

6333 Cheltenham Crematorium

List of Potential Options
 Rev. A - List of Options updated based on development of options.
 Rev. B - Option 3 updated and reinstated as potential option. Option 6 updated
 Rev. C - Presentation option references added.



Option:	Presentation Opti	Proposal - Building:	Proposal - Cremators:	Proposal - Road Network and Car Parking:	Potential Locations:	Historic Significance	Drawing	Pros:	Cons:	Feasibility:
1	A	Retain Crematorium as existing	Retain 2no cremators as existing	Retain road and car parking as existing			2.01	<ul style="list-style-type: none"> No loss or alteration of high and medium significance historic building fabric 	<ul style="list-style-type: none"> Existing cremators are not fit for purpose No improvement to existing problematic circulation flow to the Crematorium No improvement to the lack of facilities, accommodation provision and floor areas required for the Cr No improvement to existing insufficient car parking provision No improvement to the existing road network that is problematic and results in congestion 	Discounted
2	B	Retain Crematorium as existing	Remove 2no cremators from existing cremator plant room Install 2-3no new cremators to existing cremator plant room	Reorganisation of existing road network within cemetery Formation of new main car park (within site area)	Crematorium - existing cremator plant room Car Park - within area 6 land allocated future burial ground	Crematorium - within grade II listed building (high) Crematorium - within grade II cemetery historic core (high) Car Park - within area 6 land allocated future burial ground	2.02 medium	<ul style="list-style-type: none"> Most straightforward solution Provides new fit for purpose cremators Provides improvement to road network within cemetery Provides improvement to car parking by increasing capacity Provides partial solution to existing road congestion and issues with parking No further loss or alteration of high significance historic building fabric 	<ul style="list-style-type: none"> Limited floorspace available within existing cremator plant room to accommodate 2-3no cremators/ancillary facilities Significant disruption to the existing Crematorium during the works Highly intrusive solution with potential loss and alteration of medium significance historic building fabric Compromised design solution to accommodate new modern facilities within the constraints of an existing historic building No improvement to existing problematic circulation flow to the Crematorium No improvement to the lack of facilities, accommodation provision and floor areas required for a modern Crematorium No improvement to prominent location of cremator plant room in view of mourners No improvement to the proximity of required external facilities (floral tributes, wreath garden, service yard) Rear of site is constrained with limited space for potential future expansion 	Potential
3	C	Construct new remote Crematorium facility Alterations to expand South Chapel into former Crematorium	Remove 2no cremators from existing cremator plant room Install 2no new cremators to new remote Crematorium facility	Construct new access road to remote Crematorium facility Reorganisation of existing road network within cemetery Formation of new main car park (within site area)	Crematorium - within area B (outwith site area) Road - along boundary of garden of remembrance (G&R) Car Park - within area 6 land allocated future burial ground	Crematorium - within area B (low) Road - outwith site area (low) Car Park - within area 6 land allocated future burial ground	2.03 medium	<ul style="list-style-type: none"> Provides new fit for purpose cremators Existing Crematorium would remain in use for the duration of the works Retains 2no chapels with South Lodge capacity increased Provides improvement to road network within cemetery Provides improvement to car parking by increasing capacity Provides solution to existing road congestion and issues with parking Provides screened cremator plant and service yard 	<ul style="list-style-type: none"> Requires sensitive working and management procedures to ensure transportation of coffins New cremator location is sensitive due to location of existing burials and allocation of future burial ground New road location is sensitive due to proximity to G&R Increased costs associated with construction of new remote Crematorium facility and road connections Crematorium facility is fragmented and spread over the cemetery No additional floor area to existing building to accommodate new facilities No improvement to existing problematic circulation flow to the Crematorium No improvement to the proximity of required external facilities (floral tributes, wreath garden, service yard) Rear of site is constrained with limited space for potential future expansion 	Potential
4		Construct new cremator plant room extension to rear Alterations to expand South Chapel into former Crematorium Alterations to reconfigure remainder of existing building layout	Install 2no new cremators to new cremator plant room extension Remove 2no cremators from existing cremator plant room	Construct new access road to new main car park (with reorganisation of existing road network within cemetery) Formation of new main car park (within site area)	Crematorium - new extension to rear of North Chapel Road - along boundary of garden of remembrance (G&R) Car Park - within area 6 land allocated future burial ground	Crematorium - within grade II listed building (high) Crematorium - within grade II cemetery historic core (high) Road - within area 4 land (high) Car Park - within area 6 land allocated future burial ground	2.04 medium	<ul style="list-style-type: none"> Provides new fit for purpose cremators Existing Crematorium would remain in use for the duration of the works Retains 2no chapels with South Lodge capacity increased Provides improvement to road network within cemetery Provides improvement to car parking by increasing capacity Provides solution to existing road congestion and issues with parking 	<ul style="list-style-type: none"> New cremator plant room extension would be potentially be located within exclusion zone. New road location is sensitive due to proximity to G&R Retains a two way section of road between main entrance and inner gateway Sensitive design solution required to ensure minimal loss and alteration of high-medium significance historic building fabric Compromised design solution to accommodate new modern facilities within the constraints of an existing historic building Rear of site is constrained with limited space for potential future expansion No significant improvement to existing problematic circulation flow to the Crematorium No improvement to the lack of facilities, accommodation provision and floor areas required for a modern Crematorium No improvement to prominent location of cremator plant room in view of mourners No improvement to the proximity of required external facilities (floral tributes, wreath garden, service yard) Results in the loss of approx. 7no car parking spaces to rear of building 	Discounted
5		Replace cremators and relocate within existing North Chapel Alterations to expand South Chapel into former Crematorium Alterations to reconfigure remainder of existing building layout	Install 2no new cremators to new cremator plant room within existing North Chapel Remove 2no cremators from existing cremator plant room	Reorganisation of existing road network within cemetery Formation of new main car park (within site area)	Crematorium - existing North Chapel Car Park - within area 6 land allocated future burial ground	Crematorium - within grade II listed building (high) Crematorium - within grade II cemetery historic core (high) Car Park - within area 6 land allocated future burial ground	2.05 medium	<ul style="list-style-type: none"> Provides new fit for purpose cremators Existing Crematorium would remain in use for the duration of the works New cremator plant room provided without constructing a new extension Retains 1no chapel with South Lodge capacity increased Provides improvement to road network within cemetery Provides improvement to car parking by increasing capacity Provides solution to existing road congestion and issues with parking 	<ul style="list-style-type: none"> New cremator plant room extension would be potentially be located within exclusion zone. Highly intrusive solution with potential loss and alteration of high significance historic fabric (including new chimney) Results in the loss of the North Chapel Compromised design solution to accommodate new modern facilities within the constraints of an existing historic building Insufficient floor area available to accommodate 3no cremators New use as a cremator plant room will be controversial and detrimental to the history of the North Chapel Limited floorspace available within existing cremator plant room to accommodate 3no cremators No improvement to existing problematic circulation flow to the Crematorium No improvement to the lack of facilities, accommodation provision and floor areas required for a modern Crematorium No improvement to prominent location of cremator plant room in view of mourners No improvement to the proximity of required external facilities (floral tributes, wreath garden, service yard) 	Discounted
6	D	Demolish existing rear central extension Construct new cremator plant room extension to rear Construct new rear extension to expand North Chapel Construct new rear extension to accommodate facilities	Install 2no new cremators to new cremator plant room extension Remove 2no cremators from existing cremator plant room	Construct new access road to new main car park (with reorganisation of existing road network within cemetery) Formation of new main car park (within site area)	Crematorium - new extension to rear Road - along boundary of garden of remembrance (G&R) Car Park - within area 6 land allocated future burial ground	Crematorium - within grade II listed building (high) Crematorium - within grade II cemetery historic core (high) Road - within area 4 land (high) Car Park - within area 6 land allocated future burial ground	2.06 medium	<ul style="list-style-type: none"> Provides new fit for purpose cremators Existing Crematorium potentially could remain in use for the duration of the works Retains 2no chapels with North Chapel capacity increased Provides significant improved circulation flow and accommodation Provides improvement to road network within cemetery Provides improvement to car parking by increasing capacity Provides solution to existing road congestion and issues with parking Provides solution for new adjacent floral tribute 	<ul style="list-style-type: none"> New cremator plant room extension would be potentially be located within exclusion zone. Significant disruption to the existing Crematorium during the works New road location is sensitive due to proximity to G&R Retains a two way section of road between main entrance and inner gateway Sensitive design solution required to ensure minimal loss and alteration of high-medium significance historic building fabric Compromised design solution to accommodate new modern facilities within the constraints of an existing historic building Rear of site is constrained with limited space for potential future expansion No improvement to prominent location of cremator plant room in view of mourners Limited options for a service yard Potential implications for tree and ecological aspects detailed under RPP Diary Note dated 12 May 2015. 	Potential
7		Construct new Crematorium facility (within site boundary) New use to entire former Crematorium	Install 2no new cremators within new Crematorium facility Remove 2no cremators from existing cremator plant room	Construct new road connections to and from new Crematorium facility Reorganisation of existing road network within cemetery Formation of new main car park (outwith site area)				<ul style="list-style-type: none"> Proposed location of Crematorium provides link to existing chapels New Crematorium will be specifically designed to meet the present / future requirements of C&C New Crematorium will be specifically designed to meet the expectations of clients and staff Potential opportunity to restore and enhance the existing chapels Potential opportunity to create additional income from new use of chapels Potential opportunity to restore and enhance landscape to historic core Provides improvement to car parking by increasing capacity Provides solution to existing road congestion and issues with parking Reduces vehicular traffic through the historic core of cemetery Existing Crematorium would remain in use for the duration of the works Provides a route to site for construction traffic outwith cemetery 	<ul style="list-style-type: none"> Most expensive solution 	
7a		Proposal as per option 7	Proposal as per option 7	Proposal as per option 7	Crematorium - within area 6 land allocated future burial ground - new exit road along southern site boundary (outwith site area) Car Park - within area 6 (outwith site area)	Crematorium - within area 6 land allocated future burial ground Car Park - within area B (low)	2.07	<ul style="list-style-type: none"> Proposed location of Crematorium outwith exclusion zone Potential opportunity to expand G&R and provide woodland landscaping for Potential opportunity to create pedestrian links to adjacent A&B Potential opportunity to restore and enhance landscape to historic core Provides improvement to road network within cemetery Proposed location of Crematorium and car park has no statutory designation 	<ul style="list-style-type: none"> New Crematorium location is sensitive due to location of existing burials and allocation of future bur Proposed route of exit road on southern boundary will require acquisition of additional land Proposed location of car park on greenfield site Sensitive design solution required to Crematorium maintain setting of escarpment backdrop to chapels Potential issues associated with service connections 	Discounted
7b		Proposal as per option 7	Proposal as per option 7	Reorganisation of existing road network within cemetery Formation of new main car park (outwith site area)	Crematorium - within nursery yard (within site area) Road - existing road access (within site area) Car Park - within industrial site (outwith site area)	Crematorium - within nursery yard (medium) Car Park - outwith site area (low)	2.08	<ul style="list-style-type: none"> Proximity to bouncer's lane for vehicular and pedestrian access Proposed location of car park on brownfield site Potential opportunity to incorporate a new use for the Crematory Lodge Potential opportunity to develop remainder of industrial site 	<ul style="list-style-type: none"> New Crematorium would be located within exclusion zone Proposed location is insufficient to accommodate both Crematorium and car park. Proposed location on industrial site require acquisition of additional land Loss of the historic approach to chapels via main gateway to access new car park Industrial site is potentially is subject to an application for PPP 	Discounted
8		Construct new Crematorium facility (outwith site area) New use to entire former Crematorium	Install 2no new cremators within new Crematorium facility Remove 2no cremators from existing cremator plant room	Construct new road connections to and from new Crematorium facility Reorganisation of existing road network within cemetery Formation of new main car park (within site area)				<ul style="list-style-type: none"> Proposed location of Crematorium provides link to existing chapels New Crematorium will be specifically designed to meet the present / future requirements of C&C New Crematorium will be specifically designed to meet the expectations of clients and staff Potential opportunity to restore and enhance the existing chapels Potential opportunity to create additional income from new use of chapels Potential opportunity to restore and enhance landscape to historic core Provides improvement to car parking by increasing capacity Provides solution to existing road congestion and issues with parking 	<ul style="list-style-type: none"> Most expensive solution Sensitive design solution required to Crematorium maintain setting of escarpment backdrop to chapels Potential issues associated with service connections 	

								<ul style="list-style-type: none"> <input type="checkbox"/> Reduces vehicular traffic through the historic core of cemetery <input type="checkbox"/> Existing Crematorium would remain in use for the duration of the works <input type="checkbox"/> Provides a route to site for construction traffic outwith cemetery <input type="checkbox"/> Proposed location of Crematorium and car park has no statutory designation 		
Ba		Proposal as per option 8	Proposal as per option 8	Proposal as per option 8	Crematorium - within area A (outwith site area) Road - new exit road along southern site boundary (outwith site area) Car Park - within area 6 land allocated future burial ground	Crematorium - within area A (low) Road - outwith site area (low) Car Park - within area 6 land allocated future burial ground (medium)	2.09	<ul style="list-style-type: none"> <input type="checkbox"/> Proposed location of Crematorium outwith exclusion zone <input type="checkbox"/> Proposed location is discreet 	<ul style="list-style-type: none"> <input type="checkbox"/> New Crematorium would be located within exclusion zone <input type="checkbox"/> New car park location is sensitive due to location of existing burials and allocation of future burial ground 	Discounted
Bb		Proposal as per option 8	Proposal as per option 8	Proposal as per option 8	Crematorium - within area B (outwith site area) Road - new exit road along southern site boundary (outwith site area) Car Park - within area 6 land allocated future burial ground	Crematorium - within area B (low) Road - outwith site area (low) Car Park - within area 6 land allocated future burial ground (medium)	2.10	<ul style="list-style-type: none"> <input type="checkbox"/> Proposed location of Crematorium outwith exclusion zone <input type="checkbox"/> Proposed location is discreet 	<ul style="list-style-type: none"> <input type="checkbox"/> Cost of new exit road along southern boundary <input type="checkbox"/> Proposed route of exit road on southern boundary will require acquisition of additional land 	Discounted
Bc		Proposal as per option 8	Proposal as per option 8	Proposal as per option 8 Alternative direction from option 8d	Crematorium - within area B (outwith site area) Road - along boundary of garden of remembrance (G&R) Car Park - within area 6 land allocated future burial ground	Crematorium - within area B (low) Road - outwith site area (low) Car Park - within area 6 land allocated future burial ground (medium)	2.11	<ul style="list-style-type: none"> <input type="checkbox"/> Proposed location of Crematorium outwith exclusion zone <input type="checkbox"/> Proposed location is discreet 	<ul style="list-style-type: none"> <input type="checkbox"/> New road location is sensitive due to proximity to G&R. <input type="checkbox"/> Retains a two way section of road between main entrance and inner gateway <input type="checkbox"/> One way route through site not a preferable as option 8d. 	Discounted
Bd	E	Proposal as per option 8	Proposal as per option 8	Proposal as per option 8 Alternative direction from option 8c	Crematorium - within area B (outwith site area) Road - along boundary of garden of remembrance (G&R) Car Park - within area 6 land allocated future burial ground	Crematorium - within area B (low) Road - outwith site area (low) Car Park - within area 6 land allocated future burial ground (medium)	2.12	<ul style="list-style-type: none"> <input type="checkbox"/> Proposed location of Crematorium outwith exclusion zone <input type="checkbox"/> Proposed location is discreet 	<ul style="list-style-type: none"> <input type="checkbox"/> New road location is sensitive due to proximity to G&R. <input type="checkbox"/> Retains a two way section of road between main entrance and inner gateway <input type="checkbox"/> Potential implications for tree and ecological aspects detailed under RPP Diary Note dated 12 May 2015. 	Potential
Be		Proposal as per option 8	Proposal as per option 8	Proposal as per option 8	Crematorium - within area C (outwith site area) Road - new exit road along southern site boundary (outwith site area) Car Park - within area C (outwith site area)	Crematorium - within area C (low) Road - outwith site area (low) Car Park - within area B (low)	2.13	<ul style="list-style-type: none"> <input type="checkbox"/> Proposed location of Crematorium outwith exclusion zone <input type="checkbox"/> Proposed location is discreet 	<ul style="list-style-type: none"> <input type="checkbox"/> Site allocated for housing under current planning policy consultation ref: CP023 <input type="checkbox"/> New Crematorium would be located within exclusion zone <input type="checkbox"/> Proposed Crematorium has limited connection with chapels new use 	Discounted
Bf		Proposal as per option 8	Proposal as per option 8	Proposal as per option 8	Crematorium - within area D (outwith site area) Road - new exit road along southern site boundary (outwith site area) Car Park - within area C (outwith site area)	Crematorium - within area D (low) Road - outwith site area (low) Car Park - within area C (low)	2.14	<ul style="list-style-type: none"> <input type="checkbox"/> Proposed location of Crematorium outwith exclusion zone <input type="checkbox"/> Proposed location is discreet 	<ul style="list-style-type: none"> <input type="checkbox"/> Site allocated for housing under current planning policy consultation ref: CP023 <input type="checkbox"/> New Crematorium would be located within exclusion zone <input type="checkbox"/> Proposed Crematorium has limited connection with chapels new use 	Discounted
Bg		Proposal as per option 8	Proposal as per option 8	Proposal as per option 8	Crematorium - within area E (outwith site area) Road - new exit road along southern site boundary (outwith site area) Car Park - within area C (outwith site area)	Crematorium - within area E (low) Road - outwith site area (low) Car Park - within area C (low)	2.15	<ul style="list-style-type: none"> <input type="checkbox"/> Proposed location of Crematorium outwith exclusion zone 	<ul style="list-style-type: none"> <input type="checkbox"/> Site allocated for housing under current planning policy consultation ref: CP023 <input type="checkbox"/> New Crematorium would be located within exclusion zone <input type="checkbox"/> Proposed Crematorium has limited connection with chapels new use 	Discounted
Bh		Proposal as per option 8	Proposal as per option 8	Proposal as per option 8	Crematorium - within area F (outwith site area) New access point from bouncer's lane Car Park - within area F (outwith site area)	Crematorium - within area F (low) Car Park - within area F (low)	2.16	<ul style="list-style-type: none"> <input type="checkbox"/> Pros as detailed under options 7 & 7b 	<ul style="list-style-type: none"> <input type="checkbox"/> New Crematorium would be located within exclusion zone <input type="checkbox"/> Proposed location on industrial site require acquisition of additional land <input type="checkbox"/> Loss of the historic approach to chapels via main gateway to access new car park <input type="checkbox"/> Proposed location on industrial site is overlooked by public areas and not conducive for privacy <input type="checkbox"/> Limited views available from proposed Crematorium chapel <input type="checkbox"/> Proposed Crematorium location has no connection with G&R <input type="checkbox"/> Industrial site is potentially subject to an application for PPP 	Discounted