



### Aim

To create a sustainable residential-led, mixed-use development with community and employment uses; using the site's spaces, trees, historic buildings and views; to deliver contemporary design quality.

### Objectives

- Contribute to the delivery of Cheltenham's Sustainable Community Strategy
- Secure quality living and work space and affordable housing
- Retain and enhance the spacious landscape and historic character of the north of the site
- Enhance landscape character and street scene on the south of the site
- Manage impact of traffic in a way that complements other objectives and gives a permeable layout

### Development Constraints

- Core of locally indexed historic buildings designed by John Middleton – to be retained and enhanced through conversion. For further information see *John Middleton – Victorian, Provincial Architect* by B.E. Torode
- Significant TPO trees on the site
- Visually important open space in north and north west protected under Policy GE2
- Views of escarpment through and from within site
- Underground service easement
- Existing crèche building to be retained in community use
- Potential land contamination will require investigation and 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. Further advice is available in accordance with the Council's standard pre-application procedure and charges - see [www.cheltenham.gov.uk](http://www.cheltenham.gov.uk)

## Development principles

### Uses

- Housing
- Residential or elderly care home (subject to needs assessment)
- Employment uses appropriate to the site's location (good neighbour; low trip generator etc); no net loss of FTEs in the borough to result from development

### Character and landscape

- Preserve and enhance the historic buildings
- No building on protected green space; bring green space through site
- Retain protected trees
- Retain views of scarp to south and east - across site and from within it

### Built form

- Contemporary approach to new build design
- Build to Code for Sustainable Homes Level 4 or BREEAM Very Good
  - Low carbon design
  - On-site energy generation
  - Green roofs
  - Maximise surface permeability using landscape & highway SUDs
- Active frontages to existing and any new streets & spaces

### Transport

- Transport assessment required – potential off-site works requirement
- Employment uses to have a travel plan
- Internal street layout to have 20mph design speed
- Pedestrian and cycle link, Pilley Lane - Charlton Lane; no through vehicle route
- Residential parking at a maximum 1.5 spaces/unit; contribution to car club
- Secure convenient cycle storage; employment to have changing facilities

### Historic core (centre and north)

- Retain and convert locally indexed buildings – improving historic fabric where appropriate; non-historic additions can be removed and plan-form re-established with contemporary additions
- Parking clusters landscaped to complement landscape and setting
- Consider function of retained green space

### Modern development (southern area)

- Buildings can be demolished
- 40 - 50 dwellings per hectare
- 2- 2½-storey over most of site; limited 3-storey in centre of site
- Perimeter block structure, active frontage to Pilley Lane and Hillands Drive
- Parking on-plot or on-street

### Other Requirements

- 40% Affordable Housing
- Landscape Plan
- Community Play Space Provision
- Flood Risk Assessment
- Drainage Study
- Waste Minimisation Statement
- Education Contributions
- Public Art

### Contacts

#### Urban Design

Wilf Tomaney 01242 264145

#### Development Control

Craig Hemphill 01242 264314

Wendy Hopkins 01242 264315

#### Heritage

Karen Radford 01242 775218

#### Highways

Mark Power 01452 425000

#### Police Architectural Liaison

Damon Blandford 01242 276039

