



10th June 2024

Planning Department
Cheltenham Borough Council
Municipal Offices
Promenade
Cheltenham
GL50 9SA

Dear Members

**Addendum for Planning Application reference 24/00519/FUL
Leckhampton Reservoir, Leckhampton Hill.**

Prior to the planning committee, we submit this addendum to address some of the points made by the Architect's Panel and Parish Council to help aid the Planning Committee in making their decision.

A commissioned CGI will be provided for Members to help illustrate how the proposed development will sit within the site. The CGI will be provided separately, and an additional overlay drawing has also been provided to illustrate the dwelling sitting within the reservoir structure.

Architect's Panel

Although there was no outright objection from the Architect's Panel, their comments are duly noted and the following points are made in response:

- It is accepted that to some degree the dwelling will be visible when viewed from the west however, the proposal will be no taller than the existing structure and will set back from the western edge of the existing reservoir with planting introduction. A balance has been made between minimizing any impact on the surrounding area and providing a high-quality home with which to live in.
- The western section of the dwelling has a roof line that is predominantly 1.5m lower than the existing structure and sits a minimum of 9m back from the current western perimeter wall and subsequently the skyline beyond the site is not impacted at all by the proposal.
- The retention (and improvement) of the dry-stone wall that forms the boundary between the site and the wider countryside as well as the proposed planting within the site will help to screen the building and mitigate its visual impact. The submitted landscape visual impact assessment concludes that there would be no significant harm to the landscape and views.

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- The varying roof levels have been introduced to help provide the rooms within the centre of the layout with an outlook over the roof of the section to the west towards the countryside.
- The use of the roof surface as amenity space would require the introduction of guarding around the perimeter of the lightwells and could also result in the introduction of domestic paraphernalia at this level. Both of these could have harmful impacts on the Green Belt and the AONB.
- One of the main design parameters has been to keep all of the works below the top level

Parish Council

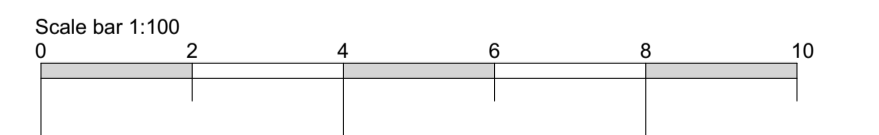
The parish council raised concerns about the protection of industrial archaeology of the site along the footpath. It should be noted that the previous owner of the site (Severn Trent Water) excavated and surfaced the crossing point since the old tramway became redundant in order to lay and protect their water mains which crosses the path at the same location. Furthermore, deep concrete footings have been laid either side of the crossing point presumably to protect the water mains from lateral movement and sliding downhill. These footings are clearly visible on inspection and as such there is unlikely to be any archaeological at the crossing point. No excavations are required at this point and it will simply be a case of changing this to an appropriate surface finish.

Yours sincerely

Gary Dickens
SF Planning Ltd



Red fill illustrates the section of the existing reservoir structure.
The proposed development sits wholly within the volume of the existing structure



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Rev	Initial	Description / Amendment	Date

Drawing title: Section Overlay
Client: Taller Development
Drawn by: JE

Project: Proposed Dwelling, Leckhampton Reservoir, Cheltenham
Scale: 1:100 @ A1
Date: June 2024
Drawing No: 23.20.016-PL015

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