



Aim

To create an area of mixed housing and employment use which integrates well with its surroundings and makes a positive contribution to sustainability and design quality.

Objectives

- Employment levels should at least maintain current potential
- Manage flood risk, enhance biodiversity and landscape
- Secure quality living space and affordable housing
- Manage impact of traffic in a way that complements other objectives
- other objectives

Development Constraints

- Fox and Hounds pub is on the Local Index
- 74 Prestbury Road is Grade II listed
- Existing house and flats 96 – 98 Prestbury Road
- Existing housing to Windsor St and Overbrook Drive
- Culvert splits site in two
- Contaminated land 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.

Development principles

- A contemporary approach to design issues
- A strongly landscaped scheme
- Affordable housing at 40%
- Building heights should reflect the heights of the surrounding buildings
- The built form should maximise energy efficiency with its use of materials and orientation
- The development should have a logical and legible structure of streets and spaces (20 mph zone)
- Vehicular access from Prestbury Road and Windsor St (no through access)
- Parking should be provided on plot or on street
- No rear courtyard parking
- The culvert should be opened and the area should be regenerated into a green area running all the way through the site

Requirements

- Code for Sustainable Housing Level 3 minimum
- 40% Affordable Housing
- BREEAM standard of Very Good
- Flood Risk Assessment
- Transport Assessment
- Sustainable Transport Plan
- Sustainable Urban Drainage System
- Drainage Study
- Waste Minimisation Statement
- Landscape Plan
- Community Play Space Provision
- Public Art
- Education Contributions

Contacts

Cheltenham Borough Council

Urban Design

Wilf Tomaney 01242 264145

Development Control

Ian Crohill 01242 264249

Heritage

Karen Radford 01242 775218

Gloucestershire County Council

Highways

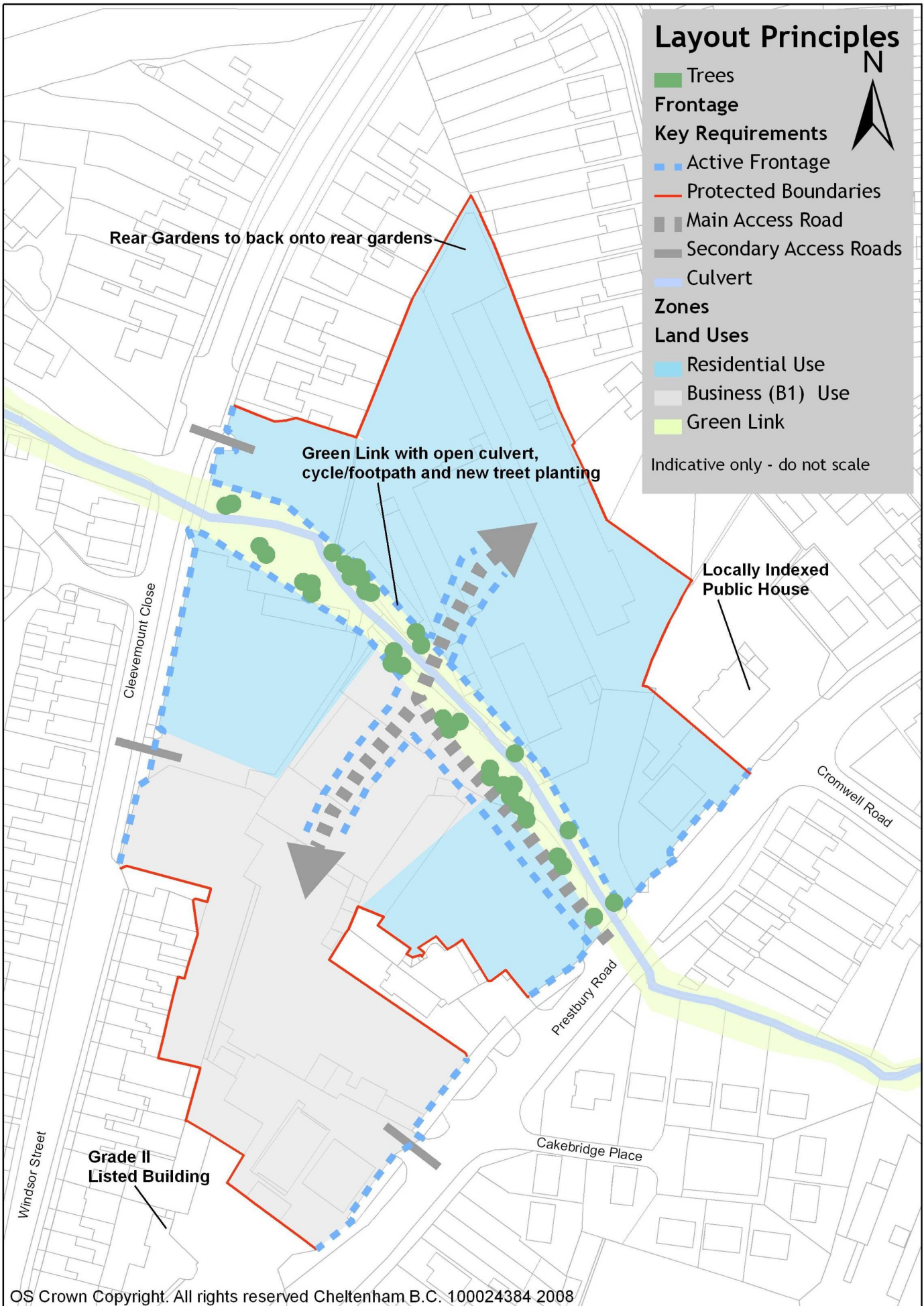
Mark Power 01452 425000

Police Architectural Liaison

Damon Blandford 01242 276039

Layout Principles

- Trees
 - Frontage
 - Key Requirements
 - Active Frontage
 - Protected Boundaries
 - Main Access Road
 - Secondary Access Roads
 - Culvert
 - Zones
 - Land Uses
 - Residential Use
 - Business (B1) Use
 - Green Link
- Indicative only - do not scale



OS Crown Copyright. All rights reserved Cheltenham B.C. 100024384 2008