



Aim

To create an improved station with community access which integrates well with its surroundings and makes a positive contribution to sustainability and design quality

Objectives

- Contribute to the delivery of Cheltenham's Sustainable Community Strategy
- Provide a facility which is fit for modern purpose and delivers high quality design
- Enhance the character of the conservation area, its landscape and the setting of nearby listed buildings including the former College Baths
- Improve flood risk issues on site
- Manage impact of traffic in a way that complements other objectives

Development Constraints

- Within flood plain zones 2 & 3
- Within Central Conservation Area (College Character Area)
- Adjoins that of former College Baths – Grade II listed.
- A number of other listed buildings are nearby - 62-90 Keynsham Road. The Lido is on Local Index.
- Significant street trees around the site
- Possibly some contaminated land which will require clean up



Without prejudice to the determination of planning and related applications, this concept statement provides informal officer advice. It has not been through any formal adoption procedure.

Fire Station, Keynsham Road

November 2008

Concept Statement

Development principles

Uses

- Uses to include Fire Station and rooms for community use
- Community uses and public rooms on ground floor
- Accommodation for double bank of appliances (3 wide; 2 deep)
- Secure external space

Built form

- Build to BREEAM level Very Good – consider
 - Low carbon design
 - On-site energy generation
 - Green roofs
 - Maximise surface permeability using landscape and SUDs
- Contemporary approach to new build design. Buildings to sit well in context – particularly in relation to bath house. Open up views of baths from west.
 - Maximum 3-storeys; 2-storeys adjacent to College Baths
 - Building lines (parallel to roads) and spacing between buildings needs careful consideration to enhance views to and the setting of College Baths
- Active frontages to existing streets
 - Consider function/position of rooms and impact on street activity and surveillance
 - Main pedestrian access to building to be prominent (probably on corner)
 - Corner element to form main visual feature
- Consider raised floor levels and safe dry access if necessary as a result of the Flood Risk Assessment

Transport

- Car parking for emergency operation requirements only. Additional parking to be justified through a travel plan
- Secure convenient cycle storage – bespoke design

Landscape

- Retain street trees and enhance avenue planting on Keynsham Road and College Baths Road
- Enhance existing green space and maximise its extension along building frontage. Reinforce and enclose frontage spaces with low railings and/or hedges allowing intervisibility between building/spaces and street & defining public/private edge

Requirements

- BREEAM Very Good
- Landscape Plan
- Transport Assessment
- Sustainable Transport Plan
- Sustainable Urban Drainage
- Flood Risk Assessment
- Contamination site investigation
- Drainage Study
- Waste Minimisation Statement
- Public art

Contacts

Cheltenham Borough Council

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Development Control

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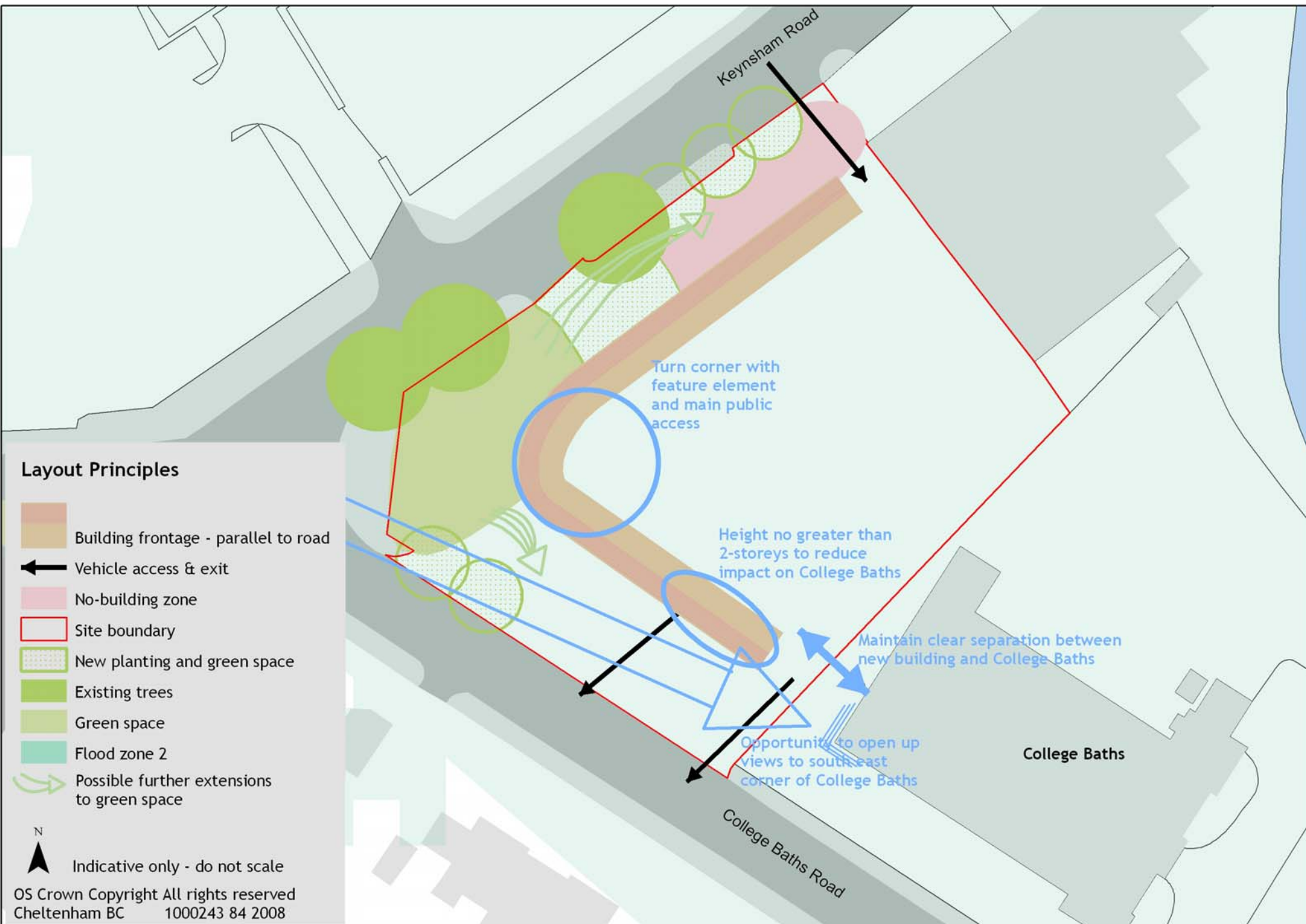
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Highways

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Keynsham Road

Turn corner with feature element and main public access

Height no greater than 2-storeys to reduce impact on College Baths

Maintain clear separation between new building and College Baths

Opportunity to open up views to south east corner of College Baths

College Baths

College Baths Road