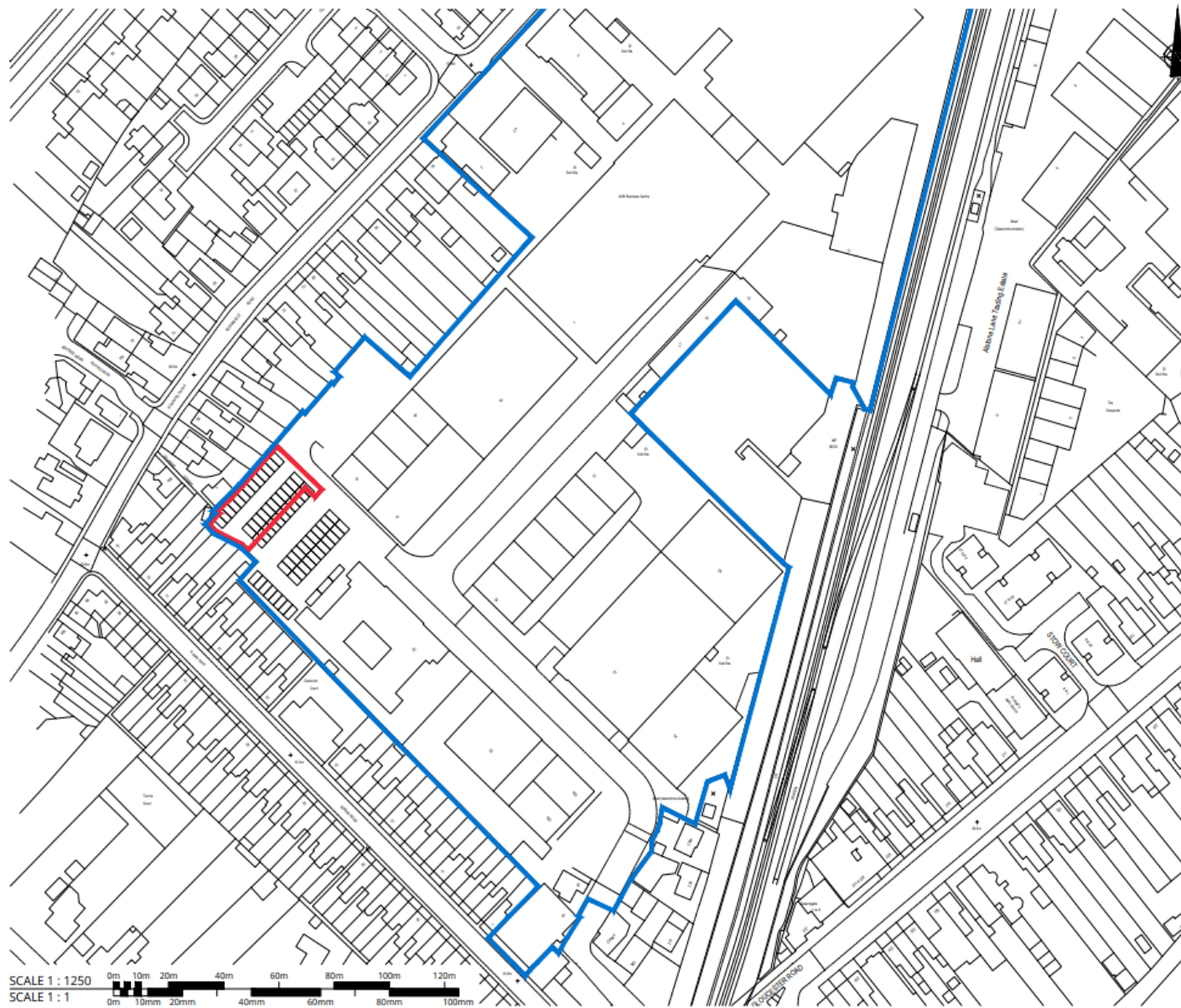


# 23/00728/FUL – Lansdown Industrial Estate

## Proposed Development

Erection of a single storey building to accommodate artists studios (intended to provide replacement accommodation for the Lansdown Artists studios displaced by application 21/02832/OUT)



Copyright of this drawing is the property of Urban Edge Architecture Limited. It must not be reproduced or amended nor used in the execution of any works whether in conjunction with the proposed works for which it is prepared or otherwise without the express consent in writing of Urban Edge Architecture Limited.

Urban Edge Architecture Limited  
One Scargate Mews, Scargate,  
Stanford, Leicestershire, LE19 2FL

Tel: +44 (0)1780 755 665  
Fax: +44 (0)1780 755 300

**THIS DRAWING IS FOR PLANNING ONLY AND IS NOT TO BE USED FOR TENDER OR CONSTRUCTION**

**DRAWING TO BE READ IN COLOUR**

**SITE ADDRESS:**  
LANDSDOWN INDUSTRIAL ESTATE  
GLOUCESTER ROAD  
CHELTENHAM  
GL51 8PL

**LEGEND:**  
— LANDLORD OWNERSHIP  
— APPLICATION AREA

PO2 ISSUED FOR PLANNING 017 170502023

**URBANEDGE**  
Architecture / Landscape / Planning

**CHESHIRE WEST & CHESTER COUNCIL**

**LANDSDOWN INDUSTRIAL ESTATE,  
CHELTENHAM - ART STUDIO**

**SITE LOCATION PLAN**

**PLANNING**

Ref No	Date	Drawn	Checked	By
2669	11/25/09 AD	AD	AD	PO2

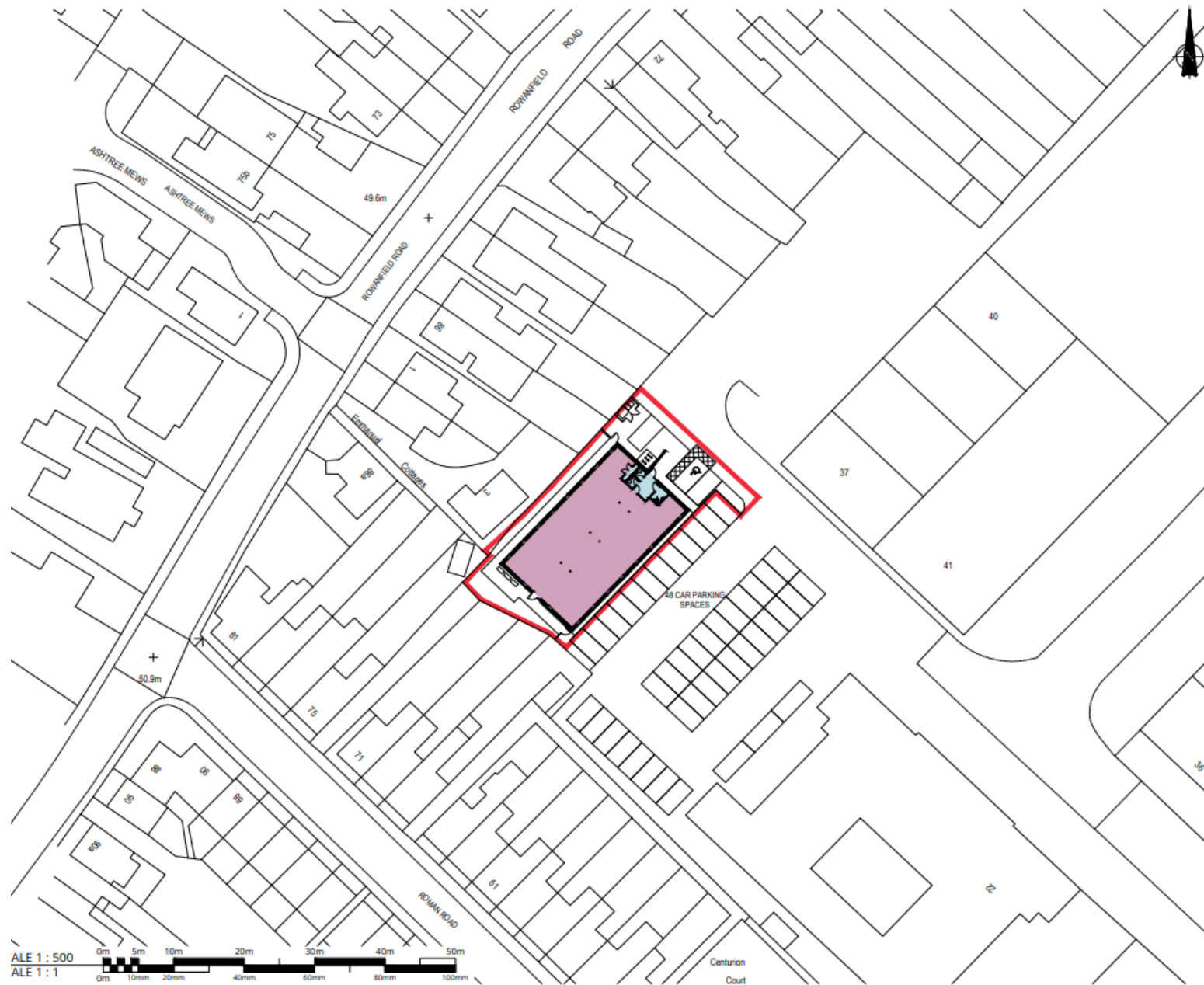
2669-URB-ZZ-00-DR-A-208100

Site Location Plan





Site Photograph



Copyright of this drawing is the property of Urban Edge Architecture Limited. It must not be reproduced or amended nor used in the execution of any works whether in conjunction with the proposed works for which it is prepared or otherwise without the express consent in writing of Urban Edge Architecture Limited.

Urban Edge Architecture Limited  
One Scottgate Mews, Scottgate,  
Stamford, Lincolnshire, PE9 2FX.  
Tel: ++44 (0)1780 755 645  
Fax: ++44 (0)1780 755 360

THIS DRAWING IS FOR PLANNING ONLY AND IS NOT TO BE USED FOR TENDER OR CONSTRUCTION

**DRAWING TO BE READ IN COLOUR**

**SITE ADDRESS:**  
GLOUCESTER ROAD  
CHELTENHAM  
GL51 8PL

**LEGEND:**  
APPLICATION AREA

**DRAFT**

PO3a BIK STORE AND CYCLE STANDS ALTERED 15 21/07/2023  
PO2 ISSUED FOR PLANNING 02 17/09/2023



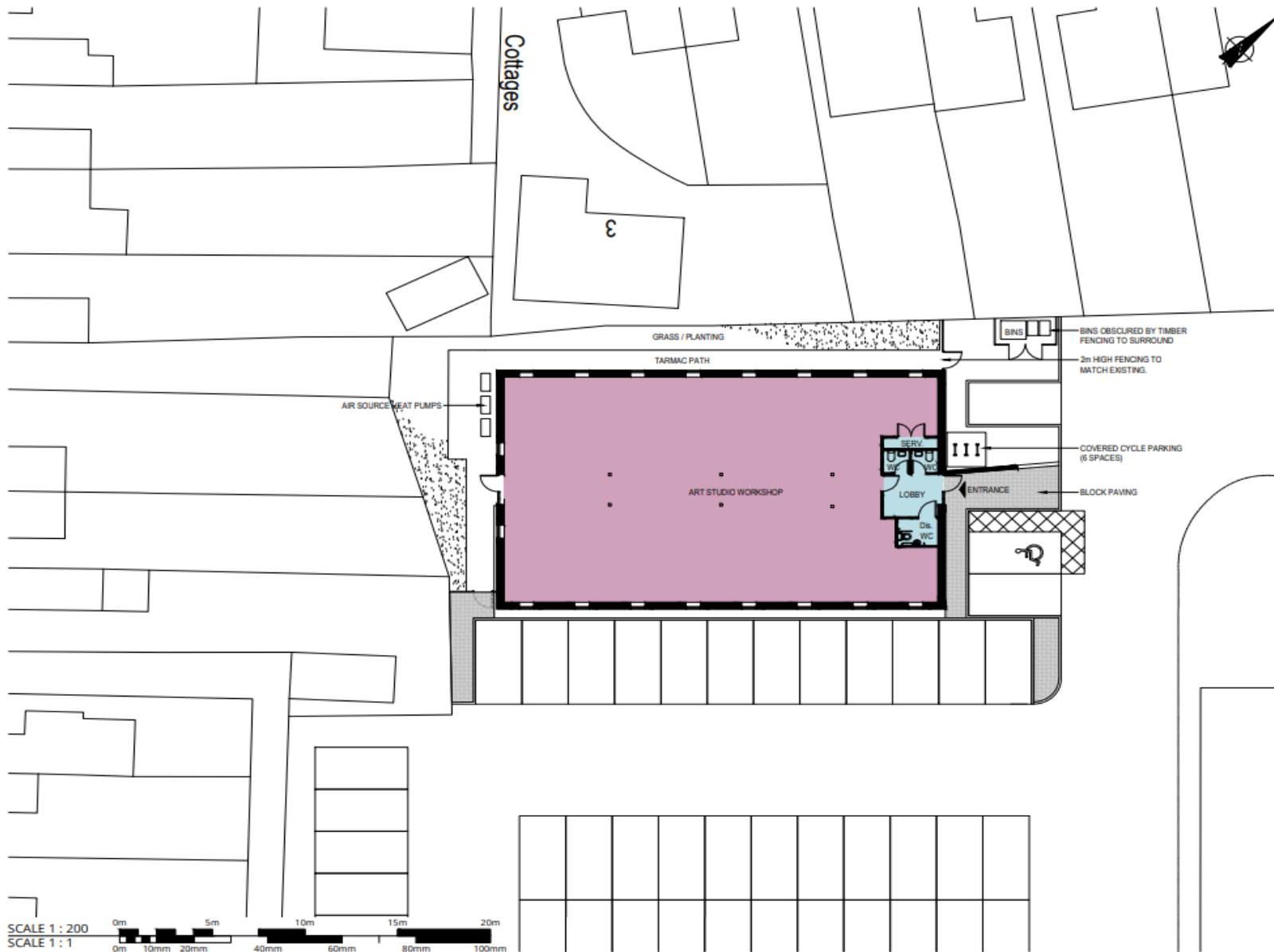
CHESHIRE WEST & CHESTER COUNCIL

LANDSDOWN INDUSTRIAL ESTATE,  
CHELTENHAM - ART STUDIO

PROPOSED BLOCK PLAN

PLANNING					
App No	Date	Case	Case No	Case Name	Case Status
2669	15/08/23	PA3	PA3	PA3	PO3a
2669-URB-ZZ-00-DR-A-208150					

Proposed Block Plan



Copyright of this drawing is the property of Urban Edge Architecture Limited. It must not be reproduced or amended nor used in the execution of any works whether in conjunction with the proposed works for which it is prepared or otherwise without the express consent in writing of Urban Edge Architecture Limited.

Urban Edge Architecture Limited  
One Scargate Street, Scargate,  
Stamford, Lincolnshire, PE9 2FX.

Tel. ++44 (0)1780 755 605  
Fax. ++44 (0)1780 755 360

**THIS DRAWING IS FOR PLANNING ONLY AND IS NOT TO BE USED FOR TENDER OR CONSTRUCTION**

**DRAWING TO BE READ IN COLOUR**



**DRAFT**

P03a BIN STORE AND CYCLE STANDS ALTERED 05/01/2023  
P02 ISSUED FOR PLANNING 17/03/2023



CHESHIRE WEST & CHESTER COUNCIL

LANDSDOWN INDUSTRIAL ESTATE,  
CHELTENHAM - ART STUDIO

PROPOSED GROUND FLOOR PLAN

PLANNING							
Project No.	Scale	Date	Drawn By	Checked By	Version	Revision	Notes
2669	1:200 @ A3	FEB 2023	CHI	-	-	-	P03a
Project Organisation: Urban Edge Architectural Team, Project Number: 2669-URB-ZZ-00-DR-A-208150							

Proposed Ground Floor Plan



Copyright of this drawing is the property of Urban Edge Architecture Limited. It must not be reproduced or amended nor used in the execution of any works whether in conjunction with the proposed works for which it is prepared or otherwise without the express consent in writing of Urban Edge Architecture Limited.

Urban Edge Architecture Limited  
One Scotgate Mews, Scotgate,  
Stamford, Lincolnshire, PE9 2FX.  
Tel: ++44 (0)1780 755 605  
Fax: ++44 (0)1780 755 300

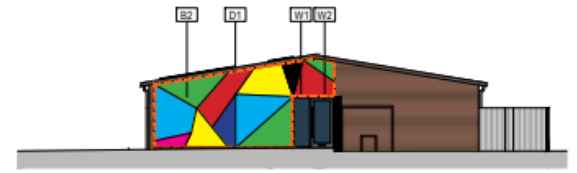
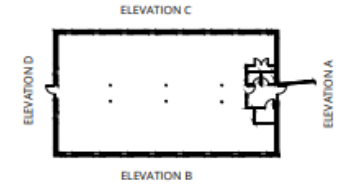
THIS DRAWING IS FOR PLANNING ONLY AND IS NOT TO BE USED FOR TENDER OR CONSTRUCTION

**DRAWING TO BE READ IN COLOUR**

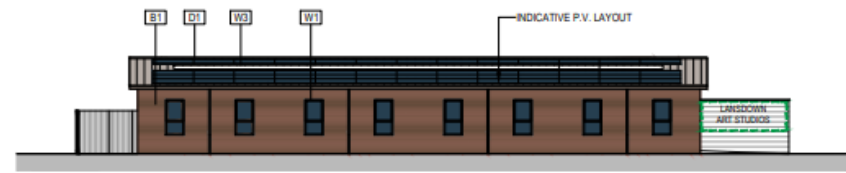
**SITE ADDRESS:**  
LANDSDOWN INDUSTRIAL ESTATE  
GLOUCESTER ROAD  
CHELTENHAM  
GL51 8PL

**LEGEND:**  
MURAL BY ARTISTS\*  
SIGNAGE\*  
MURAL & SIGNAGE SUBJECT TO SEPARATE APPLICATION / ADVERTISEMENT CONSENT AS REQUIRED.

LAN 1:500

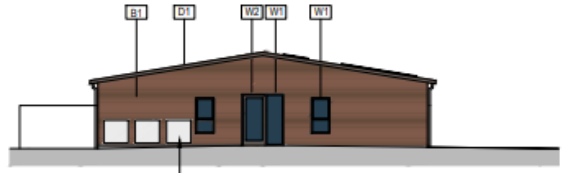


ELEVATION A

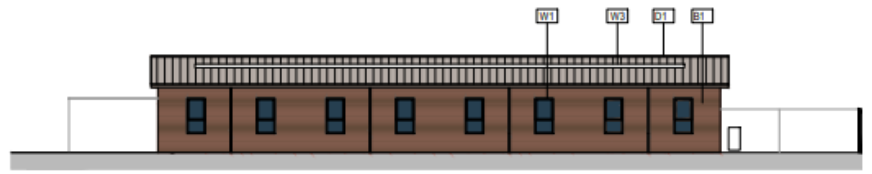


ELEVATION B

- MATERIAL KEY:**
- B1 INSULATED CAVITY WALLS WITH RED BRICK FINISH
  - B2 INSULATED CAVITY WALLS WITH ARCHITECTURAL BLOCKWORK FINISH TO PROVIDE SURFACE FOR ARTISTS MURAL / SIGNAGE
  - W1 DARK GREY PVC / ALUMINIUM FRAMED WINDOWS
  - W2 DARK GREY PVC / ALUMINIUM FRAMED DOOR
  - W3 IN LINE GRP ROOFLIGHTS
  - D1 LIGHT GREY METAL ROOF PANEL
  - D2 DARK GREY PVC / ALUMINIUM RAINWATER GOODS



ELEVATION D



ELEVATION C



**DRAFT**

P02a ELEVATIONS UPDATED 05 04/08/2023  
P01 ISSUED FOR PLANNING 03 09/03/2023



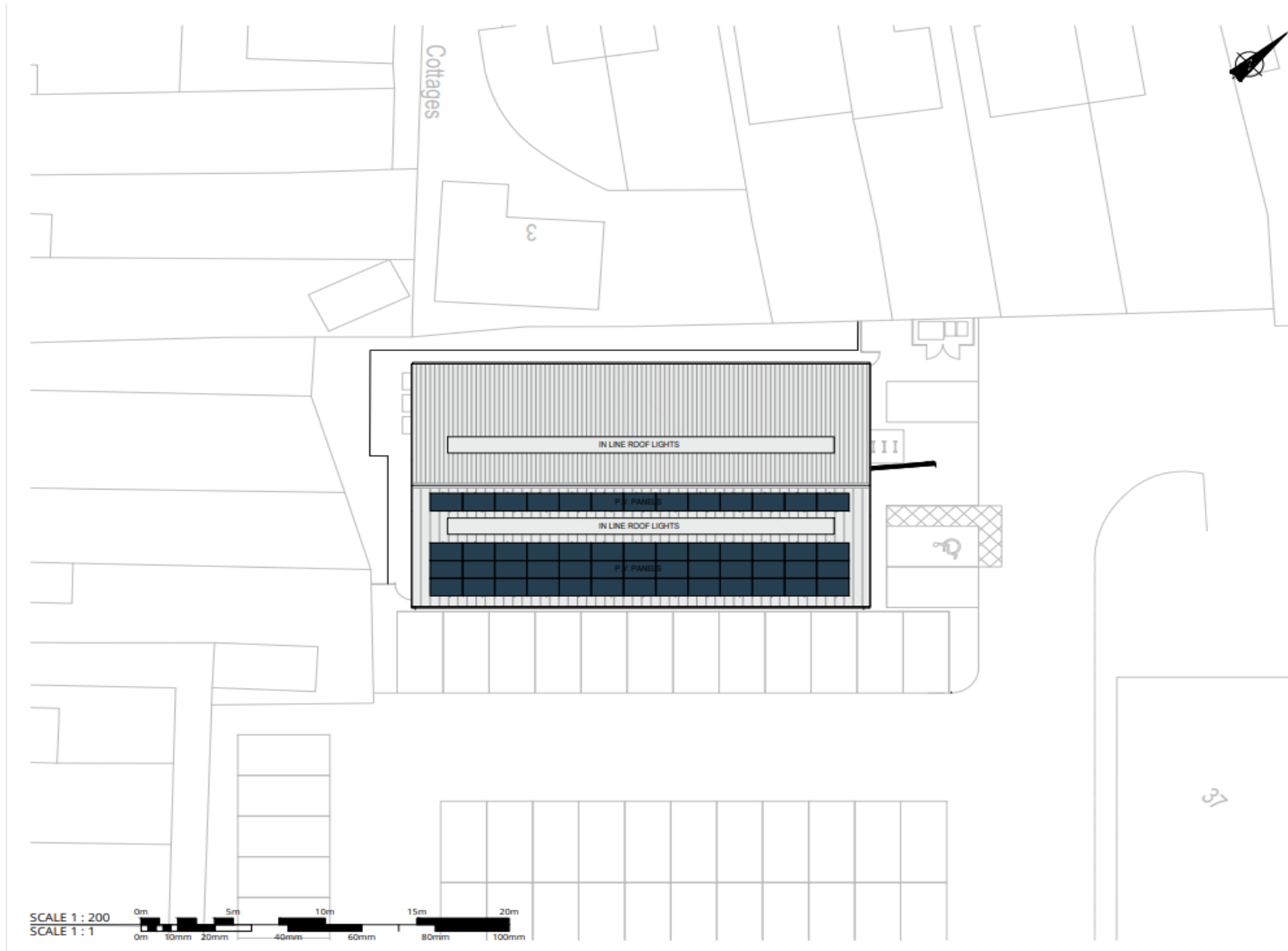
CHESHIRE WEST & CHESTER COUNCIL

Project: LANDSDOWN INDUSTRIAL ESTATE, CHELTENHAM - ART STUDIO

Drawing: PROPOSED ELEVATIONS

Drawing Information					
Ref	Scale	Date	Drawn	Checked	Project
2669	1:200 @ A3	FEB 2023	DT	-	P02a
Project Organisation: Internal System and Type: Other: Number: 2669-URB-ZZ-XX-DR-A-208250					

Proposed Elevations



Copyright of this drawing is the property of Urban Edge Architecture Limited. It must not be reproduced or amended nor used in the execution of any works whether in conjunction with the proposed works for which it is prepared or otherwise without the express consent in writing of Urban Edge Architecture Limited.

Urban Edge Architecture Limited  
One Scottgate Mews, Scottgate,  
Stamford, Lincolnshire, PE9 2FX.

Tel. ++44 (0)1780 755 665  
Fax. ++44 (0)1780 755 360

**THIS DRAWING IS FOR PLANNING ONLY AND IS NOT TO BE USED FOR TENDERS OR CONSTRUCTION**

**DRAWING TO BE READ IN COLOUR**

**DRAFT**

PO3a BIN STORE AND CYCLE STANDS ALTERED 05 21/03/2023  
PO2 ISSUED FOR PLANNING 07 17/03/2023

**URBANEDGE**

Client: **CHESHIRE WEST & CHESTER COUNCIL**

Project: **LANDSDOWN INDUSTRIAL ESTATE, CHELTENHAM - ART STUDIO**

Drawing: **PROPOSED ROOF PLAN**

Issue Number: **PLANNING**

App No:	2669	Date:	1:200 @ A3	Issue:	JAN 2023	Drawn:	CH	Checked:	PO3a
---------	------	-------	------------	--------	----------	--------	----	----------	------

Project: 2669-URB-ZZ-RF-DR-A-208150

Proposed Roof Plan





Concept Image

# Key Planning Matters/Planning Balance

- **Conformity with Policy MD1 of Cheltenham Plan**
- **Loss of Employment Land and Policy EM2 of Cheltenham Plan**
- **Design, scale and layout**
- **Traffic impact and Loss of Existing Parking**
- **Landscaping and Biodiversity Net Gain**
- **Drainage and flood risk**
- **Impact on amenities of neighbouring land users**
- **Sustainability/Renewable Energy**
- **Impact on trees**
- **Implementation/timing of delivery and link with application 21/02832/OUT**  
s106 Obligations/Heads of Terms

## Recommendation – Permit subject to the following conditions

1. Installation of solar PV panels and Air Source Heat Pumps (ASHPs)
2. Highways Construction Management Plan
3. Noise Impact Assessment for ASHPs
4. Arboricultural Method Statement