

Application for Planning Permission

Town and Country Planning Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x) Northing (y)

Description

Applicant Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

Country

Postcode

Are you an agent acting on behalf of the applicant?

Yes

No

Contact Details

Primary number

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

Country

Postcode

Contact Details

Primary number

Secondary number

Fax number

Email address

Site Area

What is the measurement of the site area? (numeric characters only).

Unit

Description of the Proposal

Please note in regard to:

- **Fire Statements** - From 1 August 2021, planning applications for buildings of over 18 metres (or 7 stories) tall containing more than one dwelling will require a 'Fire Statement' for the application to be considered valid. There are some exemptions. [View government planning guidance on fire statements](#) or [access the fire statement template and guidance](#).
- **Permission In Principle** - If you are applying for Technical Details Consent on a site that has been granted Permission In Principle, please include the relevant details in the description below.
- **Public Service Infrastructure** - From 1 August 2021, applications for certain public service infrastructure developments will be eligible for faster determination timeframes. See help for further details or [view government planning guidance on determination periods](#).

Description

Please describe details of the proposed development or works including any change of use

Has the work or change of use already started?

- Yes
 No

Existing Use

Please describe the current use of the site

Is the site currently vacant?

- Yes
 No

If Yes, please describe the last use of the site

When did this use end (if known)?

01/05/2021

Does the proposal involve any of the following? If Yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated

Yes

No

Land where contamination is suspected for all or part of the site

Yes

No

A proposed use that would be particularly vulnerable to the presence of contamination

Yes

No

Materials

Does the proposed development require any materials to be used externally?

Yes

No

Please provide a description of existing and proposed materials and finishes to be used externally (including type, colour and name for each material)

Type:

Walls

Existing materials and finishes:

Proposed materials and finishes:

Off white render Mid grey standing steam

Type:

Roof

Existing materials and finishes:

Proposed materials and finishes:

mid grey standing seam

Type:

Windows

Existing materials and finishes:

Proposed materials and finishes:

white uPVC

Type:

Other

Other (please specify):

Detailing

Existing materials and finishes:

Proposed materials and finishes:

Brick heads - red soldier course

Are you supplying additional information on submitted plans, drawings or a design and access statement?

Yes

No

If Yes, please state references for the plans, drawings and/or design and access statement

Design and access statement

Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicular access proposed to or from the public highway?

Yes

No

Is a new or altered pedestrian access proposed to or from the public highway?

Yes

No

Are there any new public roads to be provided within the site?

Yes

No

Are there any new public rights of way to be provided within or adjacent to the site?

- Yes
- No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

- Yes
- No

If you answered Yes to any of the above questions, please show details on your plans/drawings and state their reference numbers

Proposed site plan (6619-P-10 rev A)

Vehicle Parking

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces?

- Yes
- No

Please provide information on the existing and proposed number of on-site parking spaces

Vehicle Type:

Cars

Existing number of spaces:

5

Total proposed (including spaces retained):

5

Difference in spaces:

0

Vehicle Type:

Cycle spaces

Existing number of spaces:

0

Total proposed (including spaces retained):

10

Difference in spaces:

10

Trees and Hedges

Are there trees or hedges on the proposed development site?

- Yes
- No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

- Yes
- No

If Yes to either or both of the above, you may need to provide a full tree survey, at the discretion of the local planning authority. If a tree survey is required, this and the accompanying plan should be submitted alongside the application. The local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.

Assessment of Flood Risk

Is the site within an area at risk of flooding? (Check the location on the Government's [Flood map for planning](#). You should also refer to national [standing advice](#) and your local planning authority requirements for information as necessary.)

- Yes
 No

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

- Yes
 No

Will the proposal increase the flood risk elsewhere?

- Yes
 No

How will surface water be disposed of?

- Sustainable drainage system
 Existing water course
 Soakaway
 Main sewer
 Pond/lake

Biodiversity and Geological Conservation

Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

To assist in answering this question correctly, please refer to the help text which provides guidance on determining if any important biodiversity or geological conservation features may be present or nearby; and whether they are likely to be affected by the proposals.

a) Protected and priority species

- Yes, on the development site
 Yes, on land adjacent to or near the proposed development
 No

b) Designated sites, important habitats or other biodiversity features

- Yes, on the development site
 Yes, on land adjacent to or near the proposed development
 No

c) Features of geological conservation importance

- Yes, on the development site
 Yes, on land adjacent to or near the proposed development
 No

Supporting information requirements

Where a development proposal is likely to affect features of biodiversity or geological conservation interest, you will need to submit, with the application, sufficient information and assessments to allow the local planning authority to determine the proposal.

Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the local planning authority has been submitted.

Your local planning authority will be able to advise on the content of any assessments that may be required.

Foul Sewage

Please state how foul sewage is to be disposed of:

- Mains sewer
- Septic tank
- Package treatment plant
- Cess pit
- Other
- Unknown

Are you proposing to connect to the existing drainage system?

- Yes
- No
- Unknown

If Yes, please include the details of the existing system on the application drawings and state the plan(s)/drawing(s) references

as existing

Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

- Yes
- No

If Yes, please provide details:

Bin and Bike Stores (6619-P-610)

Have arrangements been made for the separate storage and collection of recyclable waste?

- Yes
- No

If Yes, please provide details:

see Bin and Bike Stores plan (6619-P-610)

Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?

- Yes
- No

Residential/Dwelling Units

Does your proposal include the gain, loss or change of use of residential units?

- Yes
 No

Please note: This question is based on the current housing categories and types specified by government.

If your application was started before 23 May 2020, the categories and types shown in this question will now have changed. We recommend that you review any information provided to ensure it is correct before the application is submitted.

Proposed

Please select the housing categories that are relevant to the proposed units

- Market Housing
 Social, Affordable or Intermediate Rent
 Affordable Home Ownership
 Starter Homes
 Self-build and Custom Build

Market Housing

Please specify each type of housing and number of units proposed

Housing Type: Houses
1 Bedroom: 10
2 Bedroom: 0
3 Bedroom: 0
4+ Bedroom: 0
Unknown Bedroom: 0
Total: 10

Proposed Market Housing Category Totals	1 Bedroom Total	2 Bedroom Total	3 Bedroom Total	4 Bedroom Total	Unknown Bedroom Total	Bedroom Total
	<input type="text" value="10"/>	<input type="text" value="0"/>	<input type="text" value="0"/>	<input type="text" value="0"/>	<input type="text" value="0"/>	<input type="text" value="10"/>

Existing

Please select the housing categories for any existing units on the site

- Market Housing
 Social, Affordable or Intermediate Rent
 Affordable Home Ownership
 Starter Homes
 Self-build and Custom Build

Totals

Total proposed residential units	10
Total existing residential units	0
Total net gain or loss of residential units	10

All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?
 Note that 'non-residential' in this context covers all uses except Use Class C3 Dwellinghouses.

- Yes
 No

Please add details of the Use Classes and floorspace.

Following changes to Use Classes on 1 September 2020: The list includes the now revoked Use Classes A1-5, B1, and D1-2 that should not be used in most cases. Also, the list does not include the newly introduced Use Classes E and F1-2. To provide details in relation to these or any 'Sui Generis' use, select 'Other' and specify the use where prompted. Multiple 'Other' options can be added to cover each individual use. [View further information on Use Classes.](#)

Use Class:

Other (Please specify)

Other (Please specify):

sui generis - large HMO

Existing gross internal floorspace (square metres):

434

Gross internal floorspace to be lost by change of use or demolition (square metres):

434

Total gross new internal floorspace proposed (including changes of use) (square metres):

525

Net additional gross internal floorspace following development (square metres):

91

Totals	Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross new internal floorspace proposed (including changes of use) (square metres)	Net additional gross internal floorspace following development (square metres)
	434	434	525	91

Loss or gain of rooms

For hotels, residential institutions and hostels please additionally indicate the loss or gain of rooms:

Employment

Are there any existing employees on the site or will the proposed development increase or decrease the number of employees?

- Yes
 No

Hours of Opening

Are Hours of Opening relevant to this proposal?

- Yes
 No

Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes?

- Yes
 No

Is the proposal for a waste management development?

- Yes
 No

Hazardous Substances

Does the proposal involve the use or storage of Hazardous Substances?

- Yes
 No

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- Yes
 No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- The agent
 The applicant
 Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- Yes
 No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

First Name

Surname

**** REDACTED ****

Reference

22.00006.PREAPP

Date (must be pre-application submission)

22/07/2022

Details of the pre-application advice received

see response received 22/07

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- Yes
- No

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

- Yes
- No

Is any of the land to which the application relates part of an Agricultural Holding?

- Yes
- No

Certificate Of Ownership - Certificate A

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

** "agricultural holding" has the meaning given by reference to the definition of "agricultural tenant" in section 65(8) of the Act.

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person Role

- The Applicant
 The Agent

Title

Miss

First Name

Elizabeth

Surname

Bisp

Declaration Date

08/08/2022

Declaration made

Declaration

I / We hereby apply for Full planning permission as described in this form and accompanying plans/drawings and additional information. I / We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the persons giving them. I / We also accept that: Once submitted, this information will be transmitted to the Local Planning Authority and, once validated by them, be made available as part of a public register and on the authority's website; our system will automatically generate and send you emails in regard to the submission of this application.

I / We agree to the outlined declaration

Signed

Elizabeth Bisp

Date

08/08/2022

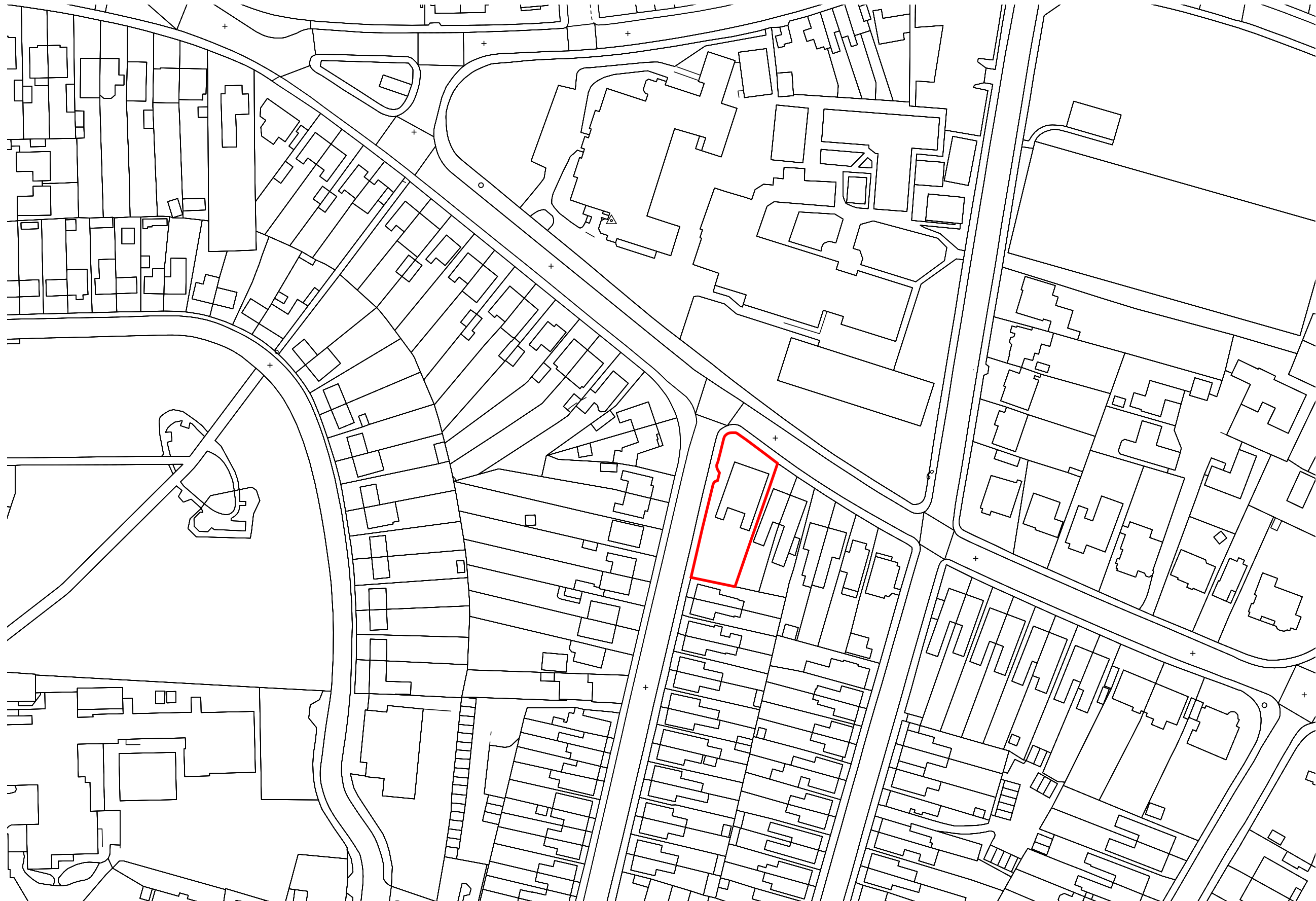
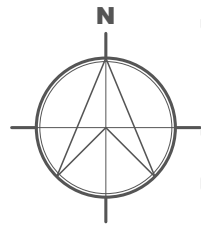
NOTES

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REVISIONS

REV: DATE - DRAWN - CHECKED: NOTES

-: 20.09.21 - DB - HP:
Drawing created.



DRAWING TITLE

Site Location Plan

PROJECT

63-65 Denmark Road,
Gloucester

CLIENT

Arkstone Developments
trading as BITS Trading
LTD

SCALE

1:1250@A3

DATE

Sep 2021

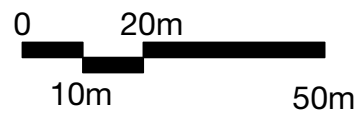


DRAWING NO.

REV

6619-P-01

-



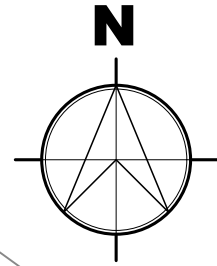
NOTES

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REVISIONS

REV: DATE - DRAWN - CHECKED: NOTES

-: 24.11.2021 - JLP - CC:
Drawing created.



Key:

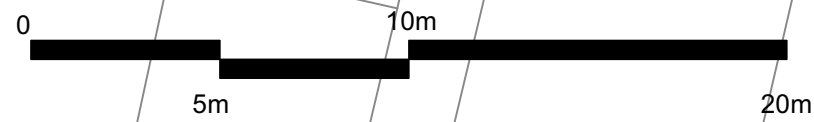
- Site Boundary
- Concrete Slab
- Paving
- Tarmac
- Grass
- Brick Wall (varying Heights)
- Timber Fence
- Existing Trees

DENMARK ROAD

OXFORD ROAD

157

34



DRAWING TITLE

Existing Site Layout

PROJECT

63-65 Denmark Road,
Gloucester

CLIENT

Arkstone Developments
trading as BITS Trading
LTD

SCALE

1:200@A3

DATE

Nov 2021



DRAWING NO.

REV

6619-P-05

-





Design & Access Statement

63 - 65 Denmark Road,
Gloucester

Reference:

6619-P-4000

Revision:

-

Author:

Daniel Christison

Date of Creation:

July 2022

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01 Introduction

Quattro Design Architects have been appointed by Arkstone Developments trading as BITS Trading LTD to convert an existing guest house on Denmark Road, Gloucester, into private residential use. This Design and Access Statement is to be read as part of the application for full planning permission for the conversion to 10no flats with the addition of a rear extension.

1.1 Project Team

The project team is comprised of the following parties:

Arkstone Developments trading as BITS Trading LTD
Quattro Design Architects Ltd.

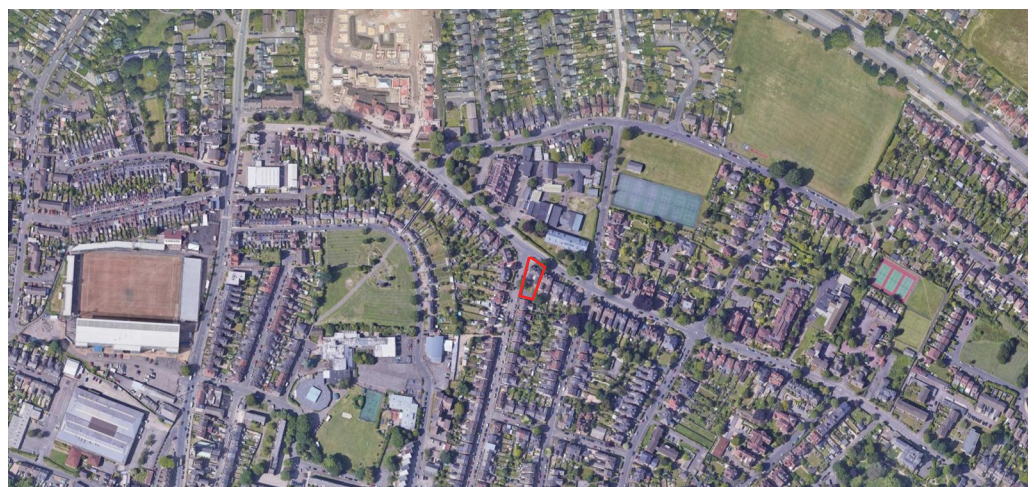
In addition to the project team, detailed site assessments and surveys have been completed by the following parties:

Black Box Planning - Planning Consultant
Peter A Marshall Architect Limited - Existing Building Survey

1.2 Site Location and Description.

The site is located on the corner of Denmark Road and Oxford Road, approximately 1km north-east of the centre of Gloucester and less than 1km north of Gloucester Railway Station. The existing building on site fronts north onto Denmark Road, which is a connecting road between Kingsholm Road and London Road.

The building is currently vacant and was last used as a guest house, when it was run as a 3 Storey, 28Bed HMO. It has a sui generis use class and has all the relevant services, access and infrastructure in place.



Google Map Extract

02 Consultation

Prior to the submission of this application, extensive pre-app consultation was undertaken between the applicant, the designers and the Local Planning Authority.

2.1 Local Authority Consultation.

Written pre-application advice was provided by Rhiannon Murphy, planning officer, and included additional comments from key consultants. The primary issues raised during the process are outlined below:

Accessibility - Gloucester City Plan requires 25% of dwellings to be built to M4(2) standards. Due to the existing layout and fabric of the building M4(2) cannot be achieved in the proposed conversion due to existing corridor widths, doors placements etc. The plans meet as much of the standards as possible.

Nationally Described Space Standards - The emerging city plan requires new homes to meet NDSS, including GIA, storage and room dimension guidance. Due to the existing layout and fabric of the building some of these elements cannot be achieved. The plans meet as much of the standards as possible.

Overlooking - The existing envelope of the building, including height, width and depth will not be increased. This includes the proposed extension that will sit within these existing parameters. Therefore there will be no increase to any overlooking potential.

Tree Protection - There are two existing mature trees on site and several external to the site along the boundary. These will be protected as part of the proposed works in accordance with:

BS 5837:2012.

No activity will take place within the Construction Exclusion Zones ("CEZs") behind the fencing: no equipment or materials will be stored, and no vehicles, plant or personnel shall enter these areas. Ground levels will not be changed within them, and existing vegetation and topsoil will be left undisturbed.

Additional points - Other comments made during the pre-app process typically related to other documentation required for full planning submission. These and any other comments made have been addressed in the planning submission.

03 Site Analysis / Context

In this section we will identify key characteristics of the site and provide our understanding of the site's context and considerations made.

3.1 Existing Building

The existing building on site was built towards the end of the 1800s as two semi detached residential homes. Most recent use was a guest house with the two units combined into one with a central connecting corridor. The house is currently boarded shut due to its services now no longer operating and remains vacant.

3.2 Highways and Access

Existing vehicular and pedestrian access to the site is already established with vehicular movements onto Oxford Road and pedestrian access via both the same vehicular point and an opening in the boundary wall closer to the front of the main building.

3.3 Trees/ Hedgerow

A number of well established trees are located around the perimeter of the site as well as two within the north east corner of the site.

3.4 Denmark Road Conservation Area No. 14

Most notable characteristics of the area is the suburban residential use, with long tree-lined streets and a range of buildings from the Victorian, Edwardian and mid twentieth century.

The existing building on site is to be considered a 'Neutral Building' in the Townscape Appraisal Map. Therefore does not currently benefit nor detract from the appearance of the townscape and Conservation Area.



04 Amount

Scale and density of the proposed conversion is in keeping with the surrounding area and capacity of the existing building. An extension is proposed in place of the demolished conservatory that will improve the efficiency of the layout and is sympathetic to the appearance of the building.

4.1 Accommodation Schedule

The accommodation schedule is as follows:

Unit 1 - 1 bed 2 person flat	@ 46sqm
Unit 2 - 1 bed 2 person flat	@ 46sqm
Unit 3 - 1 bed 2 person flat	@ 51sqm
Unit 4 - 1 bed 2 person flat	@ 52sqm
Unit 5 - 1 bed 2 person flat	@ 46sqm
Unit 6 - 1 bed 2 person flat	@ 46sqm
Unit 7 - 1 bed 1 person flat	@ 40sqm
Unit 8 - 1 bed 1 person flat	@ 40sqm
Unit 9 - 1 bed 2 person flat	@ 50sqm
Unit 10 - 1 bed 2 person flat	@ 51sqm

Total - 10no. Units



05 Layout

The proposed layout, conversion and extension has been developed through detailed consideration of the constraints and opportunities presented by the site, as well as accommodating the client's brief.

5.1 Site Constraints.

The main site constraints have been assessed as follows:

- Overlooking and overbearing: There are neighbouring properties to the east and south of the site that could be effected by overlooking or overbearing. Any new windows or structures need to be aware of this and avoid any disruption.
- Site Access: Existing access points are established within the site and these will be utilised in the new layout.

5.2 Site Opportunities.

The layout of the scheme has arisen through the combination of the site constraints described in section 5.1 and our established principles for development. These principles include the following:

- Reaction to the existing layout of the site and building.
- Formation of public defensible frontage, 'a sense of place' within the new proposed scheme.
- Arrangement between public and private space.
- Interaction and reinforcement of the scheme with the existing built form and townscape.
- Appropriate scale of extension within this environment.
- Movement of people both vehicular, cycle and pedestrian relating to the site.

5.3 Scheme Development

The scheme has been developed in response to the existing building and the constraints and opportunities as listed in sections 5.1 & 5.2.

An extension is proposed to the rear of the existing building in place of the conservatory, which will be demolished. The proposed extension does not exceed the height or depth envelop of the existing building. This is to be considered low impact and sympathetic to the surrounding conservation area.

Access into the site will be via the existing access points, with vehicle parking in the same location as before however rearranged to reduce the amount of hard standing. An additional pedestrian access gate will be added to the existing wall that runs along the northern boundary to aid in pedestrian convenience. There will be 5no unallocated parking spaces and a secure bike store that will provide 10no spaces.

As many flats as possible will have independent access from the ground floor. This includes flats 1, 2 and 3, with flat 4 accessed off a small lobby. Each flat on the upper floors will also be accessed via lobbies to the ground floor with protected stair cores providing access.

Additional planting will be incorporated around the site, such as along the boundaries and the front garden space along Denmark Road. This reduces the visual impact of hardstanding and provides a softer look to the area.



Proposed Site Layout

06 Appearance

As mentioned in the previous section, it has been our aim to provide an attractive and appropriate scheme reflecting the scale of the surrounding built form. It is our intention to produce an extension with elevational style that reacts sensitively to the design cues of the existing building in and others around the site.

As designers, it is not our intention to copy the appearance of the local surroundings, but to borrow from it and enhance the positive aspects.

6.1 Pallet of Materials

Materials of the existing building will remain and repaired / restored where necessary. The proposed extension will be:

Walls	Render - Off White Standing Seam - Mid Grey
Windows	White uPVC
Roof	Standing Seam - Mid Grey
Details	Brick Heads - Red Soldier Course

The following image shows an indicative elevation of the scheme, indicating how the materials will interact.



Indicative Elevations

07 Sustainability

As this application seeks approval for the conversion and extension of what was 2no. 19th century dwellings into modern flatted accommodation, sustainability through energy reduction can come from key renovation elements such as:

- new energy efficient window and door fittings
- natural fibre insulations and vapour control layers added to roof and intermediate floors
- new insulated partitions and linings throughout to improve on thermal efficiency and air-tightness
- re-wire of electrics to current British Standards
- over-haul of existing heating system with consideration given to the use of small domestic energy efficient electric boilers
- well considered low-energy ventilation strategy

What should be seen as the single most successful sustainable aspect to this application is the renovation, conversion and re-use of the building into 10no. modern flats. Not only does this project bring a building that is currently vacantly, unsightly and not fit for purpose back into use, it will also provide local accommodation for up to 18 individuals. This directly responds to Gloucester City Council's need for modern accommodation within the City Centre and will allow local residents to live and work within the city centre boundary.

The careful and considered renovation and extension, including improvements to the external areas where additional trees and soft planting have been proposed, will vastly improve the setting within which the site is located.

Building Regulations Standards

In 2022 the Building Regulations Standards were changed with a key focus on sustainability and carbon reduction. While the changes largely relate to new-build dwellings, the introduction of "new dwellings" through the conversion of the building will require a higher standard of energy efficiency through sustainable heating and ventilation strategies. Low or zero carbon energy sources such as solar panels, air source heat pumps, or highly efficient boilers will have to be considered to meet the new regulation standards.

Minimum efficiency standards with reduced U-value targets for walls and windows will be required. Consideration may also be given to the prevention of overheating through the application of regulations under the new Approved Document O.

08 Waste Minimisation

The following information sets out the approach to waste management that will be applied to the design, construction and occupation of the proposed development.

We have looked to cover as far as possible the construction and occupation waste issues and the preventative measures that have will be put in place to reduce the amount of waste produced.

The following list specifies the expected sources of waste from the construction process:

Soils from site clearance works.

Organic waste from site clearance works.

Wastage of construction materials during build phase (aggregate, brick, tiles, timber, metal, paint, various types of plastics, etc).

Cardboard (from packaging).

The following list specifies the expected sources of waste from the construction process:

Steel and aluminium containers.

Paper, newspapers and magazines.

Plastic bottles.

Cardboard.

Glass.

Textiles.

Organic waste.

Non-recyclable items.

8.1 Site Clearance, Site Preparation and Excavations.

There are anticipated wastes associated with the site preparation and site clearance. It is the intention that the enabling works will minimise the removal of existing hedgerows however, a requirement to remove a certain amount of material will still remain. It is therefore proposed that any green waste generated for the enabling works will be shredded on-site and spread around the base of retained hedgerows or stored on site to be spread around the base of new plants and trees.

High quality topsoil will be separated during excavation works and stored within the site. This can then be re-used on site where appropriate (gardens, planting areas, highway verges etc).

Where possible the amount of excavated material will be kept to a minimum and will be re-used on site to re-grade any required areas. For excavated material not being used on the site, the contractor will look to re-use it on any other available nearby site currently under construction.

The proposed access road has been designed to follow existing ground levels as much as possible. This will ensure that the new access road will not require extensive excavation.

8.2 Construction.

The ground floor to the building shall be constructed using pre cast concrete beams and blocks. All timber used within the scheme will be sourced from suppliers registered with FSC.

Where possible, we will look to use pre-fabricated units and standardised components. These factory made items tend to generate less waste and by using standard product sizes, this also helps to reduce off-cut wastage. All non-standardised items and materials used in the construction will be accurately ordered, thus reducing potential waste occurring from over ordering.

All site operatives will be made aware of the segregated skip system that will be put in place to keep waste materials apart prior to being taken to a registered waste disposal company.

It is proposed that the main contractor will utilise a colour coding system for waste materials. This system will dictate and identify which types of waste go into which container. The colour coding are standardised by the Institution of Civil Engineers for use throughout the construction industry.

During the construction process there will a commitment made by the principal contractor that a minimum of 10% of the materials used in the construction will be comprised of recycled content. Sustainably sourced materials will be used where possible and appropriate.

Preference should be given to suppliers of materials who will collect unused materials and packaging for re-use and recycling.

Any materials that are delivered to site will be carefully stored in a secure materials compound, with special consideration given to any hazardous materials and waste – although wherever possible materials that do not have hazardous content will be specified. Suitable Method Statements will be completed by the contractor for all potentially dangerous products and materials.

Items will be stored in a sensible manner so that materials are easily accessible in the correct order. This will reduce the potential for breakages and will therefore in turn, reduce waste materials.

8.3 Site Occupation.

All waste disposal and recycling facilities will be agreed with the local planning authority and will be in accordance with the services already provided by Bath and North East Somerset Council.

Each property will be given the opportunity to recycle as much waste as possible, through the provision of separated recycling and non-recycling bins as follows:

Paper and card	– Blue Bag, Weekly collection.
Plastics and cans	– Green Box, Weekly collection.
Glass	– Green Box, Weekly collection.
Food Waste	– Brown Caddy, Weekly collection.
Garden Waste.	– Wheelie Bin, Requested service.
Residual Waste.	– Black Wheelie Bin, Fortnightly collection.

The proposal will allow for the suitable storage of all the required containers within their boundary.

As a design ethos, we consider a ‘fabric first’ approach to be the most appropriate response to carbon reduction, rather than using renewable technologies. This means that there is physically less carbon used, rather than the same amount of carbon usage but coming from a more sustainable source. We see this as a more efficient and future-proof system to ensure continued low carbon usage.

8.4 Transportation of Waste.

Registered carriers will be used for the transportation of all construction waste, in line with ‘Duty of Care’ requirements. All waste will be taken to appropriately licenced sites.

Appropriate waste transfer documentation will be required to be completed by those delivering the waste, and the Site Manager will keep a detailed account of all aspects of disposal, including a register of carriers, disposal sites and relevant licensing details.

The Council will collect domestic waste. Sufficient space has been provided for a communal bin store, adjacent to their collection point. Access has been provided for bin lorries operatives to collect waste.

ARBORICULTURAL METHOD STATEMENT TREE PROTECTION STRATEGY

REF: 6619-W-3502

The following statement has been prepared on behalf of the client for the following site:

63-65 Denmark Road, Gloucester

This statement should also be read in conjunction with the associated plan extract as drawing ref 6619-P-10 & 661-P-11:

Note 1:

The root protection area is the area (m²) surrounding a tree which contains sufficient rooting volume to ensure the survival of the tree.

Excavation in protected area:

- Method: By hand or approved mechanical machinery (air spade) under arboricultural supervision
- Backfill as soon as possible or temporarily line with polyethylene sheet to reduce evaporation.
- Outside protected area: Give notice of roots exceeding 25mm and do not cut without approval from Arboricultural Consultant.

Cutting:

- Make clean smooth cuts with no ragged edges.
- Pare cut surfaces smooth with a sharp knife.
- Treatment of cut roots: To Arboricultural Consultants recommendations.

Backfill: As dug material. Copious watering may alleviate further stress and reduce further root dieback due to desiccation.

(Refer: BS 3998: Recommendations for tree work)

Note 2:

Care must be taken to protect the existing trees to be retained, to a level which ensures the trees, shape, form and healthy survival.

Precautions required to be taken during the demolition and construction stage of works should be in accordance with BS 5837:2012: Trees in relation to design, demolition and construction, including:

- Prevention of physical damage to roots by soil compaction or severing.
- Provisions for water and oxygen to roots systems.
- Allowing for future growth to the root systems.
- Preservation of the soil structure around root system at suitable bulk density for root function.

Note 3:

Removal of trees: To standard of BS 3998

Identification: Clearly mark trees to be removed, with spray paint marker and tag on trunk.

Safety: Comply with HSE/ Arboriculture and Forestry Advisory Group Safety Guides.

Felling: As close to the ground as possible. All work to be undertaken by a qualified tree surgeon.

Stumps: Remove to a minimum depth of 450 mm below ground level or to a level set by the Structural Engineer in the specification, whatever the greater.

Work near retained trees: Take down trees carefully in small sections to avoid damage to adjacent trees that are to be retained, where tree canopies overlap and in confined spaces generally.

Removing small trees, shrubs, hedges and roots: To standard of BS 3998

Identification: Clearly mark trees to be removed, with spray paint marker and tag on trunk.

Small trees, shrubs and hedges: Cut down.

Roots: Grub up and dispose of without undue disturbance of soil and adjacent areas.

Safety: Comply with HSE/ Arboriculture and Forestry Advisory Group Safety Guides.

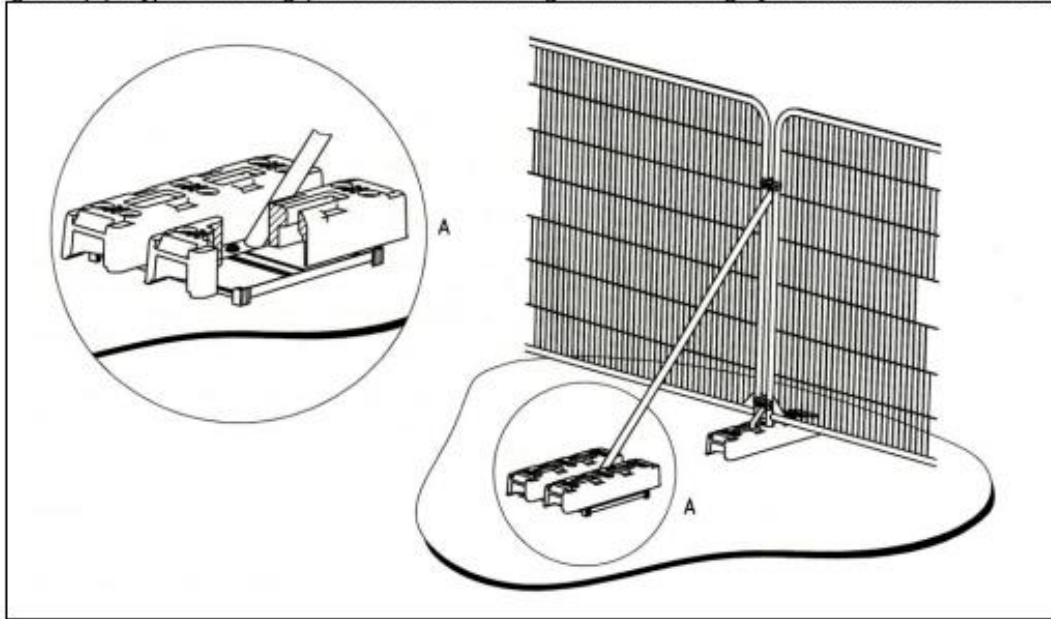
Note 4:

Should a tree to be retained be damaged or destroyed, the contractor will replace the tree with either a healthy, semi-mature tree of an identical type /species.

Note 5:

Tree protection barrier extracted from BS 5837:2012 – Trees in Relation to Construction

Figure 3(b): Type 3 Fencing (BS5837:2012 above-ground stabilising system with strut on block tray)



Type 3 Temporary Protective Fencing Construction (see Figure 3(b), above)

1. Temporary protective fencing panels shall be weldmesh "Heras" panels of at least 2.0 metres in height.
2. The panels shall stand on rubber or concrete feet.
3. The panels shall butt together, and be joined together using a minimum of two anti-tamper couplers, installed so that they can only be removed from inside the fence.
4. The distance between the fence couplers shall be at least 1.0 metre, and shall be uniform throughout the fence.
5. The panels shall be supported on the inner side by stabiliser struts, which shall be clamped to the scaffold framework at a 45° angle and extend back into the CEZ and shall be attached to a block tray base (Figure 3b).
6. No fixing shall be made to any tree and all possible precautions shall be taken to prevent damage to tree roots when locating posts.
7. A 600mm x 300mm warning sign reading "TREE PROTECTION AREA KEEP OUT" (see Figure 1) shall be fixed to every 10.0 metre length of protective fencing.
8. On completion of erection, and prior to any demolition or construction works, site preparation, excavation or delivery of plant and materials, the Consulting Arboriculturist or the LPA Tree Officer, as agreed, shall inspect the Temporary Protective Fencing.

Planning Statement incl. Historic Environment Statement

63-65 Denmark Road, Gloucester

Prepared by Black Box Planning
on behalf of *Arkstone Developments*



blackboxplanning.co.uk

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1. Introduction

1.1. This Planning Statement has been prepared by Black Box Planning Ltd on behalf of Arkstone Developments ('the Applicant') to support a full planning application at 63-65 Denmark Road, Gloucester ('the Site')

1.2. The Scheme comprises the following:

'the conversion of a 28-bed House of Multiple Occupation HMO ('sui generis' use class) to 10 no. self-contained one-bedroom flats (Use Class C3), two-storey rear extension and, associated landscaping.'
(the 'Proposed Development')

1.3. This Planning Statement is submitted alongside a range of documents and plans as follows:

Plans

- Site Location Plan (ref: 6619-P-01)
- Existing Site Plan (ref: 6619-P-05)
- Existing Floor Plans (refs:6619-P-200, 6619-P-201, 6619-P-202)
- Existing Elevations (ref: 6619-P-700)
- Existing Section (ref: 6619-P-600)
- Proposed Site Plan (ref: 6619-P-10A)
- Proposed Elevations (ref: 6619-P-705)
- Proposed Section (6619-P-601)
- Proposed Floor Plans (refs: 6619-P-205, 6619-P-206, 6619-P-207)
- Proposed Alterations (ref: 6619-P-702A)

- Soft Landscaping plans (ref: 6619-P-11)
- Hard Landscaping and boundary treatment (ref: 6619-P-12)
- Bin and Bike Storage Plans (ref: 6619-P-610)

Documents

- Design and Access Statement by Quattro Design Architects
- Tree Protection Strategy by Quattro Design Architects

2. Site and Surrounding Context

- 2.1 The Site is located on the corner of Denmark Road and Oxford Road and is approximately one-mile north of Gloucester City Centre.
- 2.2 The Site is within the Denmark Road Conservation Area. However, the building itself is not subject to a statutory listing and was identified as a 'neutral' contributor to the Conservation Area in the Conservation Area Appraisal (2008). This is in the context of the majority of the buildings in the area being considered as 'positive' contributors, and 67 & 69 Denmark Road considered as one of the five 'focal' buildings. Approximately 100m to the north-west of the Site lies the Grade-II listed Denmark Road High School.
- 2.3 The Site itself occupies an existing 3-storey residential building previously in use as a HMO which falls within a 'sui generis' use class.
- 2.4 The Site is located within Flood Zone 1 and is therefore in an area at the lowest risk of flooding.
- 2.5 The building ceased use as an HMO in May 2021 and has been vacant since this point. The HMO is understood to have closed following a long period of decline suffering many problems with the quality of accommodation provided, damp, mould, infestation etc. The building currently lies vacant and has been subject to break-ins creating ongoing health and safety issues.

Planning History

- 2.6 The Site has been subject to a number of planning applications which are of relevance to the consideration of its redevelopment, as detailed below.

06/01277/COU (January 2007)

- 2.7 This application sought the erection of a two-storey building comprising 4.no flats and was refused planning permission on 15th January 2007.
- 2.8 This scheme related to the small piece of land to the rear of 63-65 Denmark Road and did not involve any works to the existing building. The reason for refusal related to:

- the proposal constituting overdevelopment of a prominent site, resulting in a loss of open amenity space; and,
- the new building proposed being poorly articulated resulting in an overbearing effect, loss of light, and detrimental residential amenity to the occupiers of 61, 63 and 65 Denmark Road.

07/00445/FUL (May 2007)

2.9 The application sought the erection of a two-storey building comprising 4no. flats (Revised version of the previous refusal) and was refused planning permission on 31st May 2007.

2.10 This proposal again related to the small piece of land to the rear of the property. The reason for refusal noted the scheme overcame some of the previous issues although the LPA still considered it to represent an over intensive development of the site that would appear cramped and have a crowded effect on the street, to the detriment of the area. Further, the design and siting close to the boundary was considered to have a poor relationship with adjoining properties and would be visually intrusive to neighbour amenity.

08/01456/FUL (May 2009)

2.11 This application again sought permission for the construction of a pair of semi-detached houses to the rear of the building although was refused permission and then dismissed at appeal on 28th May 2009 due to:

- The loss of privacy to 61 Denmark Road,
- Provision of amenity space being too small for families and enclosed by relatively high buildings to the south, west and north which was considered to lead to the areas being perceived as dank, dark and unattractive and unsuitable for the task for which they were designed; and,
- Overdevelopment of a relatively small site – which would harm the amenities of neighbouring and future residents.

3. Proposed Development

3.1 The Proposed Development for which planning approval is sought comprises:

‘the conversion of a 28-bed House of Multiple Occupation HMO (‘sui generis’ use class) to 10 no. self-contained one-bedroom flats (Use Class C3), two-storey rear extension and, associated landscaping.’
(the ‘Proposed Development’)

3.2 In order to convert the building to provide 10no. flats, the proposal includes a two-storey rear extension to infill the rear of the building.

3.3 Minor alterations to the building façade are also proposed which will simplify the elevations which currently suffer from an incoherent mix of styles including an incongruous bay window on the Oxford Road elevation which is a detracting feature on the Conservation Area.

3.4 This proposal differs significantly from the previously refused schemes given it proposed no new buildings to the rear of the property and therefore does not create the same issues of overdevelopment or impact on neighbouring properties. The minimal amount of infill development at the rear of the building is in proportion to the existing footprint and does not project the extension back any further than the existing building line.

3.5 The proposed development will create 10no. self-contained one-bedroom flats as demonstrated in Table 1.

Table 1: Proposed accommodation schedule

Unit	Sqm
Unit 1 (1B2P)	46
Unit 2 (1B2P)	46
Unit 3 (1B2P)	51
Unit 4 (1B2P)	52
Unit 5 (1B2P)	46
Unit 6 (1B2P)	46
Unit 7 (1B1P)	40
Unit 8 (1B1P)	40
Unit 9 (1B2P)	50
Unit 10 (1B2P)	51

3.6 This will also require internal works to the building including the removal of some of the existing structural partitions and walls, particularly in the rear of the building, which will provide accommodation space.

- 3.7 Vehicular access will be retained from Oxford Road. The existing pedestrian access will also be retained, alongside the addition of a new gate on Denmark Road.
- 3.8 The proposed development will improve the existing residential curtilage with landscaping and shrub planting alongside a rear parking court with 5 spaces, bike store with 10 spaces and bin store.

Pre-application Discussions

3.9 A pre-application enquiry was submitted to Gloucester City Council in December 2021, with formal feedback being received in July 2022. This application addresses the comments raised during the pre-app, as follows:

- **Comment:** 3 units should be provided as M4(2)
- **Response:** due to the layout of the existing building, such as corridor widths and door locations, M4(2) is not fully achievable in any of the units, as part of the design, the design has been made as accessible as possible and reduced disturbance to the existing fabric of the building.
- **Comment:** storage space and bedroom space provision
- **Response:** this has been achieved wherever possible.
- **Comment:** details of the bin and cycle storage should be provided, some concerns in terms of how the proposed bin storage would appear
- **Response:** elevations as well as landscaping measures undertaken have been submitted as part of this application.
- **Comment:** landscaping measures should be incorporated into the full submission
- **Response:** this application provides details on hard and soft landscaping and tree protection measures. This includes measures to screen the bin store.
- **Comment:** potential overlooking of no.61

- **Response:** all ground and first floor windows are at an existing or greater distance from the neighbouring windows therefore it is considered that the overlooking is no greater than existing.
- **Comment:** the proposal increases the existing footprint and so drainage details will be required at submission
- **Response:** proposed development introduces permeable paving and increases green space, improving surface water drainage.

4. Planning Policy Context

4.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires all planning applications to be determined in accordance with the Development Plan unless there are material considerations which indicate otherwise.

4.2 The adopted Development Plan in this instance comprises:

- The Joint Core Strategy 2011-2031 ('the JCS') (adopted 2017); and
- Saved Policies from the 1983 Gloucester City Plan.

4.3 Relevant material consideration comprises national planning policy, emerging plan documentation, and other relevant documentation, specifically:

- The National Planning Policy Framework (the 'NPPF') (2021);
- The Gloucester City Plan 2011-2031 ('the Emerging Plan');
- Second Stage Deposit Local Plan 2002;
- Gloucestershire Manual for Streets

4.4 The below lists those policies within the Development Plan and material considerations which will be of most relevance to the consideration of the planning application for the Proposed Development. The details of these policies are referred to in Section 5 'Assessment of the Proposed Development'.

Joint Core Strategy (2011-2031)

4.5 *Policy SP1: The Need for New Development* – sets out that during the plan period, provision will be made to meet the needs of approximately 35,175 new homes.

4.6 *Policy SP2: Distribution of New Development* – identifies that development during the JCS plan period will be focused at Gloucester and Cheltenham.

4.7 *Policy SD3: Sustainable Design and Construction* – requires development proposals to demonstrate how they contribute to the aims of sustainability by increasing energy efficiency, minimising waste and avoiding the unnecessary pollution of air, harm to the water environment, and contamination. In doing so, proposals are expected to achieve national standards.

-
- 4.8 Policy SD4: *Design Standards* – identifies the design requirements for any development proposals.
- 4.9 Policy SD10: *Residential Development* - states that proposals involving the sensitive, adaptive re-use of vacant or redundant buildings will be encouraged. It also states that residential development should seek to achieve the maximum density compatible with good design, the protection of heritage assets, local amenity, the character and quality of the local environment, and the safety and convenience of the local and strategic road network.
- 4.10 Policy SD11: *Housing Mix and Standards* – states that improvements to the quality of the existing housing stock involving remodelling or replacing residential accommodation will be encouraged where this would contribute to better meeting the needs of the local community. It also sets out the need to meet appropriate minimum standards and should be designed to an accessible and adaptable standard.
- 4.11 Policy SD12: *Affordable Housing* – requires that outside of allocation site, on sites of 11 dwellings or more, a minimum of 20% affordable housing will be sought on developments within Gloucester City.
- 4.12 Policy INF2: *Flood Risk Management* – sets out that proposals must avoid areas at risk of flooding and must not increase the level of risk to the safety of occupiers of a site, the local community or the wider environment. This also sets out that new development should incorporate Sustainable Urban Drainage Systems (SuDS) to manage surface water drainage.

Saved Policies – 1983 Gloucester City Plan

- 4.13 The saved policies A1.a Heights of buildings and protection of views and C1.e Site identified at Abbeydale to provide two Primary Schools are considered relevant to decision making generally following the adoption of the JCS. However neither policy is relevant to the Proposed Development.

Gloucester City Plan 2011-2031 ('the Emerging Plan') (Tracked Changes version)

- 4.14 The Gloucester City Plan has undergone examination and main modifications have been recommended by the examiner. The plan is therefore at an advanced stage, and this should be

recognised in the weighting of its policies. When adopted, the plan will replace the saved policies of the Gloucester City Plan 1983, and the material consideration of the Saved Policies from the 2002 Second Stage Deposit Plan, in their entirety.

- 4.15 *Policy A1: Effective and Efficient Use of Land* – this sets out that development proposals should make effective and efficient use of land and buildings, with proposals resulting in overall improvements to the built and natural environment and be of a suitable scale for the site and not have a significant impact on the character of the locality.
- 4.16 *Policy A2: Affordable Housing* - increased the affordable housing requirements to 25% on residential sites of 10 dwellings or more. It is noted that the inspector has recommended the removal of this policy.
- 4.17 *Policy D1: Historic Environment* - requires development proposals to conserve the character, appearance and significance of designated heritage assets and their settings.
- 4.18 *Policy E1: Biodiversity and Geodiversity* – sets out that development proposals demonstrate the conservation of biodiversity, in addition to providing net gains appropriate to the ecological network.
- 4.19 *Policy E4: Flooding, sustainable drainage and wastewater* – requires that development is safe from flooding and shall not lead to an increase in flood risk elsewhere.
- 4.20 *Policy F1: Materials and Finishes* - requires that development proposals achieve high quality architectural detailing with external materials and finishes that are locally distinctive. Developments should make a positive contribution to the character and appearance of the locality.
- 4.21 *Policy F3: Community Safety* – highlights that development proposals, including the associated public realm and landscaped areas, must be designed to ensure that community safety is fundamental principle of the proposed development.
- 4.22 *Policy F6: Nationally Described Space Standards* – requires that development proposals for new residential development meets Nationally Described Space Standards. Paragraph 4.6.29 sets out that exceptions will be made where the applicant can demonstrate that the standards cannot be met because of the nature of the development, for example where it is a conversion of an existing

building into new residential dwellings and meeting the standard would affect the structural integrity of the building. Paragraph 4.6.30. confirms that this will apply following a transition period of 3 months from the adoption date of the Gloucester City Plan.

4.23 *Policy G1: Sustainable transport and parking* – demonstrated the Council's support for improvements to the sustainable transport network. It sets out the requirements for cycle and car parking on the site.

4.24 *Policy G6: Water Efficiency* – requires that development proposal demonstrate that the estimated consumption of wholesome water per dwellings should not exceed 110 litres of water per person per day.

5. Assessment of the Proposed Development

- 5.1 This section provides an assessment of the Proposed Development (as detailed in Section 3) in the context of the Development Plan and other material considerations (as detailed in Section 4).
- 5.2 This Planning Statement considers the merits of the Proposed Development under the following headings:
- The Principle of Development
 - Housing Mix
 - Affordable Housing,
 - Scale, Appearance and Landscaping
 - Access and Parking
 - Heritage
 - Drainage

Principle of Development

- 5.3 The Principle of Development in this location is supported by Policy SD10 'Residential Development' of the JCS.
- 5.4 SD10 establishes that, proposals involving the sensitive, adaptive re-use of vacant or redundant will be encouraged. It also states that residential development should seek to achieve the maximum density compatible with good design, the protection of heritage assets, local amenity, the character and quality of the local environment, and the safety and convenience of the local and strategic road network.
- 5.5 The HMO use of the property ceased in May 2021. The HMO is understood to have closed following a long period of decline suffering many problems with the quality of accommodation provided; damp, mould, infestation etc. The building currently lies vacant and has been subject to break-ins creating an ongoing health and safety issue. The building is in significant need of restoration and this proposal offers the opportunity to substantially improve the building and its curtilage through renovation, rationalisation of its façade and an attractive landscaping scheme.

5.6 As such, it is considered that the proposed development satisfies the requirements of SD10.

Housing Mix

5.7 Policy SD11: Housing Mix and Standards sets out that housing development is required to provide an appropriate mix of dwelling sizes, types and tenures. Development should address the needs of the local area, as set out in the local housing evidence base including the most recent Strategic Housing Market Assessment.

5.8 The Cheltenham, Gloucester and Tewkesbury Councils SHMA (updated September 2015), sets out the local housing needs between the period of 2015 and 2031, setting out a need for 852 one-bedroom dwellings in this period.

5.9 The proposed development therefore offers the opportunity to deliver a proportion of this one-bedroom need for the City through conversion of a building which lends itself to such provision. The proposed housing mix is thus compliant with the needs identified in the SHMA and represents the most appropriate use for the conversion of the existing building.

Affordable Housing

5.10 Policy SD12 of the JCS seeks affordable housing in sites of 11 dwellings or more. As the proposed development is for 10 units, it falls below the policy threshold, as set out in the JCS.

5.11 Gloucester City Council, however, maintained through pre-app discussions that Affordable Housing Contributions should apply.

5.12 This is strongly disputed, noting that NPPF paragraph 64, requires provision of affordable housing is not to be sought on developments that are not major developments other than in designated rural areas. It however does *not* require affordable housing is sought on *all* major developments. In addition to this, Policy A2 of the emerging plan introduced an affordable housing contribution on sites of 10 dwellings or more, however this policy was recommended to be deleted by the Examination Inspector and cannot be relied upon. As such the proposed development of 10 dwellings is below the relevant policy threshold of 11 units in Policy SD12 of the JCS.

- 5.13 Notwithstanding this, Vacant Building Credit will be applicable for this scheme, as agreed during the pre-app. The building has been vacant since May 2021 due to viability issues for the ongoing operation of the B&B use. It is understood that the manager of the B&B was struggling to deal with the volume of serious incidents that were taking place at the property and as such, closed down the operation.
- 5.14 In calculating the affordable housing contribution that would be required from the development, the existing floor space (455sqm) is offset against the GIA of the Proposed Development (525sqm). This, when considered in line with Local Plan Affordable Housing Requirements, leaves a residual affordable housing requirement of 0.267 units. It is proposed this is dealt with by way of financial contribution.

Scale, Appearance and Landscaping

- 5.15 Policy SD4: 'Design Requirements' sets out that proposals should respond positively to and respect the character of the site and its surroundings, enhancing local distinctiveness, and addressing the urban structure and grain of the locality in terms of street pattern, layout, mass and form. It also sets out that new development should enhance comfort, convenience and enjoyment through the assessment of opportunities for light, privacy and external space.
- 5.16 Policy F6: 'Nationally Described Space Standards' sets out that three months from the adoption of the Local Plan, development proposals must meet NDSS. Further supporting text was added to this policy through suggested Main Modifications by the Planning Inspector to ensure the Local Plan can be considered sound. This sets out that exceptions will be made where the applicant can clearly demonstrate that the standards cannot be met due to the nature of development.
- 5.17 The internal adaption has sought to maximise the quantum of internal space for the 10 new flats in recognition of National Described Space Standards (NDSS). This approach seeks to balance the potential to adapt the building, deliver much needed new housing and accord with NDSS as far as possible.

- 5.18 The proposed the design of the development will rationalise the existing building facades and remove incongruous features, the modest extension of modern design and additional landscaping improvements, when viewed as a whole, will enhance the building's contribution to the Conservation Area.
- 5.19 The proposed development will also significantly improve the Site's landscaping. As demonstrated in the Proposed Site Plan, the existing trees will remain alongside the planting of additional trees. This is demonstrated on the tree protection measures submitted as part of this application.
- 5.20 The existing landscaping on the site, comprises hard standing tarmac and paving. This is instead replaced with grass and permeable block paviour. This permeable paving will contribute to improved drainage on the site, as outlined within the submitted Design and Access Statement.

Access and Parking

- 5.21 Vehicular access will be retained from Oxford Road. The existing pedestrian access will also be retained at Oxford Road, alongside the addition of a new pedestrian access from Denmark Road.
- 5.22 The JCS does not contain parking standards and instead refers to the Manual for Gloucestershire Streets, the latest iteration of which is dated July 2020. This sets out parking provision requirements for houses and apartments. In Gloucester City, this recommends one space per one-bed unit in urban areas.
- 5.23 The guidance also sets out standards for HMO's with a sliding scale of provision of 2-spaces for 4-6 bedroom HMOs and 3 spaces for 7-9 bedroom HMOs. There is no guidance for HMOs larger than this. Given the existing lawful use of a 28-beroom HMO it is considered a proportional parking requirement would be more than is likely capable of being accommodated on site meaning that some reliance for on-street parking must be assumed in its previous operation.
- 5.24 The current proposals generate a parking demand of 10 no. spaces, with 5no. spaces on site. However, noting the previous use, it is unlikely that this will increase demand for on-street street parking over and above levels generated from operation of the building's existing lawful use.

5.25 Manual for Gloucestershire Streets, recommends a provision at a minimum of 1 space per one-bedroom unit which, is met through the provision of the proposed cycle storage feature, as indicated in the submitted bin and bike store plans (ref: 6619-P-610).

Heritage

5.26 Policy SD8 'Historic Environment' sets out that developments should make a positive contribution to local character and distinctiveness, having regard to valued and distinctive elements of the historic environment.

5.27 The Site is within the Denmark Road Conservation Area and although the building is not subject to a statutory listing the Conservation Area (CA) Appraisal (2008) identified it as a 'neutral' contributor. However, the majority of the buildings in the area are considered 'positive contributors' and the building immediately opposite, 67&69 Denmark Road is considered one of five 'focal' building and the Grade II listed Denmark Road High School is located approximately 100m from the site.

5.28 The proposed development incorporates traditional design features respecting the local character. These are set out in more detail in the Design and Access Statement submitted as part of this application.

Energy and Sustainability

5.29 Policy SD3: '*Sustainable Design and Construction*' of the JCS sets out that development proposals will demonstrate how they contribute to the aims of sustainability by increasing energy efficiency, minimising waste and avoiding the unnecessary pollution of air, harm to the water environment, and contamination of land or interference in other natural systems. It also sets out that development will be expected to be adaptable to climate change and incorporate the principles of waste minimisation and re-use.

5.30 This proposal has sought to comply with the principles of sustainable design and construction, contributing to the aims of sustainability. This is set out in further detail in the Design and Access Statement.

Air Quality

5.31 The proposed development is of limited scale and the site is not located within an Air Quality Management Area, and as such it is not considered that the proposed development will impact on the air quality.

6. Conclusion

- 6.1. The Proposed Development of 10 no. self-contained one-bedroom flats, through a two-storey extension, will provide significant benefit to housing provision in the area and vastly improve to an existing dilapidated vacant building which has suffered a long period of decline.
- 6.2. The design has had regard to the context of the Denmark Road Conservation Area and has evolved through pre-application discussions with Officers. Further to the submission of amended plans through the pre-application process the Conservation confirmed that the scheme would be an improvement and raised no concerns in terms of the amendments.
- 6.3. The principle of development is supported both in planning policy terms and through receipt of pre-application advice.
- 6.4. This Planning Statement also clearly justifies the approach to the affordable housing policy requirement and Nationally Described Space Standards with reference to the emerging Gloucester City Plan and the Main Modifications suggested by the Planning Inspector in order to ensure its soundness.
- 6.5. This Statement also sets out how the Proposed Development accords with other pertinent elements of the Development Plan against this background, and in accordance with the presumption in favour of sustainable development, it is evident that this planning application should be approved.

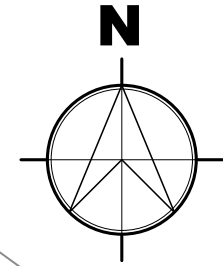
NOTES

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REVISIONS

REV: DATE - DRAWN - CHECKED: NOTES

- 19.07.22 - DC - CC: Drawing created.



Key:

-  Existing trees
-  Proposed trees
-  Verge planting - low level
-  Grass
-  Proposed planters

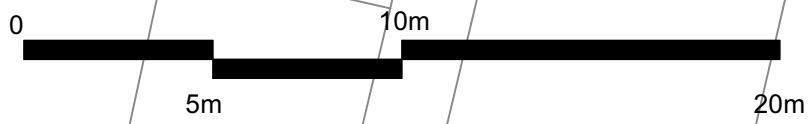
OXFORD ROAD

DENMARK ROAD

157

34

New gate in existing brick wall



DRAWING TITLE

Soft Landscaping Plan

PROJECT

63-65 Denmark Road, Gloucester

CLIENT

Arkstone Developments trading as BITS Trading LTD

SCALE

1:200@A3

DATE

July 2022



DRAWING NO.

6619-P-11

REV

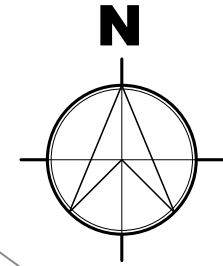
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REVISIONS

REV: DATE - DRAWN - CHECKED: NOTES
- 19.07.22 - DC - CC:
Drawing created.



Key:

- Block Paviour
- Paving
- Existing close board timber fence
- Existing low brick wall with brick piers and railings
- Existing brick and block wall (varying heights)
- Proposed close board timber bike store
- Proposed close board timber bin store 1500mm high
- Proposed planters

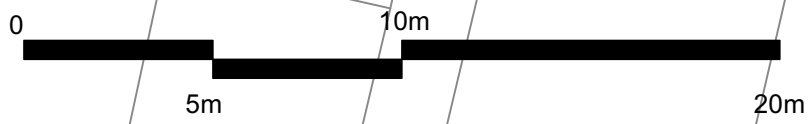
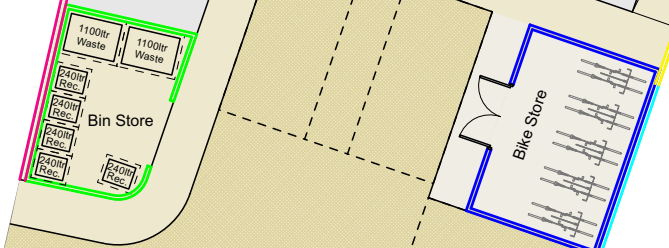
DENMARK ROAD

OXFORD ROAD

157

34

New gate in existing brick wall



DRAWING TITLE

Hard Landscaping and Boundary Treatment Plan

PROJECT

63-65 Denmark Road, Gloucester

CLIENT

Arkstone Developments trading as BITS Trading LTD

SCALE 1:200@A3

DATE July 2022



DRAWING NO. REV

6619-P-12 -

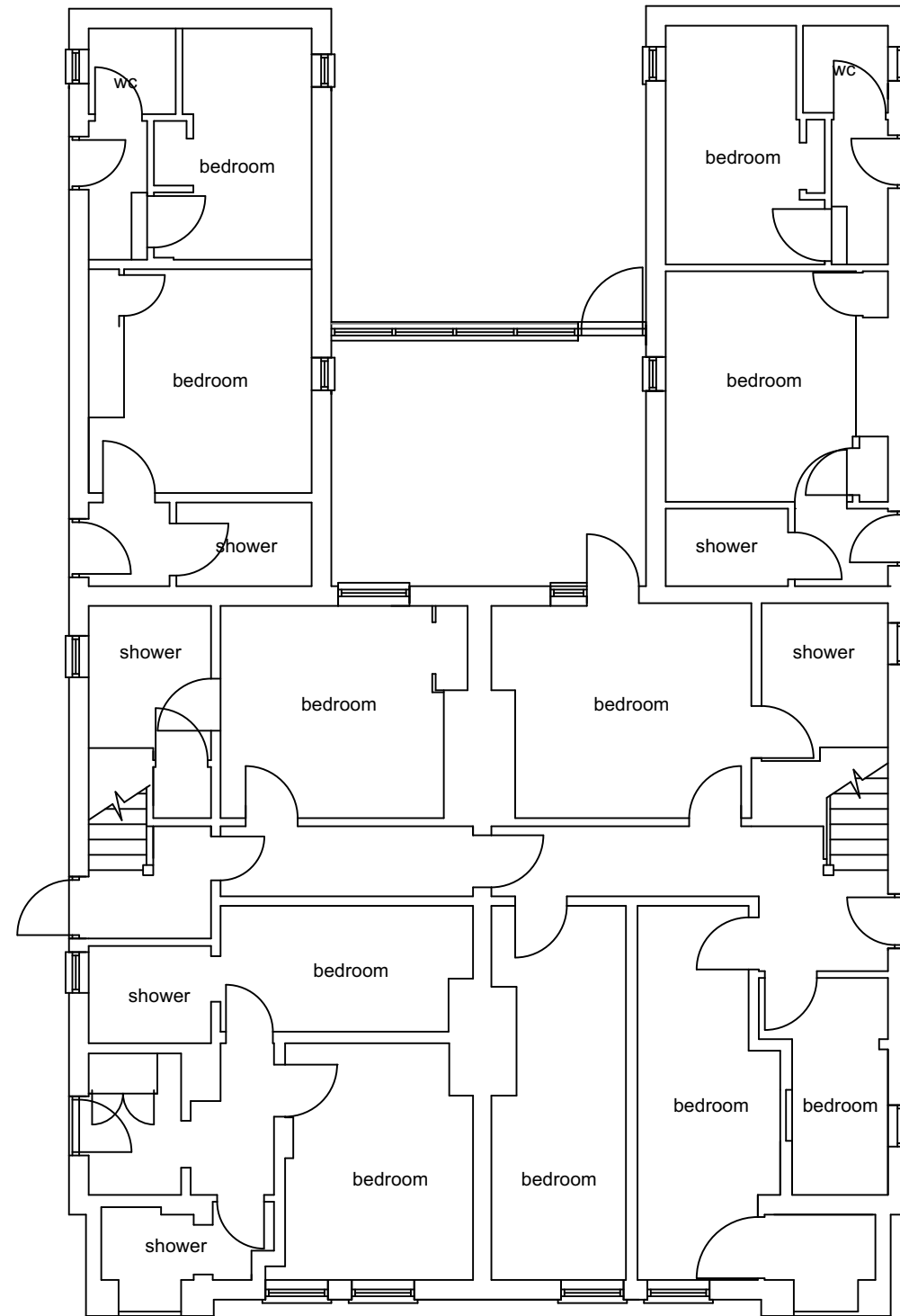
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REVISIONS

REV: DATE - DRAWN - CHECKED: NOTES

-: 24.03.2022 - JLP - CC:
Drawing created.



DRAWING TITLE

Existing Ground Floor Plan

PROJECT

63-65 Denmark Road,
Gloucester

CLIENT

Arkstone Developments
trading as BITS Trading
LTD

SCALE 1:100@A3

DATE Mar 2021



DRAWING NO. REV

6619-P-200 -

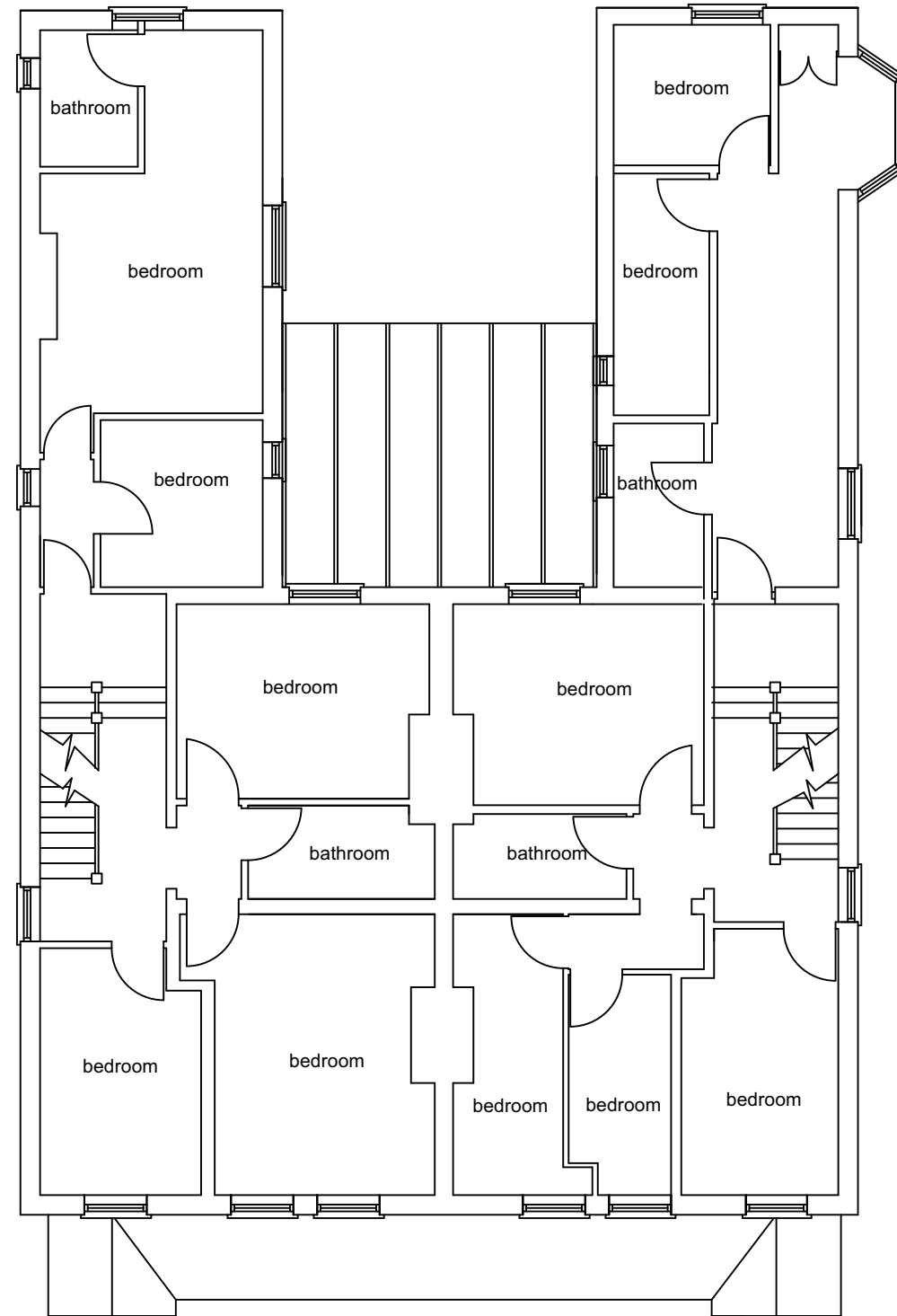
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REVISIONS

REV: DATE - DRAWN - CHECKED: NOTES

-: 24.03.2022 - JLP - CC:
Drawing created.



DRAWING TITLE

Existing First Floor Plan

PROJECT

63-65 Denmark Road,
Gloucester

CLIENT

Arkstone Developments
trading as BITS Trading
LTD

SCALE 1:100@A3

DATE Mar 2021



DRAWING NO. REV

6619-P-201 -

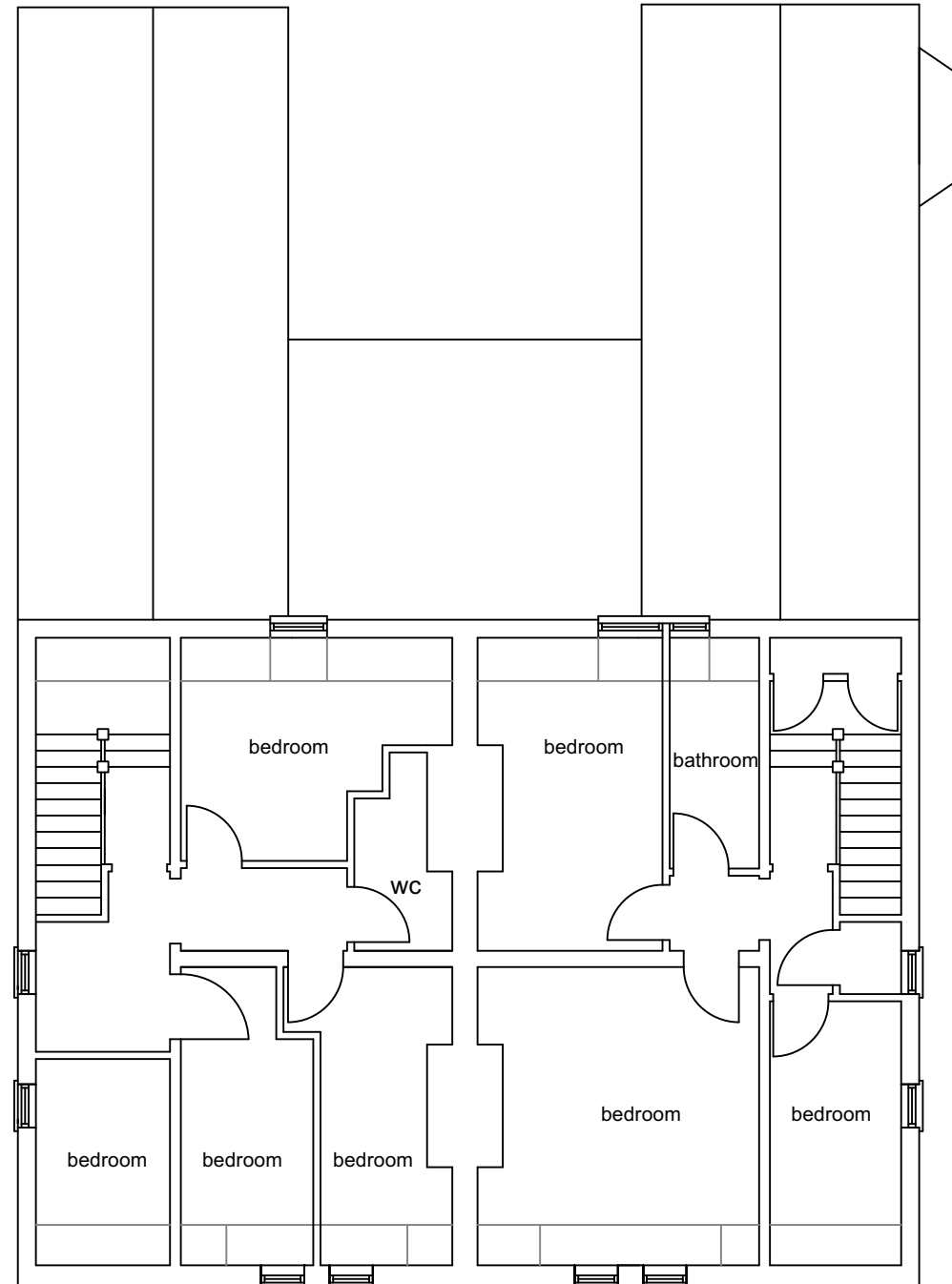
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REVISIONS

REV: DATE - DRAWN - CHECKED: NOTES

-: 24.03.2022 - JLP - CC:
Drawing created.



DRAWING TITLE

Existing Second Floor Plan

PROJECT

63-65 Denmark Road,
Gloucester

CLIENT

Arkstone Developments
trading as BITS Trading
LTD

SCALE 1:100@A3

DATE Mar 2021



DRAWING NO. REV

6619-P-202 -

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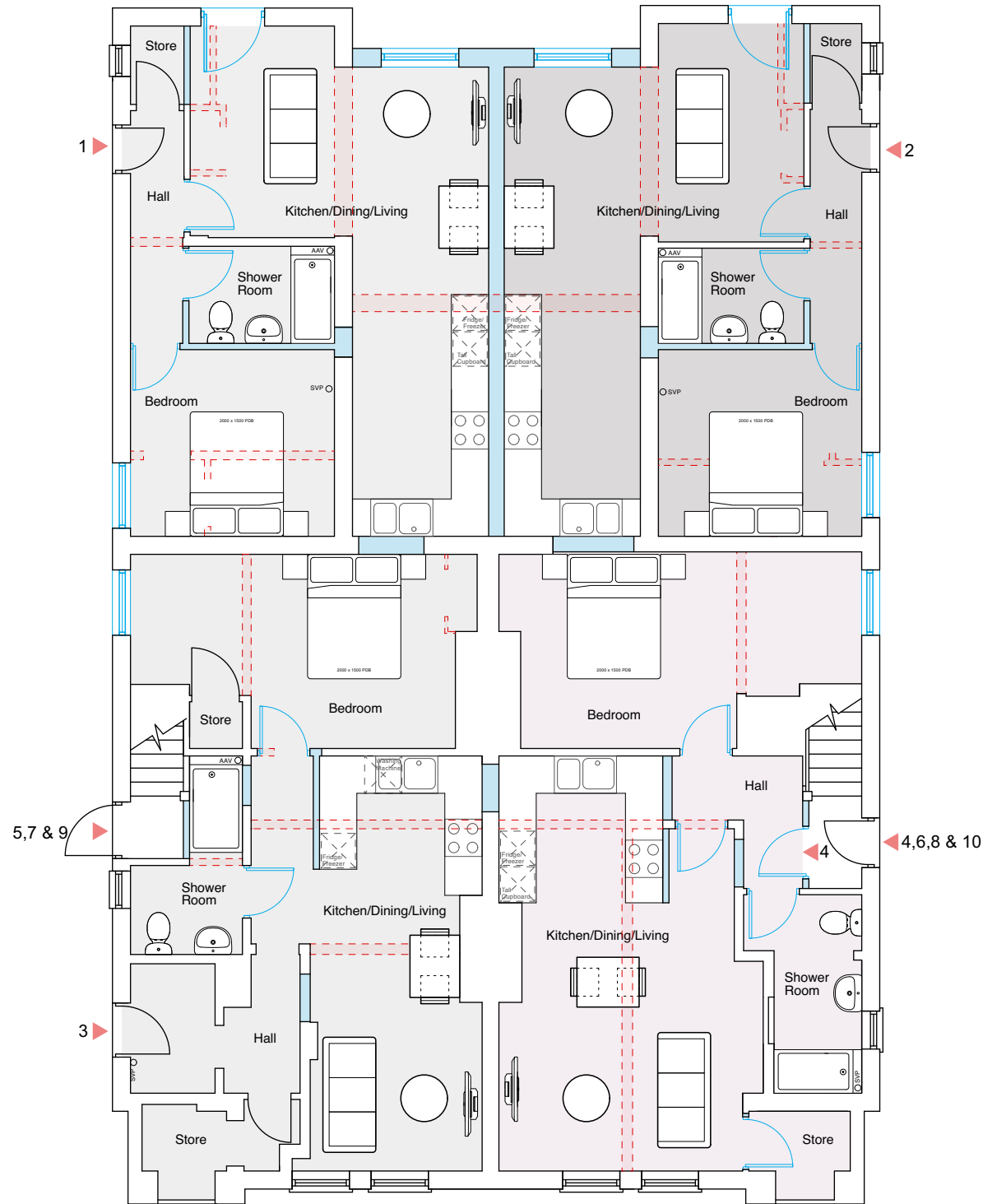
REVISIONS

REV: DATE - DRAWN - CHECKED: NOTES

-: 24.03.2022 - JLP - CC:
Drawing created.

- Unit 1 - 1B2P Flat @ 46sqm
- Unit 2 - 1B2P Flat @ 46sqm
- Unit 3 - 1B2P Flat @ 51sqm
- Unit 4 - 1B2P Flat @ 52sqm

- Elements to be demolished
- New Elements



Ground Floor Plan

DRAWING TITLE

Proposed Ground Floor Plan

PROJECT

63-65 Denmark Road,
Gloucester

CLIENT

Arkstone Developments
trading as BITS Trading
LTD

SCALE 1:100@A3

DATE Mar 2021



DRAWING NO. REV

6619-P-205 -

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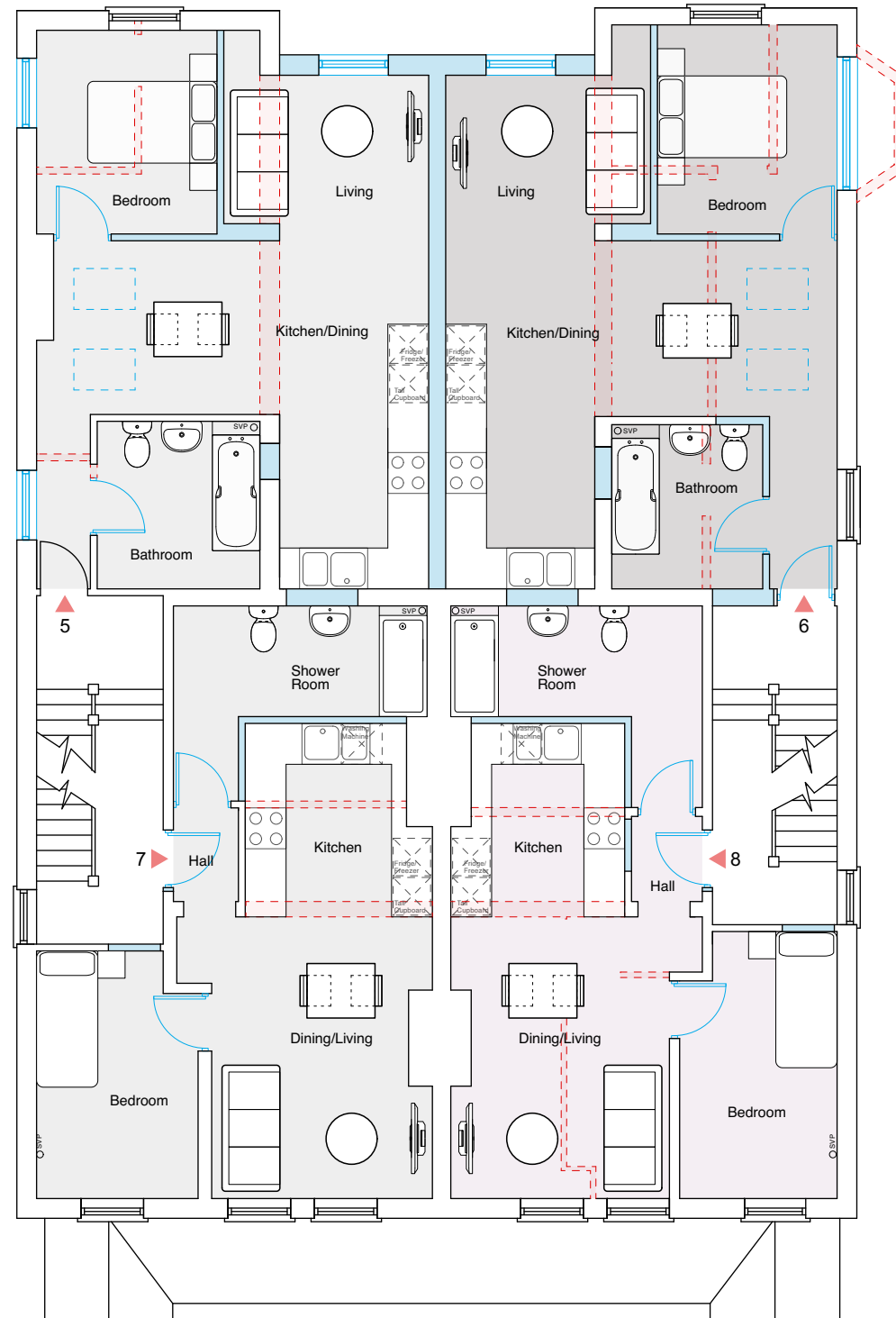
REVISIONS

REV: DATE - DRAWN - CHECKED: NOTES

-: 24.03.2022 - JLP - CC:
Drawing created.

- Unit 5 - 1B2P Flat @ 46sqm
- Unit 6 - 1B2P Flat @ 46sqm
- Unit 7 - 1B1P Flat @ 40sqm
- Unit 8 - 1B1P Flat @ 40sqm

- Elements to be demolished
- New Elements



First Floor Plan

DRAWING TITLE

Proposed First Floor Plan

PROJECT

63-65 Denmark Road,
Gloucester

CLIENT

Arkstone Developments
trading as BITS Trading
LTD

SCALE 1:100@A3

DATE Mar 2021



DRAWING NO. REV

6619-P-206 -

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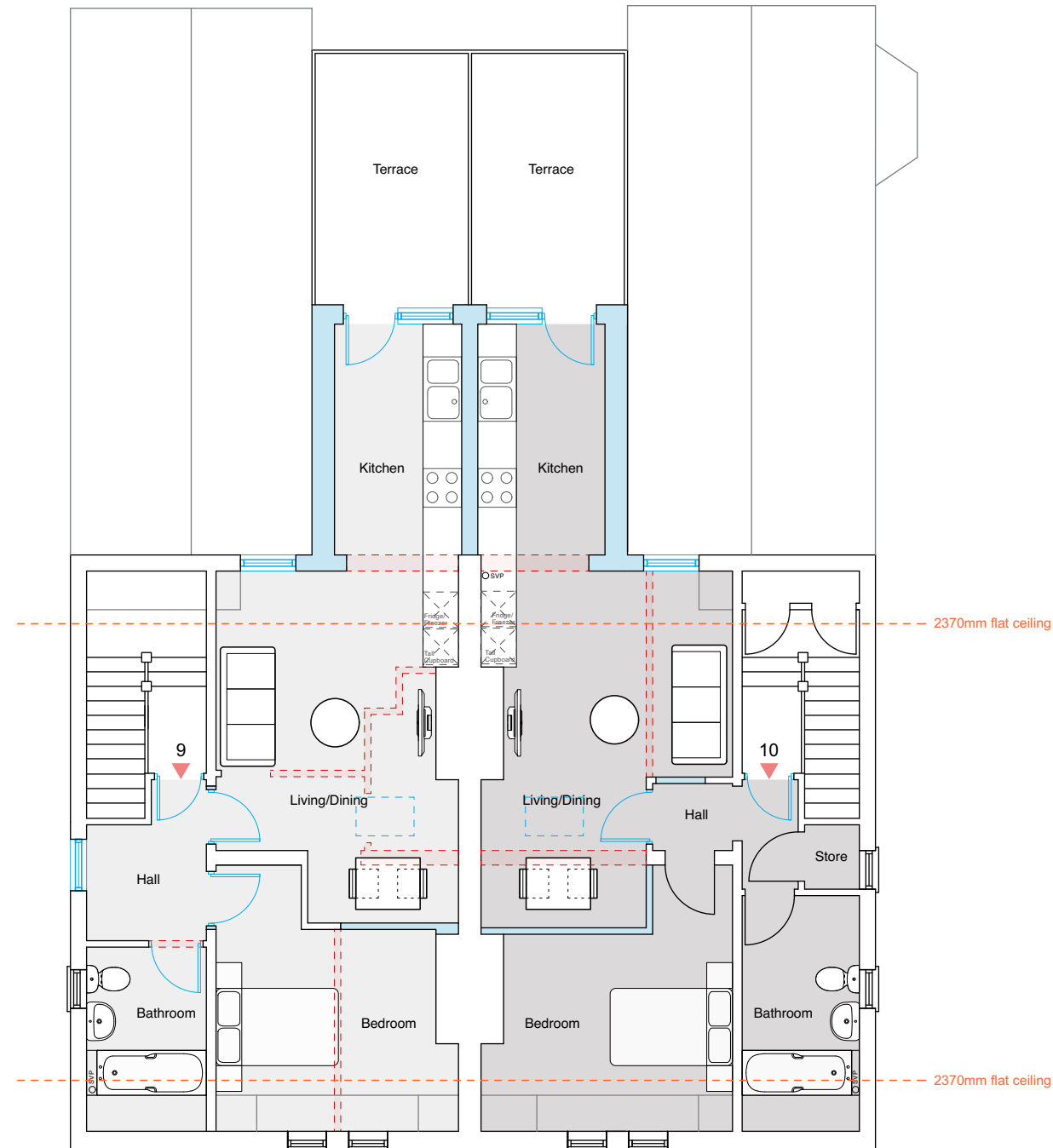
REVISIONS

REV: DATE - DRAWN - CHECKED: NOTES

-: 24.03.2022 - JLP - CC:
Drawing created.

Unit 9 - 1B2P Flat @ 50sqm
Unit 10 - 1B2P Flat @ 51sqm

Elements to be demolished
New Elements



Second Floor Plan

DRAWING TITLE

Proposed Second Floor Plan

PROJECT

63-65 Denmark Road,
Gloucester

CLIENT

Arkstone Developments
trading as BITS Trading
LTD

SCALE 1:100@A3

DATE Mar 2021



DRAWING NO. REV

6619-P-207 -

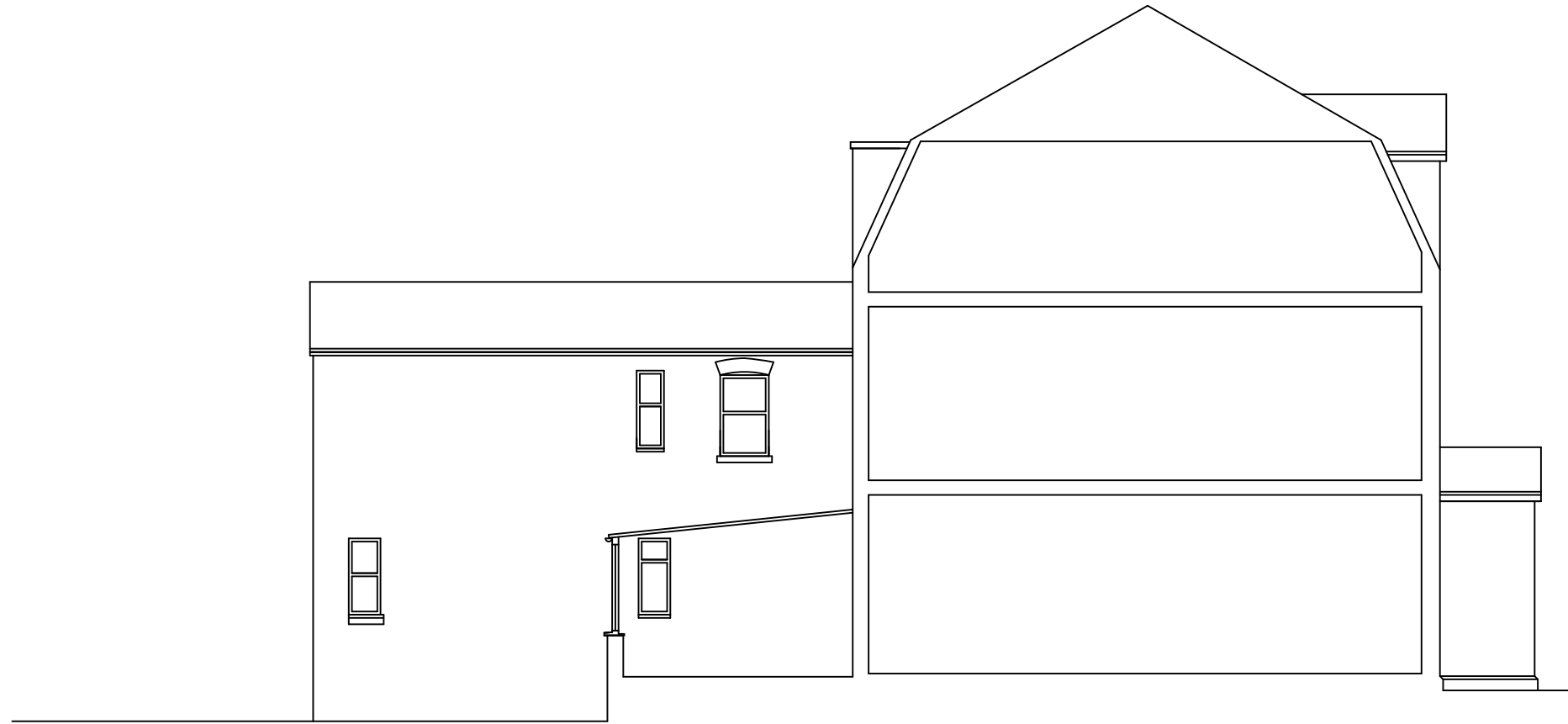
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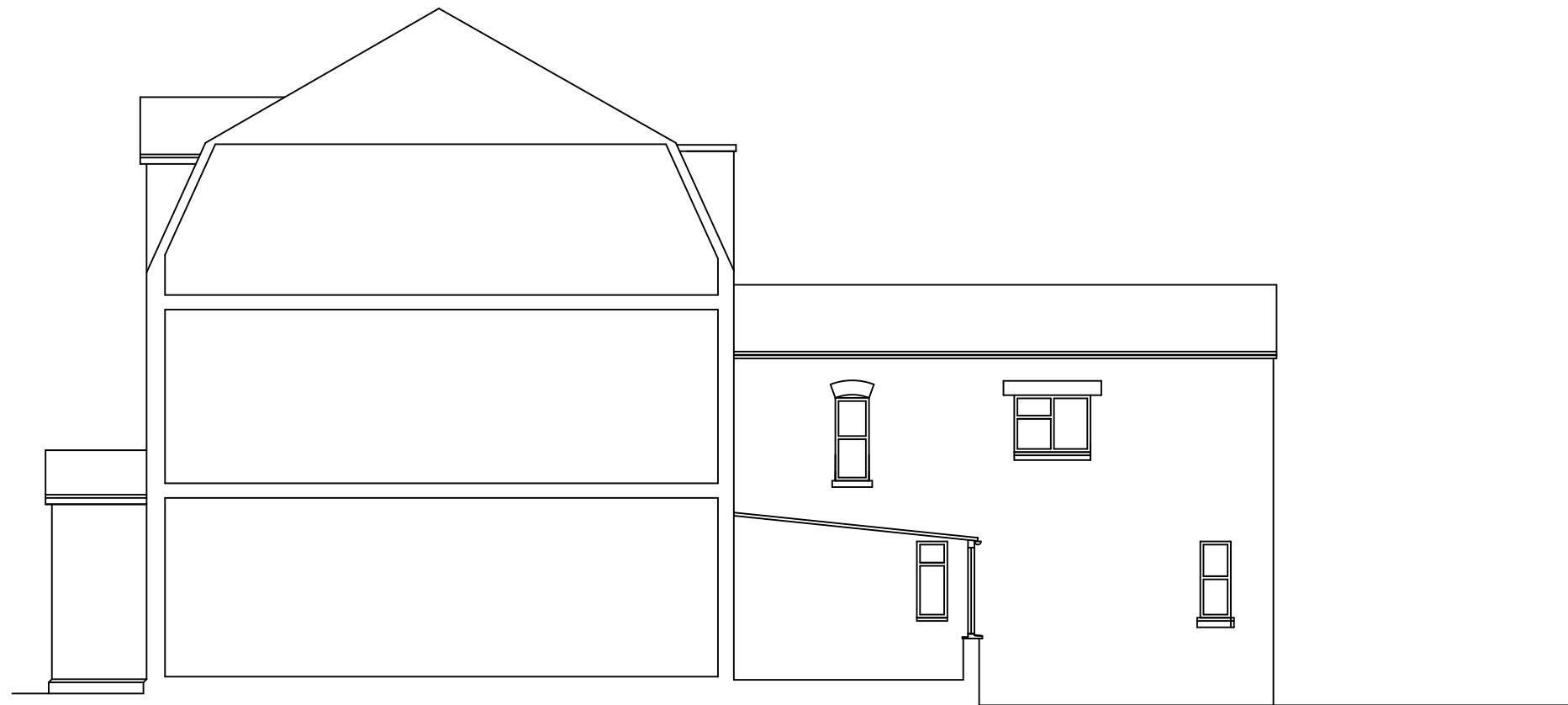
REVISIONS

REV: DATE - DRAWN - CHECKED: NOTES

-: 20.09.2021 - DB - HP:
Drawing created.



Existing Section North/South 1:100 @ A3



Existing Section South/North 1:100 @A3

DRAWING TITLE

Existing Section

PROJECT

63-65 Denmark Rd,
Gloucester

CLIENT

Arkstone Developments
trading as BITS Trading
LTD

SCALE 1:100@A3

DATE Sept 2021



DRAWING NO. **REV**

6619-P-600 -

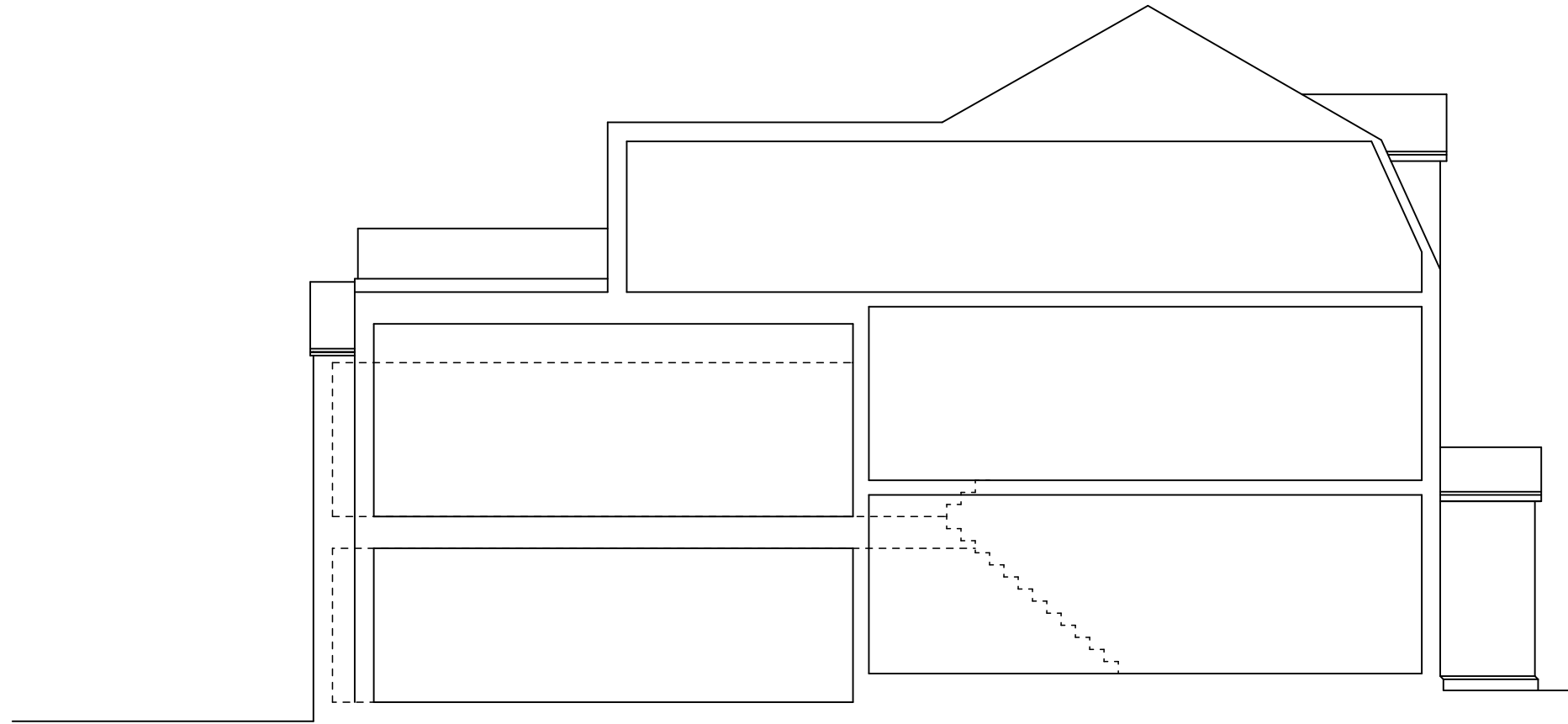
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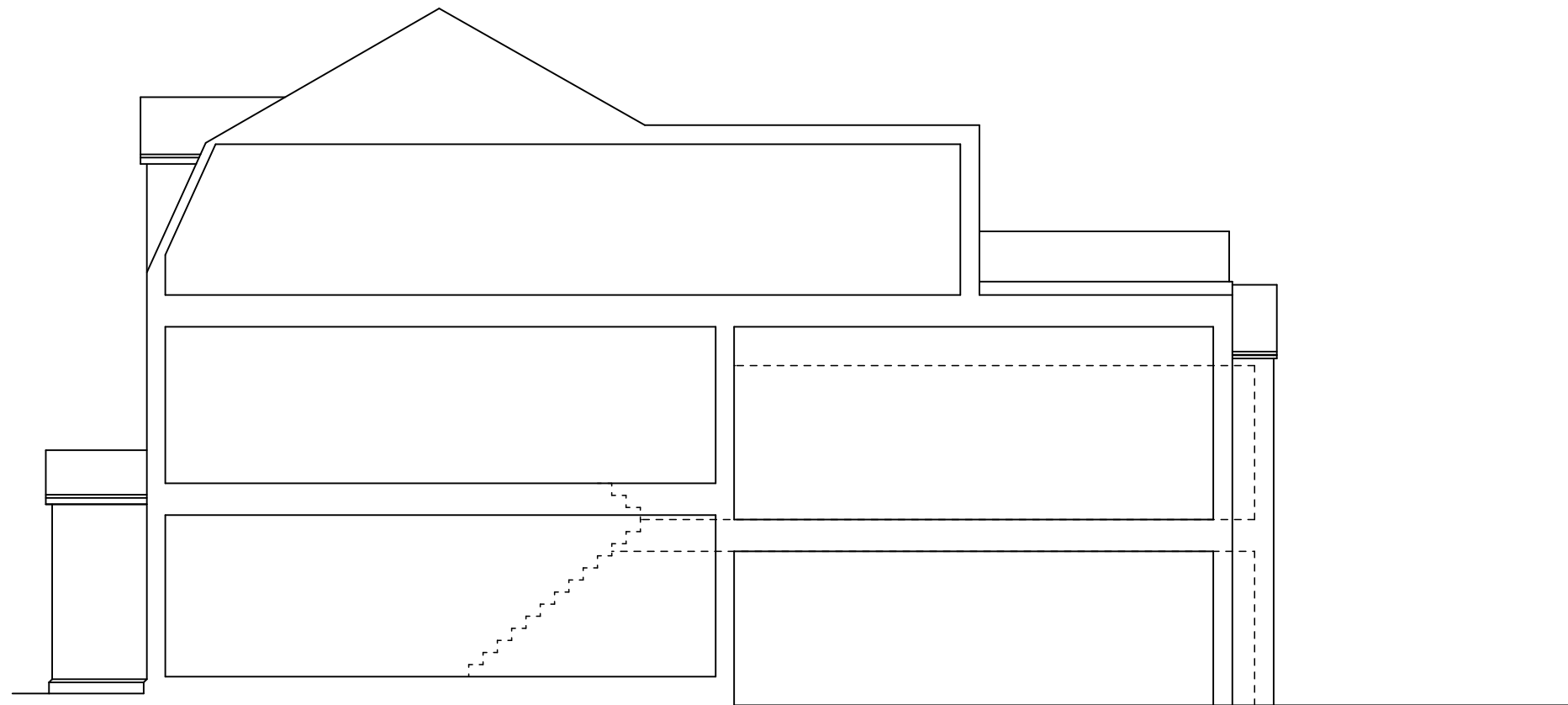
REVISIONS

REV: DATE - DRAWN - CHECKED: NOTES

-: 18.07.22 - DC - CC:
Drawing created.



Proposed Section North/South 1:100 @ A3



Proposed Section South/North 1:100 @ A3

DRAWING TITLE

Proposed Section

PROJECT

63-65 Denmark Rd,
Gloucester

CLIENT

Arkstone Developments
trading as BITS Trading
LTD

SCALE 1:100@A3

DATE July 2022



DRAWING NO. **REV**

6619-P-601 -

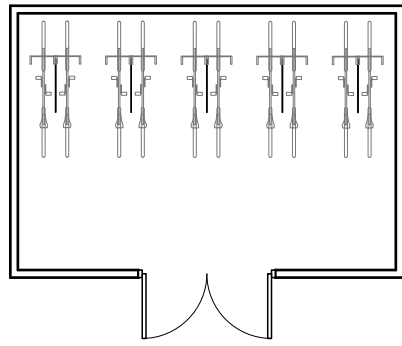
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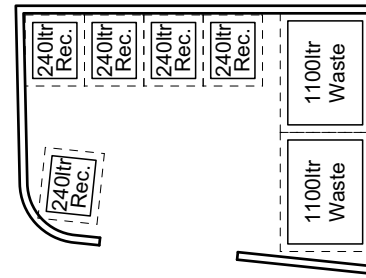
REVISIONS

REV: DATE - DRAWN - CHECKED: NOTES

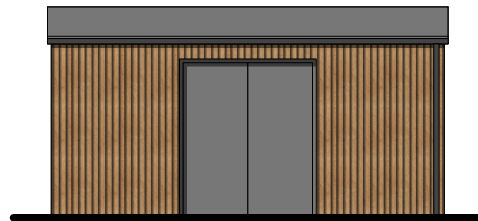
-: 26.07.22 - DC:
Drawing created.



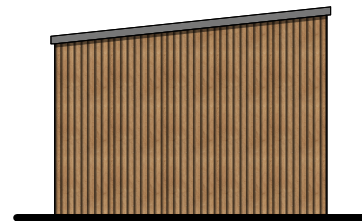
Bike Store Plan



Bin Store Plan



West Elevation



South Elevation



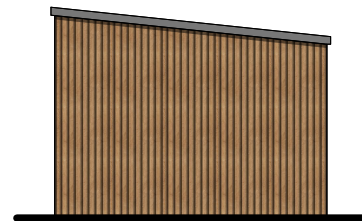
East Elevation



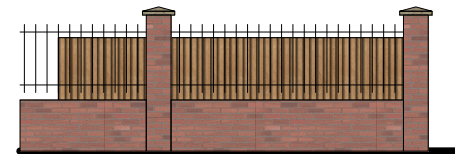
North Elevation



East Elevation



North Elevation



West Elevation



South Elevation

DRAWING TITLE

Bin and Bike Stores

PROJECT

63-65 Denmark Road,
Gloucester

CLIENT

Arkstone Developments
trading as BITS Trading LTD

SCALE 1:100@A3

DATE July 2022

DRAWING NO. REV

6619-P-610 -



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REVISIONS

REV: DATE - DRAWN - CHECKED: NOTES
-: 20.09.2021 - DB - HP:
Drawing created.



Front Elevation

Side Elevation - Oxford Road



Rear Elevation

Side Elevation

DRAWING TITLE

Existing Elevations

PROJECT

63-65 Denmark Road,
Gloucester

CLIENT

Arkstone Developments
trading as BITS Trading
LTD

SCALE

1:100@A2

DATE

Sept 2021



DRAWING NO.

REV

6619-F-700

-

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REVISIONS

REV: DATE - DRAWN - CHECKED: NOTES
-: 29.10.2021 - JLP - CC:
Drawing created.
A: 24.03.2022 - JLP - CC:
Drawing updated following amendments to proposed elevations

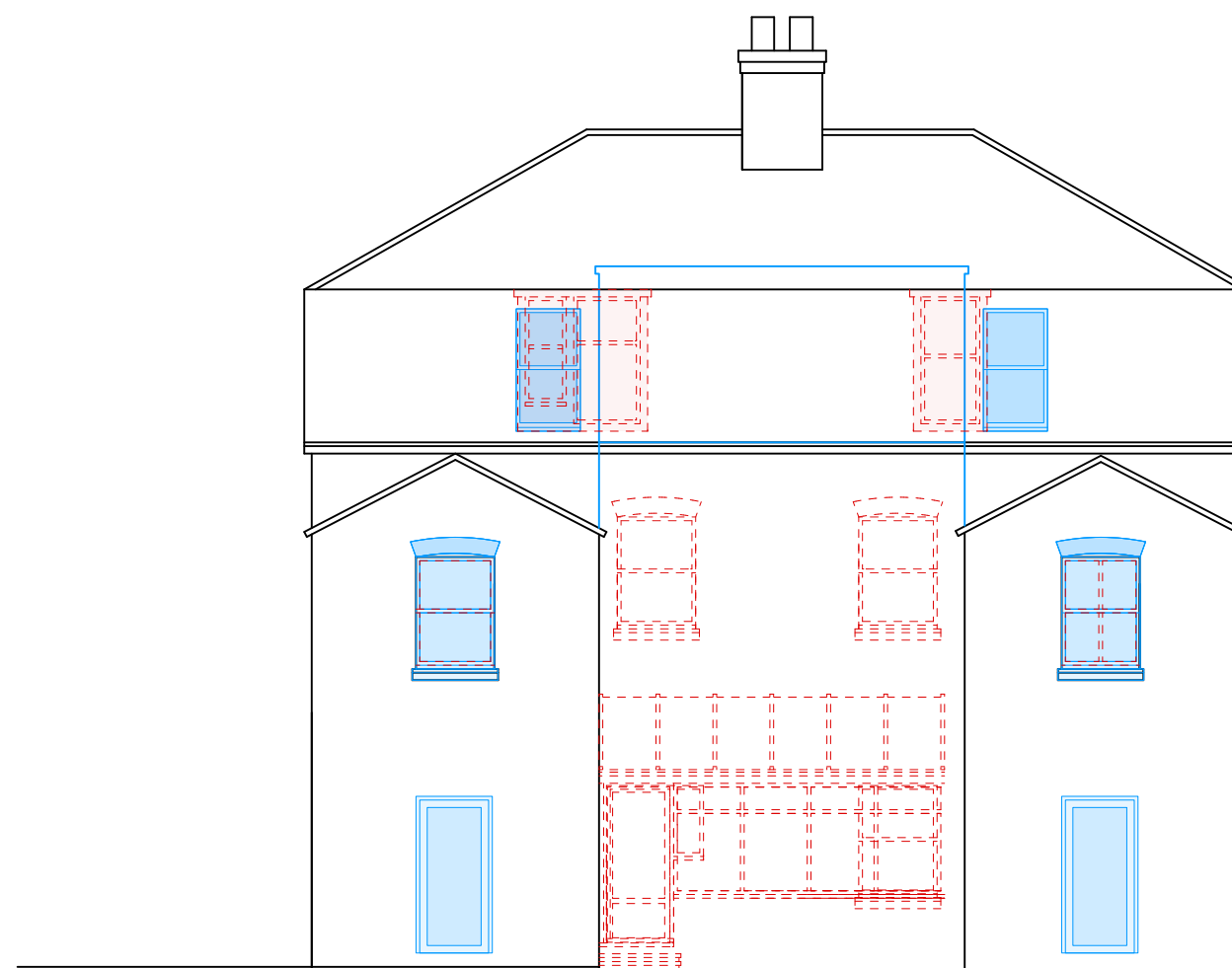
Elements to be removed
New Elements



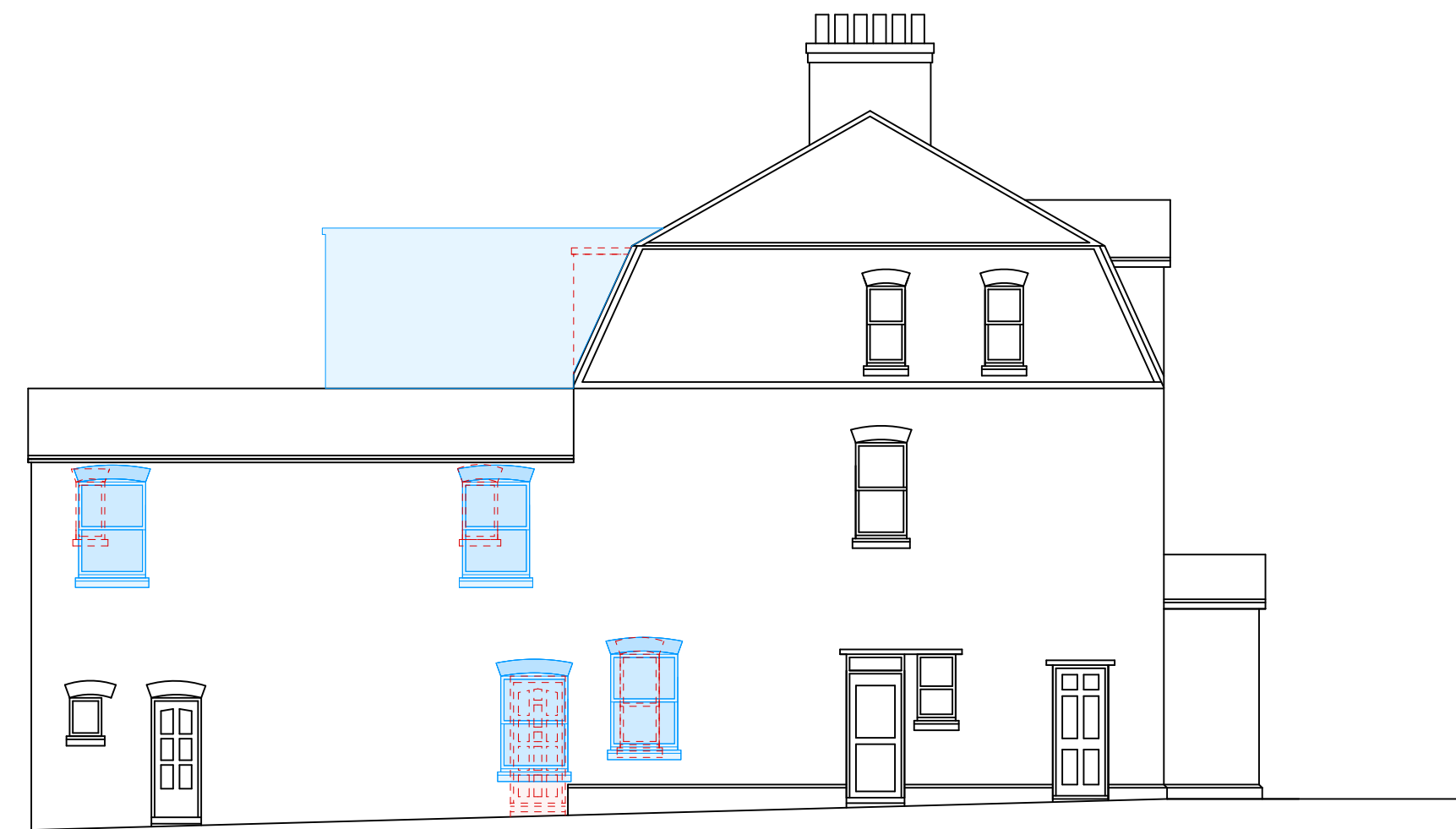
Front Elevation 1:100 @ A2



Side Elevation - Oxford Road 1:100 @A2



Rear Elevation 1:100 @ A2



Side Elevation 1:100 @A2

DRAWING TITLE

Proposed Alteration Elevations

PROJECT

63-65 Denmark Road,
Gloucester

CLIENT

Arkstone Developments
trading as BITS Trading
LTD

SCALE

1:100@A2

DATE

Mar 2021



DRAWING NO.

REV

6619-P-702

A

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REVISIONS

REV: DATE - DRAWN - CHECKED: NOTES
- 24.03.2022 - JLP - CC:
Drawing created.



Front Elevation



Side Elevation - Oxford Road



Rear Elevation



Side Elevation

DRAWING TITLE

Proposed Elevations

PROJECT

63-65 Denmark Road,
Gloucester

CLIENT

Arkstone Developments
trading as BITS Trading
LTD

SCALE

1:100@A2

DATE

Mar 2021



DRAWING NO.

REV

6619-P-705

-