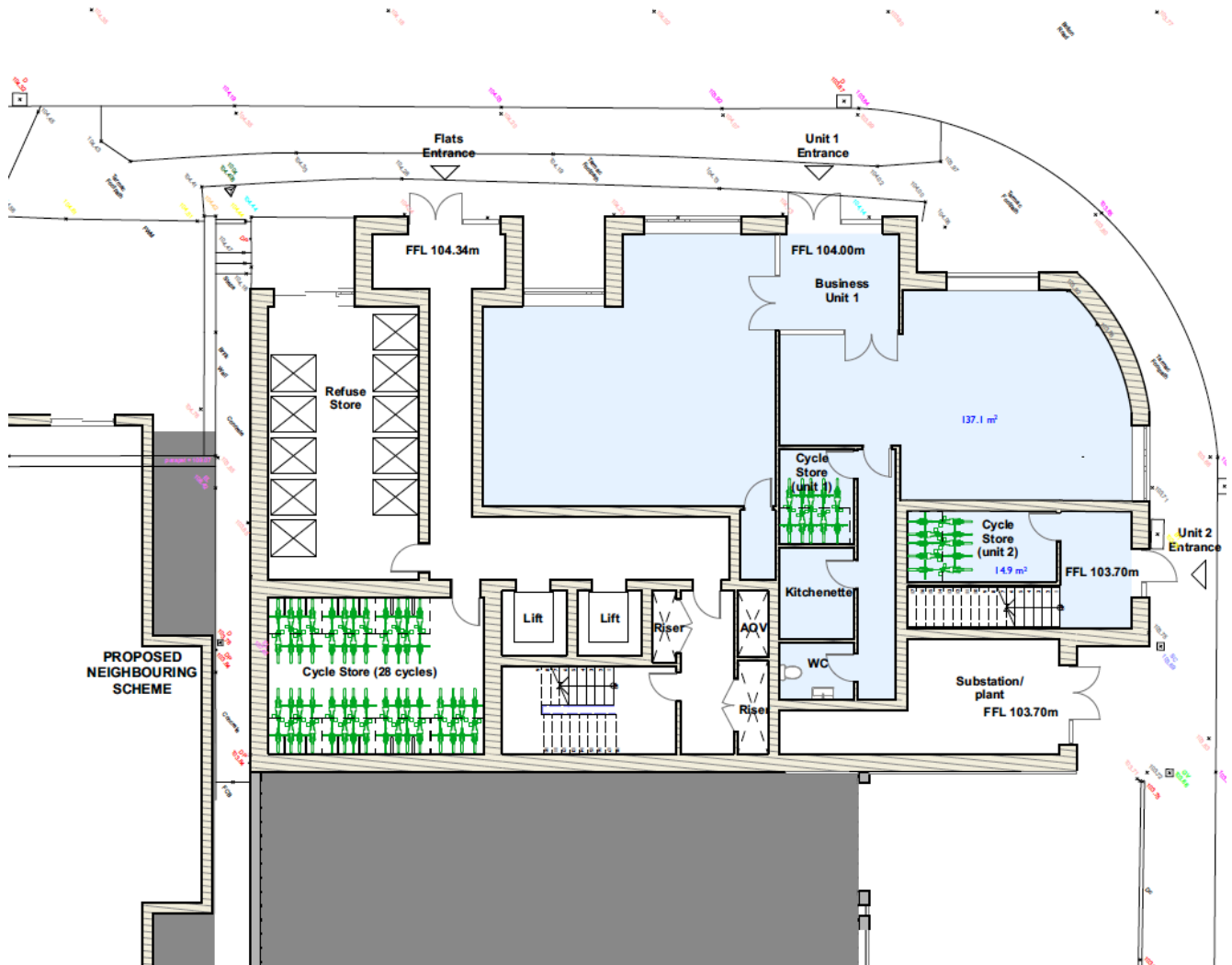


Image 3 - Proposed Site Plan

3.2 The mix of proposed apartments is shown in the schedules below.

ACCOMMODATION SCHEDULE RESIDENTIAL GIA (M ²)	
FLAT 1 (1 BED)	53.7
FLAT 2 (3 BED)	97.2
FLAT 3 (2 BED AFFORDABLE)	68.2
FLAT 4 (1 BED)	55.3
FLAT 5 (3 BED)	97.2
FLAT 6 (2 BED AFFORDABLE)	68.2
FLAT 7 (1 BED)	55.3
FLAT 8 (3 BED)	97.2
FLAT 9 (2 BED AFFORDABLE)	68.2
FLAT 10 (1 BED)	55.3
FLAT 11 (1 BED)	53.7
FLAT 12 (2 BED DUPLEX)	95
FLAT 13 (3 BED)	96
FLAT 14 (3 BED)	96
FLAT 15 (3 BED)	116.1
TOTAL	1172.6

5no. 1-bed (33.3%)
4no. 2-bed (26.7%)
6no. 3-bed (40%)
15 total

ACCOMMODATION SCHEDULE COMMERCIAL GIA (M ²)	
BUSINESS UNIT 1	137.1
BUSINESS UNIT 2	190.3
TOTAL PROPOSED	327.4
TOTAL EXISTING SPACE	327

Image 4 - Proposed Schedules of Accommodation

3.3 Affordable housing is to be provided in in the form of three 2-bed apartments which are shown in the accommodation schedule above. This complies with the local plan policy of providing 20% on-site affordable housing.

4. LAYOUT

4.1 The layout of the development comprises business units on the ground and first floor with residential development on the upper floors.

4.2 Amenity space is provided in the form of balconies for individual flats.

4.3 Bicycle, refuse and recycling storage are provided on the ground floor.

5. SCALE

5.1 The proposed development has been designed so that the scale is in keeping with surrounding developments.

5.2 To the west is a university building which has 10 and 11-storey elements and the approved development next to the site is a 6-storey scheme.

5.3 The proposal is 6-storeys adjacent to the neighbouring approved scheme stepping up to 8 storeys which makes the transition between this and the 10 storey university building on the opposite side of the fly over.

6. APPEARANCE

- 6.1 The appearance of the proposed development is of a contemporary design style with a simple palette of materials including two contrasting colours of brick. Variety is introduced into the otherwise uniform pattern of openings with varied glazing divisions.
- 6.2 Greenery has been added in the form of planting on the roof terraces and small sections of green living walls.
- 6.3 While the idea of introducing a living green wall on the entire southeastern exposed elevation it has subsequently been discovered that this is not possible. Having discussed this with a manufacturer of living wall systems it was discovered that the fire rating of these systems does not allow it to be installed on the walls of a building over 18m in height unless it is set more than 300mm from the façade and in small sections which is what has now been shown.
- 6.4 Due to concerns at pre-app over what to do with elevations which are essentially on the party wall line I have now introduced varied brick patterns and colours to add to the reduced living walls and planting so that these do not present blank elevations due to the lack of openings.”



Image 5 – Northwest Elevation showing approved neighbouring scheme

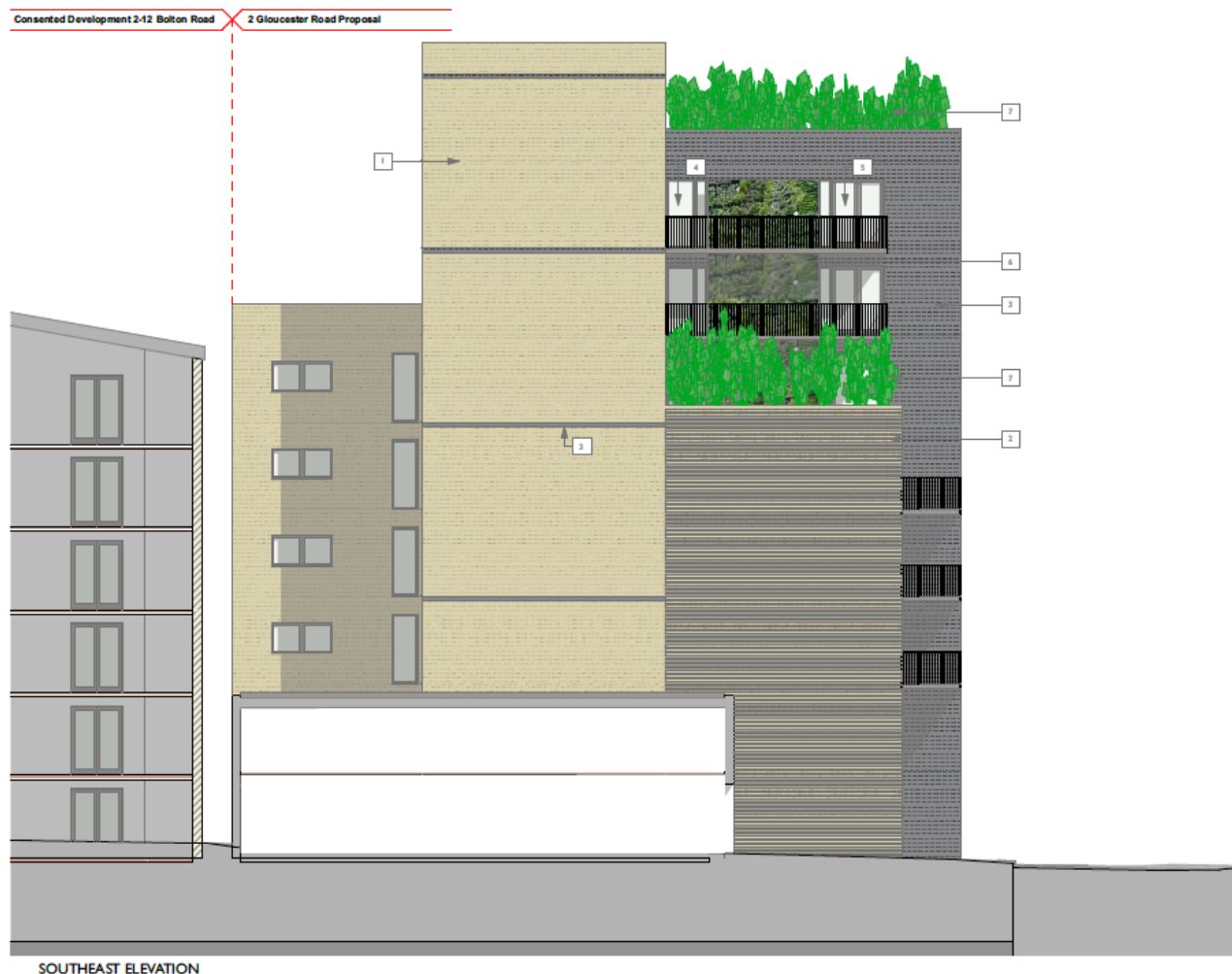


Image 6 – Southeast Elevation showing approved neighbouring scheme

7. ACCESS

7.1 Due to the sustainable location of the site close to the town centre it is acceptable for this to be a car-free development. This was confirmed by the council's highways engineer at pre-app stage:

"The highway authority accepts that the site is in a sustainable location and as such the lack of parking provision is acceptable."

7.2 The site has good pedestrian links to the town centre under the Park Viaduct through the university campus.

7.3 There are bus stops near to the site and good public transport links.

7.4 There is a public car park directly opposite the site under the Park Viaduct.

7.5 National Cycle Network Route 6 passes directly past the site.

7.6 Refer to the Transport Statement by Trace Design for further details of transport and access.

8. SUSTAINABILITY

8.1 The development is in a sustainable location and well served by local facilities and public transport.

8.2 The development will be constructed to a level to exceed the current building regulations incorporating a high level of energy efficiency and will include a photovoltaic array and air source heat pumps to minimise energy consumption.

8.3 Measures such as the inclusion of planting in the roof terraces and small areas of living wall will enhance the biodiversity of the site.

8.4 The development incorporates recycling storage space as well as cycle storage in accordance with local plan requirements.

8.5 Refer to the Energy and Sustainability Statement by EEABS.

9. CONCLUSION

9.1 This development will provide new housing to meet local need and is to a high quality contemporary design.

9.2 The development has been carefully designed taking into account pre-application advice in terms of its scale and appearance.

9.3 The location of the site is also very sustainable close to bus stops and within walking distance of many local amenities.

9.4 There will be no loss of commercial space as the proposed business space matches the amount in the existing building.