

London Road, Tetbury

Design and Access Statement

January 2021



Foreword

This Design and Access Statement has been commissioned and prepared on behalf of Newland Homes Limited. It presents a masterplan for residential development at London Road, Tetbury.

This document forms part of the planning application and should be read in conjunction with all other documents and drawings submitted.

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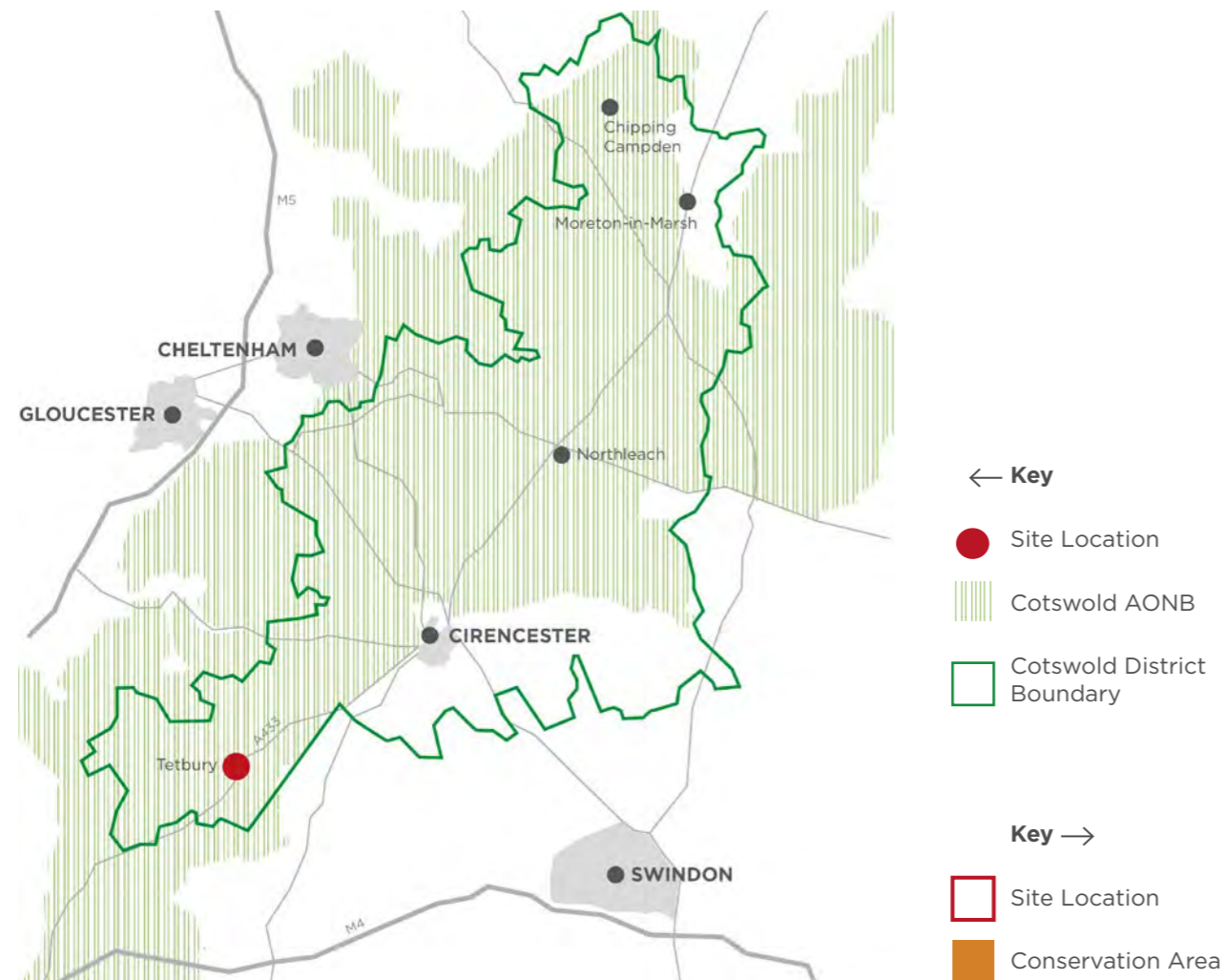
1. Introduction and Development Context

1.1 Project Location

Tetbury is located within the Cotswold District. It is a town and civil parish with a population of 5472 (2011 Census).

The A433 connects Tetbury to the M4. Stroud and Cirencester are located approximately 10 miles from Tetbury, with Swindon, Bristol, Gloucester, and Cheltenham within 20-25 miles.

The Tetbury Conservation Area lies to the south of the site location. Tetbury is located wholly within the Cotswold Area of Outstanding Natural Beauty; however, this designation does not have a direct effect on the proposal, due to its location within the town.



Site Location Within Tetbury and Tetbury Conservation Area

1.2 Project Overview

The proposal is for 45 dwellings on a site area of approximately 0.9ha.

37 houses, 4 FOGs and 4 apartments are proposed, ranging from 1 bed to 4 bed.

The site currently consists of a Tesco petrol filling station, former Northfield Garage, as well as other vacant buildings, large areas of parking and hardstanding.

 Site Boundary



Site Location Plan

1.3 Planning Overview

The following provides a brief planning overview. A more detailed analysis of planning policy can be found in the 'Town and Country Planning Statement' by Howard Cole submitted as part of this application.

Planning Policy

The site is allocated in the Cotswold District Local Plan 2011-2031 which was adopted in August 2018. Under Policy S9 the site (Northfield garage) is allocated for 18 dwellings. The policy offers no explanation for the number of dwellings and the written justification identifies that developers will be required to demonstrate that there is adequate water supply capacity and wastewater capacity both on and off the site to serve the development and that it would not lead to problems for existing or new users.

The Tetbury & Tetbury Upton Neighbourhood Plan was adopted in December 2017 and also forms part of the development plan.

The development strategy policies of the Local Plan steer development towards Tetbury and sixteen other 'principal settlements', therefore, proposals such as those in the accompanying application is acceptable in principle, particularly given the allocation of most of the residential site.

Principle of Development

The site is previously developed and falls within the defined Development Boundary for Tetbury and is allocated (in part) for the residential use proposed (See Local Plan inset 8 - Tetbury shown on the opposite page).

As a result, the principle of development is accepted in development plan terms.

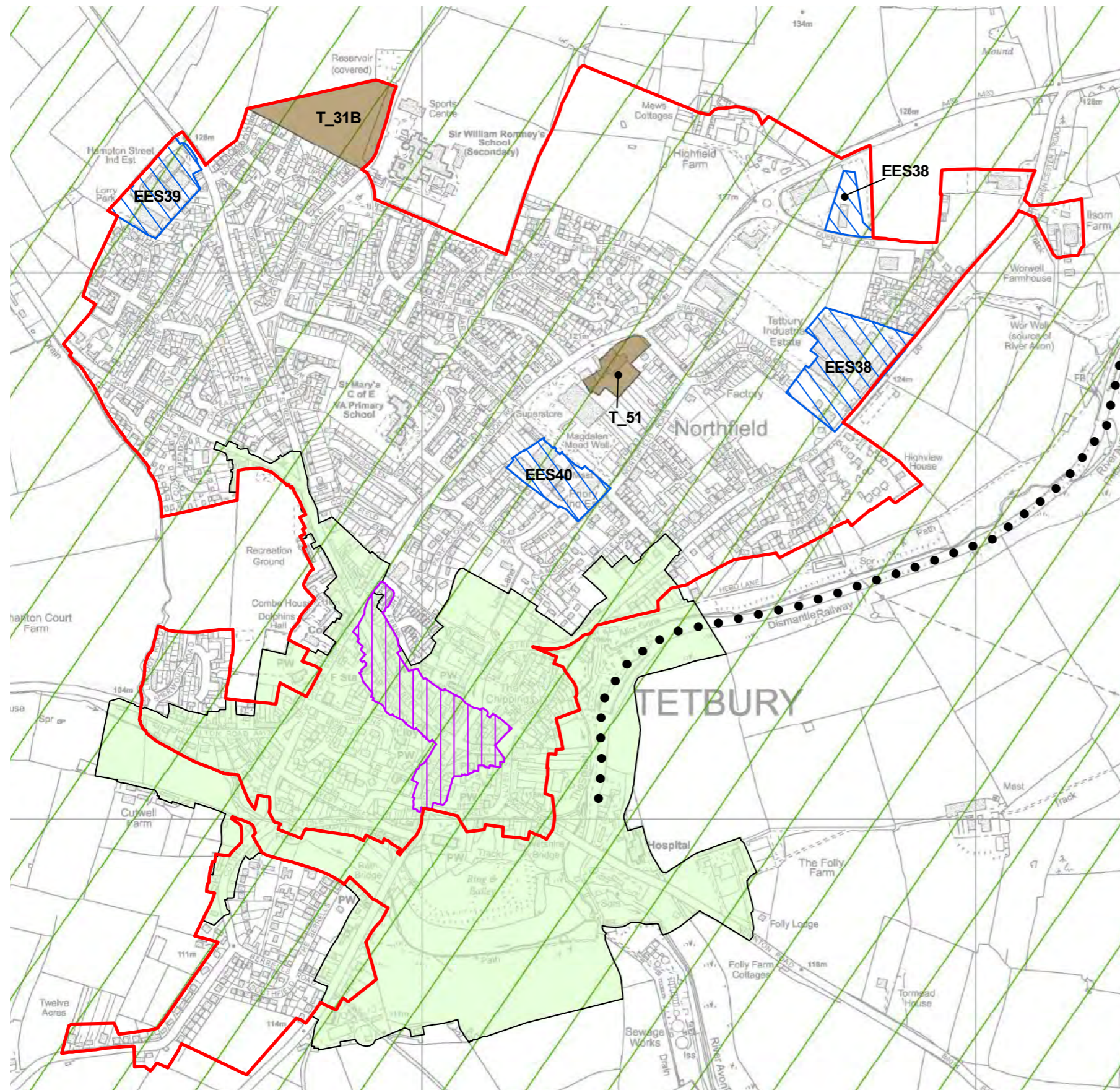
Pre-application Engagement

Given the encouragement given in the NPPF and in line with Newland's approach to planning applications, pre-application advice was sought from CDC and received on 17 December 2017. The discussions centred around the residential development of the then emerging allocation site for 40 dwellings and retention of the PFS in its current location.

Whilst the NPPF and the Development Plan have subsequently been revised, the pre-application advice accepted the principle of residential development on the site and the proposed demolition of the existing buildings. Good enclosure of front garden areas, with dry stone walls or railings, delineating public and private spaces, was also encouraged.

In terms of building design, high quality of materials, reflecting local distinctiveness was considered paramount and natural stone walling given as an example. Similarly, high quality of architectural detail was expected, including flush timber casements, and true sliding timber sashes. The design of features such as doors and porches were expected to draw on historic precedents with variety in design to reflect the Cotswold vernacular style and local influences.

In addition, discussions have taken place with Tetbury Town Council, on 8th January 2018 and 23rd November 2020, where no issues of principle were raised.



Cotswold District Local Plan 2011-2031, Inset 8 - Tetbury



1.4 Connectivity

Road

Tetbury is located to the north of the M4, linked to it by the A433. The A433 also links Tetbury to Cirencester to the northeast.

The site sits along the A433 (London Road) and has direct access of it.

Bus

London Road forms part of a bus route and there are bus stops located along the northern boundary of the site. A number of buses service this road linking to, amongst other places, Gloucester, Cirencester and Stroud.



Connectivity

1.5 Facilities and Amenities

Schools







St. Mary's Primary School is located a short walk from the site. Sir William Romney's School provides comprehensive schooling for 11-16 and is located to the north of Tetbury.

Food Stores

The nearest local food store is Tesco, which is located on the adjoining site. The town centre, which is located a short walk from the site has a wide range of shops.

Health

Tetbury Hospital is located in south Tetbury. The town centre houses a pharmacy, vet, dental practices, and other health facilities.

- Key**
-  Site Location
 -  Tetbury Town Centre
 -  Food Stores
 -  Sports
 -  Hospital
 -  Education



Local Facilities



1.6 Site Constraints

Existing Site

The site sits along London Road and currently houses a Tesco petrol filling station, former Northfield Garage, a number of vacant buildings, and large areas of hardstanding. The site sits adjacent to a Tesco food store.

Surrounding Context

Surrounding the site are residential properties, with a 19th Century row of terrace houses along Northfield Road, a mix of detached, semi-detached and terrace housing to the rear of the site along Northfield Road, and mostly detached housing to the north of London Road.

Access

Existing vehicular access into the site is from London Road. There is a bus stop near the north east corner of the site, providing good public transport links to the surrounding areas.

Ecology and Landscape

Hardstanding makes up most of the site, with a green verge along London Road. Some areas of the site have tall ruderal, pioneer vegetation and poor semi-improved grassland of negligible ecological importance and semi-mature and mature trees of site ecological importance.

There are a mix of existing trees, most of which are located to the east end of the site, and the southern boundary providing a screen to the back gardens of the neighbouring properties. Trees along the site frontage are a moderately important element within the local landscape but being of relatively short lived species have limited life expectancy. Root Protection Areas (RPAs) of the existing trees can be seen on the constraints plan on the following page. More information regarding the existing trees can be found in the Tree Survey by Tree Maintenance Ltd.

Detailed bat surveys undertaken in 2019 and 2020 did not identify any bat roosts on site. Protected and priority fauna is limited to low levels of commuting and foraging bats by common bat species and nesting birds. More detail regarding the ecological aspects can be found in the Ecological Assessment by Tyler Grange.



1. View Along London Road with the Site to the Right



2. View Along Northfield Road Facing North-West



3. View Along London Road Facing West, with the Site to the Left



4. Junction of London Road and Northfield Road, Site to the Right



5. View Along Northfield Road with the Site the Left



Key

- Site Boundary
 - ▶ Existing Access into Site
 - Bus Stops
 - Green Verge Along Northern Boundary
 - Existing Trees
 - Root Protection Zones
 - ⋯ Footpath
 - 19th Century Terrace Houses Along Northfield Road
 - Existing Surrounding Properties
- a. Existing Structures on Site
- b. Hardstanding
- c. Tesco
- d. Back Gardens of Neighbouring Properties Adjoin the Site
- e. Properties on North side of London Road Face Away from the Road
- f. Stone Wall Along Road



Site Constraints Plan



1.7 Site Photographs

The majority of the site is made up of vacant buildings, hard standing, and the Tesco PFS.

The following photographs show the site in its current state.



1. Rear of Site



2. View of the Petrol Filling Station from Within the Site



3. Junction of London Road and Northfield Road, Looking Towards the Site



4. Houses Along Northfield Road, Opposite the Site



5. Boundary of Site Along Northfield Road



6. Site with the Green Verge Along London Road



7. Junction of Northfield Road and London Road, Looking Down London Road



8. Boundary with the Tesco Food Store



2. Design Strategy and Layout

2.1 Design Strategy and Proposed Masterplan

A design strategy has been adopted that provides residential accommodation that is appropriate for the site.

Active building frontages provide interest and animation for the scheme when viewed from the existing streets.

The masterplan contains 45 new homes. A mix of housing is provided, including one bedroom apartments, two bedroom FOGs and houses, and three and four bedroom houses.

The masterplan presents an efficient use of land, whilst providing active frontage in key locations and respects the existing surrounding homes.

The proposed buildings are a mix of two and 2.5 storeys, with a handful of single storey garages.

An appropriate amount of parking is provided for the houses, with some visitor spaces.

A landscape strategy for the site is proposed, which includes a green landscape strip to the front of the site along London Road, street trees, boundary planting, and high quality surfacing.

The houses proposed are predominantly Cotswold stone and reconstituted stone, with some houses proposed as a light colour render.

The proposed development is not at significant flood risk. Surface water discharged has been designed appropriately.

Suitable attenuation can be accommodated within the development boundary that satisfies Gloucestershire County Councils design standards. The development will not increase flood risk to the wider catchment area as a result of suitable management of surface water runoff discharging from the site. More information regarding the floor risk and drainage strategy can be found in the Flood Risk Assessment and Drainage Strategy submitted as part of this application.



1. Gable ends
2. Building frontage - eaves to street
3. Building frontage to provide nodal area for entrance into site
4. Green along front of site
5. Back to back gardens
6. Vehicular access
7. Pedestrian access

Design Strategy

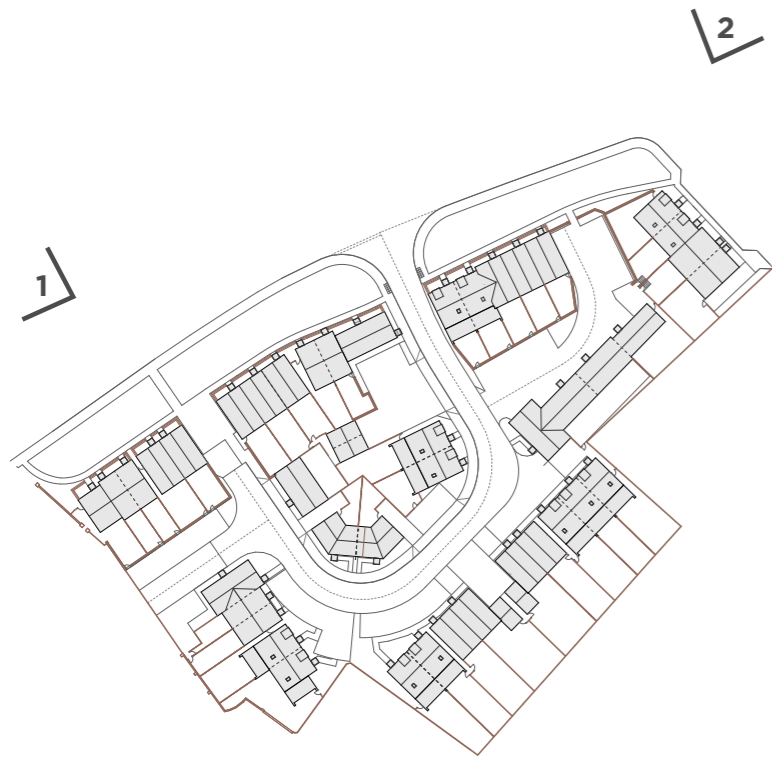


Proposed Masterplan



2.2 Indicative Views

These aerial views illustrate how the proposed scheme sits in relation to its context. The density of development is in keeping with surrounding existing development, whilst addressing London Road and Northfield Road with strong frontages.



View 1



View 2



3. Development Use and Amount

3.1 House Types

The site houses 37 houses, 4 FOGs and 4 flats.

There are 9 main house types, with a few having variations which include variations in materials, window locations.

More detail on the individual house types can be seen in chapter 3.4 Residential Units.

















Custom Build

Policy H1 of the Cotswold District Local Plan 2011-2031, states that proposals of more than 20 plots require 5% of the site to be service self or custom build plots, this equates to 2 plots.

Affordable Housing

Policy H2 of the Cotswold District Local Plan 2011-2031, requires 30% affordable housing on sites with more than 11 plots. The Viability Assessment demonstrates that significant costs from demolition and contamination removal have contributed in making the site unviable: policy H2 makes allowances for these circumstances.

Houses

Housetype	Bedrooms	Persons	Quantity
AHS 	2	4	1
BR3a 	3	6	2
BR3b 	3	6	8
BR3c 	3	6	2
BR3d 	3	6	1
CR3 	3	5	2
FR2a 	2	3	2
FR2b 	2	3	1
FR2c 	2	3	1
GH2 	2	4	1
N4 	4	8	12
S2a 	2	4	4
S2b 	2	4	2
WN2 	3	5	2
1B2Pa 	1	2	2 units/block
1B2Pb 	1	2	2 units/block
Total:			45



- Key**
- AHS
 - BR3a
 - BR3b
 - BR3c
 - BR3d
 - CR3
 - FR2a
 - FR2b
 - FR2c
 - GH2
 - N4
 - S2a
 - S2b
 - WN2
 - 1B2Pa
 - 1B2Pb

Housing Types Plan



3.2 Housing Mix

A mix of housing is provided ranging from 1 bed flats to 4 bed houses.

Bedrooms	Quantity	% Mix
1 bed flat	4	8.9%
2 bed FOG	4	8.9%
2 bed house	8	17.8%
3 bed house	17	37.8%
4 bed house	12	26.6%

Key

- 4 bedroom house
- 3 bedroom house
- 2 bedroom house
- FOG 2 bedroom
- Apartment - two 1 bedroom apartments per block



Housing Mix Plan

3.3 Building Heights

The houses along London Road are proposed as a mix of 2 and 2.5 storeys so as to address this main road. A short terrace is proposed along Northfield Road having heights of 2 and 2.5 storeys (3 storeys internally but with lowered eaves and dormers).

Housing within the site is a mix of 2 and 2.5 storey buildings.

The 2.5 storey houses (house types BR3 and N4) have their eaves lowered, with BR3 having dormers to provide windows to the third floor.



- Key**
- 2.5 Storeys
 - 2 Storeys
 - 1.5 Storeys
 - Single Storey Garage

Building Heights Plan



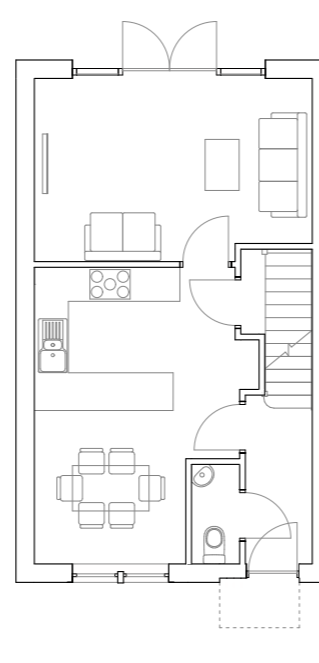
3.4 Residential Units

3.4.1 House Type CR3

House type CR3 is located along Northfield Road. It is 2 storeys tall, with 3 bedrooms.

Materials proposed are Cotswold stone, slate roof tiles, with light coloured window frames, a timber front door, and a grey metal porch.

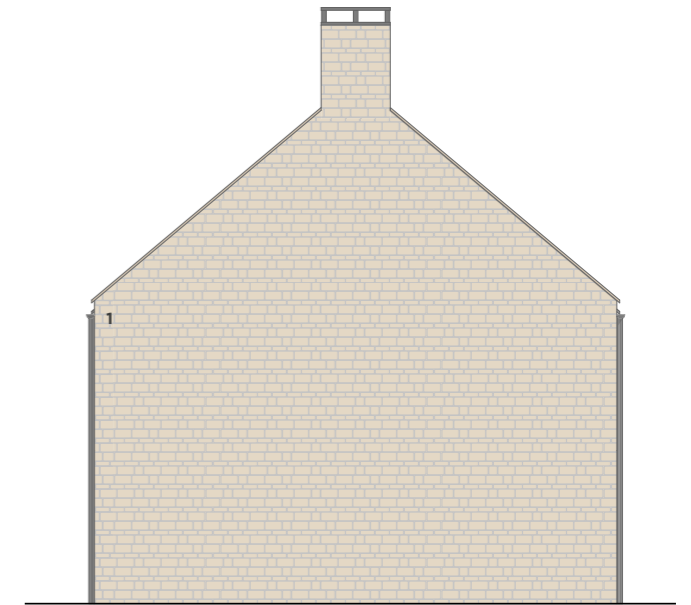
- House Type: **CR3**
- Bedrooms: **3**
- Persons: **5**
- Storeys: **2**
- Car Park Spaces: **2**
- No. of Units: **2**



Ground Floor Plan



Front Elevation



Side Elevation



Rear Elevation



3D View

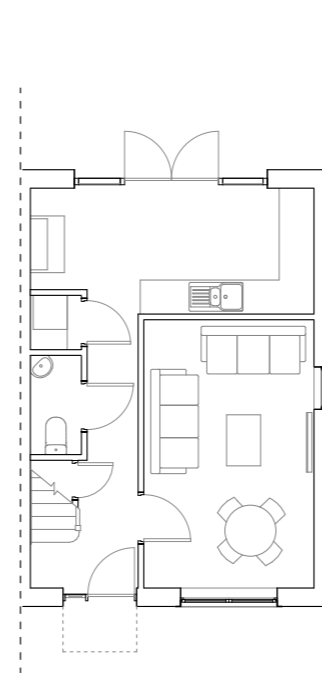
3.4 Residential Units

3.4.2 House Type BR3a

House type BR3a is located along Northfield Road and adjoins house type CR3. It is 2.5 storeys tall, with lower eaves to the top storey, and a dormer window and rooflight to the accommodation on the top floor.

Materials proposed for this house type are Cotswold stone, slate roof tiles, with light coloured window frames, a timber front door, and a grey metal porch.

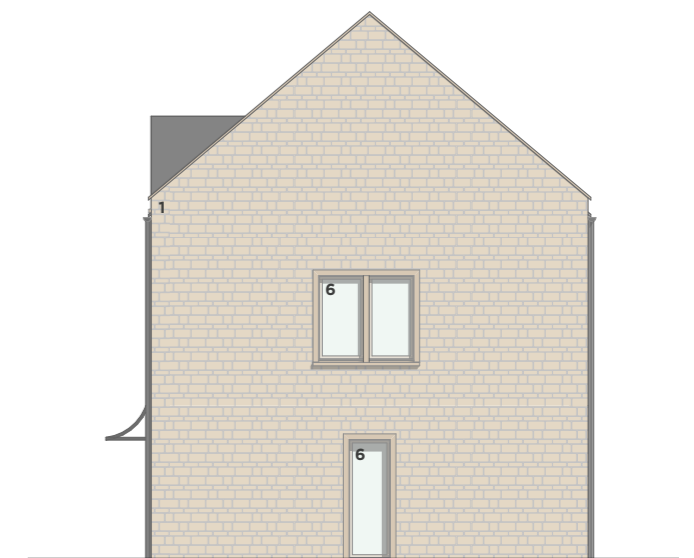
- House Type: **BR3a**
- Bedrooms: **3**
- Persons: **6**
- Storeys: **2.5**
- Car Park Spaces: **2**
- No. of Units: **2**



Ground Floor Plan



Front Elevation



Side Elevation



Rear Elevation



3D View

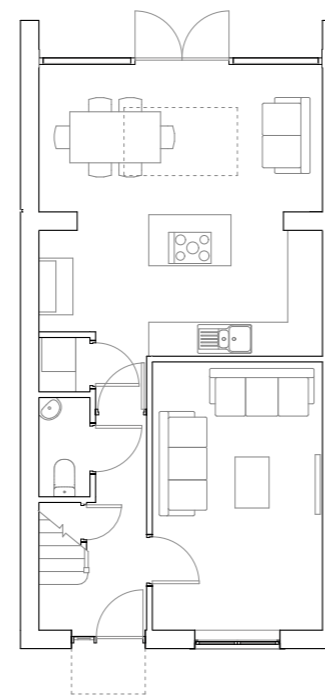
3.4 Residential Units

3.4.3 House Type BR3b

House type BR3b is similar to BR3a but has a sun room to the rear of the house which houses the dining area. This house type is proposed in various locations throughout the masterplan, acting as key buildings within the site. The height of this house type is 2.5 storeys with accommodation on the second floor within the eaves.

Materials proposed are Cotswold stone, slate roof tiles, with light coloured window frames, a timber front door, and a grey metal porch. The sun room is proposed as a light coloured render.

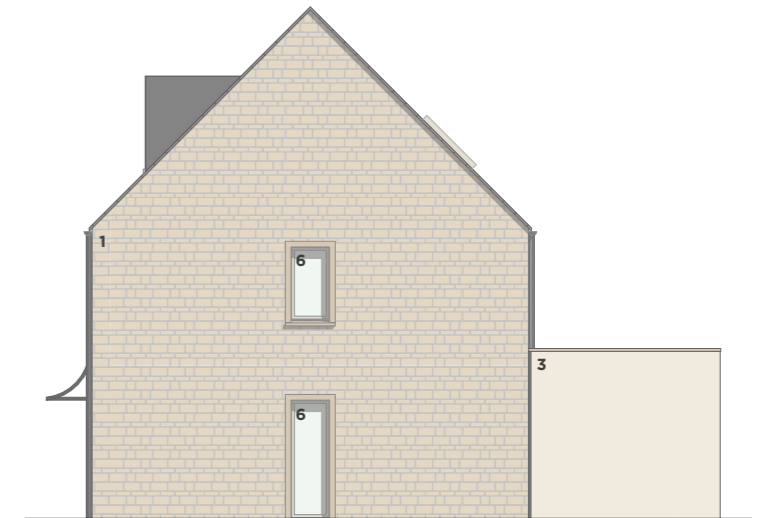
- House Type: **BR3b**
- Bedrooms: **3**
- Persons: **5**
- Storeys: **2.5**
- Car Park Spaces: **2**
- No. of Units: **8**



Ground Floor Plan



Front Elevation



Side Elevation



Rear Elevation



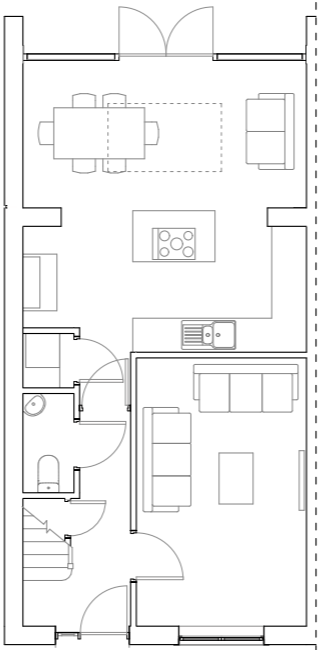
3D View

3.4 Residential Units

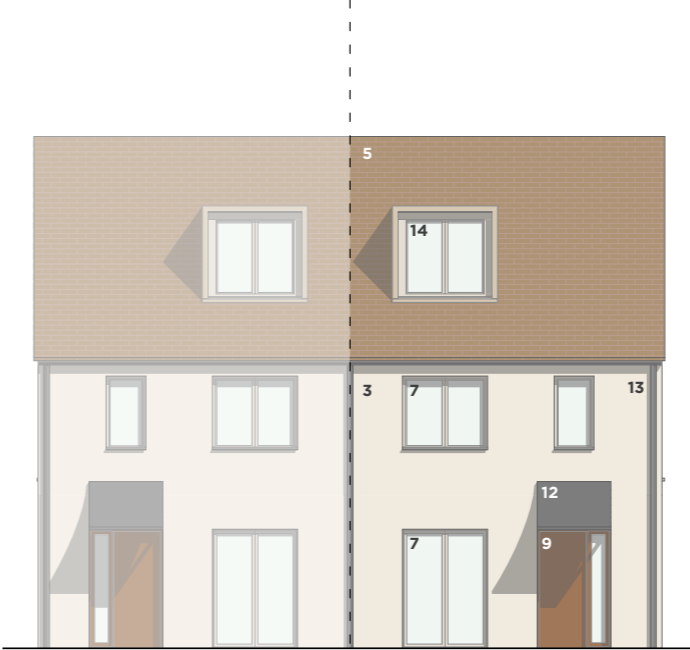
3.4.4 House Type BR3c

BR3c is identical to BR3b except for the materials. Materials proposed for this house type are a light coloured render with reconstituted stone roof tiles.

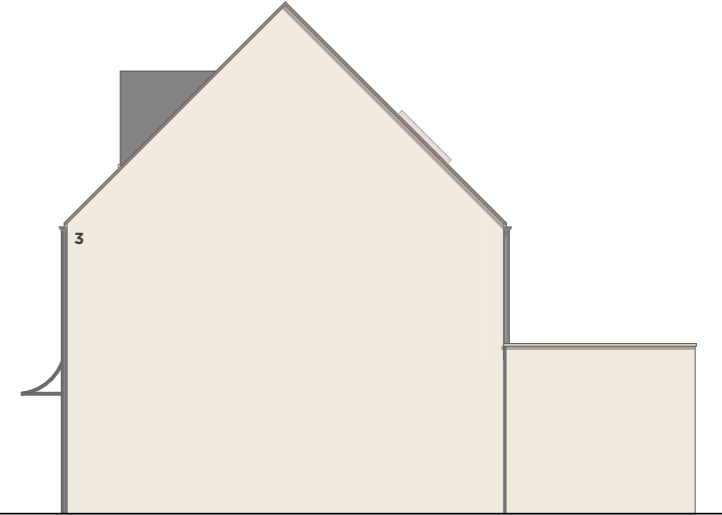
- House Type: **BR3c**
- Bedrooms: **3**
- Persons: **6**
- Storeys: **2.5**
- Car Park Spaces: **2**
- No. of Units: **2**



Ground Floor Plan



Front Elevation



Side Elevation



Rear Elevation



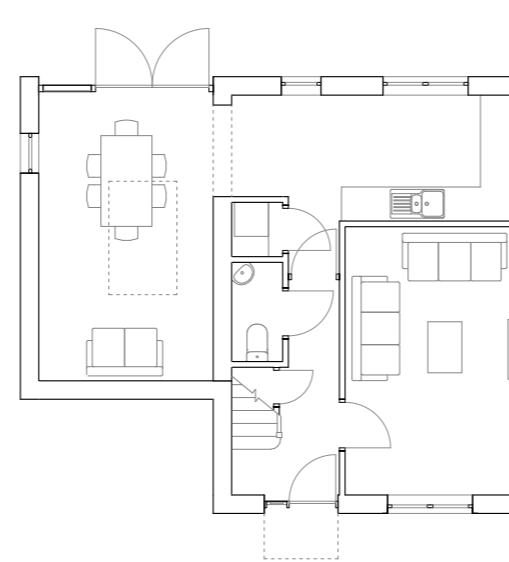
3D View

3.4 Residential Units

3.4.5 House Type BR3d

This house type is a variation to the BR3b house type, the difference being that the sun room is located to the side of the main house.

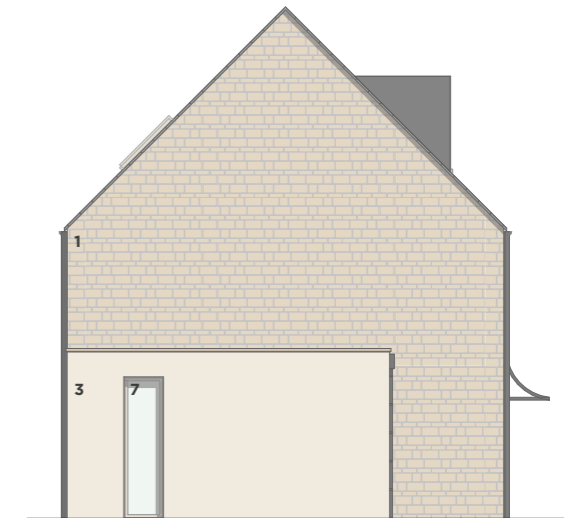
- House Type: **BR3d**
- Bedrooms: **3**
- Persons: **6**
- Storeys: **2.5**
- Car Park Spaces: **2**
- No. of Units: **1**



Ground Floor Plan



Front Elevation



Side Elevation



Rear Elevation



3D View

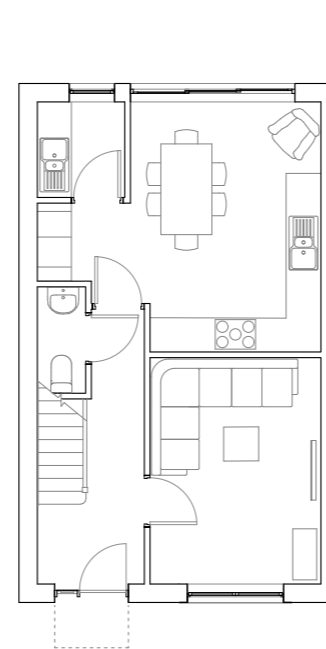
3.4 Residential Units

3.4.6 House Type N4

House type N4 is 2.5 storeys tall, with its gable end facing the street. 8 units are located along London Road, with a further 4 within the site.

Materials proposed are Cotswold stone, slate roof tiles, with light coloured window frames, a timber front door, and a grey metal porch.

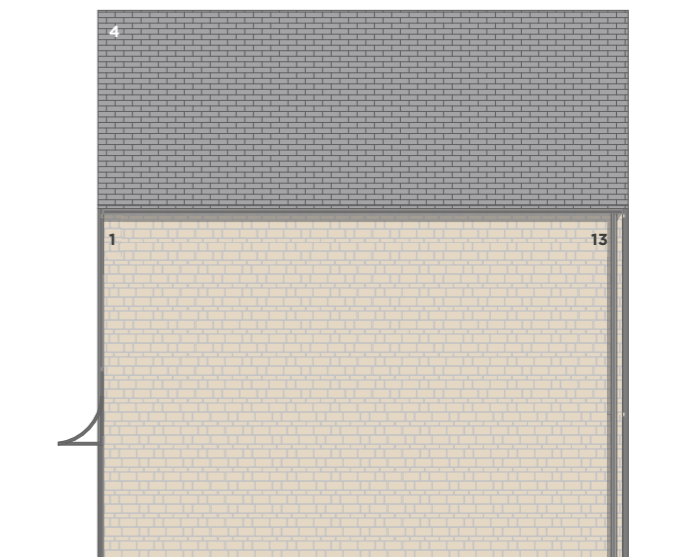
- House Type: **N4**
- Bedrooms: **4**
- Persons: **8**
- Storeys: **2.5**
- Car Park Spaces: **3**
- No. of Units: **12**



Ground Floor Plan



Front Elevation



Side Elevation



Rear Elevation



3D View

3.4 Residential Units

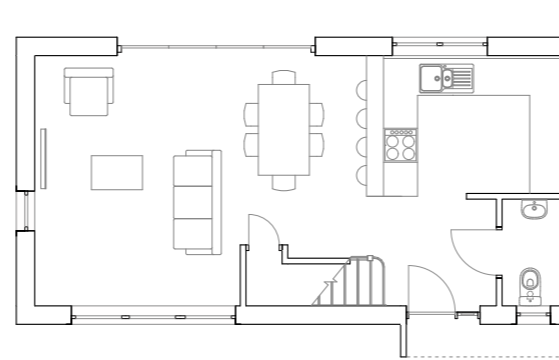
3.4.7 House Type GH2

House type GH2 is 1.5 storeys tall, and is located adjacent to house type FR2a, together they form a frontage to the internal road.

Materials proposed for this house type are reconstituted stone, slate roof tiles, light coloured window frames, and a timber entrance door.

Dormer windows to the first floor allow for natural light within the upper floor.

- House Type: **GH2**
- Bedrooms: **2**
- Persons: **4**
- Storeys: **1.5**
- Car Park Spaces: **2**
- No. of Units: **1**



Ground Floor Plan



Front Elevation

Side Elevation



Rear Elevation



3D View

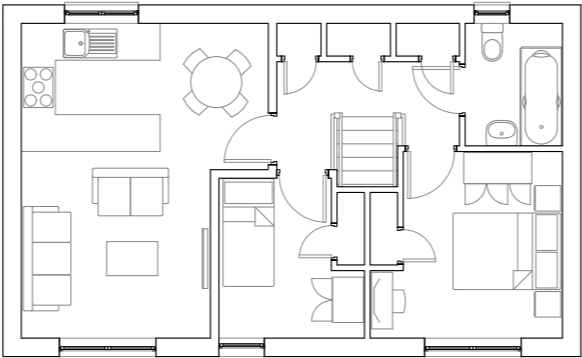
3.4 Residential Units

3.4.8 House Type FR2a

House type FR2a is a flat over a garage (FOG), allowing for 6 parking spaces. The flat is a 2 bedroom unit.

Materials proposed for this house type are reconstituted stone, slate roof tiles, light coloured window frames, and a timber entrance door.

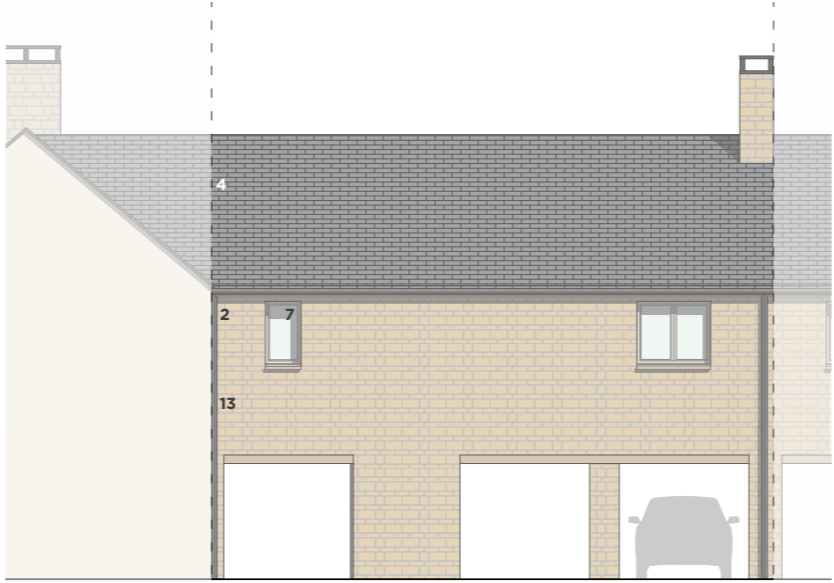
- House Type: **FR2a**
- Bedrooms: **2**
- Persons: **3**
- Storeys: **2**
- Car Park Spaces: **2**
- No. of Units: **2**



First Floor Plan



Front Elevation



Rear Elevation



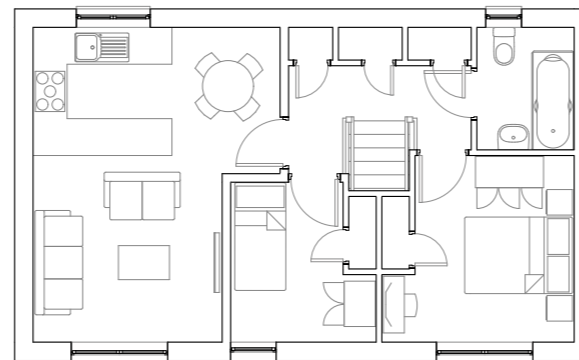
3D View

3.4 Residential Units

3.4.9 House Type FR2b

This house type is similar to FR2a but sits at 90° to it. The side elevation of this unit forms an important frontage within the site as it can be seen from the site entrance. This side elevation is proposed as Cotswold stone. The rest of the building is proposed as light coloured render, with slate roof tiles.

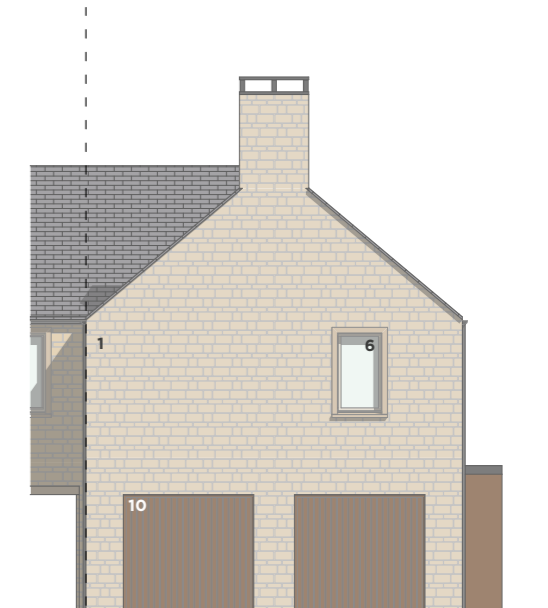
- House Type: **FR2b**
- Bedrooms: **2**
- Persons: **3**
- Storeys: **2**
- Car Park Spaces: **2**
- No. of Units: **1**



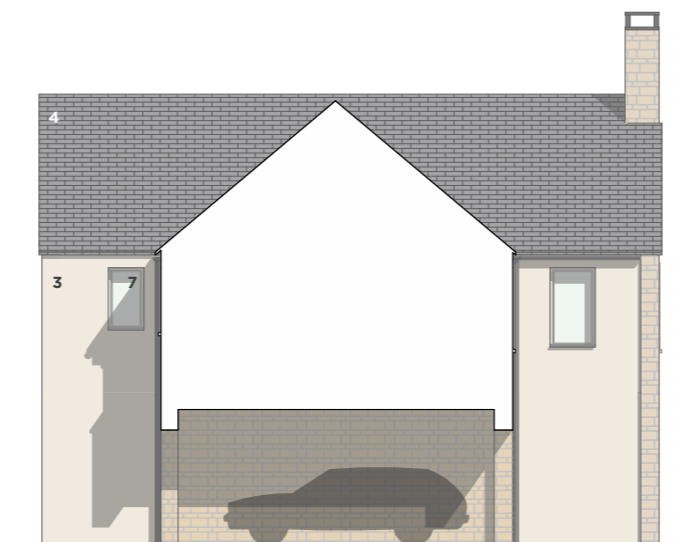
First Floor Plan



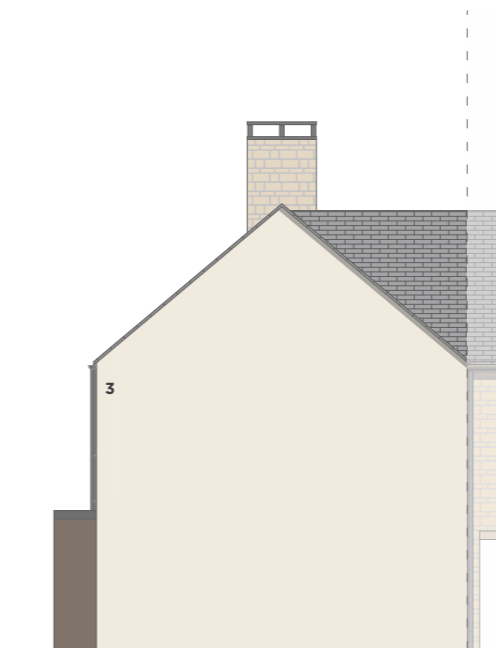
Front Elevation



Side Elevation (North)



Rear Elevation



Side Elevation (South)



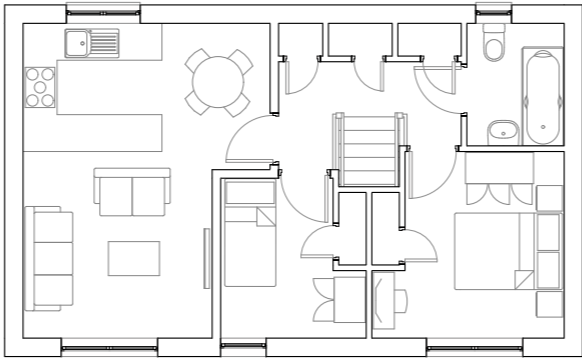
3D View

3.4 Residential Units

3.4.10 House Type FR2c

FR2c is identical to FR2a; however the materials proposed are a light coloured render, and reconstituted stone roof tiles.

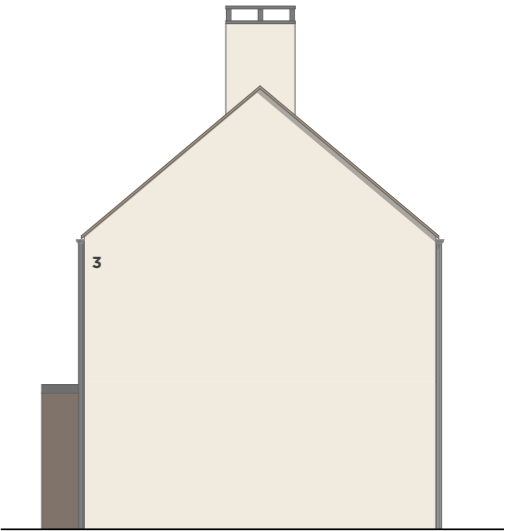
- House Type: **FR2c**
- Bedrooms: **2**
- Persons: **3**
- Storeys: **2**
- Car Park Spaces: **2**
- No. of Units: **1**



First Floor Plan



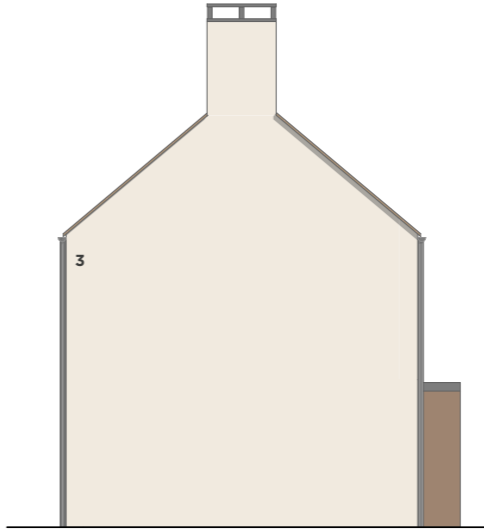
Front Elevation



Side Elevation (South)



Rear Elevation



Side Elevation (North)



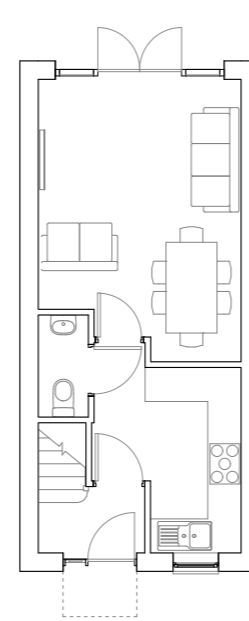
3D View

3.4 Residential Units

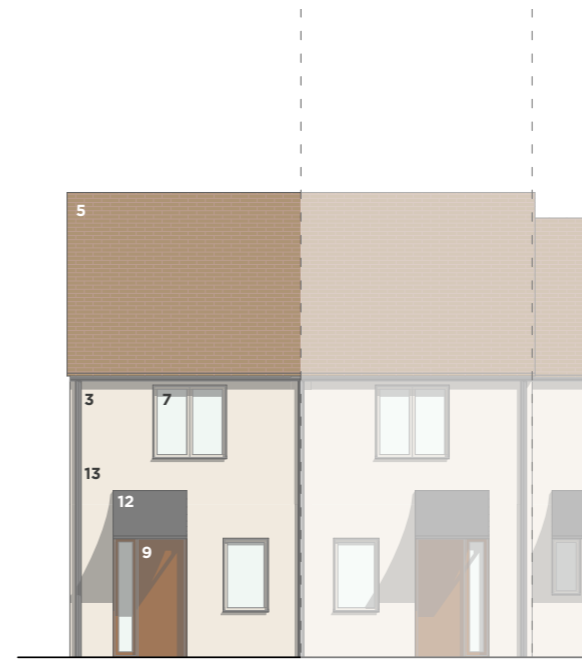
3.4.11 House Type S2a

This two bedroom unit is proposed to have light coloured render walls, and reconstituted stone roof tiles. There are four units of this house type proposed sitting along London Road, providing a different material to this frontage.

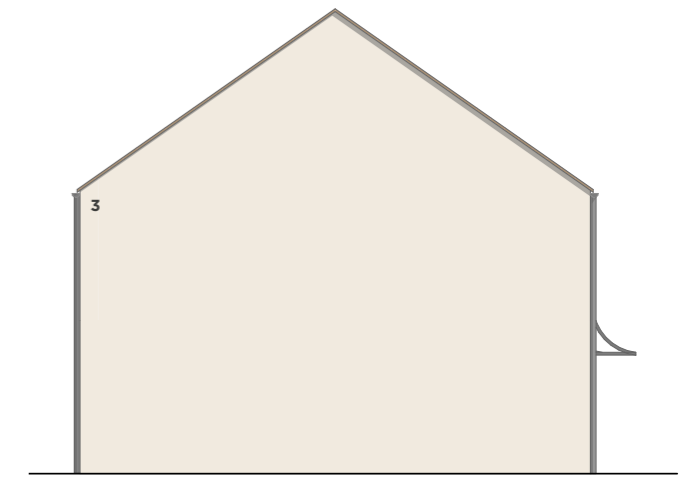
- House Type: **S2a**
- Bedrooms: **2**
- Persons: **4**
- Storeys: **2**
- Car Park Spaces: **2**
- No. of Units: **4**



Ground Floor Plan



Front Elevation



Side Elevation



Rear Elevation



3D View

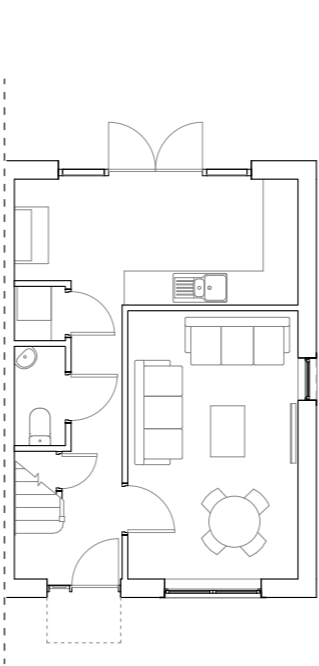
3.4 Residential Units

3.4.12 House Type AHS

House type AHS sits alongside S2a in the western most corner of the site. It is a two bedroom unit.

Materials proposed for this unit are the same as for S2a, being light coloured render, reconstituted stone roof tiles, light coloured window frames, a timber entrance door, and a grey metal porch.

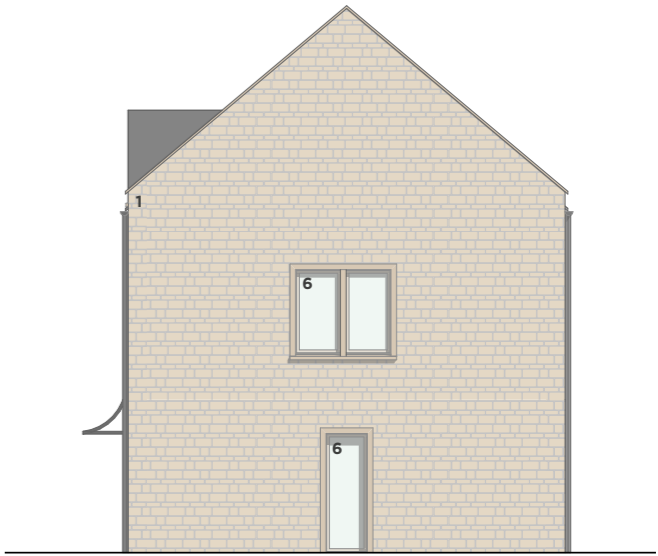
- House Type: **AHS**
- Bedrooms: **2**
- Persons: **4**
- Storeys: **2**
- Car Park Spaces: **2**
- No. of Units: **1**



Ground Floor Plan



Front Elevation



Side Elevation



Rear Elevation



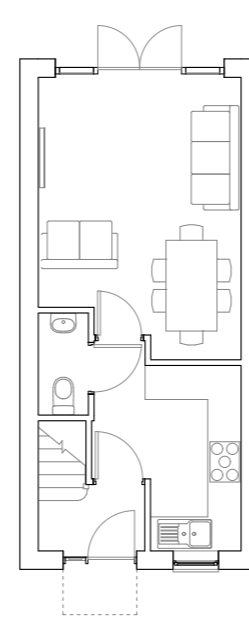
3D View

3.4 Residential Units

3.4.13 House Type S2b

S2b is proposed as reconstituted stone with slate roof tiles. The house type is the same as S2a except for the materials.

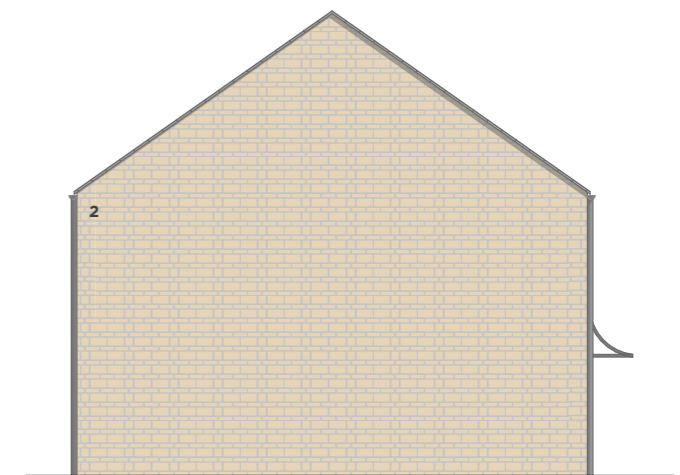
- House Type: **S2b**
- Bedrooms: **2**
- Persons: **4**
- Storeys: **2**
- Car Park Spaces: **2**
- No. of Units: **2**



Ground Floor Plan



Front Elevation



Side Elevation



Rear Elevation



3D View

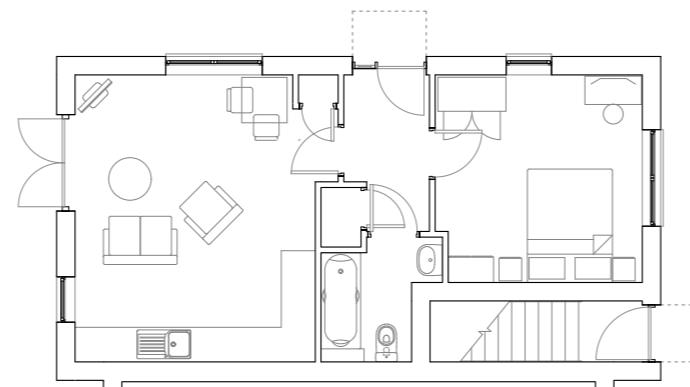
3.4 Residential Units

3.4.14 Apartments 1B2Pb

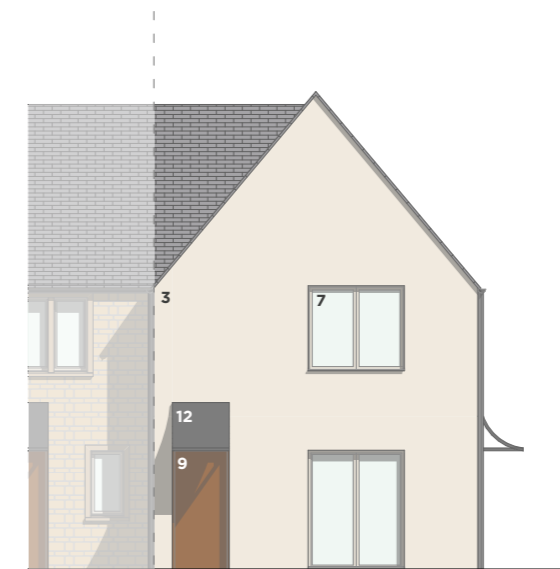
This unit houses two, 1 bed apartments. It is a two storey unit and sits alongside the two S2b units.

Materials proposed for this unit are a light coloured render, and a slate roof.

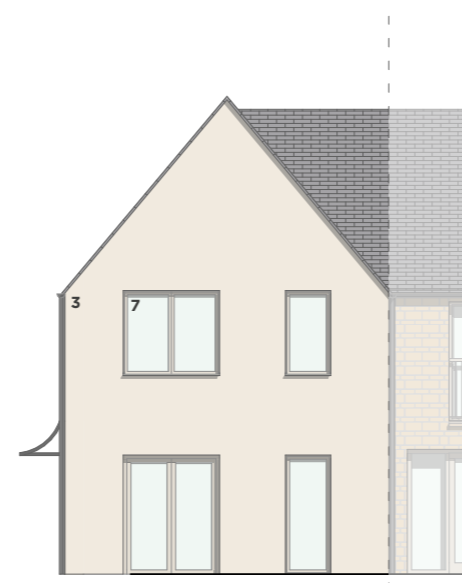
- House Type: **1B2Pb**
- No. Apartments: **2**
- Bedrooms (per apartment): **1**
- Persons (per apartment): **2**
- Storeys: **2**
- Car Park Spaces (per apartment): **1**
- No. of Units: **1**



Ground Floor Plan



Front Elevation



Rear Elevation



Side Elevation



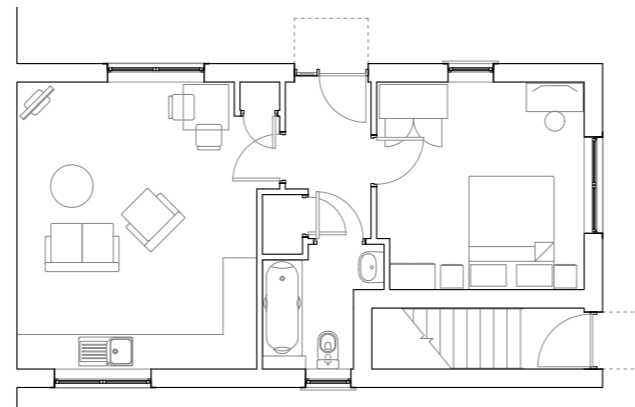
3D View

3.4 Residential Units

3.4.15 Apartments 1B2Pa

This unit houses two, 1 bed apartments. It sits on the entrance to the site alongside two S2a units. Materials proposed for this unit are Cotswold stone, and a reconstituted stone roof.

- House Type: **1B2Pa**
- No. Apartments: **2**
- Bedrooms (per apartment): **1**
- Persons (per apartment): **2**
- Storeys: **2**
- Car Park Spaces (per apartment): **1**
- No. of Units: **1**



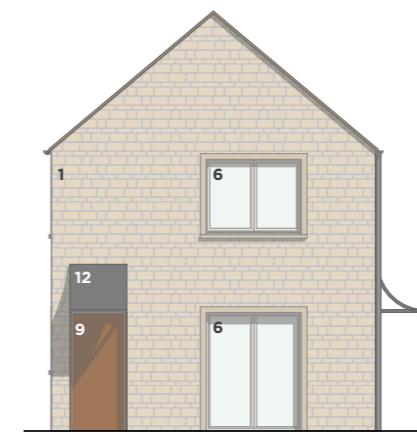
Ground Floor Plan



Front Elevation



Rear Elevation



Side Elevation



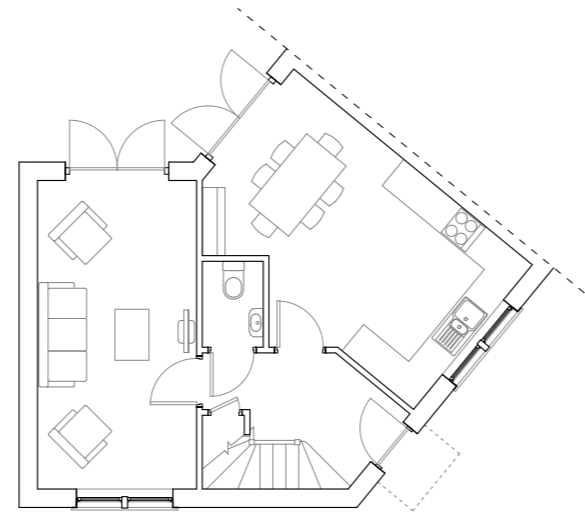
3D View

3.4 Residential Units

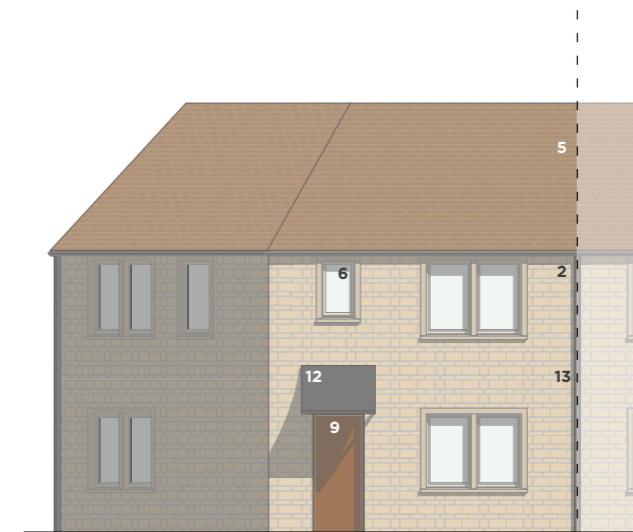
3.4.16 House Type WN2

House type WN2 provides a corner unit within the site. Two units sit next to one another (mirrored). Materials proposed for this unit are reconstituted stone walls and roof.

- House Type: **WN2**
- Bedrooms: **3**
- Persons: **5**
- Storeys: **2**
- Car Park Spaces: **2**
- No. of Units: **2**



Ground Floor Plan



Front Elevation



Rear Elevation



3D View



4. Character and Appearance

4.1 Materials

The material palette chosen for the site is complimentary of the surrounding buildings. Simple colours and a limited material palette helps to unify the scheme. Cotswold stone and reconstituted stone are chosen as the main material for the built form providing a high quality, low maintenance building finish. A light coloured render to match the stone colour is also proposed for some of the houses. Window frames are proposed as a light colour to compliment the stone colour. Doors are proposed as timber to offer a high quality entrance into the houses. Rainwater goods and flashing is proposed as grey to compliment the slate roof tiles.

The built form materials are balanced with a landscape design strategy that allows for planting within this urban setting. Planting is proposed as part of the boundary treatment and as street trees.

The proposed materials are (more detail can be seen on the elevation drawings submitted as part of this application):

1. Cotswold Stone
2. Reconstituted Stone
3. Render
4. Slate Roof Tiles
5. Reconstituted Stone Roof Tiles
6. Window (Light Colour Frames) with Stone Surround
7. Window (Light Colour Frames)
8. Rooflight (Frame Colour to Match Windows)
9. Timber Front Door
10. Timber Garage Door
11. Stone Coping
12. Porch (Grey Colour)
13. Rainwater Goods (Grey Colour)
14. Dormer (Window Frame Colour to Match Windows)
15. Black Single Ply Membrane Roof Finish



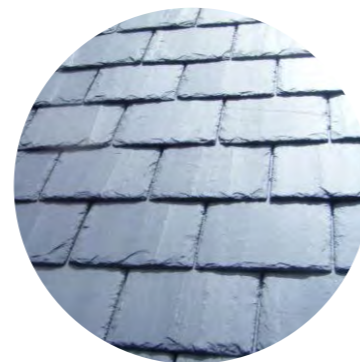
Cotswold Stone



Reconstituted Stone



**Light Coloured
Render**



Slate Roof Tiles



**Reconstituted
Stone Roof Tiles**



**High Quality
Landscape**

Indicative Material Palette

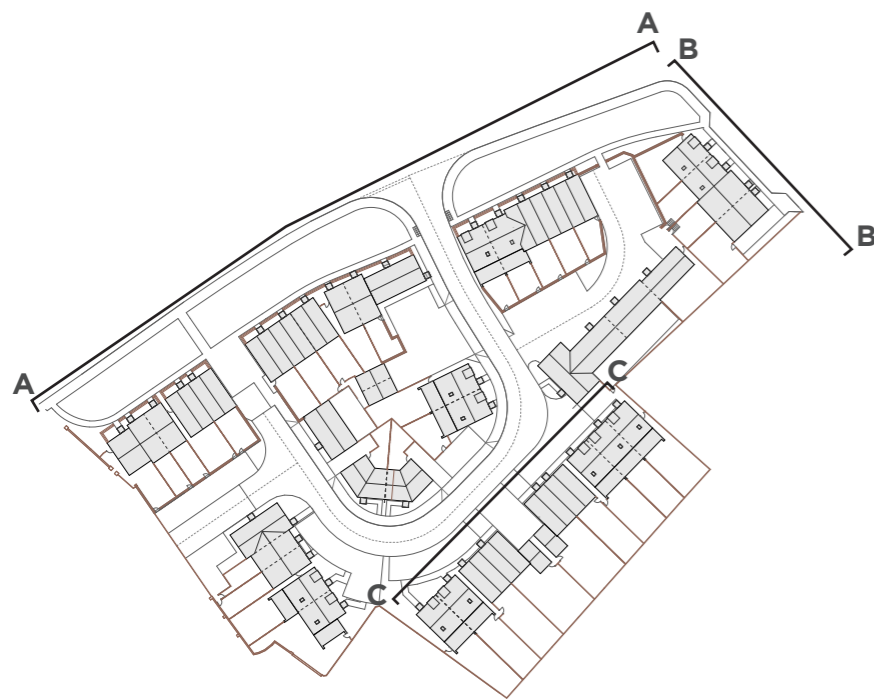
4.2 Site Sections and Elevations



London Road Elevation AA



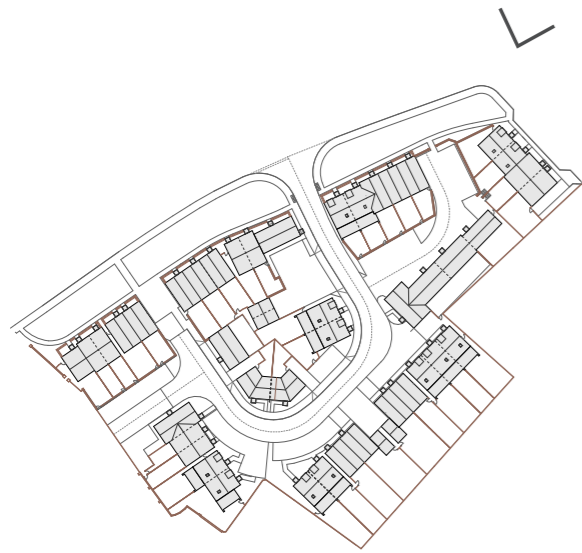
Northfield Road Elevation BB



Site Elevation CC

4.3 Proposed Views

4.3.1 Approach



4.3.2 Entrance



4.3 Proposed Views

4.3.3 Frontage and Pedestrian Route



4.3.4 Internal View





5. Landscape and Access

5.1 Landscape Strategy and Planting

This chapter should be read in conjunction with the landscape proposals by MHP, the Ecological Assessment produced by Tyler Grange and the Tree Survey by Tree Maintenance Ltd.

Landscape Strategy

The landscape proposals have been designed to echo the landscape and materials in the locality. The emphasis has been on developing a street scene with amenity value using street trees along both the London Road and within the development. The layout ensures a high-quality landscape materials with a good provision of trees, new hedges and simple front garden planting where appropriate. Detailing for trees included in hard surfacing or narrow spaces allows for a comprehensive tree pit system to prevent root compaction and enable effective watering. Hard landscape detailing focuses on reflecting the local Cotswold limestone. The proposed landscape elements have been designed to compliment and work with the existing trees and hedges.

Planting

The frontage to the development is defined with a new beech hedge (*Fagus sylvatica*) which is a species common in the Cotswolds and well-suited to the soils. It provides a green boundary and is a native species. When it becomes established the hedge will also provide a shelter and nesting opportunities for wildlife. Areas of bulb planting (snowdrop, crocus and daffodil) are proposed in the north lawn areas and will provide an attractive display in the winter and spring.

At the main entrance a pair of small leaved lime trees form a gateway (*Tillia cordata* 'Streetwise') to the development, an upright cultivar is selected to minimise branches overhanging footpaths in the future. A single avenue of flowering cherry trees (*Prunus avium* 'Plena') provides an attractive feature along the property frontage on London Road with spring blossom and autumn colour. The existing Common Lime tree at the west end of the frontage has a Tree Protection Order and is retained and protected, further east on the frontage two established Whitebeams give structure and habitat value. These new trees will mitigate against the loss of some of the

trees that will be removed from the frontage due to their limited lifespan.

A simple approach to planting within the development focuses on tree planting with low hedges to property frontages and some areas of ornamental groundcover where front gardens are not suited to lawn. Specimen shrubs are included where there is insufficient space for trees.

Within the development tree planting is incorporated to create an attractive street scene, break up areas of hard surface, and provide focal points at junctions. Upright cultivars of the field maple, rowan and pear tree (*Acer campestre* 'Streetwise', *Sorbus aucuparia* 'Streetwise' and *Pyrus* 'Chanticleer') have been selected to minimise overhanging branches while softening the street scene and providing seasonal variety. Tree planting in back gardens includes small ornamental cultivars of the crab apple and ornamental cherry.

At the south-west boundary with Tesco Express tree planting of upright hawthorn (*Crataegus* 'Stricta') in back gardens will help to filter views to the large built form. Existing boundary hedges on the south boundary area retained and will be managed appropriately following consultation with neighbouring properties.

Hard landscape

The primary natural material which has been used to influence material selection throughout the development is limestone. The use of Cotswold stone walls as boundaries to define properties includes both dwarf walls - where they suit front gardens - and also taller 'screen' walls' where it is desirable to provide privacy to rear gardens and to screen parking areas. Adjoining rear gardens are defined with timber close-board fences.

The properties which face onto London Road have traditional cottage-style frontages with low stone walls and an area of limestone chippings. Paths to front doors will be buff coloured small-unit paving. Parking areas and private drives are to be a complementary buff colour, the surfacing to vehicle areas will

differ to the pedestrian pathways but colours will reflect the tones of local limestone. Parking spaces can be defined with a contrasting colour block rather than line marking. The larger paved area at the main pedestrian entrance between plots 33 and 34 will include simple, quality detailing within the laying pattern.

Ecological Mitigation

Landscape design will include the creation of meadow mix grassland and native ornamental planting with known wildlife benefits with multifunctional green infrastructure design in order to mitigate the loss of the tall ruderal, pioneer vegetation and poor semi-improved grassland.

Native mature and semi-mature trees along the south and eastern boundaries are to be retained. Appropriate best practice construction measures including protective fencing and timings of works under ecological watching brief are proposed. Creation of new native scrub planting along the north is also proposed.

The mature trees along the eastern and southern boundaries are of importance to bat foraging, and these would be kept.

Additional planting throughout the site, including within new residential gardens will increase the provision of commuting and foraging habitat on the site.

New bat boxes are also proposed on suitable trees. The lighting levels will be designed sensitively for bats.

In order to provide enhanced nesting opportunities for birds, bird boxes will be installed on retained trees along the south and eastern boundary or integrated into new buildings.

All wild birds, their nests and eggs are afforded protection under the Wildlife and Countryside Act 1981 (as amended) whilst actively nesting. The removal of woody vegetation should be undertaken outside of the core breeding bird season, between March and August inclusive.



- Key**
- Existing Trees and Planting
 - Proposed Trees and Planting
 - Green Infrastructure

Landscape Plan



5.2 Perimeter and Boundary Treatment

This chapter should be read in conjunction with the landscape proposals submitted as part of the application.

Perimeter Treatment

A grass verge currently sits along the front of the site forming a boundary between the site and London Road. An improved green strip is proposed here, with a hedge along London Road, and a low wall running along the proposed houses.

To the east, the proposed built form sits close to Northfield Road, providing a positive active frontage. Suitable shrubs and planting is proposed to the front of these houses.

The western boundary is proposed as a mix of retained existing structures, as well as new planting.

To the south boundary the hedge and tree planting will be managed in consultation with the neighbouring properties.

Boundary Treatment

Within the site a number of boundary treatments are proposed. Within back gardens, between properties, timber closeboard fences are proposed.

Front boundaries are defined by planting. Front boundaries along London Road are defined by a low stone wall.

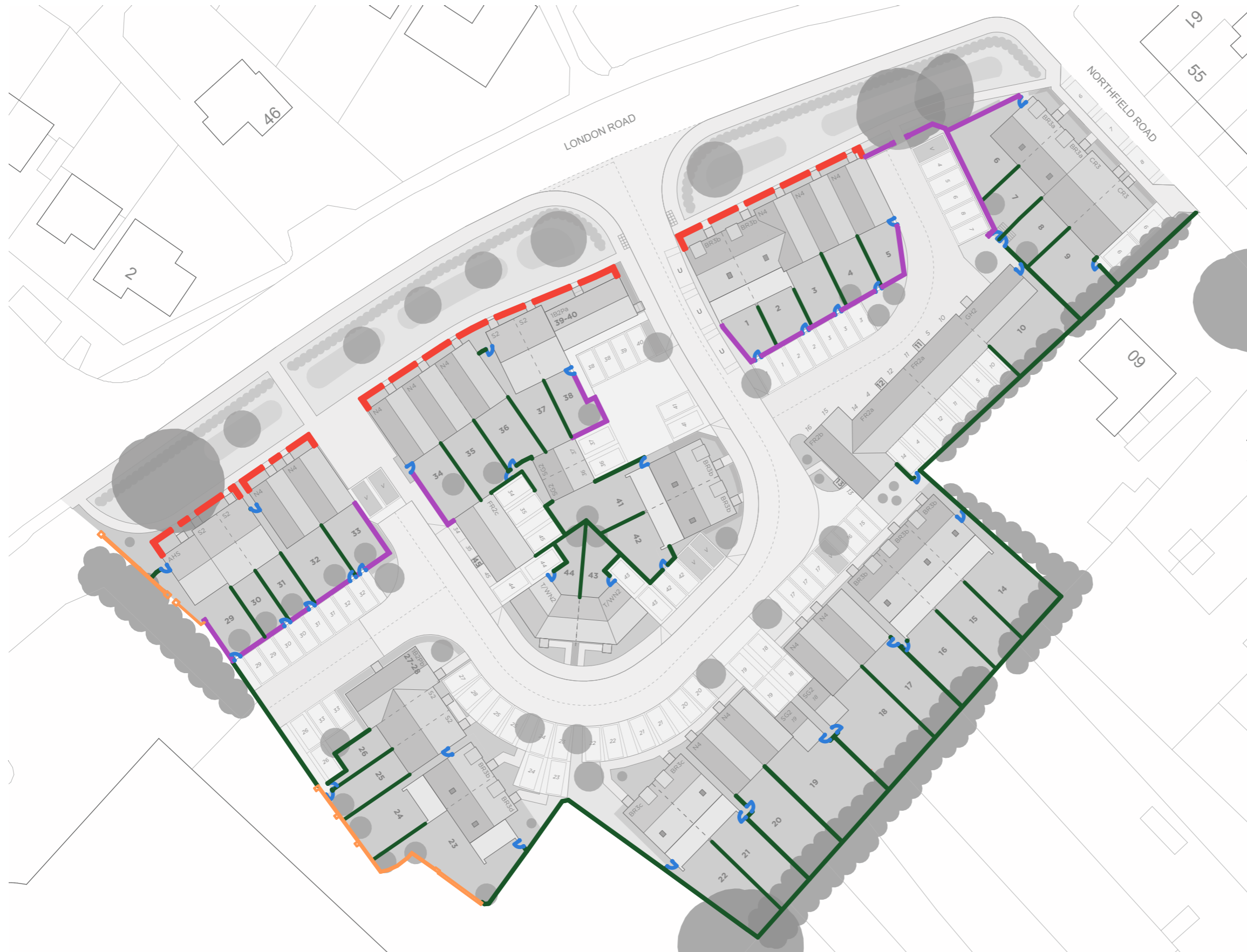
Side boundaries are defined by low stone walls with a timber fence.



Timber closeboard fence for boundary between houses



Low Cotswold stone wall proposed along the frontage to London Road



Key

- Low Stone Wall
- Timber Closeboard Fence
- Timber Access Gate into Gardens
- Low Stone Wall with Timber Screening Fence
- Existing Boundary

Perimeter and Boundary Treatment Plan



5.3 Access

This chapter should be read in conjunction with the Transport Assessment by Carl Tonks Consulting, submitted as part of the application.

The proposed access into the site is located off of London Road, where there is currently an existing access point.

A main internal road is proposed which also allows a refuse vehicle to service the whole site. Secondary shared surface roads provide a high quality urban realm.

A pedestrian route is proposed along the northern boundary, along London Road, as well as on the south side of the green strip. Pedestrian access into the site is possible from three points, providing a good level of permeability.



Access Plan

5.4 Parking, Cycle Storage and Refuse

Parking

Parking is provided as follows:

- 1 bed - 1 space
- 2 bed - 2 spaces
- 3 bed - 2 spaces
- 4 bed - 3 spaces

A total of 100 spaces are proposed, 6 of which are visitor spaces, and 3 are unallocated.







Cycle Storage

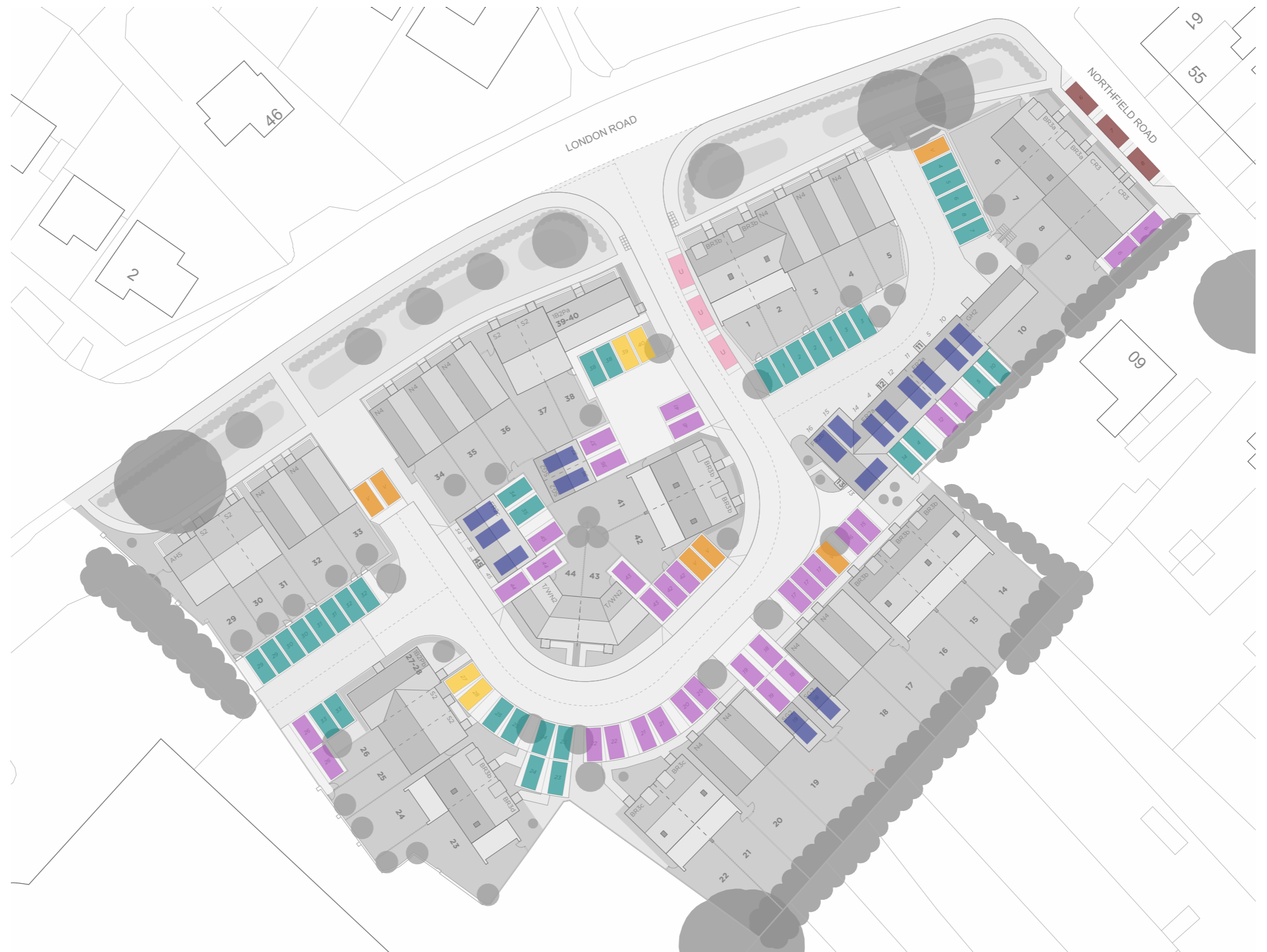
Each property will have sufficient cycle storage in line with the Council's requirements.

Refuse

The proposed roads have been tracked to allow for a refuse vehicle. Sufficient and appropriate refuse storage will be provided in line with the Council's requirements.

Key

-  Apartments Spaces
-  Spaces Allocated to Houses
-  On-plot Parking
-  Visitor Parking
-  Unallocated Parking
-  Parking in Undercroft or Garage



Parking Layout





6. Conclusion

6.1 Conclusion

The proposals within this document provide new homes for Tetbury and are appropriate in this sustainable brownfield location.

The design strategy carefully balances well arranged and attractive housing with an appropriate and contextual response that has been informed by the character, architectural language and the urban form of Tetbury. The resultant scheme will sit contextually on the site and enhance the wider area.

Good pedestrian links are provided on the site along with suitable levels of car parking, natural surveillance and the reinforcement of a sense of place. An appropriate active frontage is provided fronting London Road, along with a mix of roof forms, a positive landscape strategy and materials that enhance the immediate area and knit well with the overall character of Tetbury.



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