



## Aim

To establish a strategy that retains and enhances the fabric and landscape setting of the site's historic structures through a sensitive, proportionate and sustainable development which contributes to employment provision.

## Objectives

- To secure a continued viable use for the listed structures in a manner which preserves their historic character.
- To preserve opportunities for employment on the site.
- To preserve and enhance the mature landscape setting.
- To ensure that proposals deliver design quality and sustainable development.
- To manage traffic and parking in a manner compatible with other objectives.



**CHELTENHAM**  
BOROUGH COUNCIL

## Development Constraints

- Grade II listed Hall, outbuildings, boundary walls & treatments. Hall remains in good condition with many original features – *Historic Assessment 2010*
- Conservation Area - *College Character Appraisal and Management Plan (CBC)*
- Mature landscape setting on south & east of site; 250 significant trees – *Arboricultural Constraints Report 2010*.
- Striking view from grounds to the Cotswold scarp in north and east.
- Extensive views from the Hall across the town in all directions and to Cotswold scarp & outliers and Malvern Hills.
- Access and parking constrained by character of site and surrounding highway network.
- JCS evidence indicates general need to secure some employment.
- Location on transition between edge of centre and suburbs, close to housing and college dormitories.

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)

Thirsteine Hall, Thirsteine Road

Concept Statement

March 2011

## Development principles

### Use

- Subject to compatibility with the Aim, Objectives & Constraints of this statement, a range of uses is likely to be acceptable - residential, employment, care, leisure and/or others - the uses must include an element of employment provision, as required by *Local Plan - Policy EM2* .

### Character

- Proposals will capitalise on the historic buildings and landscape, using them as a cue for the creation of a series of buildings set in safe, uncluttered spaces.

### Setting

- To maintain character & setting of historic grounds & buildings, there will be no new building in mature landscaped areas of the site's south, east & north east.
- A landscape strategy will secure maintenance and improvement of this mature setting & ensure its quality is extended to the rest of the site, including spaces around new building and areas of new and existing "landscaped" car park area.
- Views to and from buildings and the grounds will be maintained and improved.
- *Arboricultural Constraints Report* (subject to CBC comment) will form the basis for retention and management of trees.

### Built form

- The *Historic Assessment* will form the basis for preserving and enhancing the fabric and setting of listed buildings.
- Demolition of non-listed buildings likely to be acceptable subject to justification; where retained, proposals will rationalise outbuildings and smaller extensions, particularly around the Hall, creating space and enhancing setting.
- New building will avoid pastiche & be subservient to the historic core of the Hall; creating space around it; making use of the falling land levels to the north to generate floorspace; being well-mannered and mindful of scale and proportion.
- Sensitive new build treatment close to historic buildings (to enhance setting); and in north (to moderate impact on listed building & boundary & Sandford Rd).
- Building standards: Code for Sustainable Homes - Level 4; BREEAM - Very Good; Building for Life - Gold.

### Transport

- Transport Assessment & Travel Plan required.
- Contributions required for any increase over existing trips – see *Planning Obligations - Transport SPD 2004* .
- Priority given to movement by foot, bike, public/community transport & car club (funding likely to be required to establish on-site club).
- Parking to be accommodated on-site to include electric car charging points
  - employment parking based on Local Plan standards;
  - residential parking based on evidence of likely demand.
- Access and layout to be to national & local Manual for Streets principles.
- Secure, convenient cycle storage; employment to have changing facilities .

### Other Requirements

Subject to viability/need assessment – see *Local Plan Policies HS4 & CP8 & PPS3*

- 40% Affordable Housing
- Community Play Space
- Flood Risk Assessment
- Drainage Study, consider SUDS
- Waste Minimisation Statement
- Education Contributions
- Public Art

### Contacts

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## Layout Principles

- Historic buildings
- Potential for new building
- Area sensitive to new building
- Views
- Expansive views
- Retain green space and setting
- New landscape setting
- Parking in mature landscape
- Access
- Boundary

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