

134

Item No 05:-

15/03052/FUL (CD.4203/2/K)

**Stratton Place
42 Gloucester Road
Stratton
Cirencester
Gloucestershire
GL7 2LA**

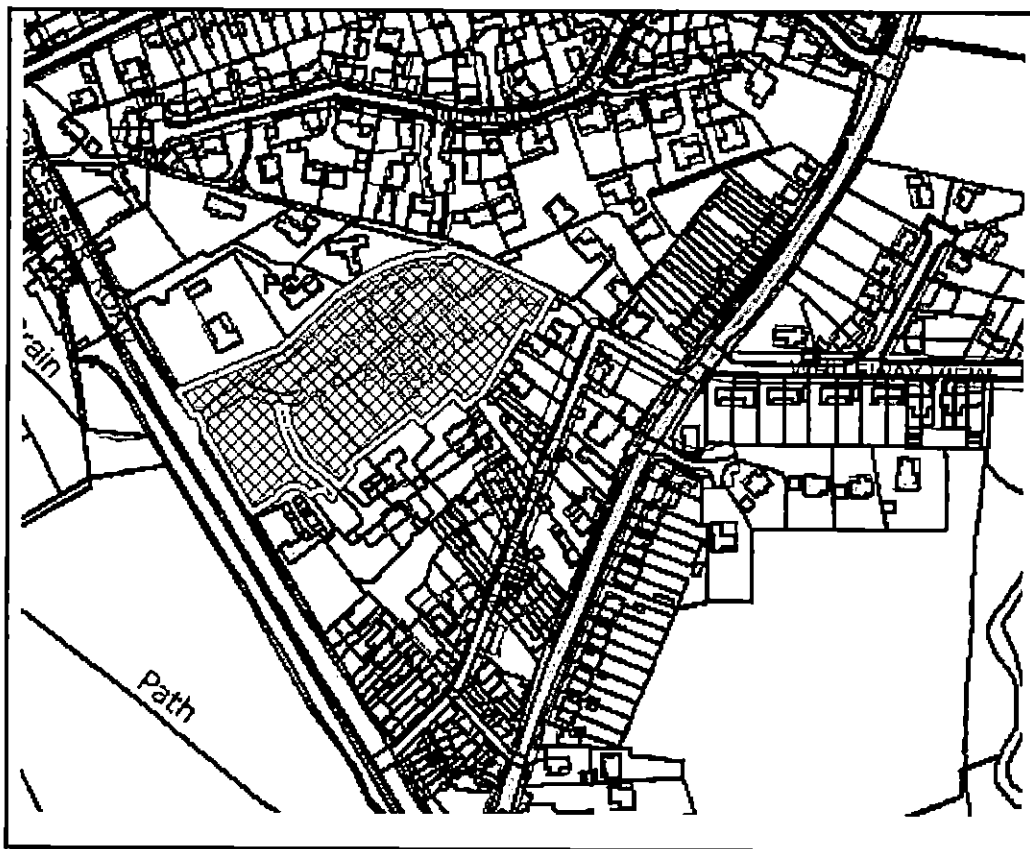
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Item No 05:-

Redevelopment to provide the erection of a 64 bed care home, 8 care suites, 34 assisted living units, ancillary accommodation and associated works at Stratton Place 42 Gloucester Road Stratton Cirencester

Full Application 15/03052/FUL (CT.4203/2/K)	
Applicant:	Courthouse Care Group
Agent:	Hunter Page
Case Officer:	Mike Napper
Ward Member(s):	Councillor Patrick Coleman
Committee Date:	11th November 2015

Site Plan



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RECOMMENDATION: PERMIT

Main Issues:

- (a) Loss of Non-Designated Heritage Asset
- (b) Impact upon Open Space & Protected Trees
- (c) Impact upon Neighbouring Properties

Reasons for Referral:

The application is presented to the Committee as the Ward Member, Cllr Coleman, considers that the impact of the current development proposals should be determined by Members, particularly in the context of the complex site history.

1. Site Description:

The application site is currently dominated by the unlisted Stratton Place, situated outside of the town's conservation areas, which is a modestly sized Edwardian Country House and considered a non-designated heritage asset. The building sits within a landscape setting that includes tree'd parkland, formal gardens and car parking relating to the former use of the building and grounds as a health club. The building has now been vacant for some considerable time and, as a result, is generally in a state of some neglect.

The site is otherwise surrounded by residential development on the remaining three sides, including a relatively recent development of 4 dwellings to the south-east that were the subject of an Appeal decision in 2005 (please see reference CT.4203/1/G of the Relevant Planning History) to which further reference will be made later in this report.

The application site is within a Development Boundary and is specifically allocated, under Policy 18 (Development within the Development Boundaries of Cirencester and the Principal Settlements) of the current Cotswold District Local Plan 2001- 2011, as an open space. The application site is the subject of three Tree Preservation Orders (TPOs) due to the public amenity value of many of the mature trees within the site.

Of most relevance to the current application, the site was the subject of a 2011 Appeal decision (please see reference 11/01272/FUL of the Relevant Planning History), which at that time included the adjoining land occupied by Stratton Place, under which permission was allowed for the change of use and extension of the building to a care home (Use Class C2), although the Appeal was dismissed in respect of the erection of 23 dwellings on the current application site. Subsequent to the latter decision, a variation of conditions application was permitted, which also had the effect of confirming the implementation of the scheme permitted at the Appeal.

2. Relevant Planning History:

10/03705/FUL Change of use and extension of existing leisure facility to provide a care home with 60 bedrooms and ancillary accommodation. Part permitted on appeal 12.07.2011;
 11/05444/FUL Change of use to single dwelling. Permitted 13.01.2012;
 11/05830/FUL Erection of seven detached dwellings. Permitted 17.08.2012;
 14/02783/FUL Variation of conditions 3 (scheme of landscaping), 9 (design and details), and 11 (drainage works) in respect of application 10/03705/FUL (Change of use and extension of existing leisure facility to provide a care home with 60 bedrooms and ancillary accommodation): Permitted 12.06.15.

3. Planning Policies:

NPPF National Planning Policy Framework
 LPR05 Pollution and Safety

LPR09 Biodiversity, Geology and Geomorphology
 LPR10 Trees, Woodlands and Hedgerows
 LPR18 Develop within Development Boundaries
 LPR38 Accessibility to & within New Develop
 LPR39 Parking Provision
 LPR42 Cotswold Design Code
 LPR45 Landscaping in New Development
 LPR46 Privacy & Gardens in Residential Deve

4. Observations of Consultees:

Highways Officer: No objection, subject to conditions.

Lead Local Flood Authority: No objection.

Water Company: "Following initial investigation, Thames Water has identified an inability of the existing waste water infrastructure to accommodate the needs of this application. Should the Local Planning Authority look to approve the application, Thames Water therefore recommend that a 'Grampian Style' drainage strategy condition is imposed (please see Recommended Conditions).

Environmental Protection Officer: No objection, subject to condition.

County Archaeologist: No objection, subject to condition.

5. View of Town/Parish Council:

Cirencester Town Council: "Though Members had no objection to the redevelopment of Stratton Place to provide 64 bed care home, 8 care suites and 36 assisted living units, they did, however, have concerns with regard to the height, massing and density of the development for the setting. They also regret the loss of the Edwardian Country House."

Baunton Parish Council: "No objections to the development but as it is very high density we seek measures to ensure no construction traffic uses Baunton Lane."

Preston Parish Council: Objects - "Though Members had no objection to the redevelopment of Stratton Place to provide 64 bed care home, 8 care suites and 36 assisted living units, they did, however, have concerns with regard to the height, massing and density of the development for the setting. They also regret the loss of the Edwardian Country House."

6. Other Representations:

Cirencester Civic Society: Please see letters attached dated 17.07.15 and 19.10.15.

11 Third Party letters of Objection: i) increased vehicular use of the access would result in safety hazards, particularly for pedestrians, and harm the quiet enjoyment of the residents of Stratton Place due to loss of privacy, noise, kitchen odours and light pollution;
 ii) the proposals are a large commercial development, with 24 hour 7 day a week operation, inappropriate to the residential character of the area, which is only suitable for housing;
 iii) the proposals would comprise overdevelopment;
 iv) the additional traffic using the access onto the main road would be hazardous;
 v) overlooking of existing dwellings, which could be resolved by construction of 2m high boundary wall and landscaping. Existing trees along boundary with Roberts Close are less dense and deciduous than indicated in the submitted details and therefore additional planting is necessary to provide screening;

- vi) damage to neighbouring dwelling's garden due to intrusion of weeds;
- vii) inadequate on-site parking provision would lead to overflow parking on nearby private lane;
- viii) noise, loss of privacy and light pollution to neighbouring properties and gardens from visitor car parking and the access road along boundary;
- ix) the main building, which is of historical interest, has been deliberately left to deteriorate and its demolition is unacceptable;
- x) overshadowing of neighbouring bungalow;
- xi) the proposals fail to consider the Planning Inspector's conclusions regarding the importance of the park-like setting;
- xii) the proposed buildings are overscaled and would dwarf surrounding buildings and cause overlooking, including of private rear gardens;
- xiii) the proposed below ground parking demonstrates the overdevelopment of the site, which would be totally at odds with the character of Cirencester and Stratton village;
- xiv) the proposals show a lack of regard in scale to the previously permitted care home development in respect of its relationship to surrounding dwellings and would result in a major change in elevation, scale and visual impact.
- xv) damage to neighbours' gardens from invasive weeds, trees and tree roots, which also restricts natural light to neighbours' dwellings;
- xvi) restriction in use of rightful private access to dwellings at Stratton Place by proposed introduction of entrance gates;
- xvii) residents of Stratton Laurels were not invited to the applicant's community engagement events, contrary to the submitted Statement of Community Involvement;
- xviii) the Landscape Strategy does not take full account of the comments made to the applicant by Stratton Laurels residents in respect of boundary landscaping.

14 Third Party letter of Support: i) the site is redundant and derelict and needs to be redeveloped and a care home is appropriate for the site; ii) the applicant has taken account of neighbour comments from pre-application engagement; iii) the proposals are "a great idea" as we have a growing ageing population and it would also bring jobs to the wider community; iv) the proposals pay close attention to highways and tree conservation issues; v) Stratton is a "fantastic location for a care based business on a large scale" as low traffic generation would not have an impact on the area and the development is unlikely to generate loud noise from events; v) the proposed redevelopment would enable the elderly and infirm to enjoy the beauty and tranquillity of the site's setting.

3 Third Party letters making General Comments: i) relationship of scale between proposed building and neighbouring properties needs to be further clarified; ii) any changes to on-site levels will need to ensure no surface water flooding of neighbouring properties; iii) although new boundary planting is welcomed, it will be important to ensure that no damage is caused to neighbouring properties by roots; iv) adequate capacity will need to be confirmed for foul drainage; v) construction of the below-ground parking will need to ensure no damage to neighbouring properties; vi) pleased that a positive scheme has emerged as the site has suffered from neglect and vandalism for four years to the detriment of the site and the neighbourhood. Attention is drawn to similar developments approved elsewhere within the District; vii) the concept of the proposals is supported, but concerns expressed regarding adequacy of on-site car parking provision to avoid highway hazards.

7. Applicant's Supporting Information:

Planning Statement
 Design & Access Statement
 Heritage Statement
 Written Scheme of Investigation: Building Recording
 Written Scheme of Investigation: Archaeology
 Landscape Design Strategy
 Arboricultural Impact Assessment
 Preliminary Ecological Assessment

Bat Survey
 Reptile Survey
 Transport Statement
 Flood Risk Assessment & Drainage Strategy
 Sustainability Statement
 Waste Management Strategy
 Statement of Community Involvement

8. Officer's Assessment:

The Proposals

Fully detailed permission is sought for the demolition of the existing building (Stratton Place) and the construction of a 64-bed care home, 8 care suites and 34 assisted living units (ALUs), which would result in the creation of approx. 9705 sq m of gross new floor space (net additional floorspace of 7035 sq m following the demolition of the existing building). Parking provision would comprise 50 spaces (incl 7 disability parking spaces) and 10 cycle spaces. The layout of the proposed development is based upon the footprints of the care home scheme previously permitted under the 2011 Appeal decision and the later 2012 permission for 7 dwellings. A selection of drawings to illustrate these previously permitted schemes are attached to this report.

The accommodation would be provided within three separate building blocks comprising the care home, including central communal facilities (e.g library, restaurant, cinema, communal room, 'wellness' rooms and care suites) and two detached blocks of 21 and 13 apartments respectively. The central care home building (max. height to ridge approx. 12 metres from natural ground level; approx. 17 metres where excavation reveals basement level) would be constructed on four levels with one level providing below-ground car parking for 41 cars (including 12 visitor spaces) and three floors of living accommodation above, including the use of the roofspace. The ALUs would be largely 2.5 storeys (max. height to ridge approx. 12 metres), again providing three floors of accommodation with the use of the roofspace. The architectural approach proposed is based upon the Cotswold vernacular, although the care home entrance (south-west) elevation incorporates a flat-roofed contemporary range. All of the buildings would be constructed of natural Cotswold stone walling with artificial stone slates to the pitched roofs. Sample elevations are attached to this report to assist Members.

The proposed landscaping scheme shows a formally laid out central avenue leading to the arrival point and care home entrance, with reinforced boundary treatments where the site adjoins existing residential properties comprising a mixture of new hedge and tree planting and close-boarded fencing.

(a) Loss of Non-Designated Heritage Asset

Stratton Place is an attractive Edwardian building, which was remodelled in 1912 by V A Lawson and T B Whinney. Lawson was a noted local architect who was part of the Arts and Crafts movement. The surviving building is constructed in dressed ashlar Cotswold stone to its main garden elevation. This façade, which looks over the open space in front of the building has survived largely intact and comprises a hipped roof with tall chimney stacks at either end.

The house has previously been extended for use as a health spa facility and latterly permission was granted to extend the house to form a 60 bed care home and 7 detached houses on the front lawn. Importantly, both of these developments preserved the visually sensitive 'parkland' area, containing the most significant protected trees, between the Gloucester Road and the existing building. The site frontage is in a prominent location on the approach to the historic town of Cirencester. The site as a whole represents the historic grounds of Stratton Place.

It has long been established that the Council considers the existing building to be a non-designated heritage asset. This consideration is based upon the age and surviving architectural and heritage interest of the building as noted above and is reinforced by the report produced by

English Heritage (now Historic England) in November 2009 and acceptance of this status by the Appeal decision in 2011. The building and site have remained abandoned in recent years and the fabric has been subject to neglect, theft and lack of maintenance. As a result, there has been an increase in deterioration of the building since the Historic England inspection and the Appeal.

The applicant's submitted Heritage Assessment assesses the building as having low architectural and historic interest of local significance. The building has moderate to high demonstrable local interest but does not fulfil the criteria appropriate to be considered nationally important. The building's local significance is now largely only manifest in the principal elevation and the building's context. The building and its setting has also been compromised by existing and permitted extensions. As such, the significance of the building as a heritage asset is relatively low. Officers agree that what remains of the building is of low significance in the national context, but consider that it has moderate to high significance in relation to its local context and that, despite the recent deterioration, the building retains sufficient historic form, fabric and context to conclude that the building maintains sufficient significance to remain a (non-designated) heritage asset. The loss of the building would, of course, be the highest level of harm possible to its remaining significance.

It is one of the 12 planning principles for sustainable development defined within the NPPF (paragraph 17) that planning should "conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations". It goes on to state in paragraph 131 that, in determining planning applications, local planning authorities should take account of:

- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- the desirability of new development making a positive contribution to local character and distinctiveness."

In the context of officers' conclusion regarding the remaining heritage value of Stratton Place, paragraph 135 of the NPPF requires that the effect of an application on the significance of a non-designated heritage asset, including its potential loss, should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement is required to be made having regard to the scale of any harm or loss and the significance of the heritage asset.

Having regard to comments expressed by Third Party objectors, it is also proper that the Committee's attention is drawn to paragraph 130 of the NPPF that states "Where there is evidence of deliberate neglect of or damage to a heritage asset the deteriorated state of the heritage asset should not be taken into account in any decision." In this instance, however, officers do not have evidence that neglect has been deliberate.

In weighing the relevant issues for the potential demolition of Stratton Place, officers have concluded that the loss of the remaining visual references of the building and its presence in the historic context of Cirencester would be detrimental to the local historic environment. It is, however, accepted that the demolition of this building in itself may essentially be beyond the scope of planning controls. Furthermore, the development potential of the land would not be affected by such an act due to the site's location within the existing settlement and the town's Development Boundary. There is therefore no compulsion for the developer to retain the building.

For the reasons set out above demolition of the remains of the 1912 Stratton Place would result in a high level of harm to a heritage asset which is of low national significance but retains moderate to high local interest. Based on this assessment, there should be a presumption to resist this proposal.

It is, however, clear that the central principle of the NPPF is the presumption in favour of sustainable development and that, where the development plan is silent, permission should be

granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits of the development. In terms of designated heritage assets, NPPF policies 133 and 134 set out the tests required to balance harm to a heritage asset against the public benefit of a proposal. The framework does not, however, explicitly relate these tests to non-designated heritage assets. Nevertheless, the overarching principle of the NPPF suggests that it would be appropriate to apply such a test. Given that the proposal would be considered to generate considerable public benefit, it would be legitimate to conclude that the overall benefits would outweigh the harm in this case. It is also, of course, appropriate to have regard to the increasingly poor condition of the existing building and the likelihood of it having a long-term productive future. Given the nationally low significance of the building, its poor current condition and the apparent lack of compulsion for the owner to retain it is considered that the public benefit generated by the proposal would outweigh the harm arising from its loss. Notwithstanding this conclusion, officers recommend a condition to require proper recording of the architectural interest of the building prior to its demolition to provide a long-term historic evidence of its presence and of the site's heritage interest.

In terms of the impact of the new buildings in themselves, officers consider that the site is generally well-screened from public view by the belt of mature trees along the Gloucester Road. The care home is well embedded back into the site with little impact on the historic environment. Glimpses of the buildings in the North-West corner of the site may be visible from the road. These ALU buildings are two and half storeys high, which is not unlike the height and location of the detached dwellings already permitted in this location. In general, it is considered that the scale and massing of the buildings are similar in their visual impact to the development that has already been permitted at the site as described under the Relevant Planning History of this report. The general design and materials of the buildings appropriately reflects the local distinctiveness of the Cotswolds. Details of the external doors and windows should be secured through condition. Consequently, the proposals are considered acceptable, having regard to Local Plan policies 18 and 42 and the design and historic environment provisions in sections 7 and 12 of the NPPF.

(b) Impact upon Open Space & Protected Trees

The application site is within a Development Boundary and is specifically allocated, under Policy 18 (Development within the Development Boundaries of Cirencester and the Principal Settlements) of the current Cotswold District Local Plan 2001- 2011, as an open space. With regard to open spaces so identified, Policy 18 states that development should be permitted provided that such development "would not materially harm any of the key characteristics" of the space.

As has been previously mentioned, the application site is the subject of Tree Preservation Orders (TPOs) that covers many of the mature trees within the site, the most important of which due to their public impact are those fronting the Gloucester Road. These individual trees and the two large copper beech trees T79 and T81 are proposed to be retained and could be enhanced by new planting. The trees along the north western boundary are partly visible from Gloucester Road and help to screen the site in public views as well as giving depth to the landscape and are also an important grouping. Internally there are several mature specimen trees that are in good health, but have limited public amenity value in the current circumstances. The conifers located along the south-eastern boundary provide some screening for the site as a tall evergreen hedge.

As part of the 2011 Appeal decision the Inspector dismissed a proposal for 23 dwellings to the front of Stratton Place, whilst allowing the conversion and extension of the existing building to a care home. In respect of the new-build dwellings, the Inspector refused them due to the encroachment of development into what he described as the 'parkland' area of the site between the existing car park and the Gloucester Road, which form "an important physical break in development along this side of Gloucester Road and is an attractive green space". He stated that it is this parkland area that is of significance in creating the perception of open space from the public domain, and that retaining its "largely unspoilt, attractive open qualities...., including the trees, is essential to maintaining the integrity of this designated open space and the character and appearance of this part of the settlement".

Subsequently, permission was granted (ref. 11/05830/FUL) for a reduced number of new-build dwellings comprising 7 units, which Members considered successfully addressed the Inspector's concerns. The current proposals, in respect of both the proposed care home and ALUs, can be seen to closely follow the footprint of the previously permitted schemes and therefore an acceptable precedent has been established for the siting of the proposed buildings without having a materially harmful impact upon the open space or TPO'd trees. An exception is the proposed removal of a copper beech (T60). Although this is a good quality tree, it has limited public amenity value at present. Its removal alone is not likely to give rise to a reason for refusal of the current proposal. Additionally, there is some scope for new tree planting along the site frontage to introduce young trees and thereby increase the age diversity.

Issues associated with tree crowns and blocking light to windows is likely to lead to the pruning of some trees in the future, particularly the beech T37 and others along the northwest boundary. The retention of the overall integrity of this line is however unlikely to be jeopardised by some pruning works even if large branches are pruned back on the site side.

The conifers along the south-eastern boundary would be removed and beneficially replaced with a 2m high beech hedge. The proposed new access driveway follows a very similar line to the existing tarmac driveway that runs along the north western side of the site. Roots of the trees growing along the north western boundary are likely to have developed beneath the existing surface and therefore the trees could be harmed by engineering works to form a new road. However, subject to an appropriate design and suitable care during site works, it should be possible to form a new access surface that does not require excavation into the ground below the existing driveway foundations and will allow root growth beneath. A condition is recommended, as attached to this report, to ensure appropriate protection of the trees.

In summary, the scheme is little different to the approved schemes in respect of impact on trees. The additional removal of the beech T60 is not likely to be of such harm to public views so as to give rise to a reason for refusal of the planning application. As such, the proposals are considered to accord with Local Plan policies 10 and 18 and the provisions of section 11 of the NPPF.

(c) Impact upon Neighbouring Properties

Third party objectors have understandably raised concerns regarding the impact of the proposed new buildings on their existing residential amenity, particularly in respect of potential loss of privacy and overbearing impact. It has been necessary for officers to consider these matters primarily in relation to the two previous permitted schemes, both of which were, by definition, considered to be acceptable. In order to maintain the previously established acceptable level of impact, the applicant has based the proposed layout on the footprints of the permitted buildings, the dotted outline of which are shown on the attached layout drawings.

In respect of the care home, the applicant has been able to draw parts of the proposed building back from shared boundaries when compared with the footprint of the permitted scheme. Nevertheless, the height of the building now proposed has increased in some elevations, which is particularly significant in terms of considering the impact on existing residents along the south-east and north-west boundaries. Having regard firstly to the south-east elevation (shown as Elevation 7 in the submitted drawings), the permitted extension to the existing building was of a similar height to, but approximately 6 metres closer to the boundary than, the nearest long range now proposed. Although the proposed range has more windows at first floor level, they are small single light windows that serve a service corridor and are proposed to be installed with obscured glazing. A gable range that would extend from the rear elevation would introduce an additional (third) floor with north-east facing window, but the existing building already has first floor windows at this point and officers consider that the impact of the further window would not be material in its effect.

Secondly, along the north-west boundary, the changes to the previously permitted scheme are possibly more significant as the proposals would introduce an additional storey along the length of

the boundary with the existing residential properties at Stratton Laurels, although again, in part, the elevation would be a little set back from the line of the existing building. The existing building and permitted both contained first floor accommodation and associated fenestration and are mitigated by a high stone wall and mature vegetation. Consequently, it is the impact of the third floor that would potentially have the greatest effect. Having regard to the well-established guidance regarding loss of privacy, it is noted that window-to-window distances between the most affected property (2 Stratton Laurels) and the proposed building would be in excess of the 21 metre guidance standard. Additionally, views of the neighbouring property and its rear garden where it is most adjacent to the dwelling are more limited by the existing mature trees at that point along the boundary. More open views would, however, be available across the relatively more remote part of the garden, but the applicant now proposes the erection of a 2 metre high close-boarded fence along the boundary in addition to new beech hedging. Taking a mid-point along the shared boundary with 2 Stratton Laurels, the distance between the proposed building and the site boundary would be approximately 14 metres.

In respect of the ALUs, the previously approved dwellings were approximately 9.5 metres to ridge height and of two storeys, but with the roofspace utilised with rooflights and dormer windows. Block 2 of the proposed buildings would be closer and more parallel to the walled south-east boundary (approximately 5 metres). The distance between the existing and proposed buildings would be approximately 12 metres at its nearest point. Following concerns expressed regarding potential loss of privacy to the rear one and a half storey and garden of the neighbouring property (1 Stratton Place), revisions have been received that have omitted all first floor fenestration and reduced the scale of rear outshots with the result that two units of accommodation have been removed. The proposals now also include additional planting of semi-mature trees to strengthen the effectiveness of the boundary.

Block 1 of the ALUs, whilst similarly higher and, in part, closer to the north-west boundary than the previously permitted dwellings, is angled such that views, where they exist, towards neighbouring properties are more oblique. Distances between the new building and existing dwellinghouses are generally in excess of guidance standard, and where closer (18 metres) the facing wall of the proposed building is a blank gable end. Existing boundary character comprises lower walling and mature though more sporadic planting, and the proposals therefore now again include the erection of a 2 metre high close-boarded fence and new hedging.

The visual impact of the increased height and massing of the proposed buildings when compared with the approved schemes would be apparent in some private views, but are considered by officers not to be so materially harmful to warrant refusal of the development. Therefore, taking all of the above into account, officers consider that the scale, orientation and fenestration of the proposed buildings would accord with the established guidance for the protection of residential amenity used for the interpretation of Local Plan Policy 46 and the design policies within section 7 of the NPPF. Officers have also assessed concerns raised in respect of potential noise and air pollution arising from the access and parking proposals, but consider that the nature of the proposed use and the relationship to neighbouring properties would be unlikely to give rise to material harm relative to the previous use of the site as a health spa and the schemes permitted, having regard to Local Plan Policy 5 and the provisions of sections 8 and 11 of the NPPF.

(d) Other Issues

Following the submission of detailed surveys, the Council's officers have considered the potential effect of the redevelopment of the site in terms of existing potential ecological interest, in relation to Local Plan Policy 9 and section 11 of the NPPF and are content that no harm would be caused to any protected species. The proposals provide an opportunity for levels of ecological interest to be increased and a condition is therefore recommended to seek to achieve this through long-term landscape management objectives and practices.

The Highways Officer has confirmed his satisfaction with the impact of the proposals, including the levels of parking, on the safe use of the main road access and the internal road arrangements, having appropriate regard to Local Plan policies 38 and 39 and section 4 of the

NPPF and consequently raises no objection subject to the recommended conditions. It should be noted that the issue raised in respect of the provision of gates on the access drive is a matter to be resolved outside of the planning process between the parties concerned.

Similarly, other technical consultees have assessed the proposals, including the submitted Flood Risk Assessment, in the context of drainage infrastructure and are content to raise no objections.

9. Conclusion:

Having taken account of all of the above matters and concerns raised, officers are able to recommend that permission should be granted for the proposed redevelopment of the site. Whilst it is proper to express the regret at the potential loss of Stratton Place, officers accept that the building's condition has made the likelihood of its productive and sympathetic re-use increasingly unlikely, and that the redevelopment of the site for much needed care accommodation is an alternative that would, in itself, provide community benefits. In this latter context, the NPPF states (paragraph 50) that:-

"To deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities, local planning authorities should:

- plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community (such as, but not limited to, families with children, older people, people with disabilities, service families and people wishing to build their own homes);
- identify the size, type, tenure and range of housing that is required in particular locations, reflecting local demand."

Whilst the proposed development in planning terms is for C2 (residential institution) use rather than for dwellings (Use Class C3), the above statement is clearly intended to have a wider scope in terms of providing homes in appropriate well-designed locations for all sections of the community, and officers consider the current application represents a viable opportunity for such provision.

10. Conditions:

The development shall be started by 3 years from the date of this decision notice.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

The development hereby approved shall be implemented in accordance with the following drawing number(s): 1427/PA/001, 1427/PA/010 Rev. B, 1427/PA/100 Rev. A, 1427/PA/101 Rev. A, 1427/PA/102 Rev. A, 1427/PA/103 Rev. A, 1427/PA/200 Rev. A, 1427/PA/201 Rev. A, 1427/PA/202 Rev. A, 1427/PA/203 Rev. A, 1427/PA/212 Rev. A, 1427/PA/305, 1427/PA/401, 1427/PA/302, 1427/PA/303, 1427/PA/304, 1427/PA/310, 1427/PA/312, 1427/PA/313, 1427/PA/400, C02 Rev. C, 1427/PA/210, 1427/PA/211, 1427/PA/301, 1427/PA/311, and 15072.102 Rev. A.

Reason: For purposes of clarity and for the avoidance of doubt, in accordance with paragraphs 203 and 206 of the National Planning Policy Framework.

Development shall not commence until a drainage strategy detailing any on and/or off site drainage works, has been submitted to and approved by, the Local Planning Authority in consultation with the sewerage undertaker. No discharge of foul or surface water from the site shall be accepted into the public system until the drainage works referred to in the strategy have been completed.

Reason: To ensure that sufficient capacity is made available to cope with the new development and in order to avoid adverse environmental impact upon the community, in accordance with Cotswold District Local Plan Policy 5 and the provisions of the NPPF.

No phase of the development, including demolition or site clearance, shall be commenced until an Arboricultural Method Statement (AMS) and Tree Protection Plan (TPP), to ensure the protection of retained trees during the construction period within that phase, have been submitted to and approved in writing by the Local Planning Authority. The matters to be encompassed within the AMS and TPP shall include, but not necessarily be limited to, the following:-

- i) a specification for the pruning of, or tree surgery to, trees to be retained;
- ii) the specification of the location, materials and means of construction of temporary protective fencing and/or ground protection in the vicinity of trees to be retained, in accordance with the recommendations of BS5837 2012, and details of the timing and duration of its erection and dismantling;
- iii) the definition of areas for the storage or stockpiling of materials, temporary on-site parking, site offices and huts, mixing cement or concrete, and fuel storage;
- iv) the means of demolition of any existing site structures and of the reinstatement of the area currently occupied thereby;
- v) the specification and routing and means of installation of drainage or any underground services within the typical radial root protection areas of retained trees;
- vi) the details and method of construction of any other structures such as boundary walls and alterations to existing ground levels within the typical radial root protection areas of retained trees;
- vii) the details and method of construction of any roadway located within the typical radial root protection areas of retained trees in accordance with BS 5837 and current industry best practice; and as appropriate for the type of roadway required in relation to its usage;
- viii) Provision for the supervision of any works within the root protection areas of trees to be retained, and for the monitoring of continuing compliance with the protective measures specified, by an appropriately qualified arboricultural consultant, to be appointed at the developer's expense and notified to the Local Planning Authority, prior to the commencement of development; and provision for the regular reporting of continued compliance or any departure there from to the Local Planning Authority

The findings of the AMS and provisions of the TPP shall thereafter be implemented in full in accordance with the approved details prior to the commencement of works on site, including demolition or site clearance, and for the duration of the construction of the development.

Reason: To safeguard the retained/protected tree(s) in accordance with Cotswold District Local Plan Policies 10 and 45. It is important that these details are agreed prior to the commencement of development as works undertaken during the course of construction could have an adverse impact on the wellbeing of existing trees.

Landscaping of the development hereby permitted shall be undertaken in accordance with the submitted 'Landscape Strategy' drawing (ref. 15072.102 Rev. A). Landscaping on the boundary of the site shall be completed by the end of the first planting season following the start of construction and the remainder by the end of the planting season immediately following the development being brought into use or occupied.

Reason: To ensure that the landscaping is carried out and to enable the planting to begin to become established at the earliest stage practical and thereby achieving the objective of Cotswold District Local Plan Policy 45.

DLA06 Replacement planting

No development shall take place until a 5 year landscape and ecological management plan for the site, based upon the recommendations within section 6 of the 'Preliminary Ecological Assessment' (report number RT-MME-119907-01), by Middlemarch Environmental dated June 2015, and the 'Landscape Strategy' drawing 15072.101 Rev. A, has been submitted to and approved in writing by the Local Planning Authority. The provisions of the said management plan

shall thereafter be permanently implemented in accordance with timescales to be included and agreed within the management plan.

Reason: In the interests of the character and appearance of the site and surrounding area in accordance with Cotswold District Local Plan Policy 45 and to ensure that the biodiversity of the site is protected and enhanced in accordance with the Wildlife and Countryside Act 1981. It is important that these details are agreed prior to the commencement of development in order to ensure proper management of the landscape and biodiversity at the site both during and following the construction of the approved scheme.

No development shall take place within the application site until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation, including a timetable for the submission of the findings which has been submitted by the applicant and approved in writing by the Local Planning Authority.

Reason: To ensure that items of archaeological interest are properly recorded. Such items would potentially be lost if development was commenced prior to the implementation of a programme of archaeological work. It is therefore important that such a programme is agreed prior to the commencement of development.

In the event that contamination is found at any time when carrying out the approved development, it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment shall then be undertaken in accordance with the requirements of Environment Agency's Model Procedures for the Management of Land Contamination, CLR 11, and where remediation is necessary, a remediation scheme shall be submitted to and approved in writing by the Local Planning Authority prior to further works taking place on site. The said remediation scheme shall include provisions to be made to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property, and a timetable for the completion of the remediation works. The approved remediation scheme shall be implemented in accordance with the said scheme.

Reason: To prevent pollution of the environment in the interests of the amenity in accordance with Cotswold District Local Plan Policy 5 and Section 11 of the NPPF.

No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period.

The Statement shall:-

- i. specify the type and number of vehicles;
- ii. provide for the parking of vehicles of site operatives and visitors;
- iii. provide for the loading and unloading of plant and materials;
- iv. provide for the storage of plant and materials used in constructing the development;
- v. provide for wheel washing facilities;
- vi. specify the intended hours of construction operations;
- vii. measures to control the emission of dust and dirt during construction

Reason: To reduce the potential impact on the public highway, in accordance with Cotswold District Local Plan Policy 38 and the provisions of the NPPF. It is important that these details are submitted and approved before the commencement of any works on site to minimise the impact of construction/demolition vehicles on the local highway network.

Prior to beneficial occupation of the development hereby permitted, car parking to incorporate 50 spaces including a minimum of seven disabled spaces and two electric vehicle charging points within the site shall be provided, and no part of the development shall be occupied until the approved works have been completed. The approved works shall be permanently maintained as such thereafter.

Reason: To reduce potential highway impact, in accordance with Cotswold District Local Plan Policy 39 and the provisions of the NPPF.

Prior to beneficial occupation of the development hereby permitted, secured and covered cycle parking numbering a minimum of 10 spaces within the site shall be provided, and no part of the development shall be occupied until the approved works have been completed. The works shall be permanently maintained as such thereafter.

Reason: To reduce potential highway impact, in accordance with Cotswold District Local Plan Policy 39 and the provisions of the NPPF.

Prior to beneficial occupation of the development hereby permitted, the vehicular turning facilities shall be provided in accordance with the submitted plan and those facilities shall be maintained available for those purposes thereafter.

Reason: To ensure that a safe, suitable and secure means of access for all people that minimises the conflict between traffic and cyclists and pedestrians is provided in accordance with Cotswold District Local Plan Policy 38 and the provisions of the NPPF.

The external walls of the development hereby permitted shall be built of natural Cotswold stone.

Reason: To ensure that in accordance with Cotswold District Local Plan, the development will be constructed of materials that are appropriate to the site and its surroundings. It is important to protect and maintain the character and appearance of the area in which this development is located.

The roofslopes of the development hereby permitted shall be covered with artificial Cotswold stone slates.

Reason: To ensure that, in accordance with Cotswold District Local Plan policies 18 and 42 and the provisions of the NPPF, the development will be constructed of materials that are appropriate to the site and its surroundings. It is important to protect and maintain the character and appearance of the area in which this development is located.

The development shall not start until samples of the proposed walling and roofing materials have been approved in writing by the Local Planning Authority and only the approved materials shall be used.

Reason: To ensure that, in accordance with Cotswold District Local Plan policies 18 and 42 and the provisions of the NPPF, the development will be constructed of materials of a type, colour, texture and quality that will be appropriate to the site and its surroundings.

The development shall not start until a sample panel of walling of at least one metre square in size showing the proposed stone colour, coursing, bonding, treatment of corners, method of pointing and mix and colour of mortar has been erected on the site and subsequently approved in writing by the Local Planning Authority and the walls shall be constructed only in the same way as the approved panel. The panel shall be retained on site until the completion of the development.

Reason: To ensure that in accordance with Cotswold District Local Plan policies 18 and 42 and the provisions of the NPPF, the development will be constructed of materials of a type, colour, texture and quality and in a manner appropriate to the site and its surroundings. Retention of the sample panel on site during the work will help to ensure consistency.

All door and window frames shall be recessed a minimum of 75mm into the external walls of the buildings.

Reason: To ensure the development is completed in a manner sympathetic to the site and its surroundings in accordance with Cotswold District Local Plan policies 18 and 42 and the provisions of the NPPF.

No bargeboards or eaves fascias shall be used in the proposed development.

Reason: To ensure the development is completed in a manner sympathetic to the site and its surroundings in accordance with Cotswold District Local Plan policies 18 and 42 and the provisions of the NPPF.

No development shall commence until the design and details of external doors, windows, balconies and external balustrades have been submitted to and approved in writing by the Local Planning Authority.

The design and details shall be accompanied by drawings to a minimum scale of 1:20 with full size moulding cross section profiles, elevations and sections. The development shall only be carried out in accordance with the approved details and retained as such at all times.

Reason: To ensure the development is completed in a manner sympathetic to the site and its surroundings in accordance with Cotswold District Local Plan policies 18 and 42 and the provisions of the NPPF.

No works of demolition shall take place within the application site until the Local Planning Authority have received and approved in writing an architectural recording of pre 1948 structures within the site from the applicants or their agents and successors in title. This work will be carried out in accordance with the Written Scheme of Investigation previously submitted or to an alternative standard recognised by Historic England and agreed with the Local Planning Authority.

Reason: In order to preserve a record of and advance understanding of the significance of any heritage assets to be lost and to make this evidence publicly accessible in accordance with Paragraph 141 of the NPPF.

The development hereby permitted shall be carried out in accordance with the approved finished floor levels plans (as submitted 28.10.15) unless otherwise agreed in writing with the Local Planning Authority.

Reason: It is important to ensure the accuracy of the height of the elements of the development in relation to existing levels and structures both on and off the site, in accordance with Cotswold District Local Plan policies 18 and 42 and the provisions of the NPPF.

Prior to the occupation of the care home building, the first floor windows of the south-east elevation (as shown by drawing ref. 1427/PA/313) shall be installed with opaque glazing and shall be permanently maintained with the said opaque glazing.

Reason: To ensure that the privacy of occupants of neighbouring properties is maintained, in accordance with Cotswold District Local Plan Policy 46 and the provisions of the NPPF.

For purposes of clarity and the avoidance of doubt, the application site, as a planning unit, shall be used only for C2 (Residential Institutions) use, and for no other purpose, including any other purpose in Class C3 (Dwelling Houses), of the Schedule to the Town and Country Planning (Use Classes) Order 2010 or the equivalent to that Class in any statutory instrument amending or replacing the 2010 Order or any other change of use permitted by the Town and Country Planning (General Permitted Development) Order 1995.

Reason: It is essential that the Local Planning Authority retains control over the use of the development because of its rural location on allocated employment land, in accordance with Cotswold District Local Plan policies 21, 32, 38 and 39, and the NPPF.

CIRENCESTER CIVIC SOC

Mr. Mike Napper
Cotswold District Council
Trinity Road, Cirencester.

From: 15 Cecily Hill
Cirencester
Glos. GL7 2EF

Ref: 15/03052/FUL

17th July 2015

Dear Mike,

The Executive Committee considered this new application for Stratton Place in great detail, when we met last evening. Several members have recently visited the site.

In terms of architectural style and the general spatial arrangement of buildings, The Society considers this proposal to be preferred to the consented scheme which has a more 'scattered' arrangement of residential units. At a more detailed level, the deep floor plans are assimilated into the architectural style by the use of roof valleys which allow the steeper roof pitches to read appropriately with the building's elevations.

Notwithstanding this positive support, the Society still has concerns over the loss of the Edwardian mansion, designed by Lawson.

Our feeling is that the offer to incorporate some of its materials into the new building – whilst done with the best possible intentions - could well impoverish the new building by forming a random contrast of maturity, materials and patina and would not retain the existing façade's really worthy qualities of scale, proportion and fenestration.

Rather than taking up the developers offer just to provide a photographic record or survey of the mansion before it was demolished, we felt that, in the event of the scheme being approved, the existing façade be protected for a period of one month from the date of consent to allow members of The Society and any consultants commissioned by them to evaluate its condition in terms of its material integrity and its resultant potential to be dismantled, indexed and marketed for sale or procurement by interested parties. The latter period to be capped to a period of no more than 4 months from the date of planning consent.

The society would welcome participation in appraising any offers to purchase or procure the façade for re-use. In the event that no offers are received within the prescribed period, The Society's active involvement in its future would cease.

In addition to the above, the layout shows that its footprint is extremely close to Root Protection Areas, especially in the woodland area and the vehicle access to the parking. If this has not been based on a *new* Arboricultural Report, we feel that a new one should be commissioned. The current one, if it has not been 'renewed', will no longer apply because of the growth of trees, both in canopy and root development and should therefore be refreshed.

We are concerned that, although the report says that future planting will screen the development from neighbours, the named planting is an incongruous mix of native and exotic species that is not, in our opinion, specified in a way that will form an effective screening.

We would also ask whether, in view of the fact that the site has not been occupied for years, an up-to-date ecology/protected species report has been prepared.

Some of these later quibbles may well be able to be covered by conditioning, should the application be approved in principle.

I do trust that these comments will be a useful addition to the debate.

With my personal regards,

Sincerely,

Geoffrey Adams
Chairman
Cirencester Civic Society.

CIRENCESTER CIVIC SOC

Mr. Mike Napper
Cotswold District Council
Trinity Road, Cirencester

From: 15 Cecily Hill
Cirencester
Glos.GL7 2EF
19th October 2015

Ref: 15/03052/FUL - Stratton Place

Dear Mike,

Further to my letter of 17th July, I am very pleased to be able to advise that, following discussions between The Civic Society and Court House Care, their project team have been able to agree with a reclamation company that they will buy the facade and catalogue its features, so that it can be sold in an appropriate manner, either as a complete facade or piece by piece.

We understand also that the District Council's Conservation Officer, Julian Bagg, has now submitted his draft report on the application. He reaches a similar conclusion to the Civic Society and, we understand, concludes as, follows: "*Given the nationally low significance of the building, its poor current condition and the apparent lack of compulsion for the owner to retain it, it would seem likely that the public benefit generated by the proposal would outweigh the harm arising from its loss.*"

He also suggests a planning condition, with which Court House Care is happy to comply, that the applicants agree a programme of architectural recording of pre-1948 structures within the site and that the work be carried out to a standard recognised by Historic England and agreed with the council.

Cirencester Civic Society is delighted that the importance of the building has been recognised and that arrangements have been put in place to acknowledge this and that the façade will be salvaged. Our major concern has therefore been addressed.

Other comments in our previous letter still stand and, as we said then, will hopefully add to the debate.

With regards,
Yours sincerely,

G.T.Adams. Chairman of Cirencester Civic Society

Planning Statement

**Redevelopment to provide a 64 bed care home, 8 care suites
and 36 assisted living units, ancillary accommodation and
associated works at
Stratton Place, Stratton, Cirencester, Gloucestershire**

For Courthouse Care Group • June 2015 • Reference 4110

3.0 The Application Proposal

- 3.1 The proposed development seeks planning permission for the demolition of the existing building and erection of a 64 bed care home, 8 care suites and 36 assisted living units providing varying levels of care along with ancillary facilities such as a wellness centre. The current proposal would increase the number of bed spaces for the extant care home permission by just one. The proposed assisted living units would be on a similar footprint to the 7 detached dwellings approved in 2011.
- 3.2 The proposed design uses the existing level change across the site to ensure the new buildings work with the existing landscape. Ultimately this gives varying pitched roof heights which are akin to the undulating nature of Cotswold village architecture. At the upper end (North) of the site is the new 64 Care Home where an upper and lower ground floor mediates between the largest change in topography. The majority of parking on site is provided at the lower ground floor, below the care home, to maximise the available gardens and amenity space for residents and which ultimately provides a visual enhancement to the appearance of the site. There are localised parking spaces and drop off points near to the entrances. For further details please refer to the accompanying Transport Statement.
- 3.3 The main entrance is located on the central axis of the site between the care home and the assisted living units. At this arrival point a 'Village Quadrant' has been designed to create a meaningful destination and forum for activity at the heart of the proposal. The entrance itself is a double height glazed atrium that manages the flow of people between the care home, parking and the wellness centre.
- 3.4 The upper ground floor gallery and 'village square' becomes the confluence between the various public spaces; an effective meeting point for the community. The second storey is contained within the pitched roof space and houses a fourth resident wing of 20 beds, 64 bedrooms in total. Dormer windows are used for each second floor bedroom to help break up the roof plane and reference the local vernacular.
- 3.5 There will be 36 assisted living units comprising a range of 1 and 2 bedroom units. These residents will be encouraged to use the communal facilities associated with the care home, in particular the wellness centre and the restaurant. Support for these units being treated as C2 is offered by a decision made by the Council, reference 13/01573/FUL, involving a scheme at Fossey Farm, Moreton-in Marsh - the officers report stating:

"It will be noted that the Assisted Living Units are houses that would be capable of varying degrees of residential independence but these units must be considered in the context of the planning unit as a whole, in that it is a facility for those in need of continuing care. On this basis, the planning use would most reasonably fall within Use Class C2 (Residential Institutions), rather than Use Class C (Dwellinghouses). This approach has been supported by Counsel's Opinion in similar cases. Consequently, the application does not fall under the provisions of Local Plan Policy 21 (Affordable Housing)."

3.6 A minimum level of care will be provided with each unit as set out in Appendix 1, which includes a general statement by the applicant. The following factors are also particularly relevant in establishing this use as a C2 rather than C3 use:

- a) The minimum age restriction.
- b) The needs assessment at entry.
- c) Integration of the ALUs into the Care Home – there is mandated through the s.106 Agreement which requires a close working relationship between the Care Home and the ALU operator, whereby the communal facilities (dining and personal care facilities) at the Care Home are open to the ALU residents.
- d) An overarching Care Provider that determines the 'operating rules' of the ALUs.
- e) A 24hr alarm call system integrated with/into the Care Home.

The accommodation is being provided with a service charge that clearly incorporates and reflects the cost of providing care. This should be used as a strong indicator that the planning "animal" under consideration is a C2 use rather than C3. This was the approach taken by the Secretary of State, through his planning inspector, when considering a 44 unit housing appeal at Tiddington, Stratford upon Avon (Ref APP/J3720/A/07/2037666).

3.7 Along the centre of the site (axis) is an open village walk; a pedestrianised space designed to encourage community interaction and in turn openness of the setting.

3.8 The landscaping scheme includes the retention and enhancement of the landscaped vegetation along the boundaries of the site. Street tree planting will be provided throughout the development, and a generous treed hedgerow would be planted along the northern boundary to provide a landscape buffer between the proposed development and the countryside beyond.

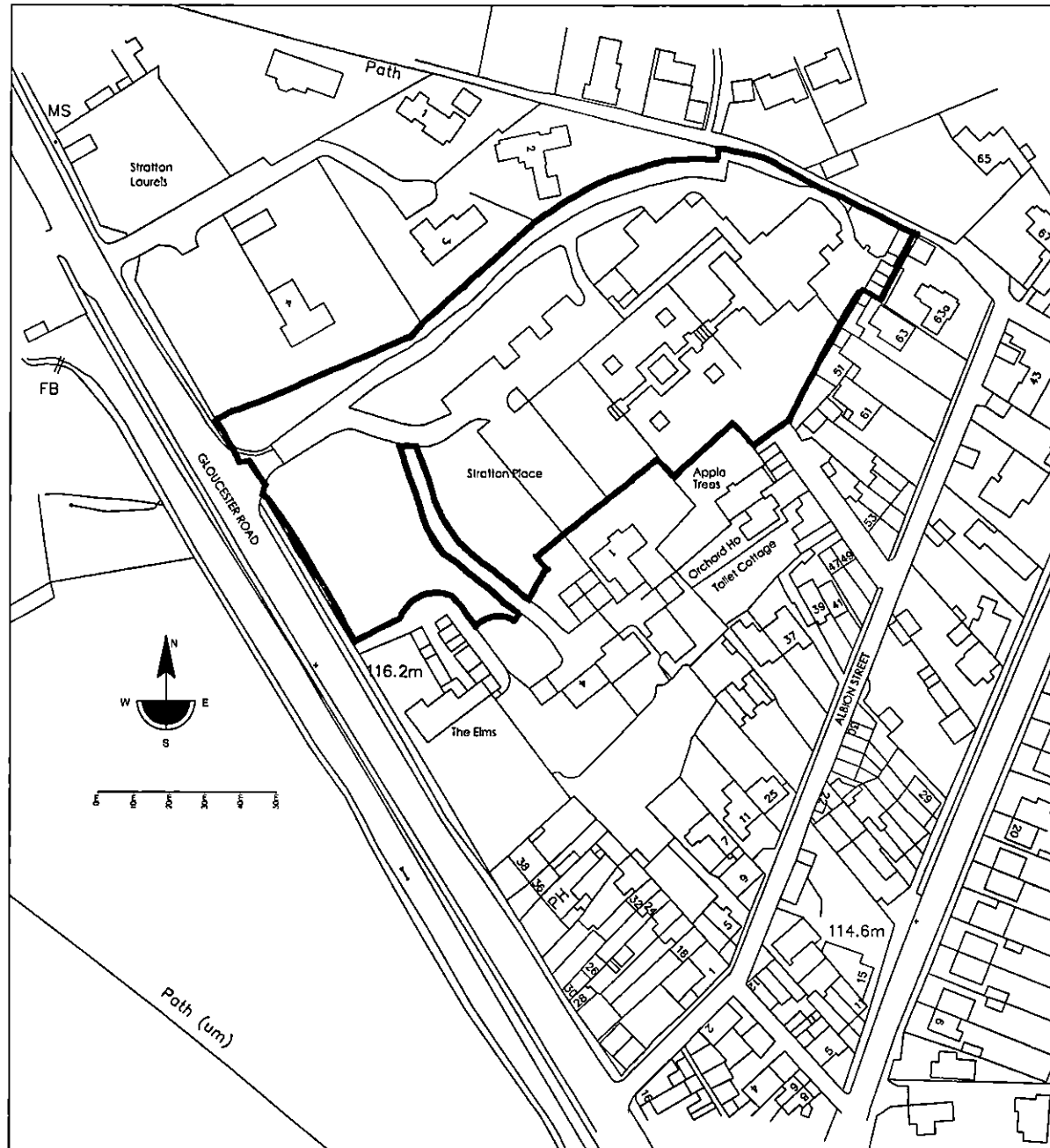
6.0 Conclusions

- 6.1 This Planning Supporting Statement has been prepared by Hunter Page Planning Ltd on behalf of Courthouse Care Group to accompany a full planning application for the redevelopment of the site to provide the erection of a 64 bed care home, 8 care suites, 36 assisted living units, ancillary accommodation and associated works at Stratton Place, Stratton, Cirencester.
- 6.2 There are no technical reasons why permission should be refused.
- 6.3 The principle of development is acceptable in the sense that the site lies within a settlement boundary and the principle of a care home and additional residential accommodation on the rest of the proposed developable area has been approved recently.
- 6.4 The proposal is consistent with the relevant local planning policy i.e. policy 18. The proposal respects the character and appearance of the area and will not cause significant adverse visual or environmental harm. The proposal maintains the front section of the site which has been established in previous planning decisions to contribute positively to the character of the area. Finally, the proposal does not significantly adversely affect the amenity of neighbouring residents.
- 6.5 The accompanying Heritage Statement assesses the existing building to be of low significance which would need to be assessed against the planning benefits of the proposal and that the building could be demolished without the requirement for planning permission. They are as follows:-
- The proposal will contribute to the Council's requirement to "significantly boost the supply of housing" irrespective of whether the Council can or can't demonstrate a 5YHLS.
 - The proposal is providing a type of residential accommodation that is being strongly encouraged by the Government as set out in the previous section. In doing so, the proposal will provide the opportunity for elderly persons living in the District to downsize and therefore free up some larger family housing.
 - The economic benefit of the proposal in terms of the number of jobs created during construction of the scheme and additional expenditure and usage from the new residents (predominantly those living in the ALUs) to help sustain the viability and vitality of the facilities within the area. Furthermore, the proposal will create approximately 50 new jobs.

- The proposal will use an existing brownfield site that is located in a sustainable location (i.e. part of the District's urban area) without impacting on any of the District's significant and numerous landscape and heritage designations/constraints.
- The proposed design is one of high quality that provides a very suitable replacement for the existing building.

6.6 Overall it is considered that, on balance, the benefits of the scheme outweigh any potential adverse impact(s), particularly the demolition of the existing non-designated heritage asset.

6.7 Therefore it is respectfully requested that planning permission be granted.



LOCATION PLAN 1:1250 @ A3

SITE AREA AS BOUNDED BY RED LINE = 13010m²

157



DRAWING STATUS
 PLANNING APPLICATION

REV	DATE	DESCRIPTION



Edmund Williams
 ARCHITECTS
 10 CLAPHAM COMMON ARTS CENTRE
 30-31 VIC TAPPE ROAD
 CLAPHAM
 SW4 6PP
 020 8712 2222
 www.edmundwilliams.com

PROJECT
 STRATTON PLACE, CIRENCESTER
 CARE DEVELOPMENT

TITLE
 LOCATION PLAN

SCALE 1:250@A3
 DATE JUL 15
 AUTHOR - FILE

DRG NO. 1427/PA/001
 REV

15/03/2015/FUL.

158

63a

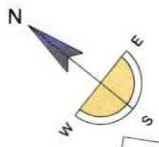
63

2

3

4

Apple Trees



0m 10 20m

DRAWING BASED ON TOPOGRAPHICAL SURVEY DATED AUGUST 2009

- SITE BOUNDARY:
- ROOT PROTECTION AREA:
- OUTLINE OF EXISTING BUILDINGS:
- OUTLINE OF PERMITTED BUILDINGS:
- OUTLINE OF PROPOSED BUILDINGS:



STRATTON PARK, CIRENCESTER
CARE DEVELOPMENT
EXISTING SITE PLAN

DRAWING STATUS:
PLANNING APPLICATION

DWG NO. 1427/PA/002
Author: CQ Rev: -
July 2015 - 1:250@A1



SOUTH WEST ELEVATION



NORTH EAST ELEVATION

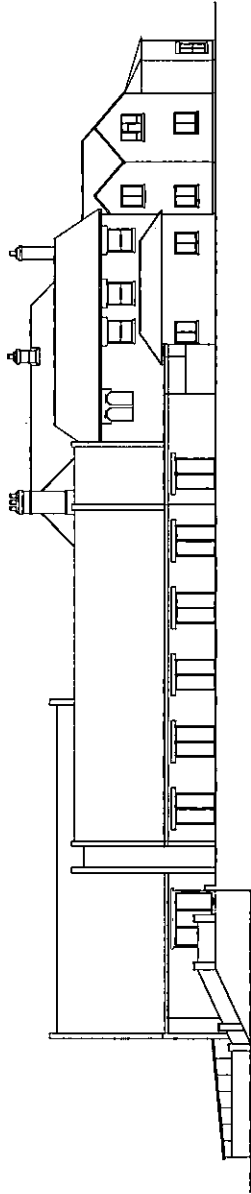
EXISTING ELEVATIONS.

159

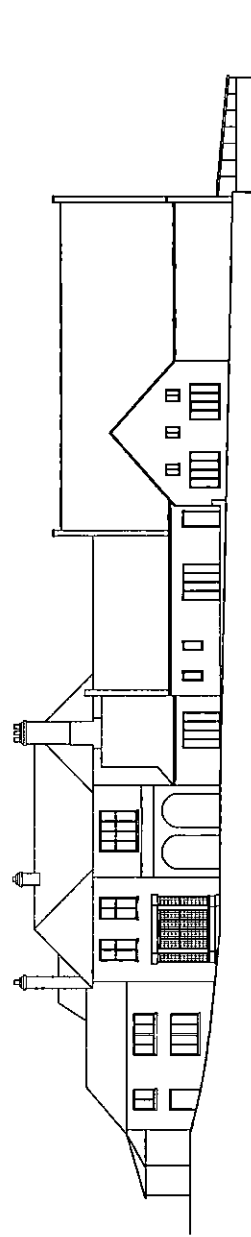
15/03052/FUL.
 STRATTON PLACE,
 CIRENCESTER.

160

15/03052/FUL
STRATTON PLACE,
CIRENCESTER,



SOUTH EAST ELEVATION

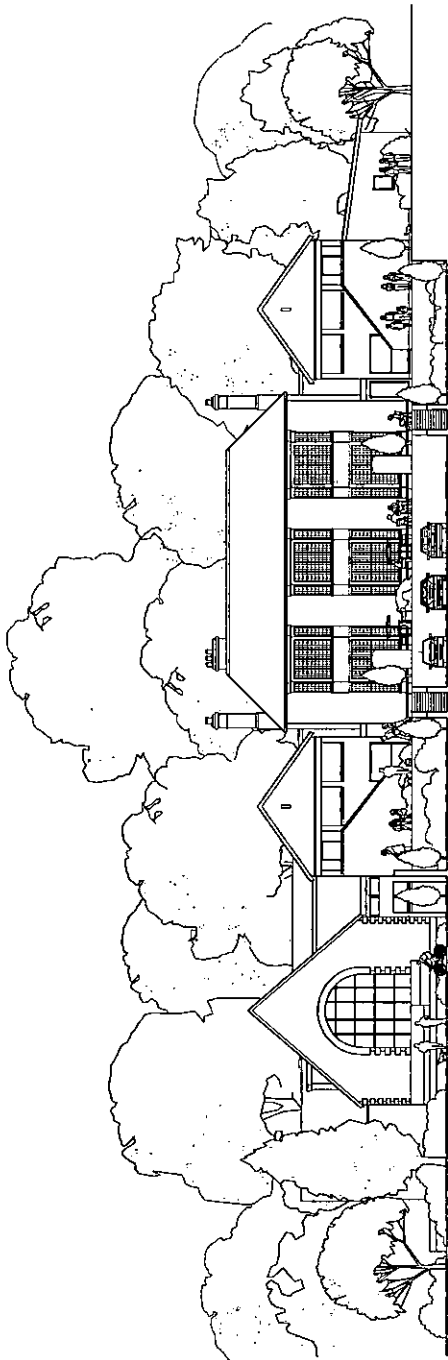


NORTH WEST ELEVATION

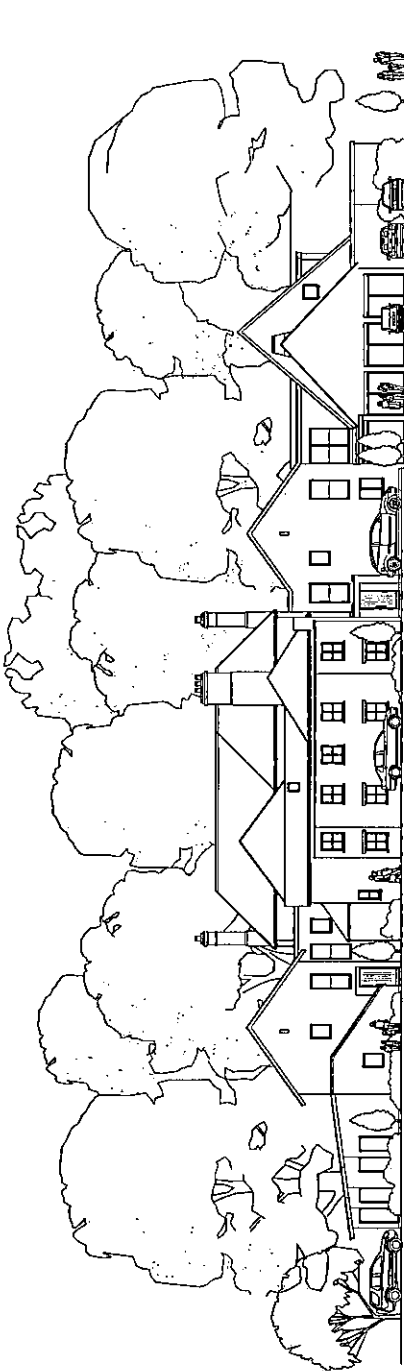
EXISTING ELEVATIONS.

15/03052/FUL.
STRATTON PLACE,
CIRENCESTER

161



PROPOSED SOUTH WEST ELEVATION



PROPOSED NORTH EAST ELEVATION

PERMITTED CARE HOME SCHEME.

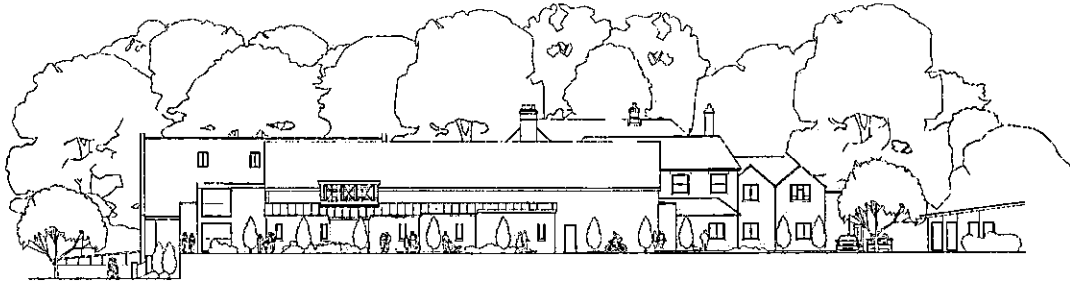
RICHARD REID AND ASSOCIATES
15 Abbey Farm, 144 The Square, Cirencester, Gloucestershire, G5 7JF
Tel: 01292 729299
Fax: 01292 729299
Email: info@rreid.co.uk
Web: www.rreid.co.uk

Project: STRATTON PLACE, CIRENCESTER
Ref: 729

Drawn: 19.08.2010
Checked: 19.08.2010
Scale: 1/200 @ A2
Sheet: 1/2
Title: B



PROPOSED NORTH WEST ELEVATION



PROPOSED SOUTH EAST ELEVATION

Rev B 16/09/11	Rev removed from Northwest elevation of Care Home as PL00 Rev B.	Drawn By	CARE HOME ELEVATIONS 3 & 4	Date	1/22/2009
RICHARD REID AND ASSOCIATES		Drawn By	CARE HOME ELEVATIONS 3 & 4	Date	1/22/2009
Riverside, Park Road, Boreham, Essex, SS16 5LJ. Tel: 01702 790100		Drawn By	CARE HOME ELEVATIONS 3 & 4	Date	1/22/2009
Project	STRATTON PLACE, CIRENCESTER	Scale	720	Date	19.08.2010
		Drawn By	72SCH1PL06	Date	B

PERMITTED CARE HOME SCHEME.

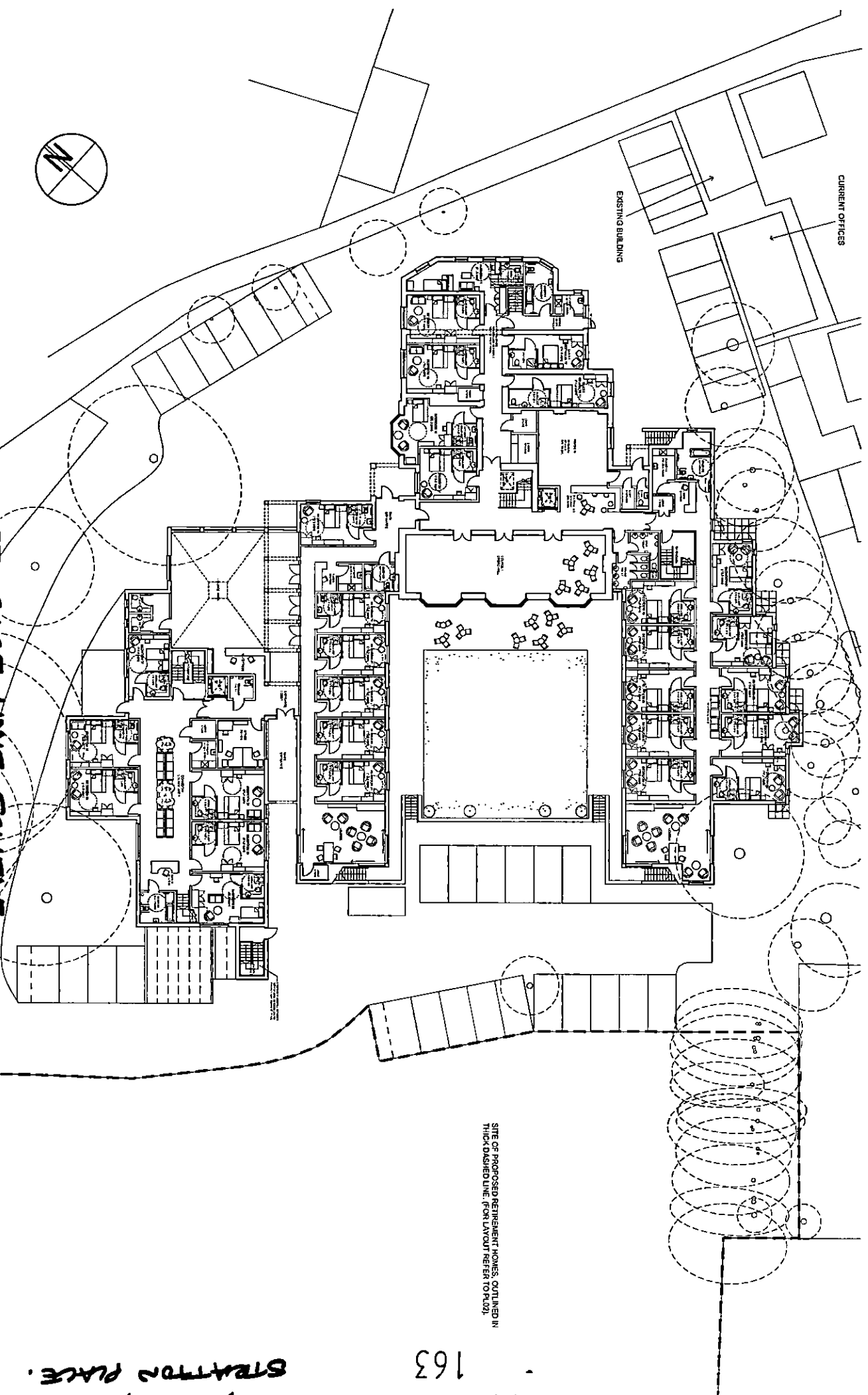
162

15/03/052/FUL.
STRATTON PLACE.



REQUIRED CARE HOME SCHEME
GROUND FLOOR PLAN.

CURRENT OFFICES
EXISTING BUILDING

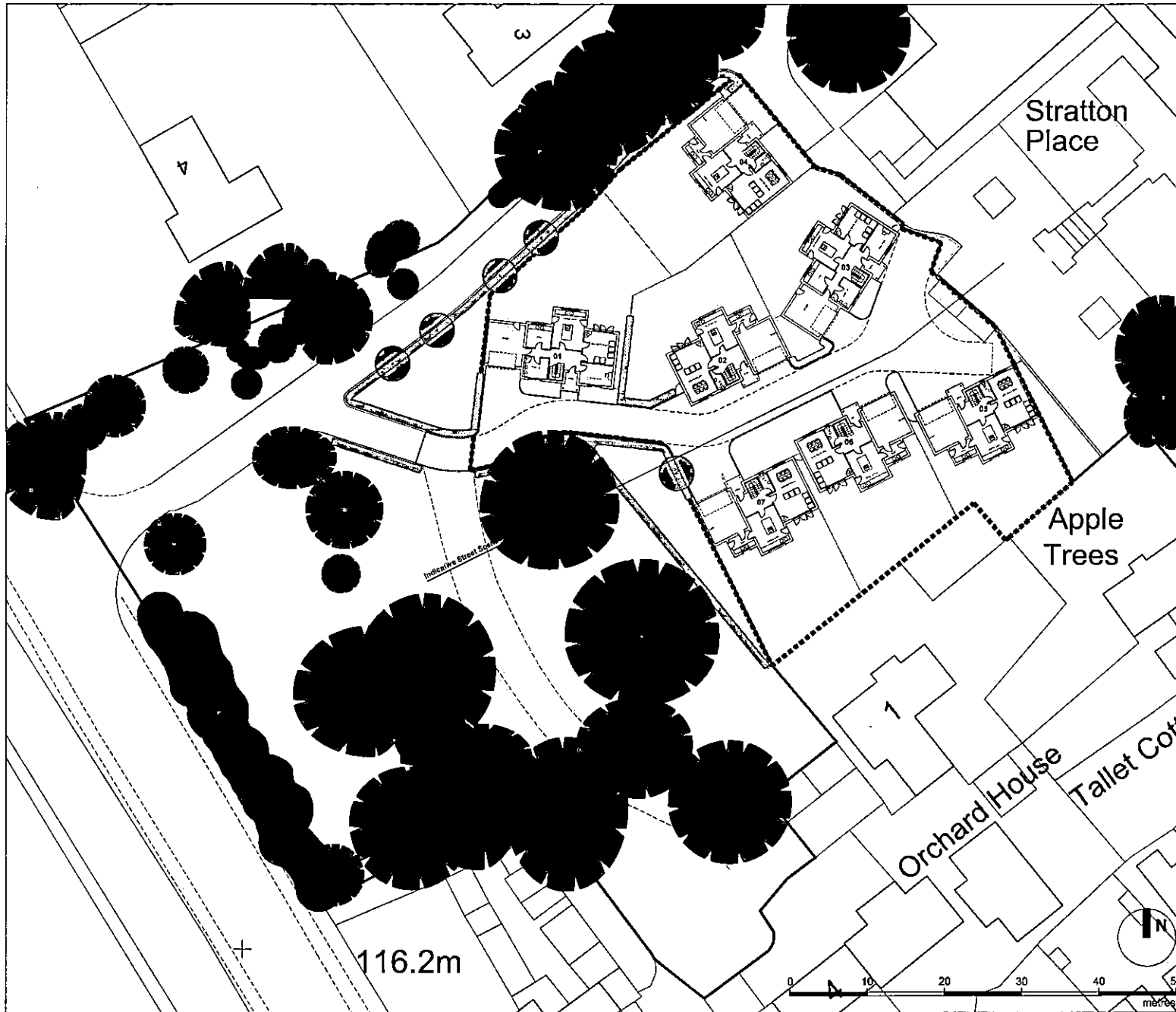











SITE OF PROPOSED RETIREMENT HOMES, OUTLINED IN THICK DASHED LINE, FOR LAYOUT REFER TO P.02.

15/03052/FUL.
STATION PLACE.

163

RICHARD REID AND ASSOCIATES
Architects
15/03052/FUL
Station Place, Chichester
729
19.08.2010
1:200@A2
728CH/P/02



-  Application boundary
-  Land in the same ownership
-  Existing tree planting
-  Proposed tree planting
-  Proposed hedge planting
-  Gravel
-  Grass turfed
-  Close boarded fence: 2m height
-  Timber gate: 2m height

164

STRATTON PLACE
 15/03052/FUL.

Revision A: January 2012. Red line boundary revised revised

dns: planning|design
 email: office@dns-planning.co.uk

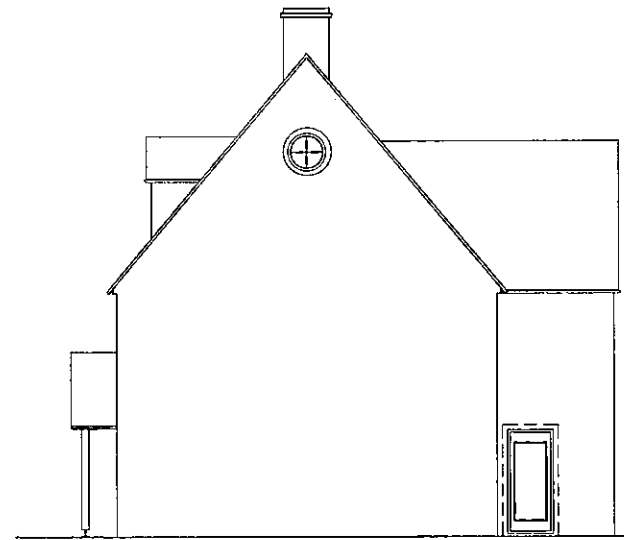
Stratton Place | Cirencester

Site Plan as Proposed			
January 2012	1:500 at A3	DNS-03.01	rev. 0

PERMITTED RESIDENTIAL SCHEME.



Housetype 01
Front elevation as proposed
Units 01, 03



Housetype 01
Side elevation as proposed
Units 01, 03



Housetype 01
Rear elevation as proposed
Units 01, 03

Schedule of Materials

- Roof: reconstituted stone tiles
- Walls: reconstituted stone
- Walls: butt jointed timber boarding (where shown), stain finish
- Windows: timber, prepared for stain finish
with reconstituted stone surround (lower level only)
- Doors: timber, prepared for stain finish



Housetype 01
Side elevation as proposed
Units 01, 03

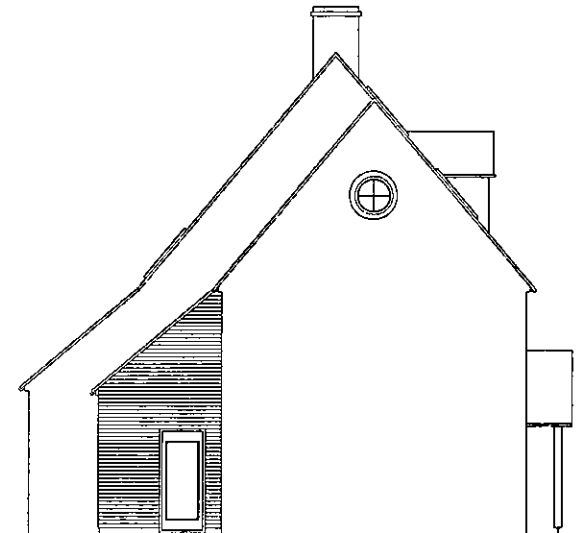
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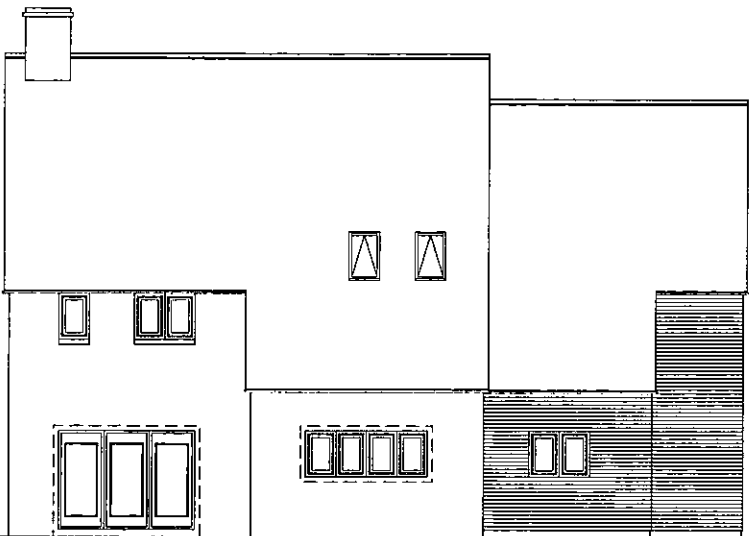
15/03052/PLU
STRATTON PLACE



Housetype 02A
Front elevation as proposed
Unit 06



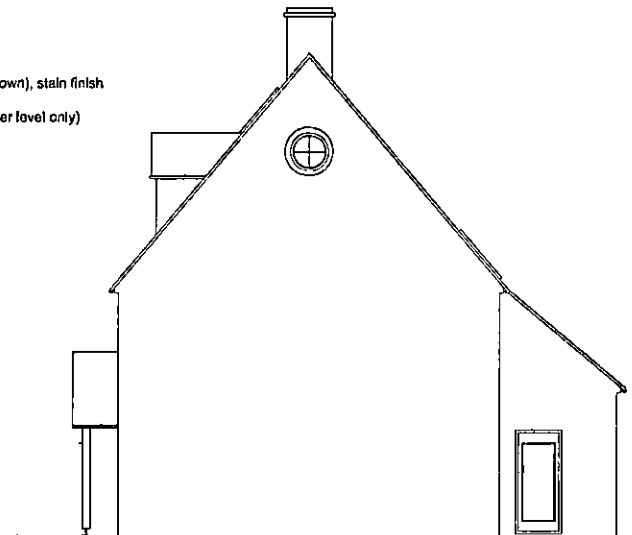
Housetype 02A
Side elevation as proposed
Unit 06



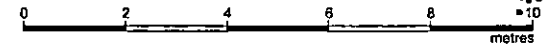
Housetype 02A
Rear elevation as proposed
Unit 06

Schedule of Materials

- Roof: reconstituted stone tiles
- Walls: reconstituted stone
- Walls: butt jointed timber boarding (where shown), stain finish
- Windows: timber, prepared for stain finish
with reconstituted stone surround (lower level only)
- Doors: timber, prepared for stain finish



Housetype 02A
Side elevation as proposed
Unit 06



166

STRATTON PLACE

15/03052/FVL

167

63a

63

51

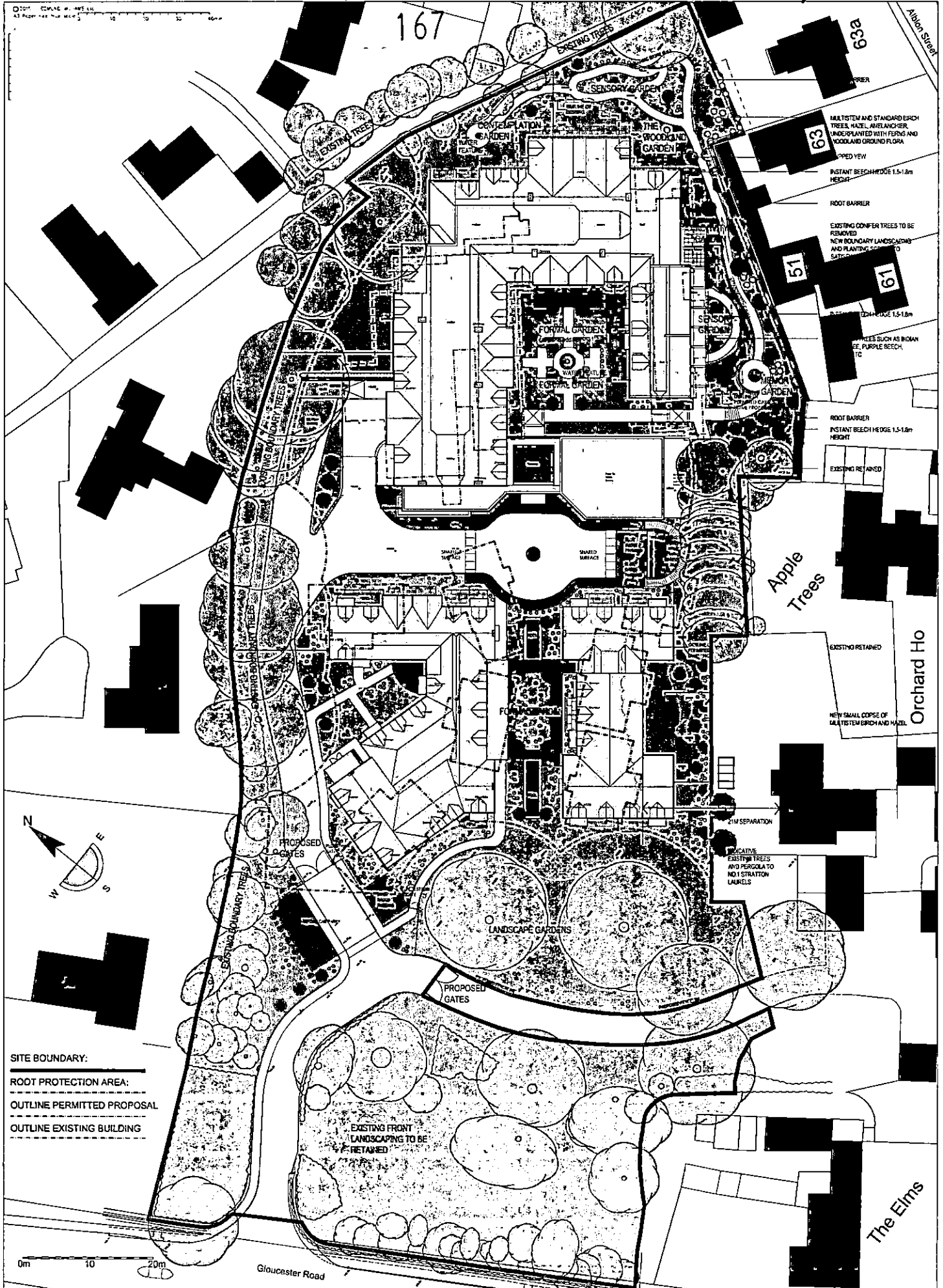
61

61

Apple Trees

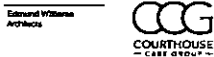
Orchard Ho

The Elms



SITE BOUNDARY:
 ROOT PROTECTION AREA:
 OUTLINE PERMITTED PROPOSAL
 OUTLINE EXISTING BUILDING

0m 10 20m
 Gloucester Road



STRATTON PARK, CIRENCESTER
 CARE DEVELOPMENT
 PROPOSED SITE PLAN

DRAWING STATUS:
 PLANNING APPLICATION
 Substitution drawing

DWG NO. 1427/PA/010
 Author: CQ/EL Rev: B 21.10.15
 July 2015 - 1:250@A1

PROPOSED LAYOUT.

Scale 1:200



Planting Schedule

All plants to be supplied from an H14 approved nursery and in accordance with National Plant Specification.

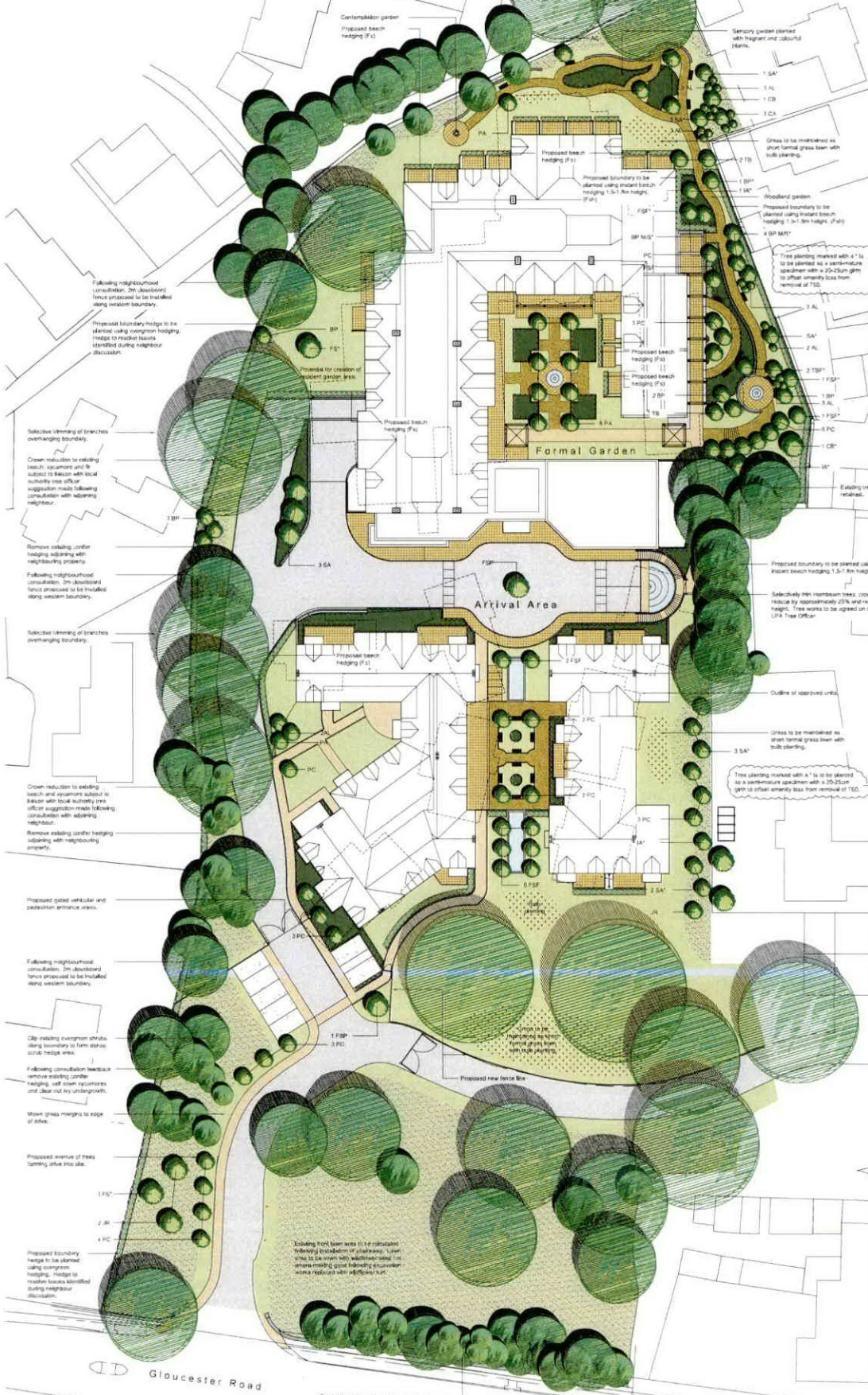
Key	Species
AC	Acer campestre
AL	Alopecurus pratensis
BP	Betula pendula
BP Mill	Betula pendula multi-stemmed
CA	Corylus avellana
CD	Camelia japonica
FS	Fragaria vesicaria
FSP	Fragaria vesicaria 'Fragaria Vesicaria'
IA	Ilex aquifolium
JR	Juglans nigra
PA	Prunus avium
PC	Prunella vulgaris 'Chamberlayne'
SA	Saxifraga oppositifolia 'Cardinal Royal'
TB	Taxus baccata

Tree planting marked with a * is to be planted as a semi-mature specimen with a 20-25cm girth at offset amenity loss from removal of T50.

Key	Species
FH	Fragaria vesicaria
FS	Fragaria vesicaria

To be supplied as mature hedging, installed in rough sections. To be planted at 400mm centres in double staggered rows. Plants to be spaced in mechanical layout immediately prior to planting.

Key	Species	Common Name
EM	Emergent EL1F	Lady's Bedstraw
EM	Emergent EL1F	Hough Mallow
EM	Emergent EL1F	Crete Daisy
EM	Emergent EL1F	Crete Thrift
EM	Emergent EL1F	Crete Bell
EM	Emergent EL1F	Meadow Rue
EM	Emergent EL1F	Common Sorrel
EM	Emergent EL1F	Wild Red Clover



Key

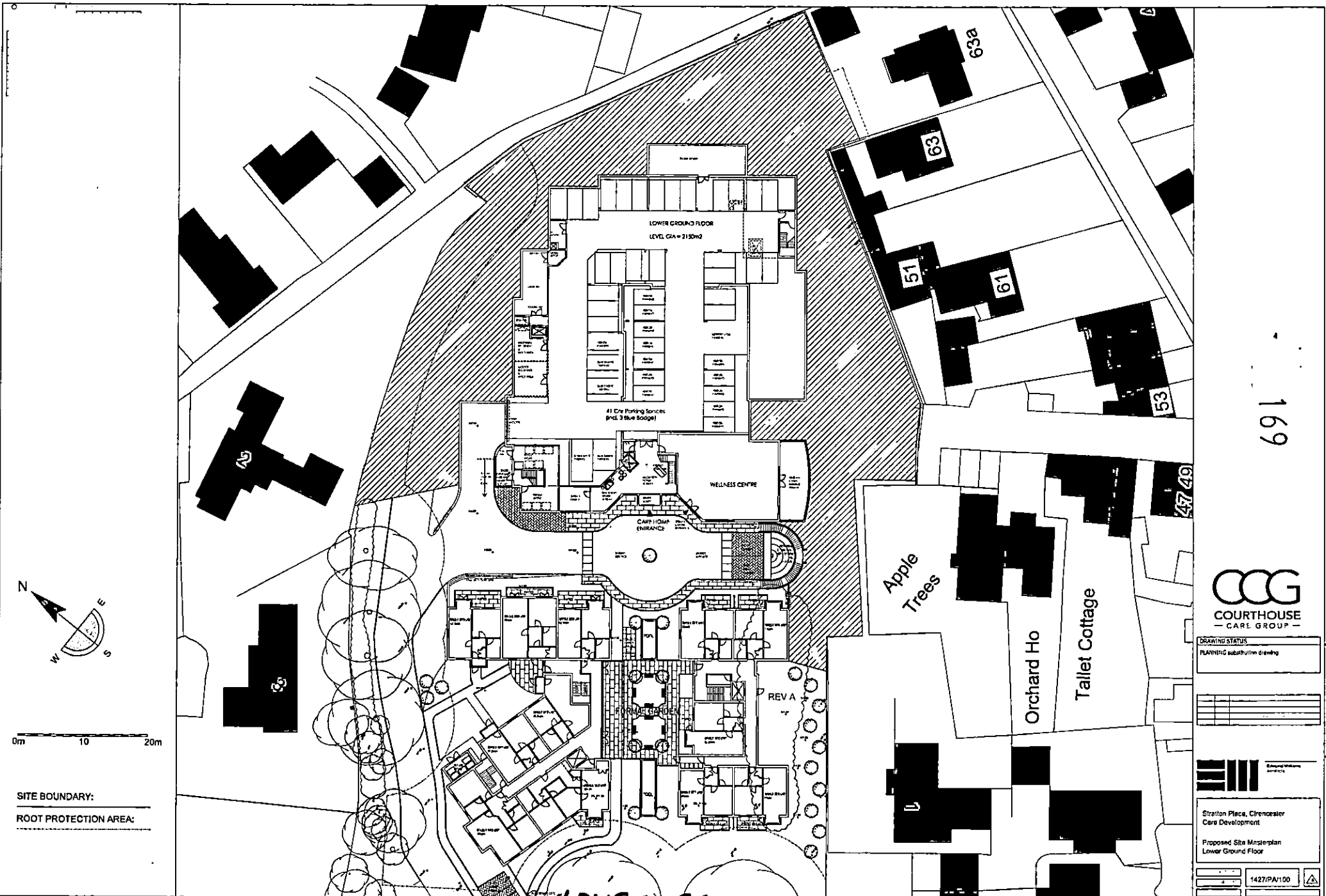
- Existing trees
- Proposed trees
- Proposed hedge planting
- General ornamental planting across site
- Grass lawn
- Wildflower turf incorporating meadow species. (Emergent EL1F seed mix to be used for amenity into existing grass lawn).
- Subsiding incorporating surfacing, snowmelt and storm.
- Proposed retaining wall / landscaping walls.
- Proposed site footpaths

- Planting Notes**
- Do not scale directly from this drawing.
 - This drawing is to be read in conjunction with all other relevant consultants drawings.
 - All tree planting shown on this drawing are indicative only and do not represent the size of actual planting areas.
 - Please refer to architectural report for information relation to existing trees and woodland.
 - Foundation design is to be approved by engineers in regards to existing and proposed cross sections next to building.
 - Immediately prior to planting ALL TREES, TRANSPLANTS AND SPRUITS to be checked in mechanical layout.
 - Subsiding to consist of a re-vegetation meadow, snowmelt and storm.
 - Emergent EL1F mix Wildflowers for lawn to be installed by Emergent seeds, 1 Street Farm, Three Hill Lane, King's Lynn, Norfolk PE34 4BT, 01553 230228.

Gloucester Road

Stratton Place, Cirencester
Landscape Strategy





LOWER GROUND FLOOR PLAN.

169



DRAWING STATUS
 PLANNING submission drawing

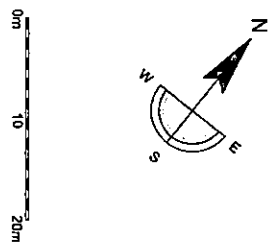


Straton Place, Cirencester
 Care Development
 Proposed Site Masterplan
 Lower Ground Floor

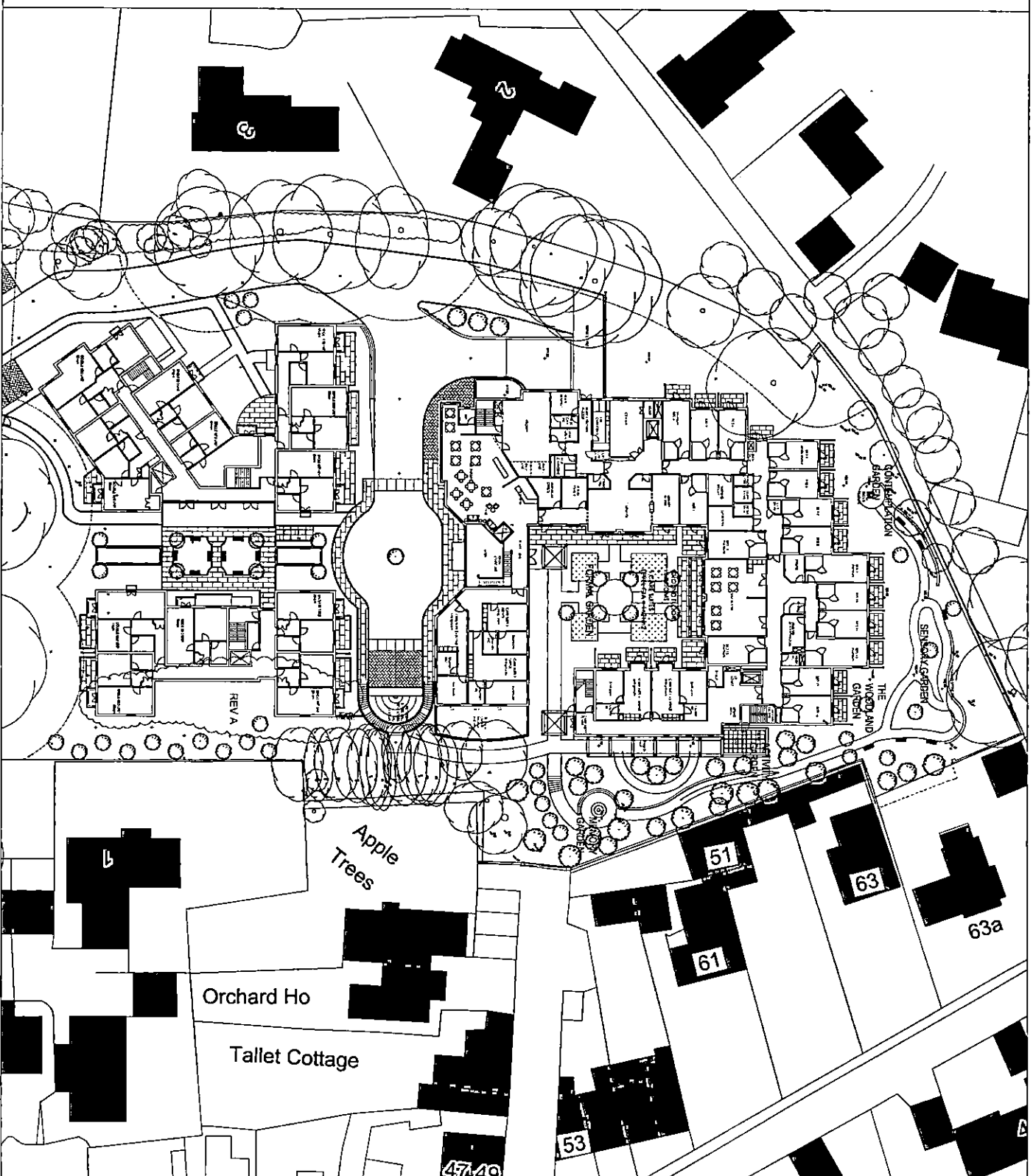
1427/PA/100

15/03/052/PAUL.

GROUND FLOOR PLAN.



SITE BOUNDARY:
ROOT PROTECTION AREA:



170

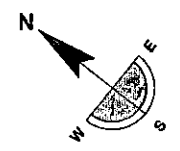
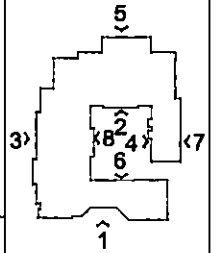
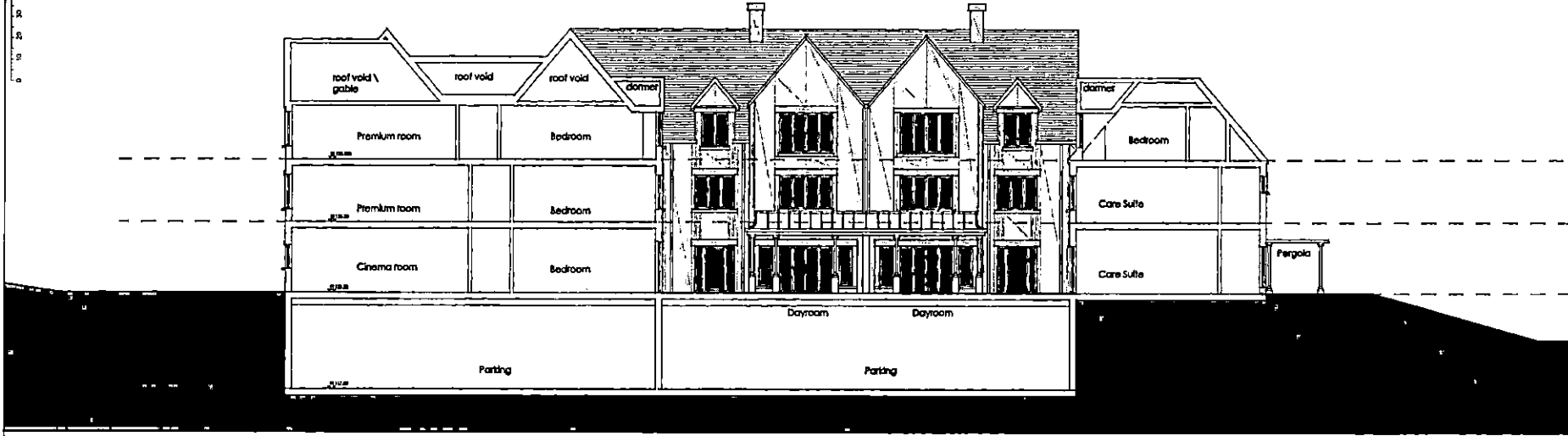
CCG
COURTHOUSE
CARE GROUP

Planning Application 15/03052/FUL

Station Place, Chichester
Cire Development
Proposed Site Matting
Upper Ground CH First Floor App

15/03052/FUL

15/03052/FUL



Elevation 2 - Courtyard
 North east facade

17



Elevation 1 - Front facade
 South west



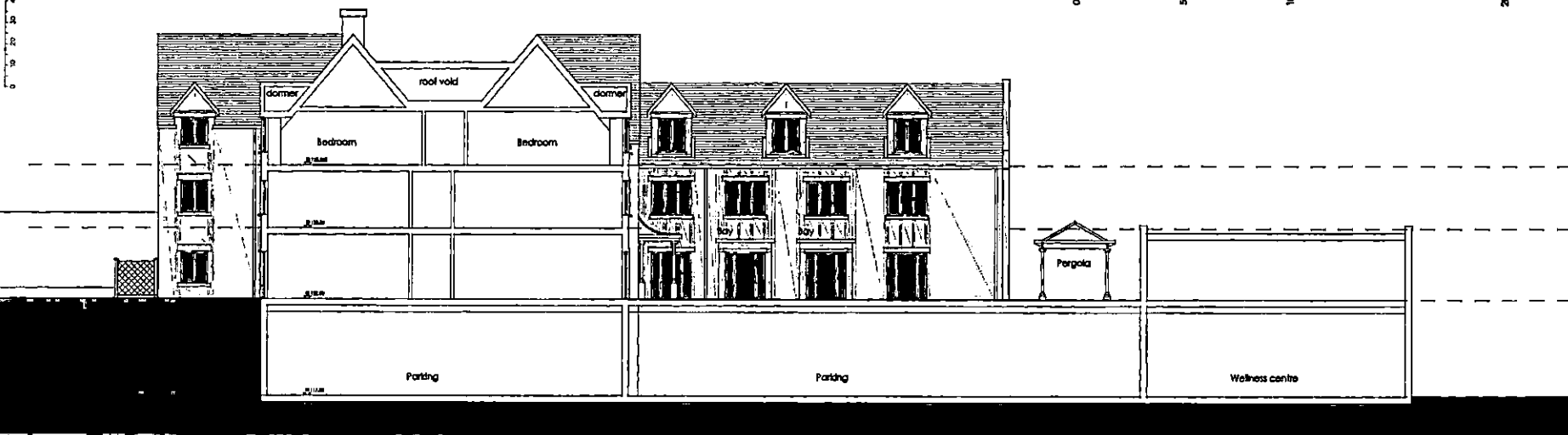
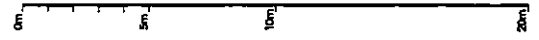
DRAWING STATUS
 PLANNING APPLICATION



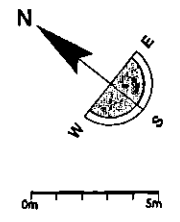
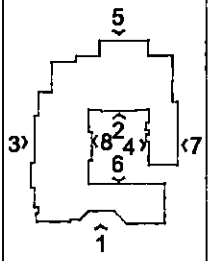
PROJECT
 Stratton Place, Cranmore
 Care Development
 CARE HOME BUILDING
 Elevations Sheet 1

DATE	14/27/PA/210
SCALE	1:100
PROJECT NO.	1427/PA/210
DATE	2015

15/03052/PLU.



Elevation 4 - Courtyard
 South East facade



Elevation 3
 North west

72



COURTHOUSE
 CARE GROUP

DRAWING STATUS	
PLANNING APPLICATION	



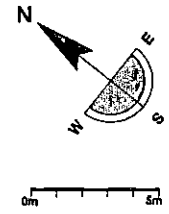
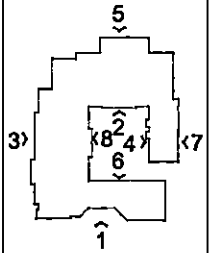
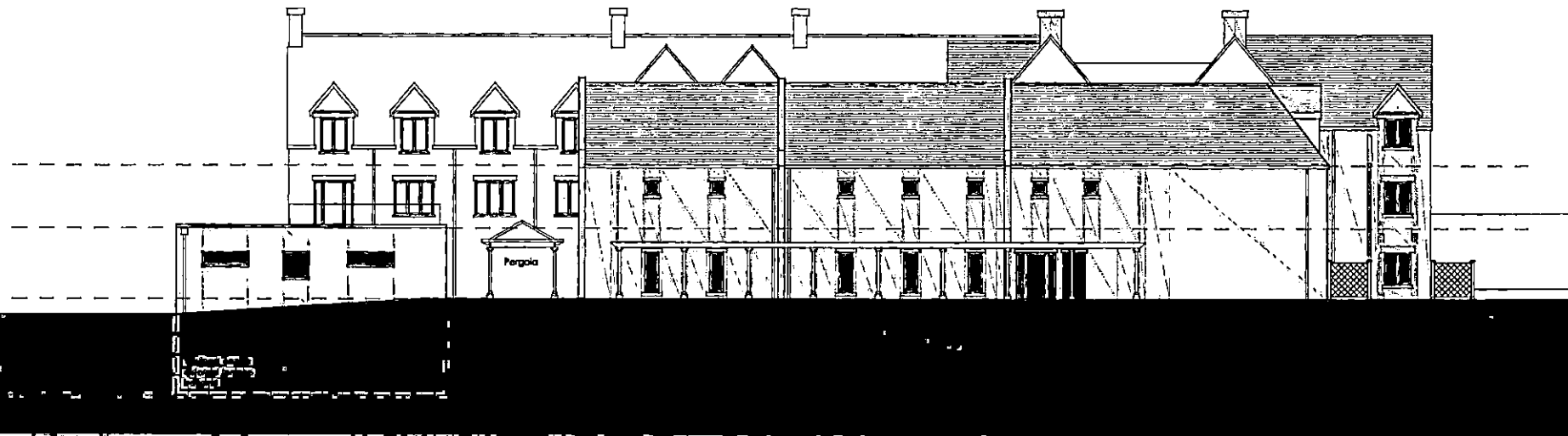
Edmund Williams
 Architects
 Station Place, Cirencester
 Glos Development
 Care Home Building
 Elevations Sheet 2

DATE: 14/07/2015	APP NO: 14272/A/311	
DATE: 14/07/2015	FILE	

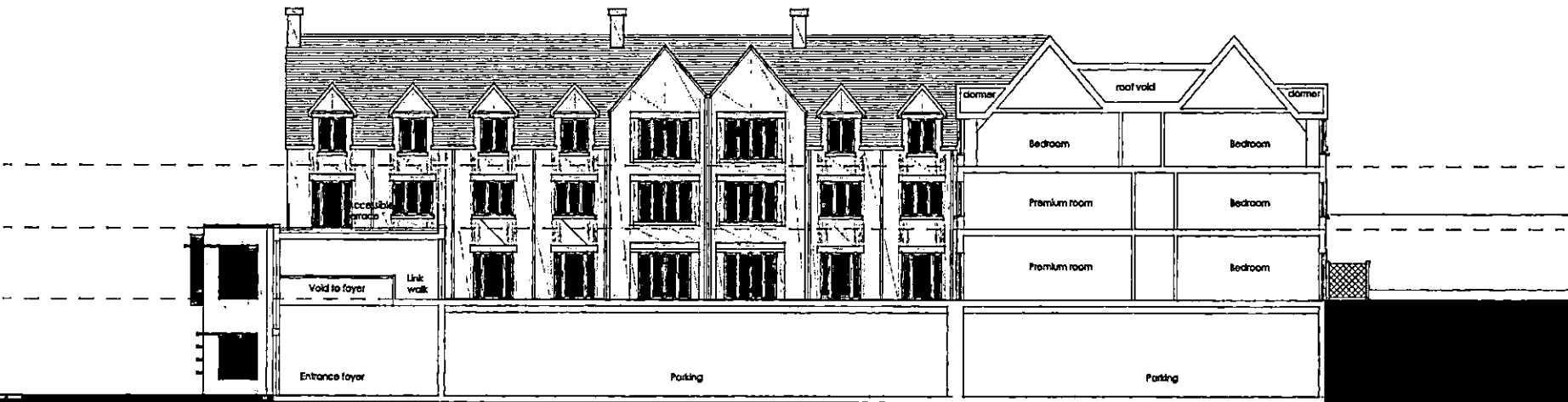
1503052/REV.

© 2015 - EDWARD WILLIAMS LLC
 All Paper size true scale 0 10 20 30 40mm

0m 5m 10m 20m



Elevation 7
 South East



Elevation 8 - Courtyard
 North west facade

173

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 COURTHOUSE
 CARE GROUP

DRAWING STATUS
 PLANNING APPLICATION

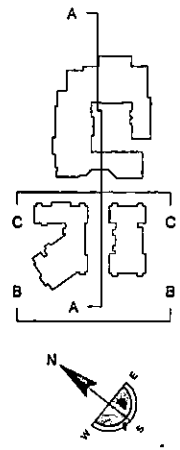
Edmund Williams Architects

PROJECT
 Stratton Place, Cranston
 Care Development
 CARE HOME BUILDING
 Elevations Sheet 4

DATE: 14/27/13
 DRAWN BY: [signature]
 CHECKED BY: [signature]

15/03/05 2/2012

CARE HOME ELEVATIONS.



0m 5m 10m 15m

174

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COURTHOUSE
— CARE GROUP —

DRAWING STATUS
PLANNING APPLICATION

Edmund Thomas
10/1/14

Stratton Place, Cirencester
Care Development
Proposed
Site Section AA

1427/PA/400

15/05052/FUL.

Masterplan Cross Section through Central Axis
Section AA



Masterplan Cross Section through Central Axis
Section AA

SCALE : 1:300

PROPOSED SITE SECTIONS.



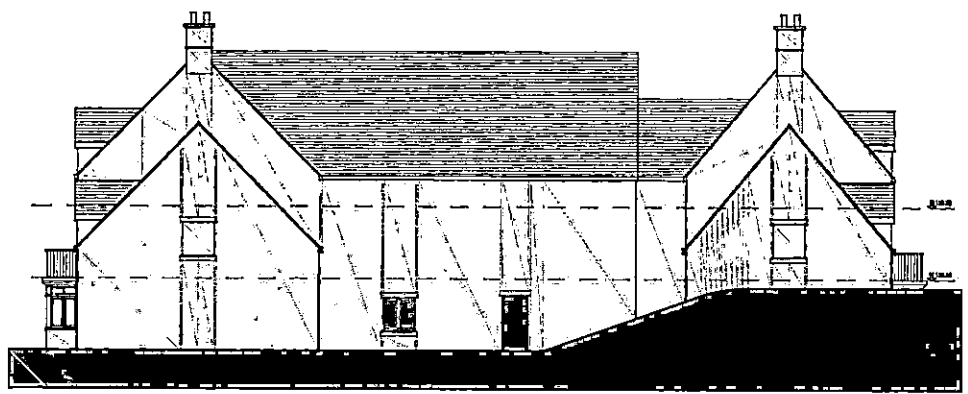
Block 2
 Elevation 1 - Axis courtyard
 North West

REV A - elevation redesigned to reduce massing of south east of block



Block 2
 Elevation 2 -
 South West

REV A - elevation redesigned to reduce massing of south east of block



Block 2
 Elevation 3 -
 South East

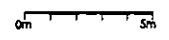
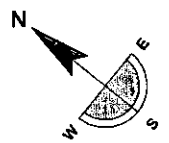
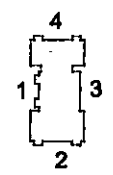
REV A - elevation redesigned to reduce massing of south east of block



Block 2
 Elevation 4 -
 North East

REV A - elevation redesigned to reduce massing of south east of block

Block 2



175

DRAWING STATUS
 PLANNING submission drawing

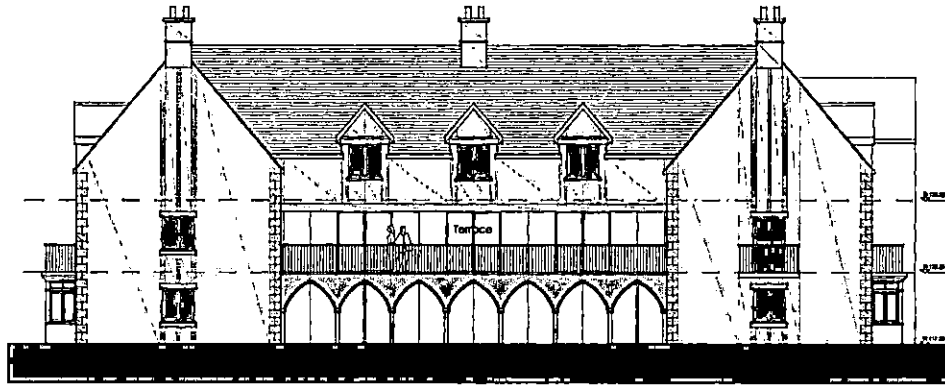
DATE	DESCRIPTION

PROJECT
 Straton Place, Chancery
 Care Development
 TITLE
 Proposed Assisted Living Units
 Block 2, Elevations sheet 1

SCALE	DATE	BY

15/03052/FUL

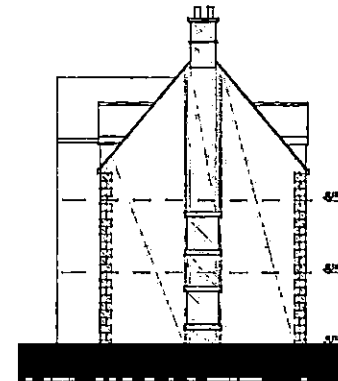
PROPOSED ALU ELEVATIONS.



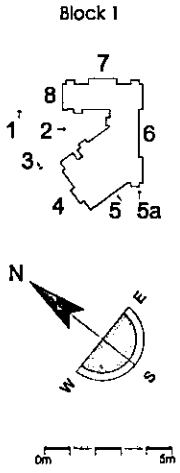
Block 1
 Elevation 6 - Axis Courtyard
 South East



Block 1
 Elevation 7 -
 North East



Block 1
 Elevation 8 -
 North West



176

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 COURTHOUSE
 CARE GROUP

DRAWING STATUS
 PLANNING APPLICATION

Edmund Williams
 Architects

PROJECT
 Stipson Place, Cirencester
 Care Development
 TITLE
 Proposed Assisted Living Units
 Block 1, Elevations sheet 2

DATE OF ISSUE
 14/07/2018
 DRAWING NO.
 1427PA/211

15/03052/FUL