



H. A. Planning

Planning, Design and Access Statement

in support of

Regeneration Including the Construction of 11 Apartments and 3 Retail Units, -
Following Demolition of the Existing Building
(pre-application advice 16/02184/PREAPP)

at

66 Albion Street, Cheltenham GL52 2RW

On behalf of
Mr Jeremy M. Gasson
Aug 2017

Planning, Design and Access Statement
H.A. Planning Limited
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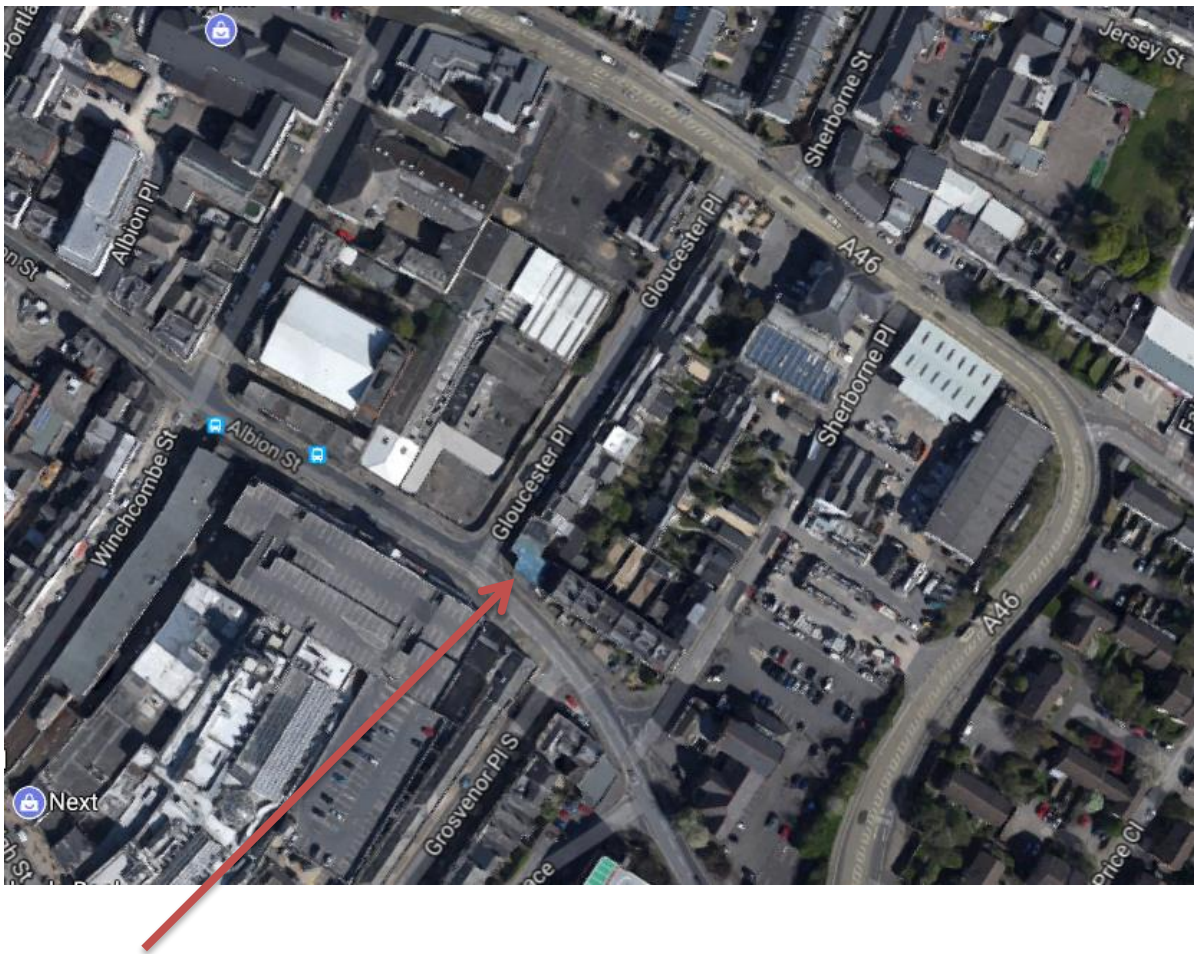
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1.0 Background, Location and Context

1.1 Application site.

The application consists of a brick built, two storey flat roof building with a court yard, which is located on the corner of Gloucester Place and Albion Street. The premises are currently used as a martial arts gym (D1) and prior to this as funeral directors (A1). The site lies wholly within the Central Conservation Area (Old Town Character Appraisal Area) and there are grade II listed buildings located immediately adjacent to and within the vicinity of the site (notably No 70-80 Albion Street and No 2-3 Gloucester Place). The property itself is not statutorily listed, designated or identified as being a positive building within the Character Appraisal Area but a Key View/Vista is identified along Albion Street (both directions east/west) encompassing the application site.



Top View of the application site

1.2 Background

There is planning history associated with this site, the most relevant being a previous consent for the erection of a block of 20 no. residential apartments and 3 no. retail units following demolition of all buildings on the site (ref 04/02155/FUL). This planning permission was not implemented and has clearly lapsed. Recent planning permission relates to a change of use from funeral directors (A1) to a martial arts centre (D2) in 2012 (12/01290/COU). The most recent planning history is a pre-application advice 16/02184/PREAPP.

1.3 Photographs of existing building



Corner view of Albion Street and Gloucester Place



View from Albion Street



View from Gloucester Place



Court yard facing Albion Street



Rescue opening in the court yard for No 1A Gloucester Place



Court yard shed



Court yard



View from first floor window over No 1A Gloucester Place

2.0 Justification Statement in relation to demolition including site contamination report, demolition report, noise report and construction method statement

2.1 This application also seeks conservation area consent for the demolition of the existing buildings on the site. All buildings on the site are to be demolished.

2.2 The demolition was approved with the previous consent for the erection of a block of 20 residential apartments and 3 no. retail units following demolition of all buildings on the site (ref 04/02155/FUL).

2.3 The construction method statement covers the following aspects:

1. Parking for site staff and visitors
2. Construction traffic routing plus loading and unloading
3. Storage of materials
4. Security hoarding and decorative displays
5. Wheel washing
6. Controlling emissions of dust, fumes and dirt
7. A scheme for recycling/disposing of waste
8. Hours of work on site

2.3.1. Parking for site operatives and visitors

Two parking spaces are to be provided within the curtilidge of the site for as long as possible, for the use of site operative and visitors in order to reduce the number of vehicles on the highway at any one time.

2.3.2. Loading and Unloading

All Contractors will be issued with instruction to ensure that the route for construction vehicle access is via Gloucester Place from the North and Albion Street from east and west in order to reduce vehicle movements on the smaller surrounding roads. Materials will be delivered between working hours of 7.30 - 16.00 Monday to Friday

2.3.3. Storage of Materials

Materials will be stored towards the front of the site to enable deliveries to be made quickly and to the need for large cranes.

2.3.4. Security and Displays

The site will be secured with fencing (herras or similar security) with information display boards close to the site entrance. This will be visible from the road side so that passing traffic is aware of the development.

2.3.5. Wheel Washing

To keep wheels clean on vehicles that are exiting the site, we will have a jet wash at the entrance to site. This will help keep levels of dirt on Albion Street and the surrounding roads to an absolute minimum.

2.3.6. Controlling emissions of dust, fumes and dirt

Particular care is required to maintain dust emissions at a practicable minimum level when working in the vicinity of residential properties and environmentally sensitive areas. Best practice mitigation would be required during dry conditions. Dust reduction measures would include: careful management of earth stockpiles sheeting of vehicles transporting materials to and from the site

- haul roads to be regularly cleansed provision of wheel washing facilities at access points into local roads (to prevent mud from getting on the public highways) visual monitoring would be carried out at sensitive locations on a daily basis

By using effective dust mitigation techniques, including good site planning, the potential for dust emissions to arise at a construction site and impact surrounding receptors can be minimised.

The potential for dust to arise during the ground breaking, earth moving and excavation stage of the construction is highly weather dependent. If carried out in dry weather, increased water spraying may be required to ensure the surface material remains damp. In wet weather greater attention would be paid to vehicle cleaning to ensure quantities of mud are not trafficked onto local roads, which once dry can become a significant source of dust.

Throughout the construction period, care would be taken to ensure the adequate control of dust from vehicles delivering and removing materials to and from the site. Drop heights, when loading and unloading materials, would be minimised. All dusty loads would be sheeted appropriately. Dried mud and dust carried onto roads by lorries and other machinery can be a significant source of dust. The Site Manager would ensure that the hard surfacing of heavily used areas and adjacent public roadways are regularly cleaned.

Once the actual building of the development commences there is less potential for significant emissions of dust from the site, although emissions may still arise from the storage of dusty materials. Generally, storage compounds would be screened, both for security and to prevent wind whipping. In addition, there are certain construction activities that are inherently dusty and would require additional controls e.g. stone or brick cutting. Such activities may require local screening or the activities may be limited to certain areas or time periods in order to minimise impacts.

Specific measures to prevent dust would include the following practices:

- the provision of easily cleaned hard standings for vehicles (to include the areas close to the site access)
 - the regular cleaning by brushing and water spraying of heavily used hard surfaced area
- the provision of wheel washing facilities or high-pressure hose to ensure all vehicles leaving the site are in a satisfactory state of cleanliness
- dusty materials stockpiles and dusty activities such as stone cutting and grinding to be sited away from the site boundary and/or effectively screened where practicable

2.3.7. Hours of work on site

Monday- Friday 08.00 -18.00

Saturday- 08.00 -13.00

Sunday- No Works taking place

2.3.8. Condition Survey of Existing Highway

Prior to commencing construction works a photographic record survey of Gloucester Place is to be carried out. Photographs are to be taken at five metres intervals along the length of the road. Photographs available on request.

2.4 Energy and resource (Sustainability) statement

The proposed dwellings will be built in accordance with the Code for Sustainable Homes and the following Building Regulation Approved Documents relating directly to energy and resources;

Sanitation, hot water safety and water efficiency

Drainage and waste disposal

Conservation of fuel & power

Water efficiency: Reasonable provision will be made by the installation of fittings and appliances that use water efficiently for the prevention of undue consumption of water. All fitted appliances will be A rated.

Surface water drainage: The above will be implemented in order to eliminate additional demand on the existing drainage infrastructure in the locality. Foul drainage will be connected to the main sewer. The proposed development will not increase the existing demand.

Conservation of fuel & power: An A-rated Gas fired combination boiler which will achieve a minimum of 90% efficiency will provide hot water and central heating to each dwelling. The gas fired central heating system will be zoned and each radiator will have an independent heat control valve. The walls, floor and roof will all be constructed using modern insulation which will meet all U-value requirements. All light fittings will be fitted with low voltage, high efficiency bulbs. The shower, bath and taps will all be fitted with flow restrictors and the toilet cisterns will be dual flush in order to reduce water consumption.

Waste disposal: Separate bins will be provided to aid the storage and collection of recyclable waste product.

Construction materials: All construction materials and internal fittings will be sourced locally in order to reduce transportation CO2 emissions

Please note: All measures will be taken throughout the construction process to reduce carbon emissions and waste product. Carbon reduction technologies will be incorporated into the new dwellings where ever the technology is deemed financially viable during both the construction stage and the complete

3.0 Use

3.1 Existing use

The existing building is a two storey, red brick non-residential. The current use of the two levels is for Martial Arts Studio. The building has court yard space, currently used for storage, and rear emergency rescue staircase. The court yard provides emergency escape route to a rescue opening from the property 1A Gloucester Place. The main entrance to the building is from the Albion Street.

3.2 Proposed use

The owner of the property wishes to demolish the existing building and erect a five-story block with 11 no. flats and 3 no. retail units.

Full planning application was approved in 2005 for similar development on larger scale, incorporating o 70a Albion Street and no 1a Gloucester Place. This time the client wants to develop only his property and therefor the footprint of the proposal is smaller.

4.0 Amount, Scale and Layout

4.0 Scale and Layout

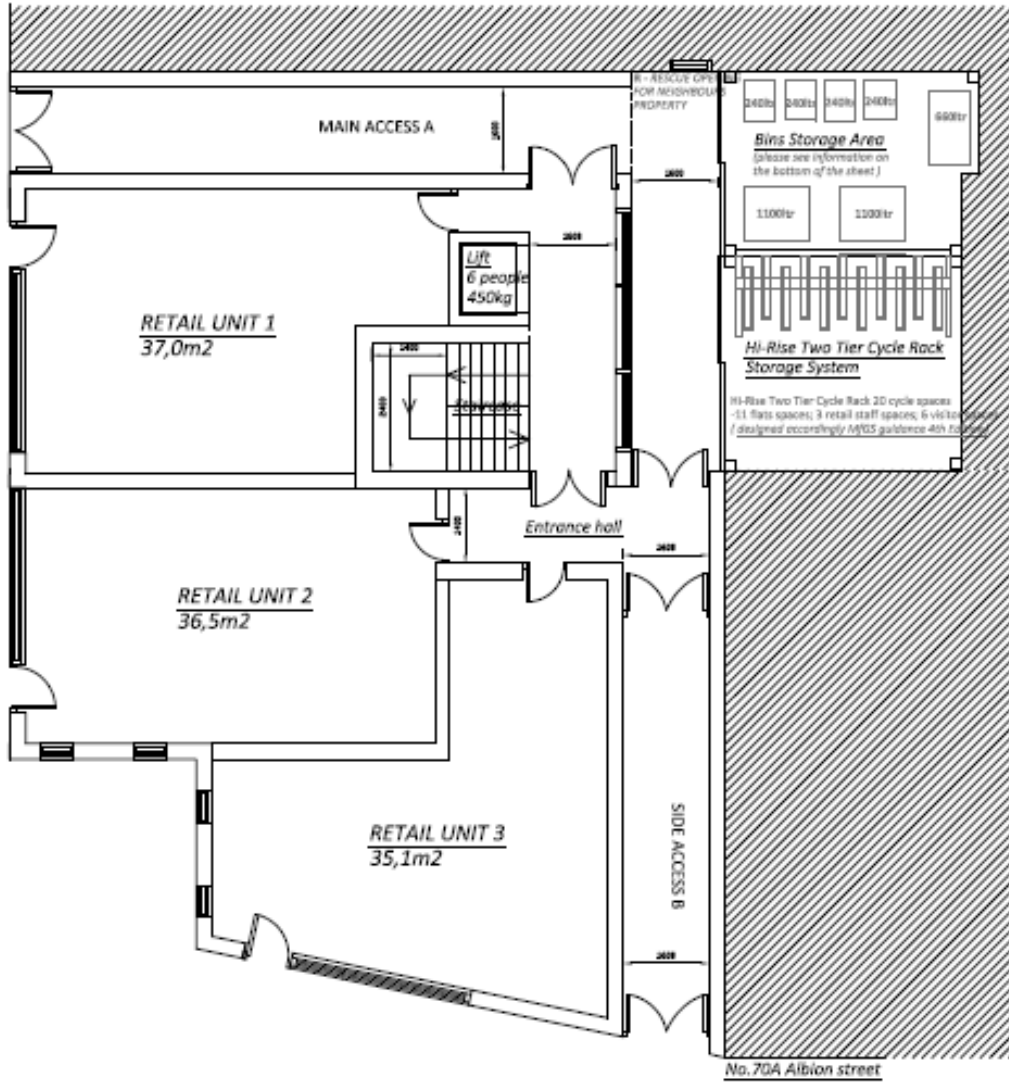
The proposed block introduces 11 no. flats. 4 of which are two bedroom flats and 7 single bedroom flats. The general layout of the flats provides modern open plan Kitchen/Diner/ Lounge room, Bathroom and Utility/Storage space. The layout from the First floor to the Third floor is identical in layout. Every level consists of 3 no. flat units.

The top, 4th floor layout presents two penthouses apartments with small terraces.

The Ground floor provides access from the two main streets, Albion Street and Gloucester Place, leading to the rear court yard. The court yard is to be adapted for Bin storage, Recycling Bin storage and Cycle storage. The staircase shaft and lift shaft leading to the flats and rear access to the retail units are located conveniently across the court yard.

The ground floor also provides three retail units with access from the Main Streets and the rear.

No.1A Gloucester Place



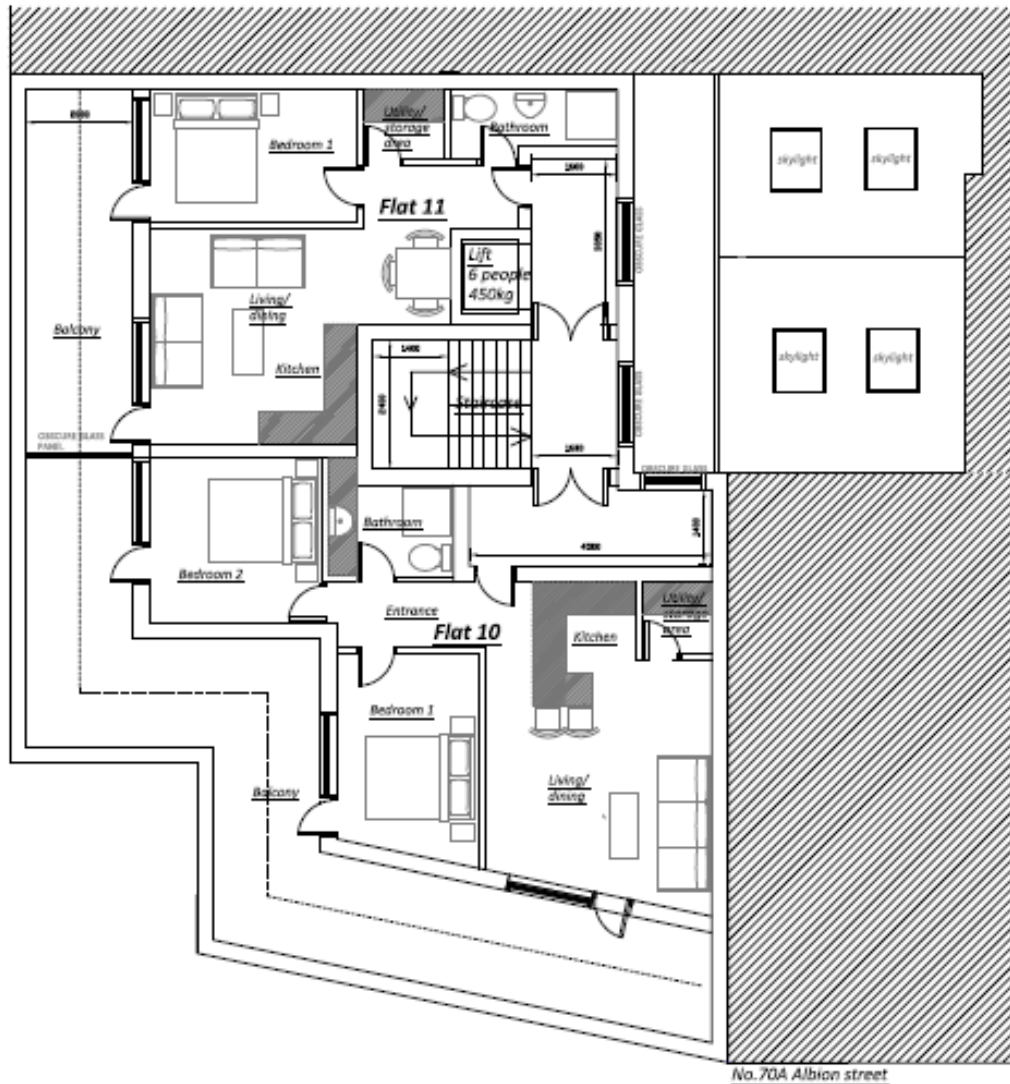
Proposed ground floor layout with 3 retail units, bin storage and cycle storage, staircase shaft, lift shaft and the two access points

No.1A Gloucester Place



Proposed first, second and third floor layout with one 2 bedroom flat, two 1 bedroom flats, staircase shaft, lift shaft and corridor

No.1A Gloucester Place



Proposed fourth floor layout with two flats, staircase shaft, lift shaft and corridor

5.0 Landscaping

5.1 No landscaping will be required in this development.

6.0 Design, Appearance, Materials & Visualization Impact

6.1 Design and appearance

The proposed block of flats and retail units is designed in a contemporary style. The overall scale of the building is designed to compliment the style and height of the existing Grade II Listed terrace on Albion Street. The flats are targeting young professionals with a town centre dynamic lifestyle. Each unit features modern open plan living space with a small enclosed balcony.

6.2 Materials

The proposed finishes are with white rendered external walls, with grey powder coated doors and windows, and a polished natural stone finish to the ground floor retail level. The balcony recessed rear walls are proposed in a contrasting grey brick.

6.3 Visualization impact









7.0 Access

7.1 Access to the building

There are two main access points to the building. One from Albion Street and one from Gloucester Place. Each access opens to a 1600 wide corridor that leads to the rear of the building, where the bin storage, bicycles storage, staircase shaft and lift for max. of 6 people are located.

The two access point will also be used as an emergency exists.

7.2 Access considerations for bin/waste storage

The main access A (from Gloucester Place) - to be used from waste collectors. The corridor is designed to be at 1600mm width and level free to allow safe and easy operation of the waste collection team.

7.2.1 Bin Collection storage specification

Bin collection storage has been designed according to the Cheltenham Borough Councils 'Requirements for refuse and recycling provision at new developments'

The distance between bins - minimum 150mm

The single storey Bin storage point is to be sound insulated for the comfort of the residents and the other surrounding properties.

The number and size of bins are based on the number of users of the building, including the retail units staff and visitors.

Details of the proposed bins and the corresponding units users listed below:

- 1 x 1100ltr general waste bin - Flats 1;2;3;4;5;6
- 1 x 240ltr communal recycling waste bin - All flats
- 1 x 1100ltr general waste bin - Flats 7;8;9;10;11
- 1 x 240ltr communal recycling waste bin - All flats
- 1 x 660ltr general waste bin - Retail units 1;2;3
- 1 x 240ltr communal recycling waste bin - All flats
- 1 x 240ltr communal food waste bin - All flats

7.3 Access considerations for cycling parking provisions

The cycle parking storage facilities have been designed accordingly MfGS guidance 4th Edition
The storage will allow space for the following:

- 11 spaces for the flat occupants
- 3 spaces for the retail units staff
- 6 visitors spaces

The cycling storage will be equipped with Hi-Rise Two Tier Cycle Rack 20 cycle spaces in total.



Hi-Rise Two Tier Cycle Rack Storage System - MKII

BXMW/HI-RISE

The Broxap "Hi-Rise" two-tier cycle store is a hi-density rack capable of housing twice as many bikes as traditional bicycle racks. Designed for areas where space is a premium, the "Hi-Rise" two tier bike rack offers the ideal cycle storage solution for railway stations, residential, colleges & universities and other transport interchanges.

Featuring the nationally recognised "Sheffield-style" racks/stands in the lower tier, offering cyclists familiarity, two-locking points and easy-reach access.

space saving cycle parking solutions

BX/MW/HI-RISE Two Tier Cycle Storage Solution

