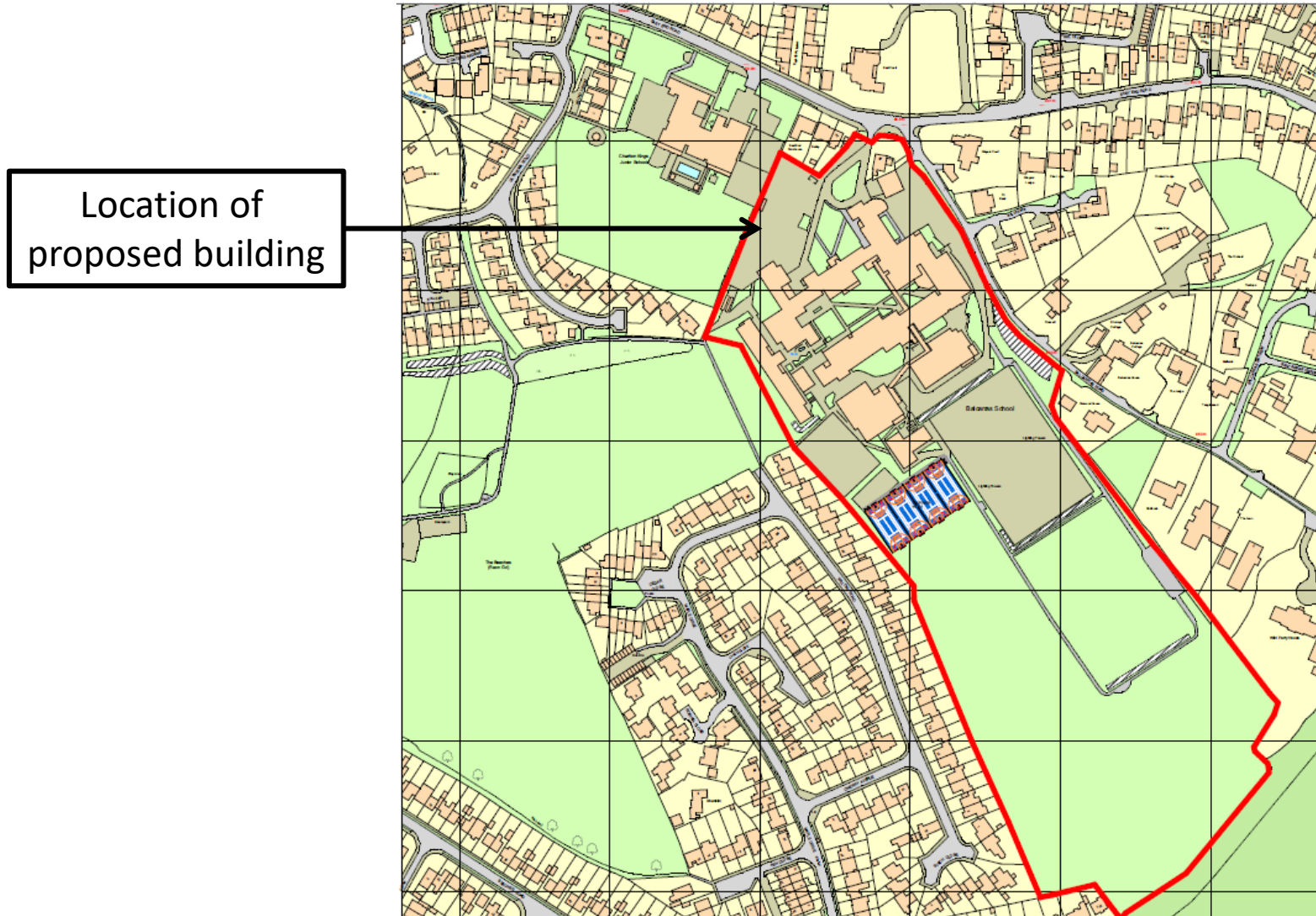


# Balcarras School, East End Road

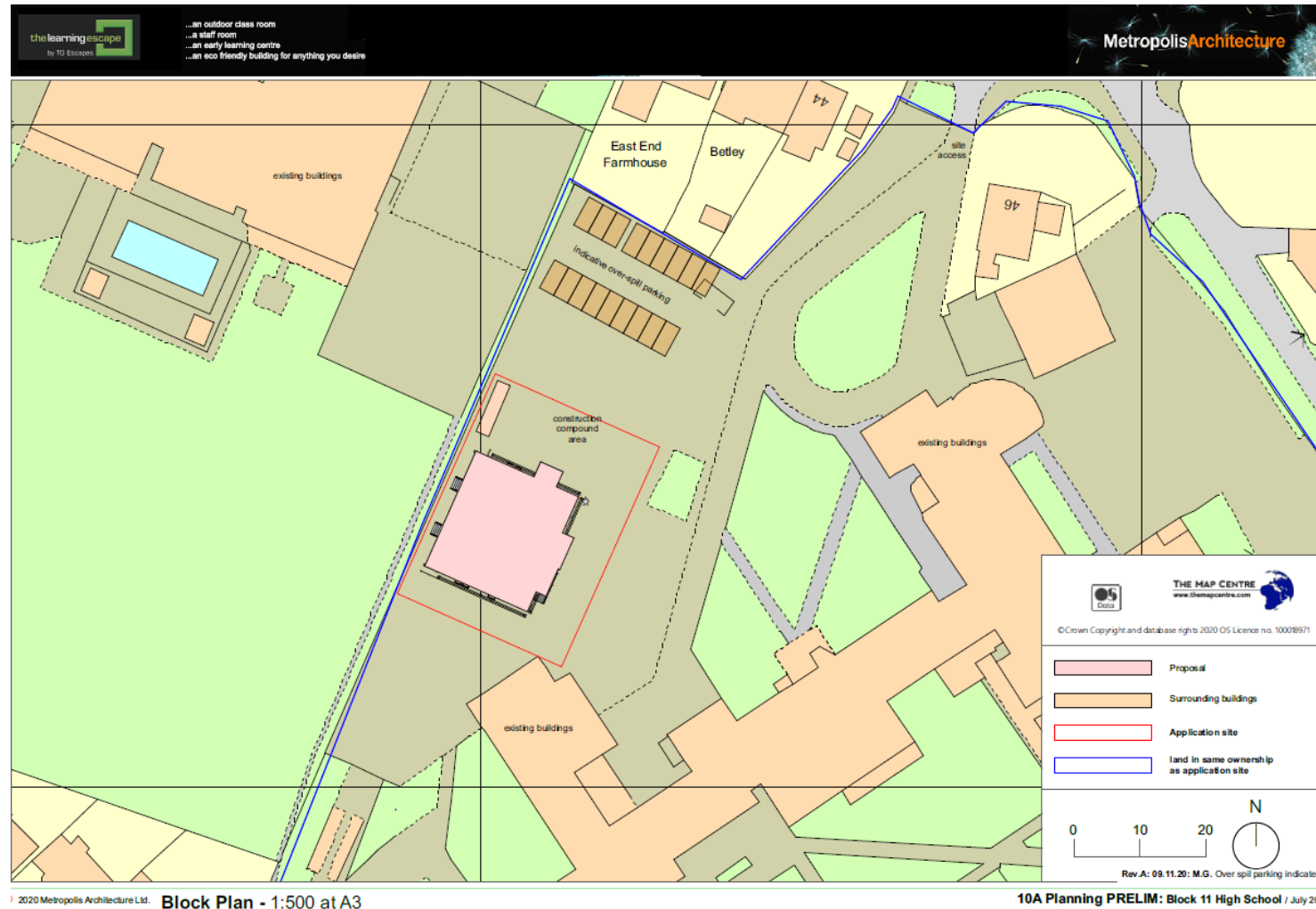
20/01370/FUL

Construction of new modular building to accommodate up to 120 year seven pupils from September 2021 - Summer 2022 following which the proposed building is to be repurposed for educational use by Balcarras Academy Trust

# Site location plan

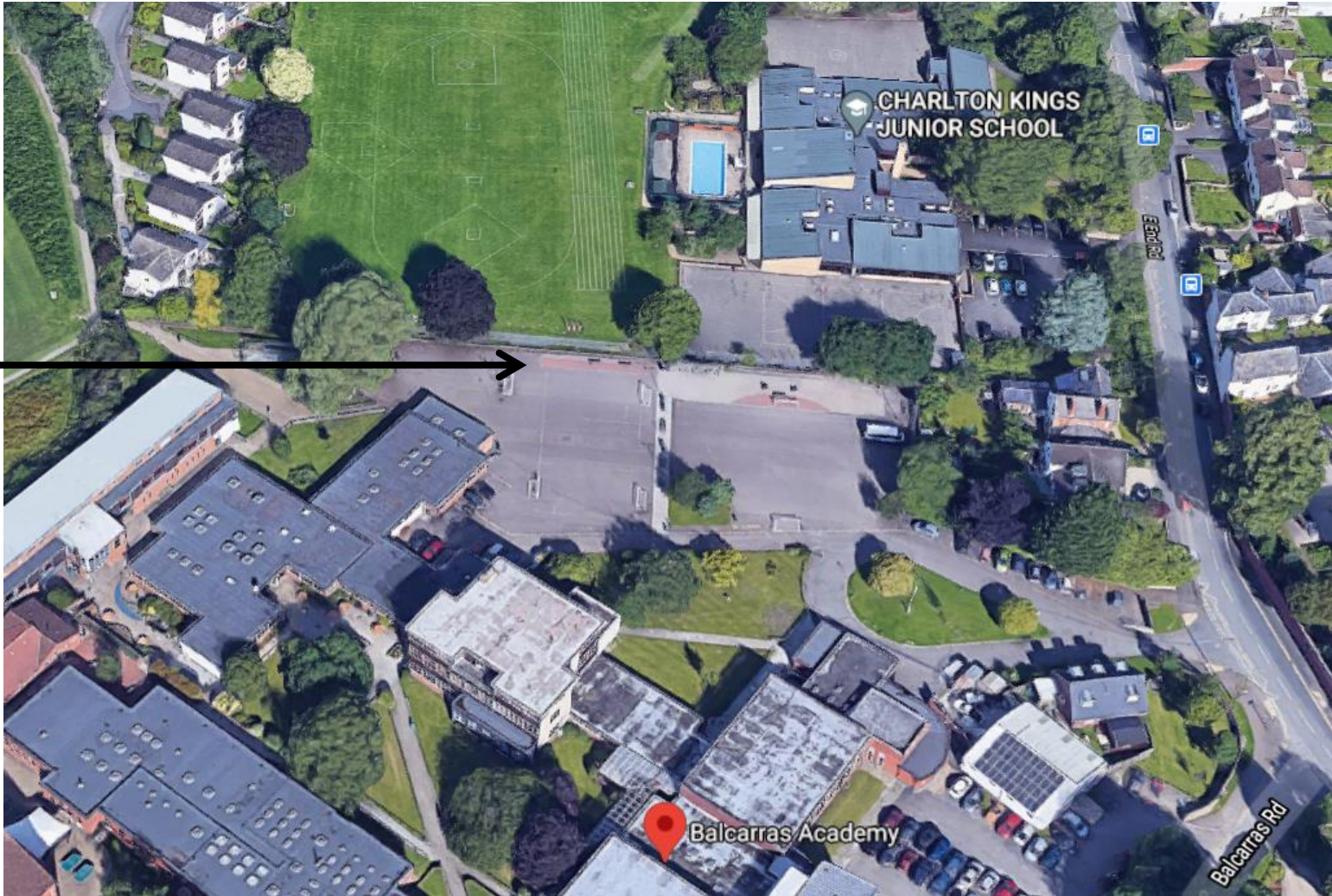


# Block plan



# The application site

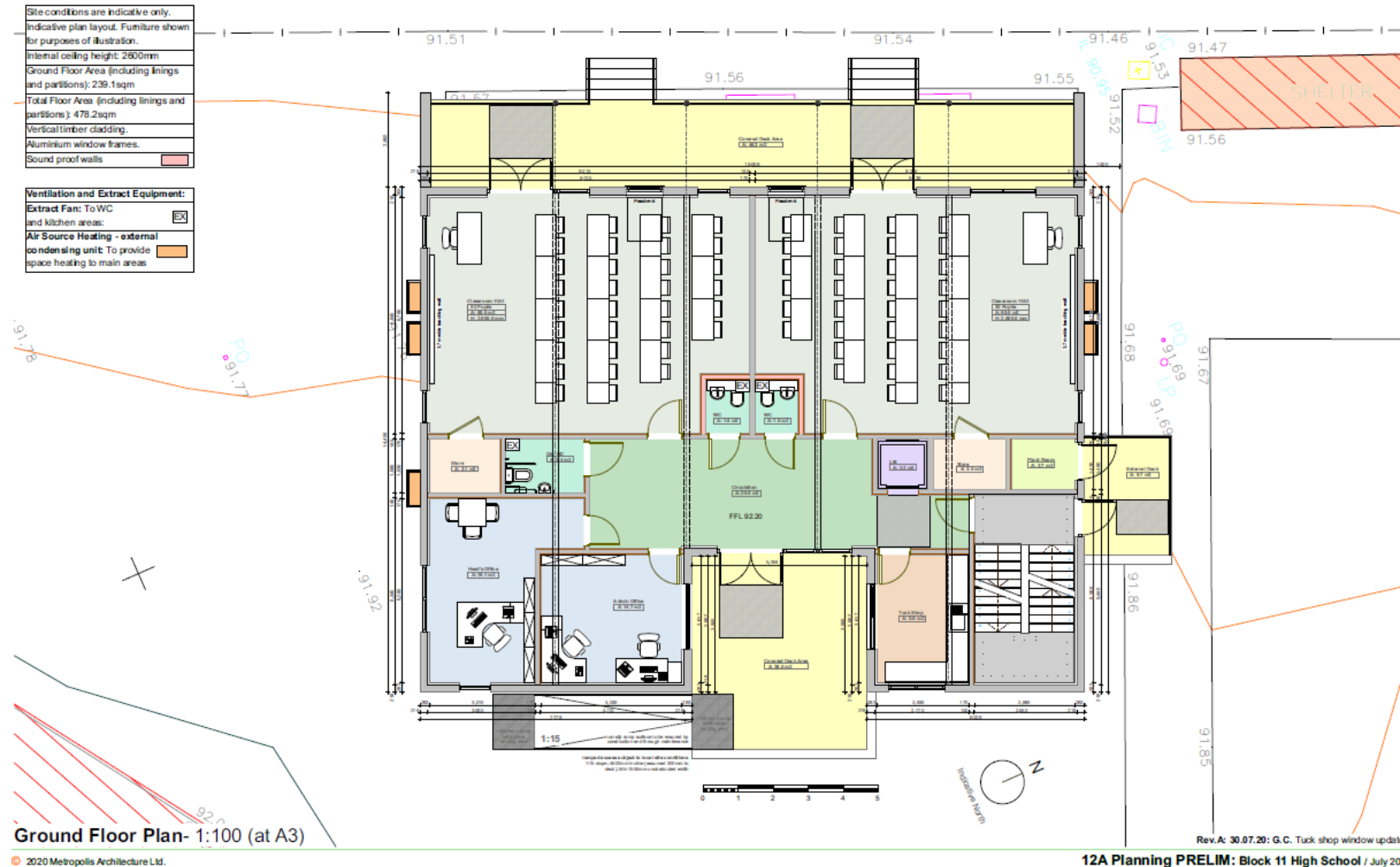
Location of proposed building



# The application site





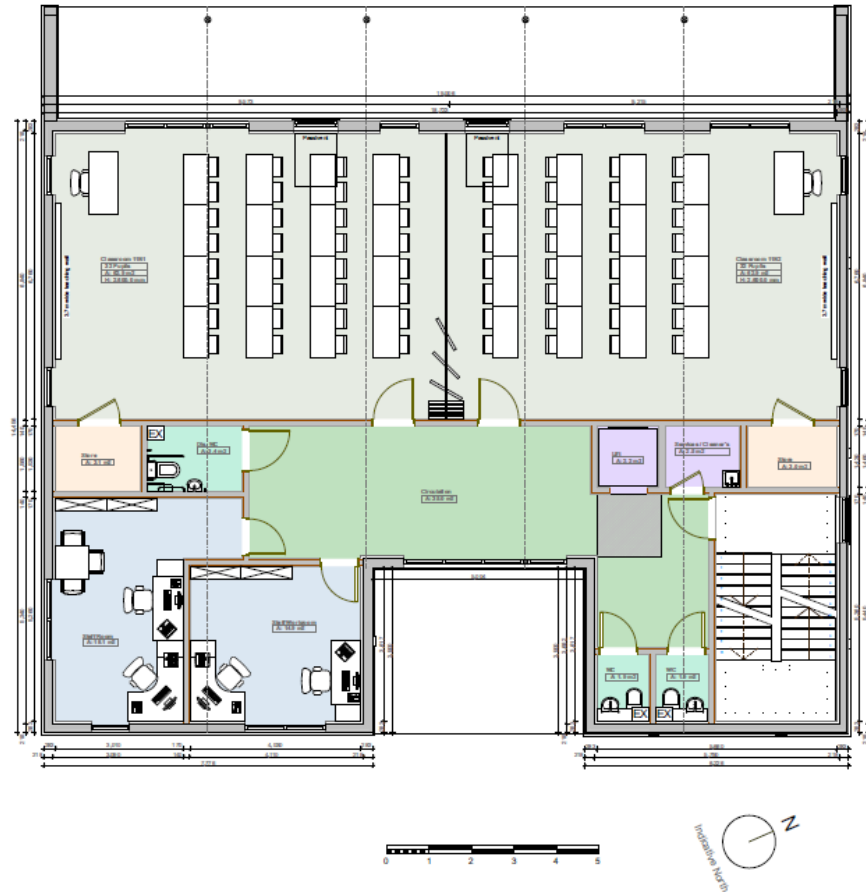
# Ground floor plan



# First floor plan

Site conditions are indicative only.  
Indicative plan layout. Furniture shown for purposes of illustration.  
Internal ceiling height: 2600mm  
First Floor Area (including linings and partitions): 239.1sqm  
Total Floor Area (including linings and partitions): 478.2sqm  
Vertical timber cladding.  
Aluminium window frames.

**Ventilation and Extract Equipment:**  
Extract Fan: To WC and Kitchen areas:   
Air Source Heating - external condensing unit: To provide space heating to main areas: 



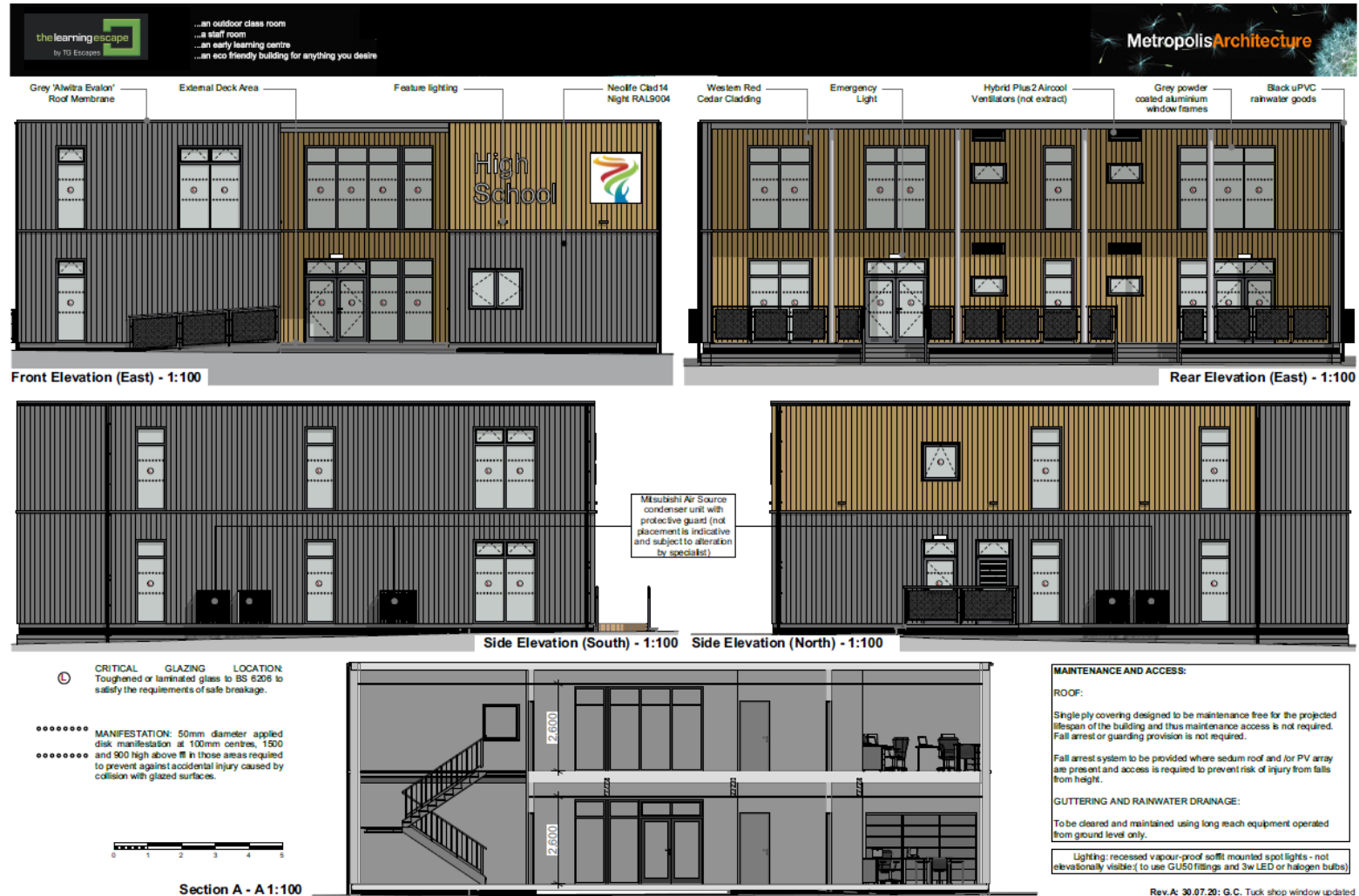
First Floor Plan- 1:100 (at A3)

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13 Planning PRELIM: Block 11 High School / July 2020

Application No: 20/01370/FUL

# Elevations and section





# Visuals



Visualisations II- NTS (at A3)

Cutaway Ground Floor

Cutaway First Floor

Rev.A: 30.07.20: G.C. Tuck shop window updated

17A Planning PRELIM: Block 11 High School / July 2020

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Visualisations- NTS (at A3)

Rev.A: 30.07.20: G.C. Tuck shop window updated

16A Planning PRELIM: Block 11 High School / July 2020

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# Key Planning Matters

- Design and siting
- Traffic and highway safety
- Neighbouring amenity

# Summary of recommendation

The recommendation is to grant planning permission subject to the schedule of conditions set out in the officer report.

The proposed development will provide much needed temporary accommodation for up to 120 year 7 pupils whilst the new High School in Leckhampton is completed. The subsequent retention and repurposing of the building for use as teaching space for the Balcarras Business Studies Department will enhance the facilities currently offered by the school.

The proposed building is highly sustainable in its design, will be visually attractive, and will sit comfortably within its context.

The school has carried out an assessment of their needs in relation to external recreation space for informal gathering and play, and are satisfied that more than adequate space will remain available following the construction of the building.

The application has been thoroughly assessed by the Local Highway Authority (LHA) who raise no objection.

# December Planning Committee

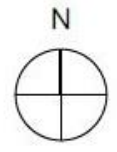
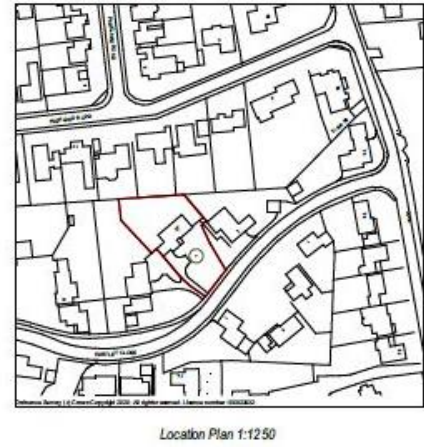
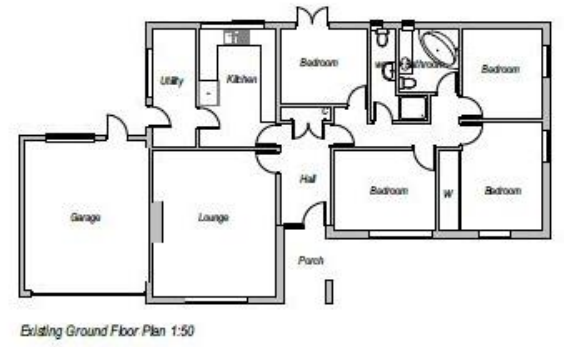
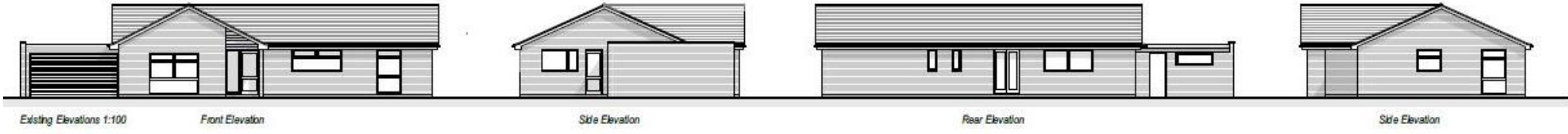
17<sup>th</sup> December 2020

# 20/01907/FUL – 4 Hartley Close

## Proposed works:

Extensions, alterations and remodelling works to form two storey flat roof dwelling

The application is at planning committee at the request of Councillor Baker who raises concerns with the design and its impact on the character of the street scene, these concerns have also been raised in the Parish Council's comments.



Site Location Plan, Existing Floor Plan and Elevations

20/01907/FUL



Front of existing property (photo taken from the road)

20/01907/FUL



View of rear garden (photo shows roof's of the properties to the rear of the site in Highland Road)

20/01907/FUL





Existing Street Scene (Facing North West)

20/01907/FUL



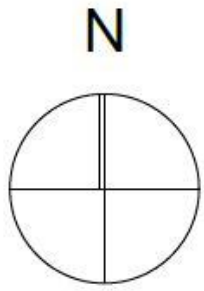
Existing Street Scene (facing north east)

20/01907/FUL



View of application site from rear/side garden of no.6 Hartley Close

20/01907/FUL



Block Plan 1:500

Proposed site/block plan

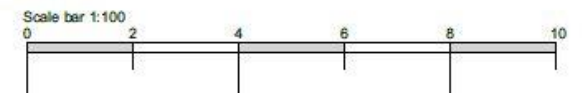
20/01907/FUL



Proposed Ground Floor Plan 1:100

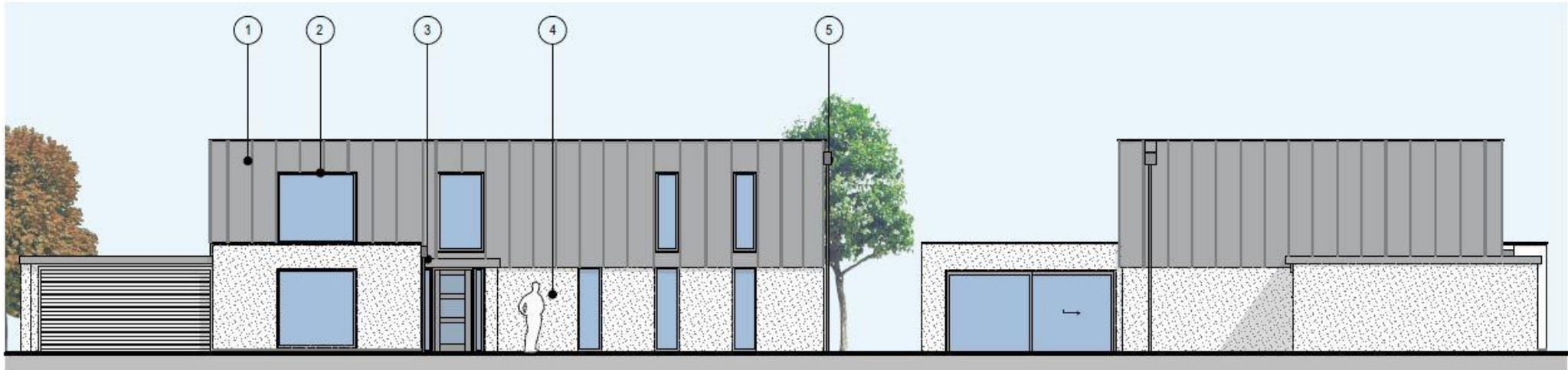


Proposed First Floor Plan 1:100



Proposed floor plans

20/01907/FUL



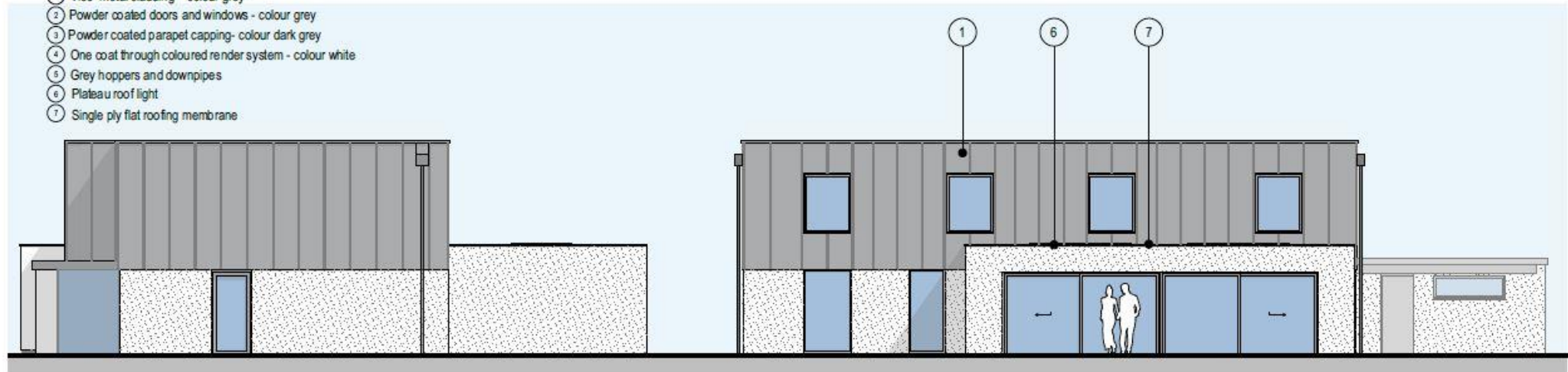
Proposed Elevations 1:100

Front Elevation

Side Elevation

Proposed Finishes

- ① Vero metal cladding - colour grey
- ② Powder coated doors and windows - colour grey
- ③ Powder coated parapet capping- colour dark grey
- ④ One coat through coloured render system - colour white
- ⑤ Grey hoppers and downpipes
- ⑥ Plateau roof light
- ⑦ Single ply flat roofing membrane



Side Elevation

Rear Elevation



# Key Planning Matters

- Design
- Impact on character of the area and street scene
- Impact on neighbouring amenity

# Summary of Conditions

- Time
- Approved plans
- Obscure glazed window to rear (En-suite)



# 24 Charlton Close

## 20/01946/FUL

### Proposed works:

Proposed car port and garage - re-roofing and render walls (revised proposal to previously approved application; 20/00542/FUL, to increase the width of the car port) (part retrospective).

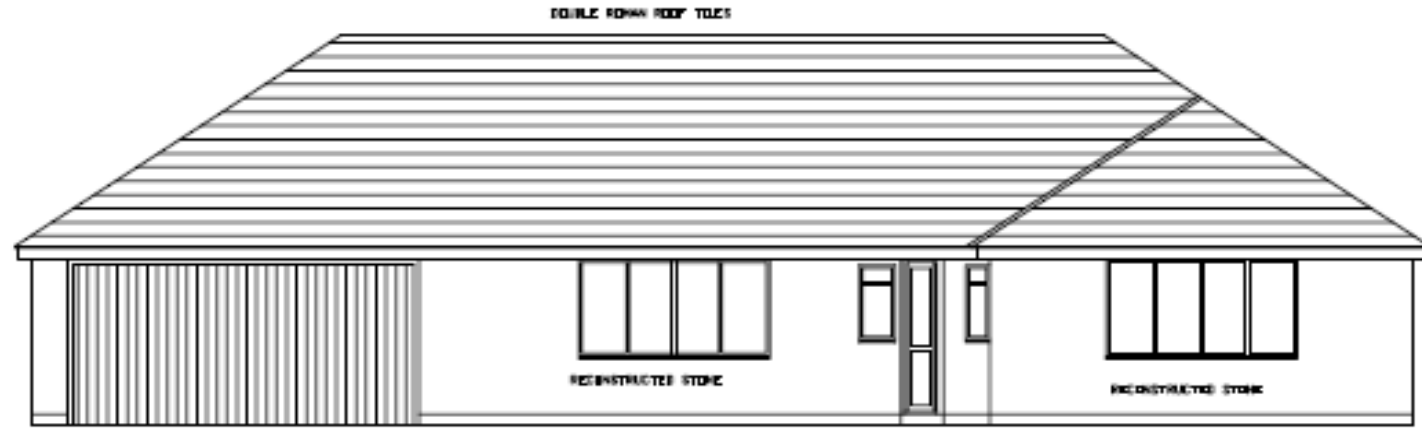
The application is at planning committee at the request of Councillor Harvey due to an overbearing impact, loss of amenity and not building in accordance with approved plans.



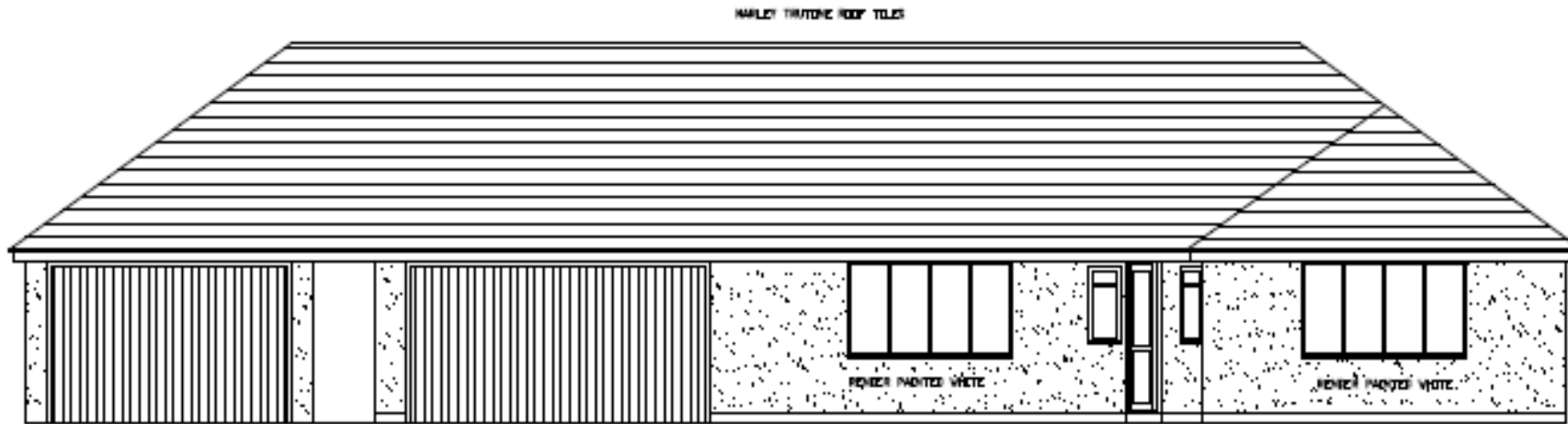
Aerial satellite view & site location plan of 24 Charlton Close

20/01946/FUL

Existing and  
proposed front  
elevations



EXISTING FRONT ELEVATION



PROPOSED FRONT ELEVATION

Existing and proposed rear elevations

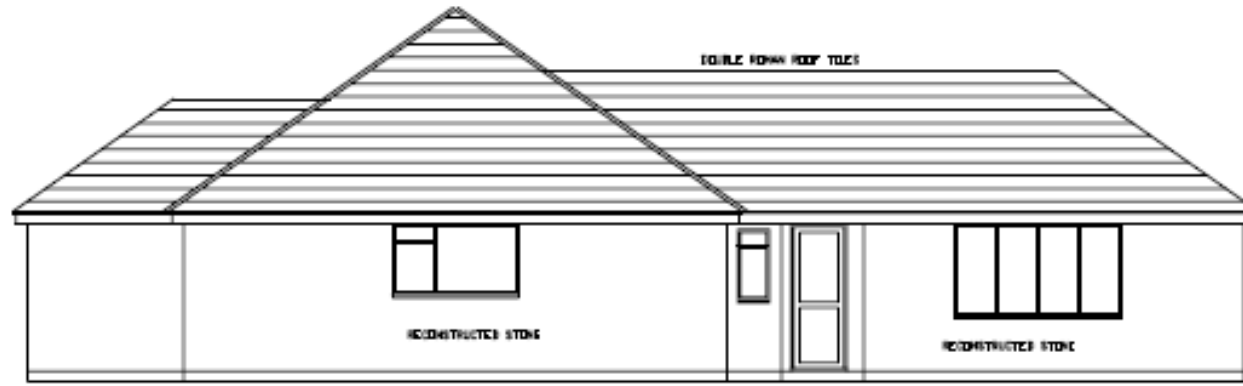


EXISTING REAR ELEVATION

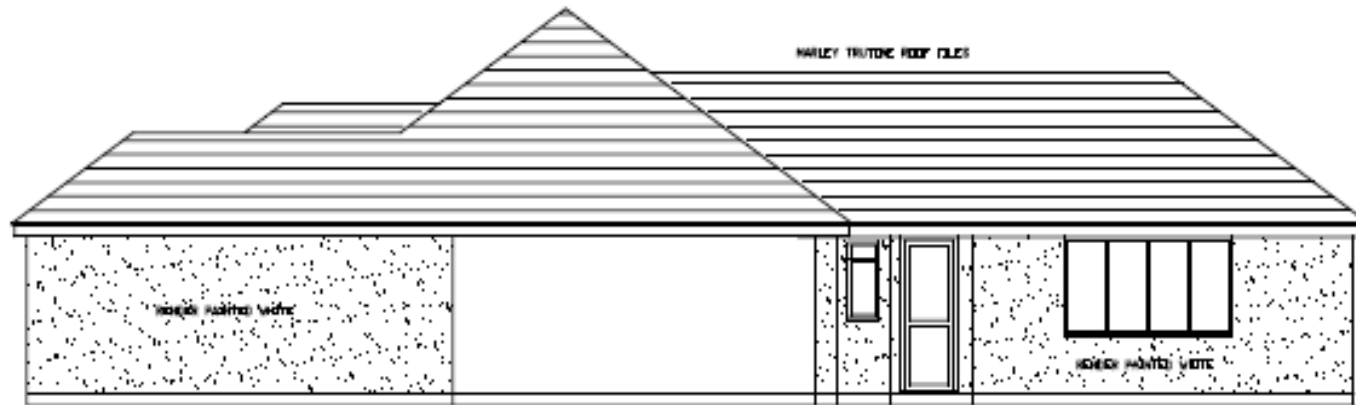


PROPOSED REAR ELEVATION

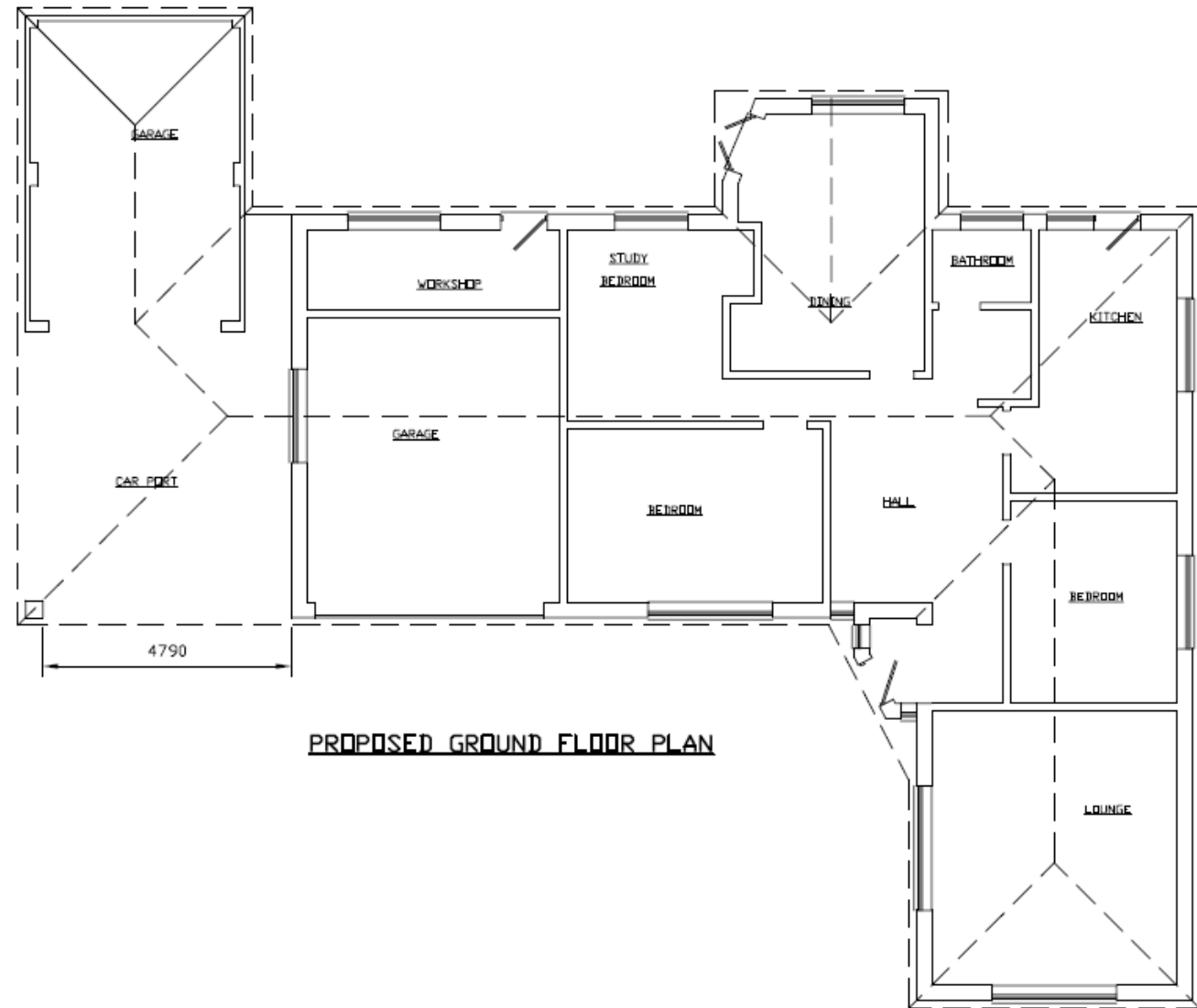
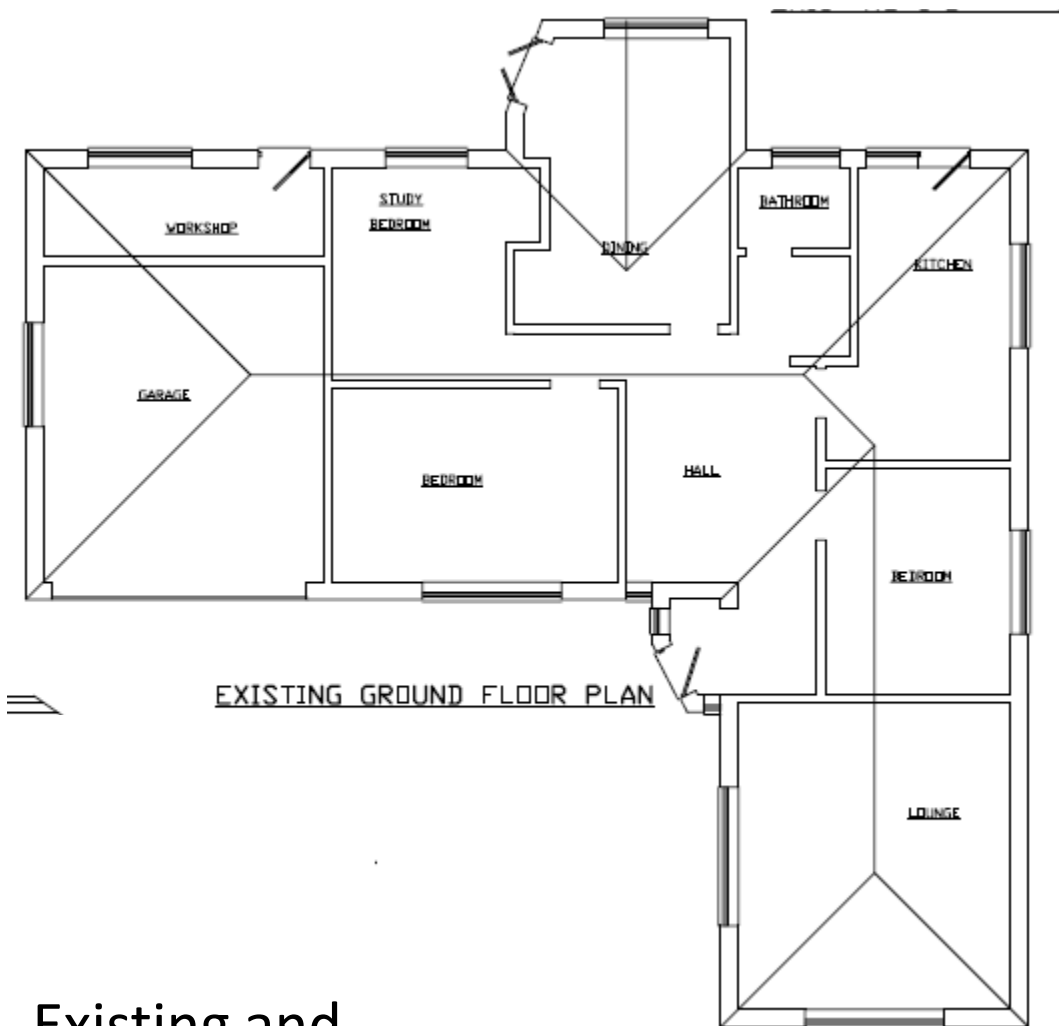
Existing and  
proposed side  
elevations



EXISTING SIDE ELEVATION



PROPOSED SIDE ELEVATION

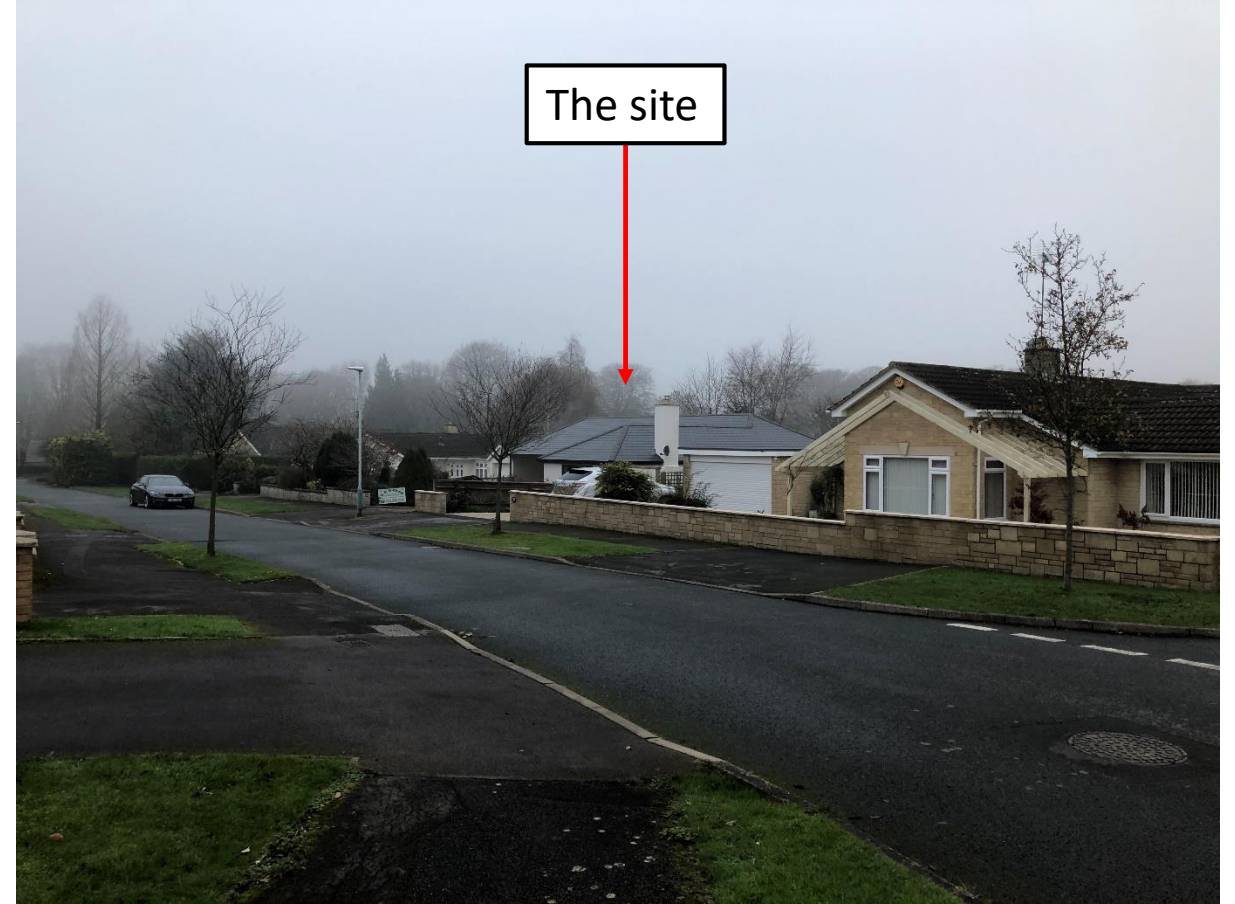


Existing and proposed ground floor plan

The site, prior to the works. Taken from Google street view



Photos of the application site – works complete





Photos of the application site – works complete



Photos of the application site – works complete



Photos of the application site – works complete



# Key planning matters

- Design
- Impact on neighbouring amenity

# December Planning Committee

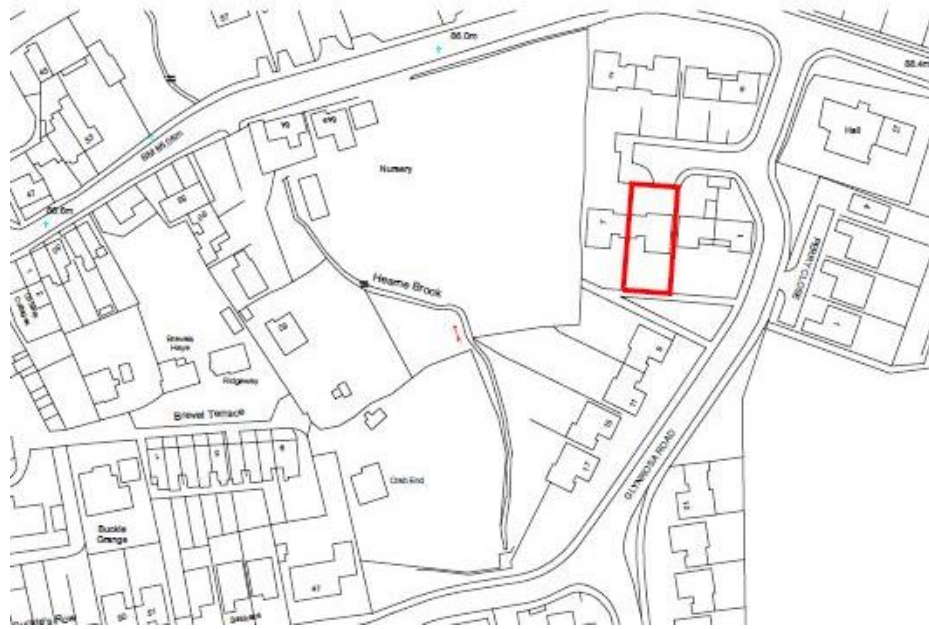
17<sup>th</sup> December 2020

# 20/01944/FUL – 5 Glynrosa Road

## Proposed works:

Two storey front extension, single storey rear extension and first floor extension over garage

The application is at committee at the request of Councillor McCloskey who raises concerns regarding the scale of the proposed development, subservience and the impact on the character of the surroundings. These concerns are also raised in a Parish Council objection.



Site Location Plan



20/01944/FUL

Photo 1



Rear of existing property (application site on the left)

Photo 2



Front of existing property (application site on the right)

20/01944/FUL



Photo 1



Photo 2



Rear of existing property (application site on the left)

20/01944/FUL



Windows in the side elevation of neighbours property (7 Glynrosa Road)

20/01944/FUL



(Rear elevation of properties fronting East End Road)



(Front Elevations)

Photos to show local context – properties 2- 8 East End Road

20/01944/FUL



Street scene view - front elevations of 1 – 7 Glynrosa Road



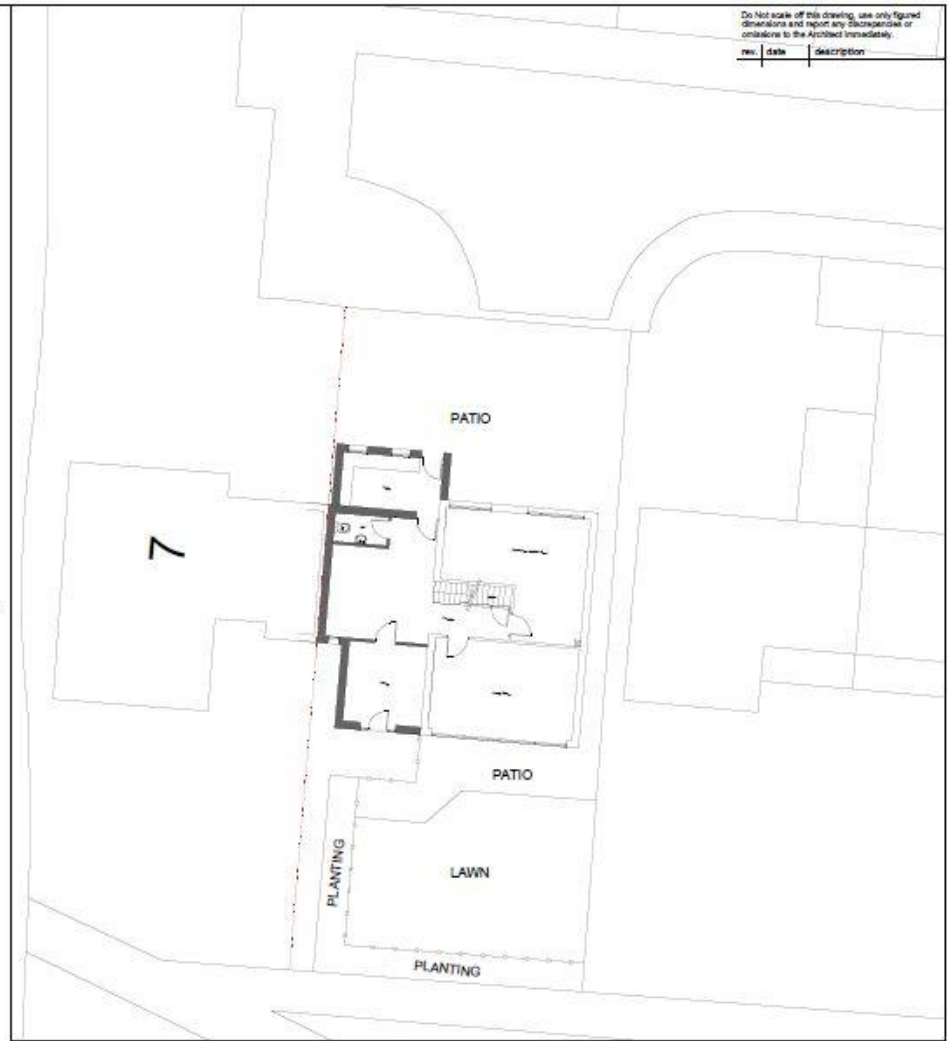
( 9 - 11 Glynrosa Road)

Photos to show local context

20/01944/FUL



Existing Site Plan

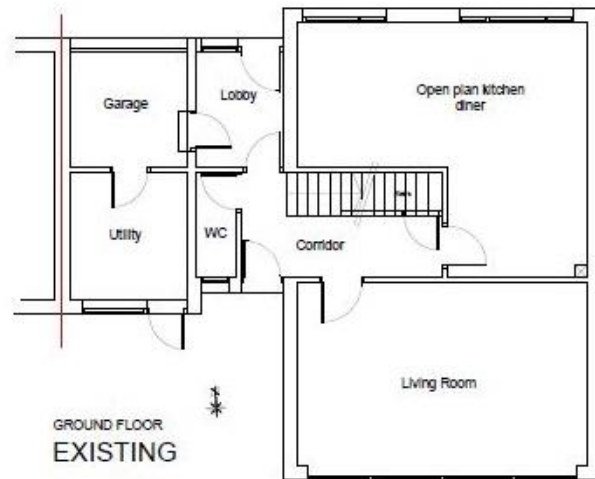
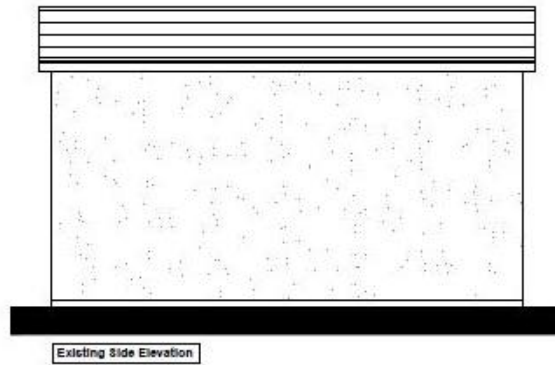
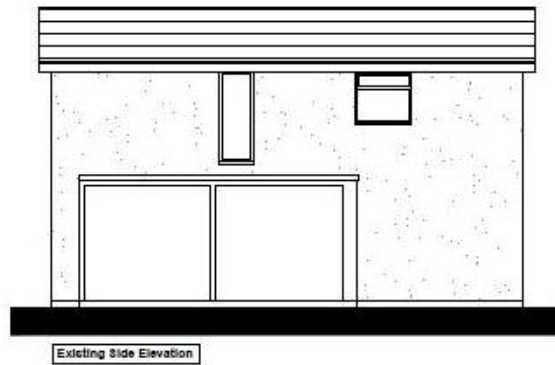


Proposed Site Plan

Existing and proposed block plans

20/01944/FUL

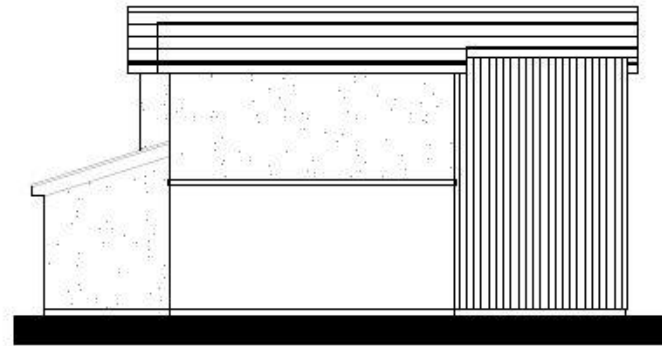
# Existing floor plans and elevations



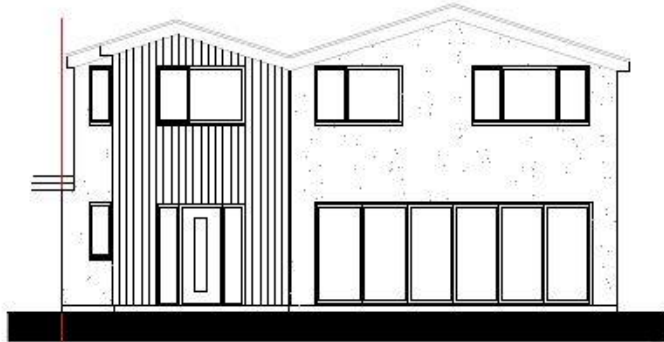
# Proposed floor plans and elevations



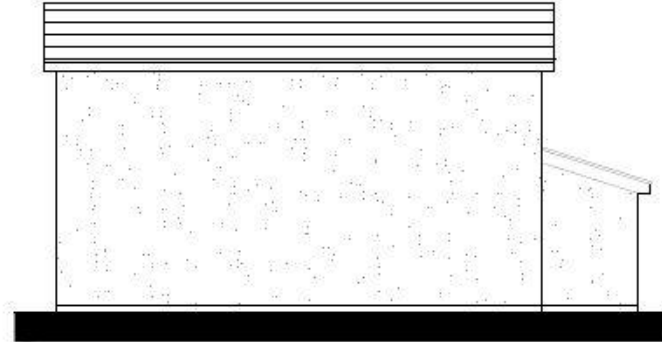
Proposed Rear Elevation



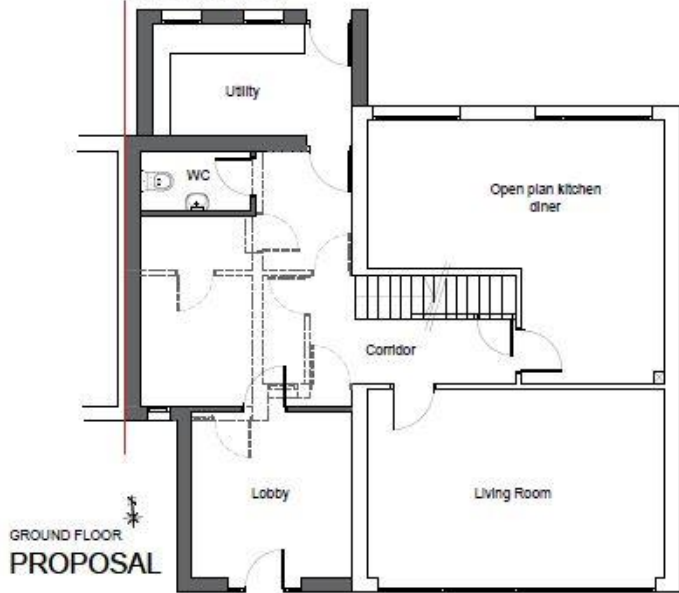
Proposed Side Elevation



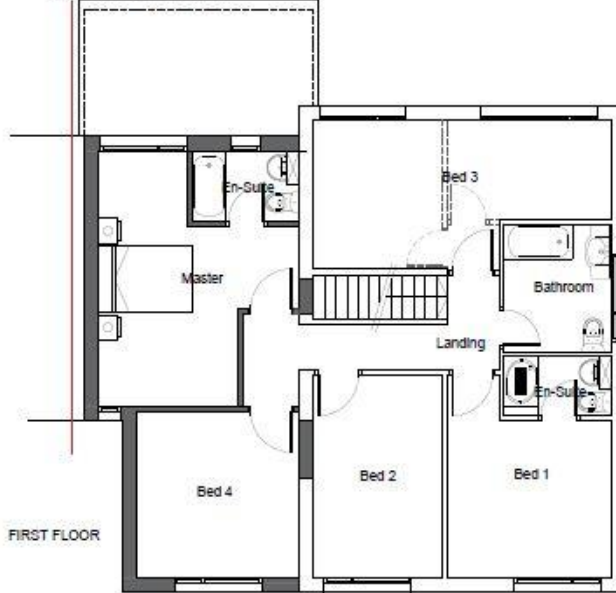
Proposed Front Elevation



Proposed Side Elevation



GROUND FLOOR  
PROPOSAL



FIRST FLOOR

20/01944/FUL



# Key Planning Matters

- Design
- Impact on character of the area
- Impact on neighbouring amenity

# Summary of Conditions

- Time
- Approved plans
- Render and roof tiles to match existing

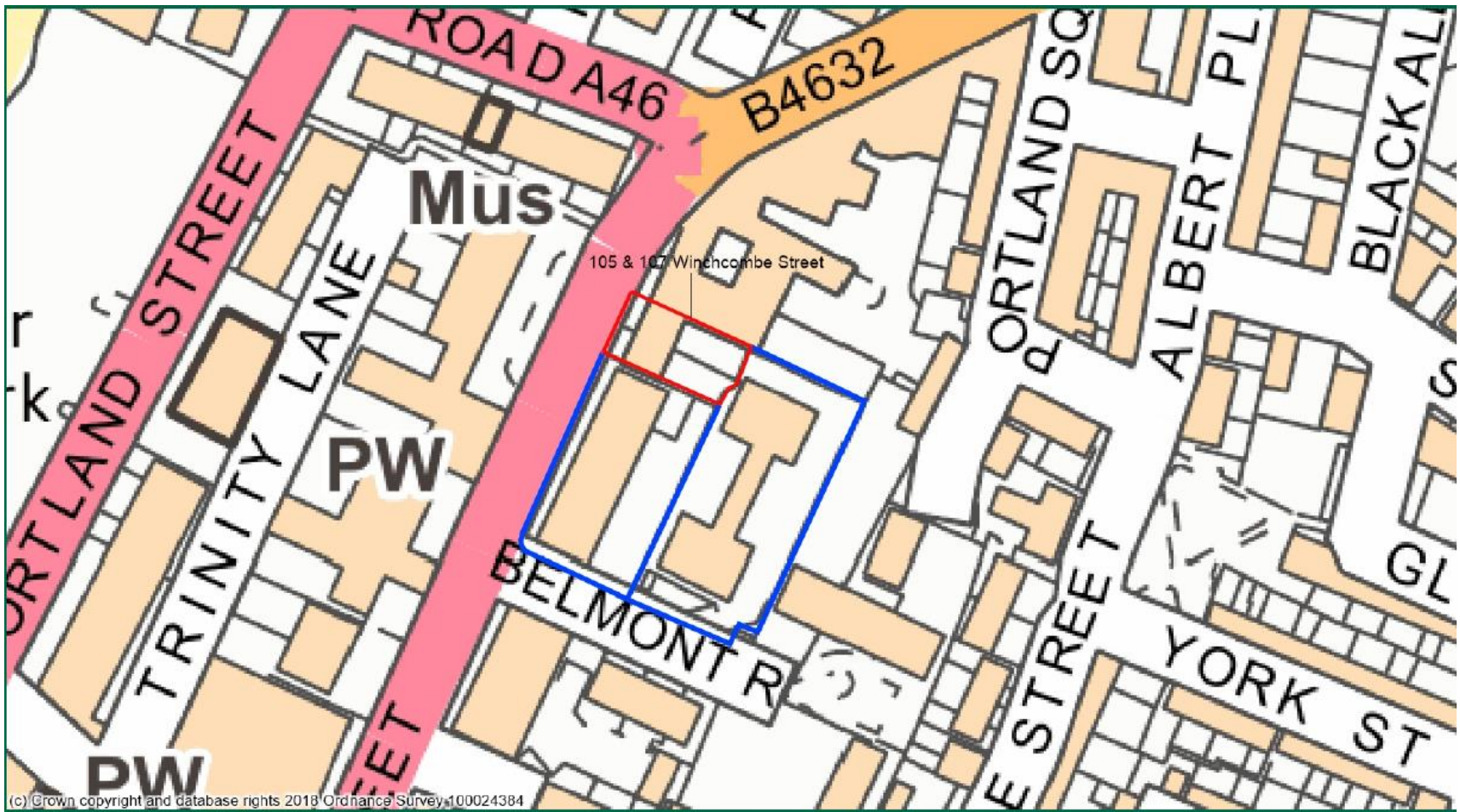
# 105 [&107] Winchcombe St

20/01509/LBC

Installation of two box gutters to gable of 105 Winchcombe Street, and fitting of new lead valleys.

[Installation of 2 box gutters to gable of 105 Winchcombe Street and new raised valley gutters to 105 & 107 Winchcombe Street]

# Site location plan



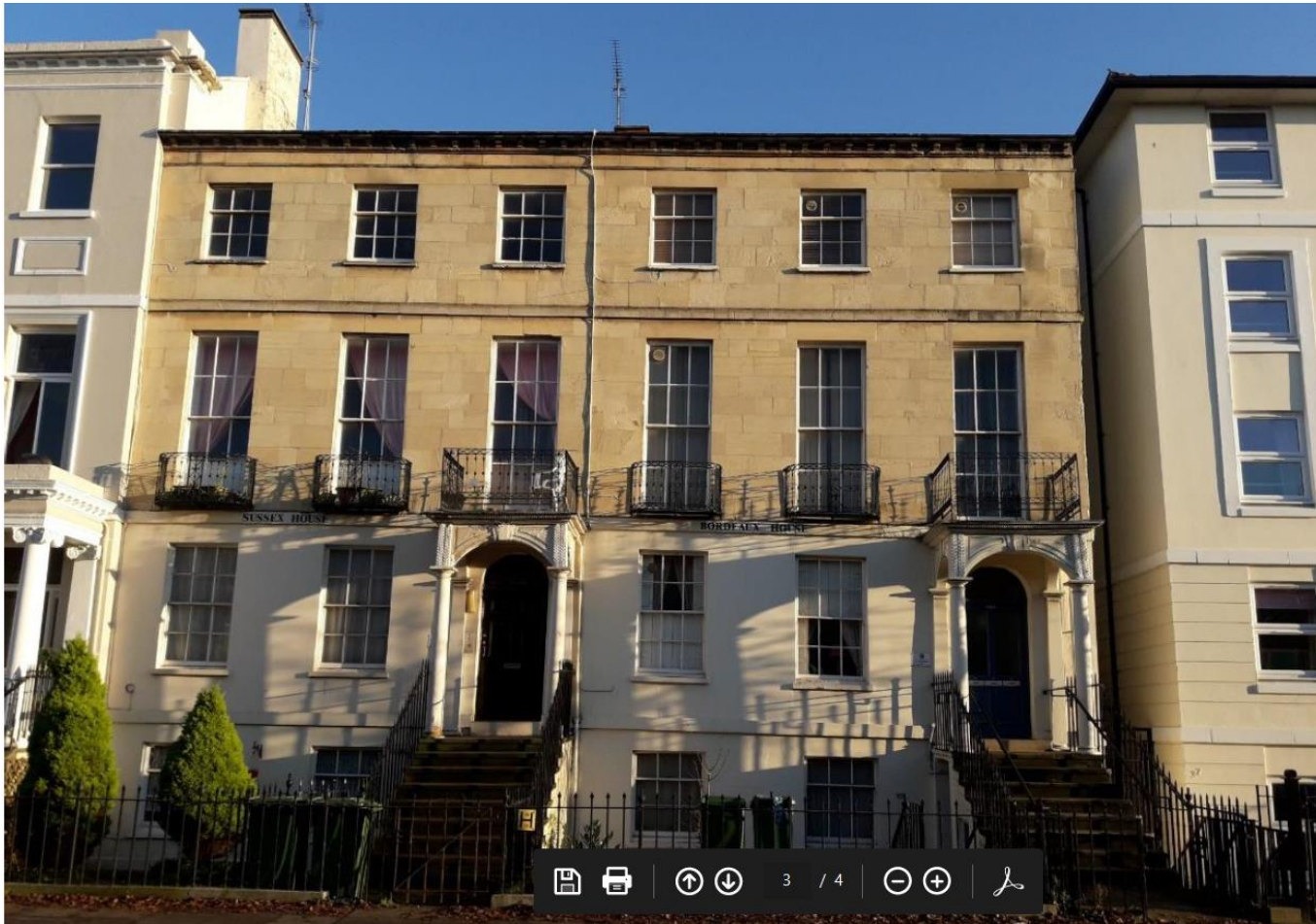
# Front parapet gutter



# Central valley gutter



# Front elevation (proposed downpipes to gable end at right)

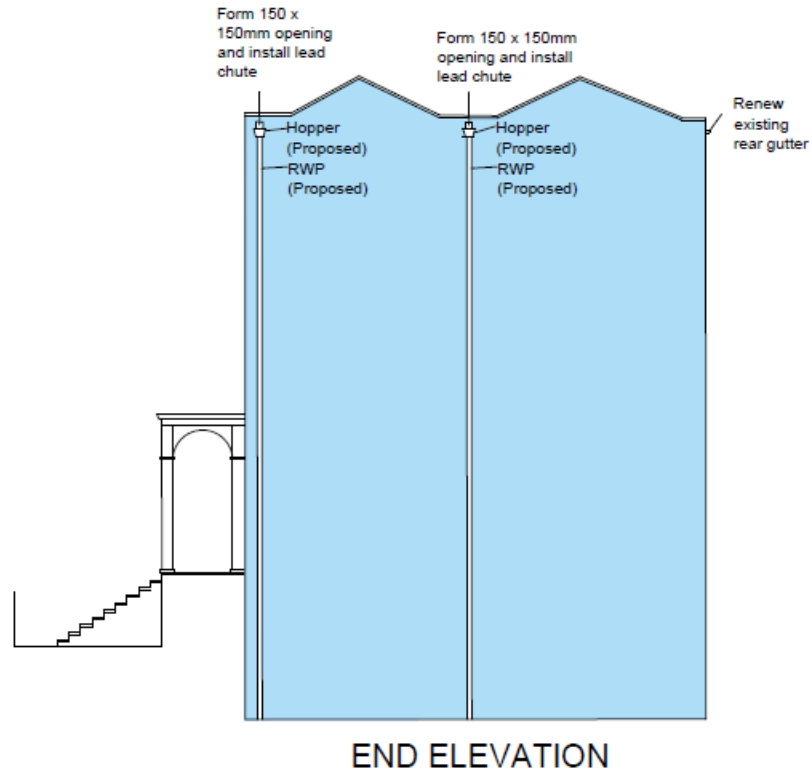


# Rear elevation (proposed downpipes to gable end at left)

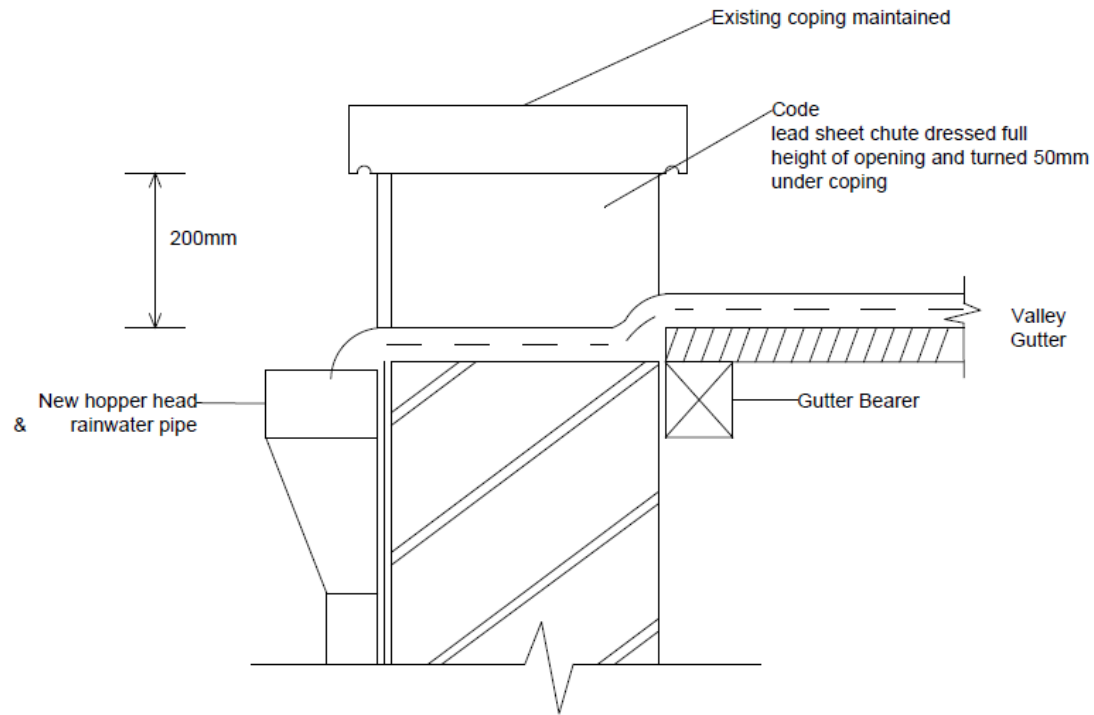




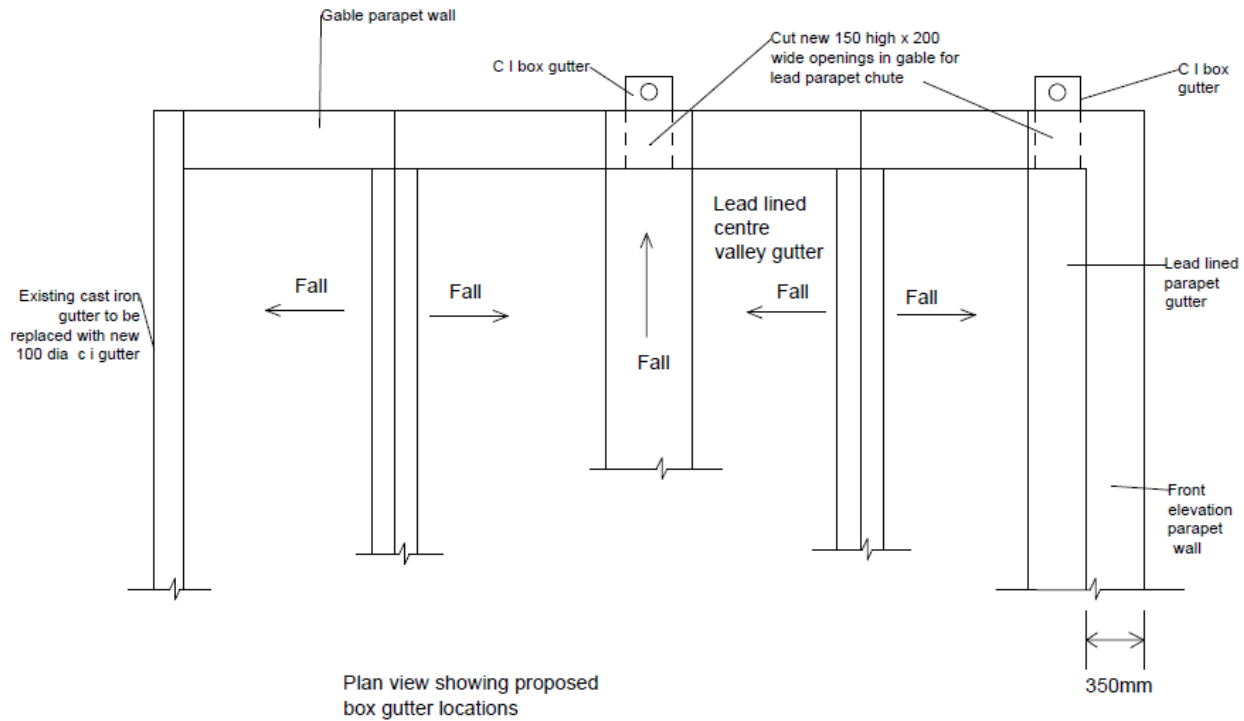
# Side elevation/gable end (south-west) – proposed



# Gutter & hopper (proposed)



# Roof plan (proposed)



# Key planning matters

- The impact of the proposed scheme on the significance of the listed buildings.

# Summary of recommendation

- The scheme will not be detrimental to the significance of the listed buildings as their architectural and evidential value will remain.
- Recommend – approval.

# December Planning Committee

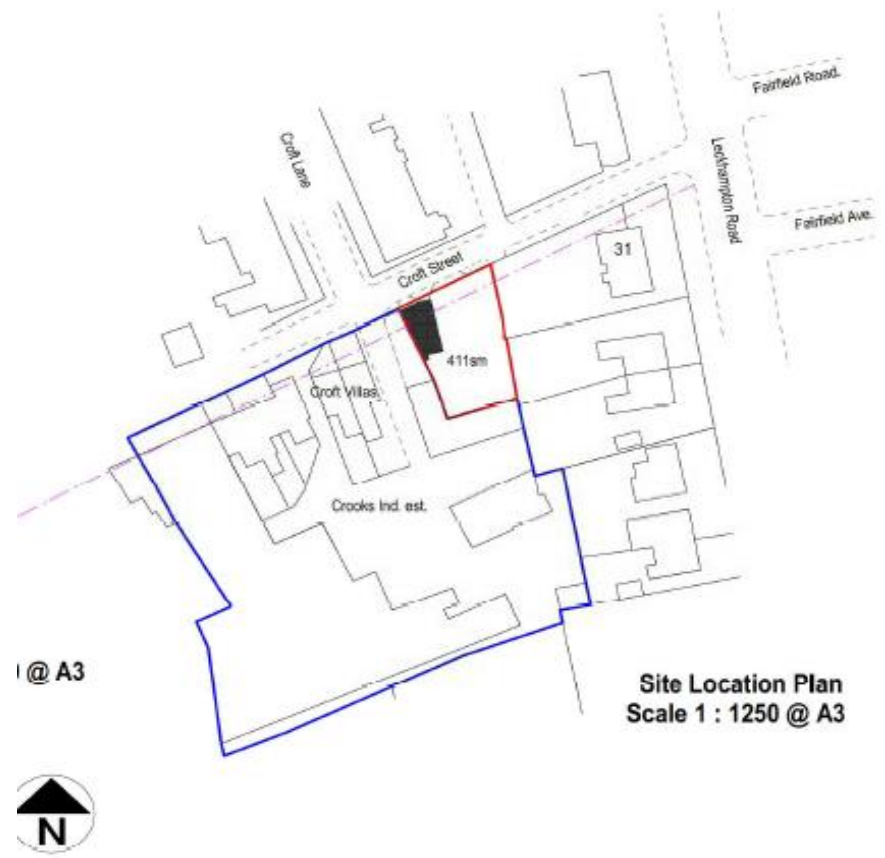
17<sup>th</sup> December 2020

# 20/01031/FUL – Crooks Industrial Estate

## Proposed works:

Construction of 2 dwellings fronting Croft Street including new access and associated external works

The application is at planning committee at the request of Councillor Cooke due to neighbouring concerns. Concerns have also been raised by the Architects Panel.



Site Location Plan





Aerial photo of site

20/01031/FUL



Street View photo from Croft Street looking towards site

20/01031/FUL



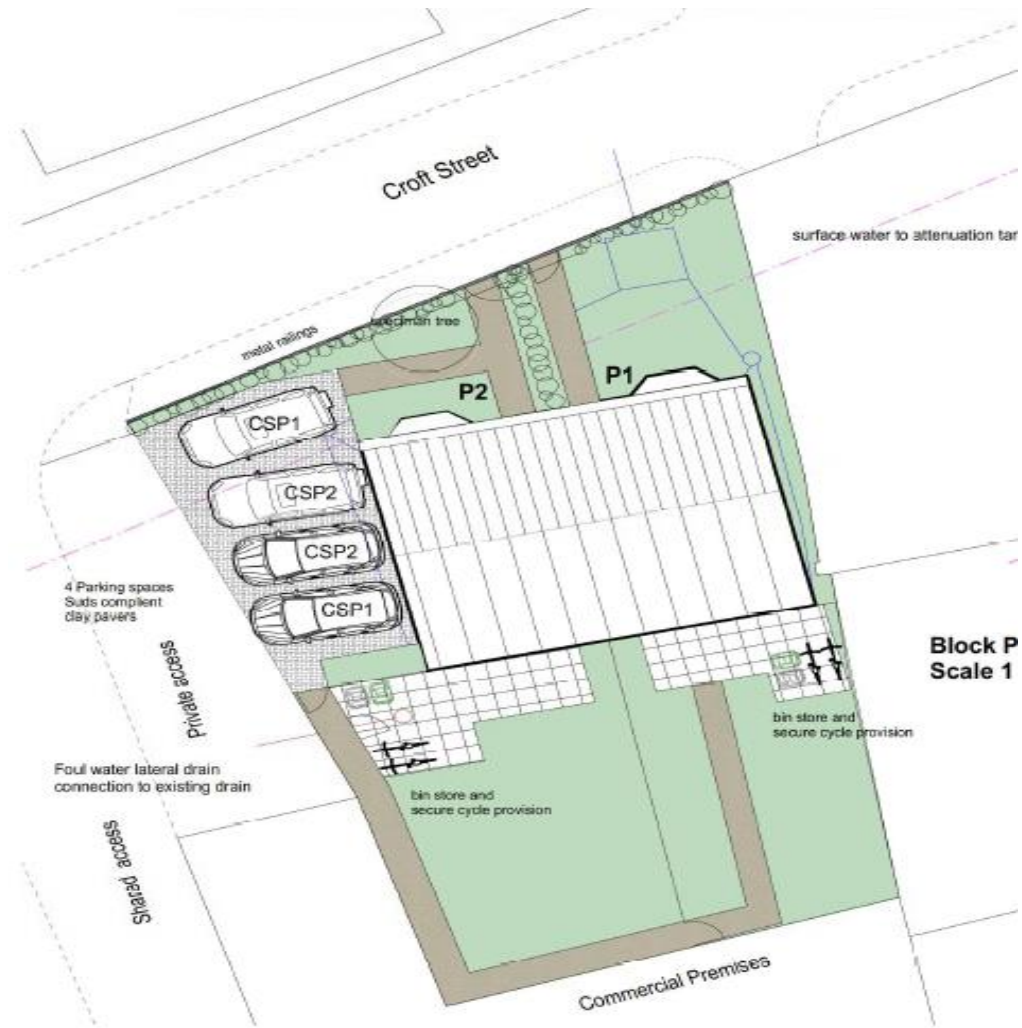
Street View photo of site

20/01031/FUL



Street View looking west towards site

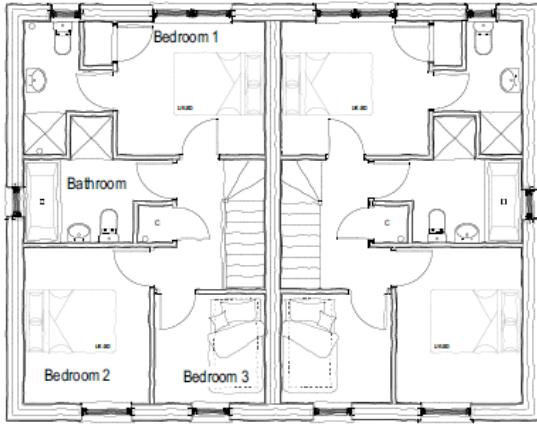
20/01031/FUL



Proposed block plan

20/01031/FUL





First Floor Plan

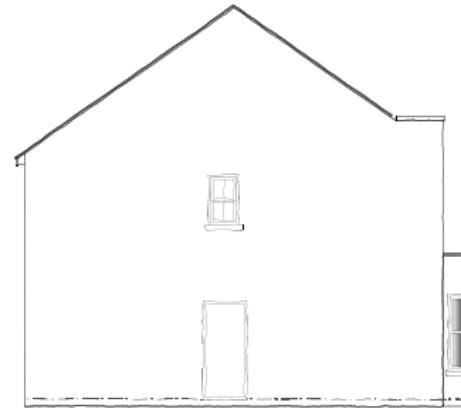
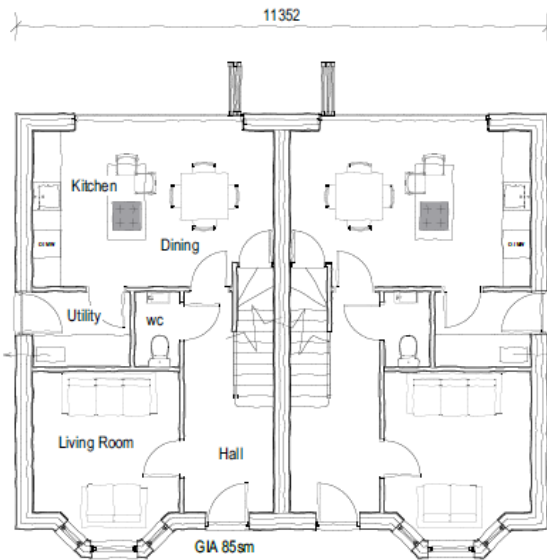


North Front Elevation

arrow head metal railings  
bottom rail to cast stone plinth



East



West



South

Materials

Roofing : Blue / Black Slates

Wallings : Coloured Render

Steve Mitchell Building Design

2 Court Orchard,

# Key Planning Matters

- Principle
- Design
- Impact on neighbouring amenity
- Highways



# Summary of Conditions

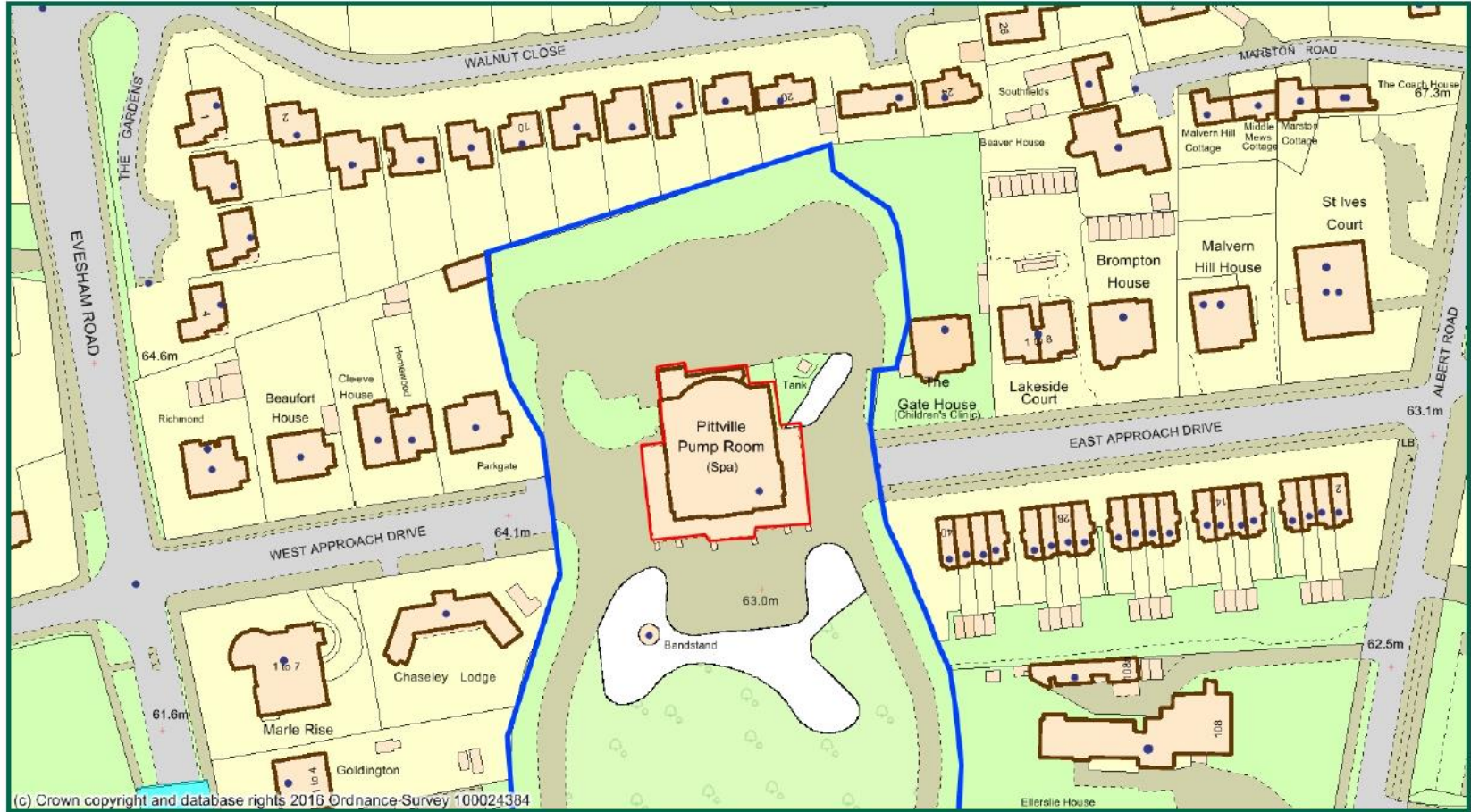
- Time
- Approved plans
- Submission of materials
- Parking and turning to be provided prior to occupation
- Submission of landscaping scheme
- Hedge Protection Plan
- Construction Method Statement

Pittville Pump Room  
East Approach Drive  
Cheltenham

20/01702/LBC

Investigative survey to open up three  
sections of the balcony

# Site location plan



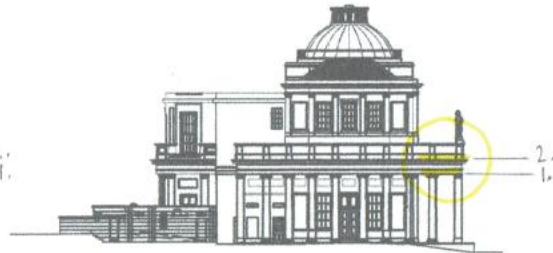
# Front Elevation



# Elevations



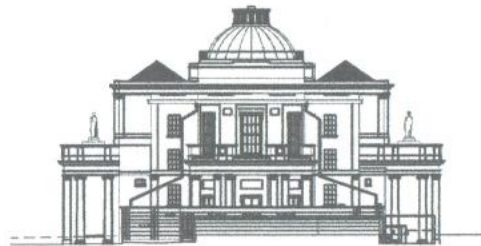
Front Elevation



West Elevation



East Elevation

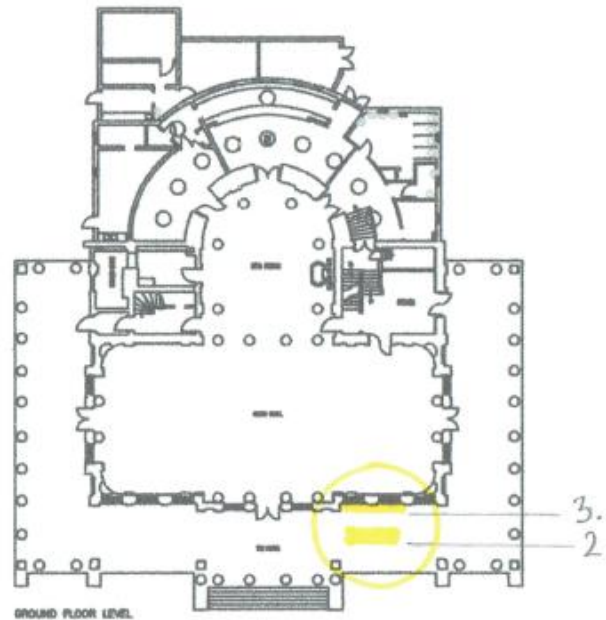
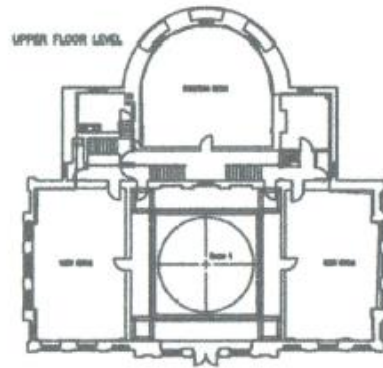


North Elevation

OPENING UP OF 3 SECTIONS:

1. UNDERSIDE OF PORTICO
2. A SMALL PART OF BALCONY DECK
3. THE EDGE BETWEEN BALCONY ROOF AND WALL TO MAIN BUILDING

# Floor Plans



# Key planning matters

- The impact of the proposal on the significance of the grade II\* listed building and the wider setting of the grade II listed park and garden.

# Summary of recommendation

- Temporary opening up works are necessary to establish the extent of damage related to water ingress. The works do not affect historic fabric.
- The works will sustain significance of the heritage assets as their architectural and historic significance will remain.
- **Recommendation:** grant with conditions.
- Works to address the damage related to water ingress will be subject to a separate listed building consent application.