

456 High Street

23/00625/FUL

Full planning application for the redevelopment of the site to provide a residential development of 18no. apartments (12no. one bed and 6no. two bed) contained within two blocks, following demolition of an existing commercial building

Recommendation: Permit subject to a Unilateral Undertaking and conditions

Site location



Google satellite image



Google 3D image



The site

The site



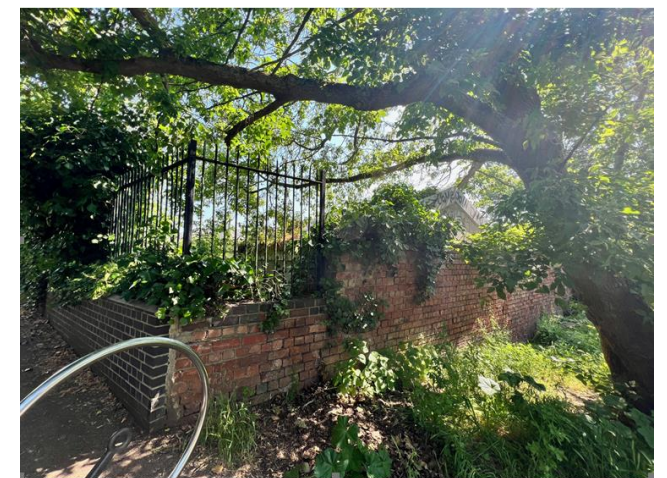
Views from High Street



View from apartment in Honeybourne Gate



View from apartment in Honeybourne Gate



View from Winston Churchill Gardens

Site context



442 – 452 High Street (to southeast)



Honeybourne Gate (viewed from entrance to Winston Churchill Gardens)



View looking north along Honeybourne Line



View looking northwest along High Street

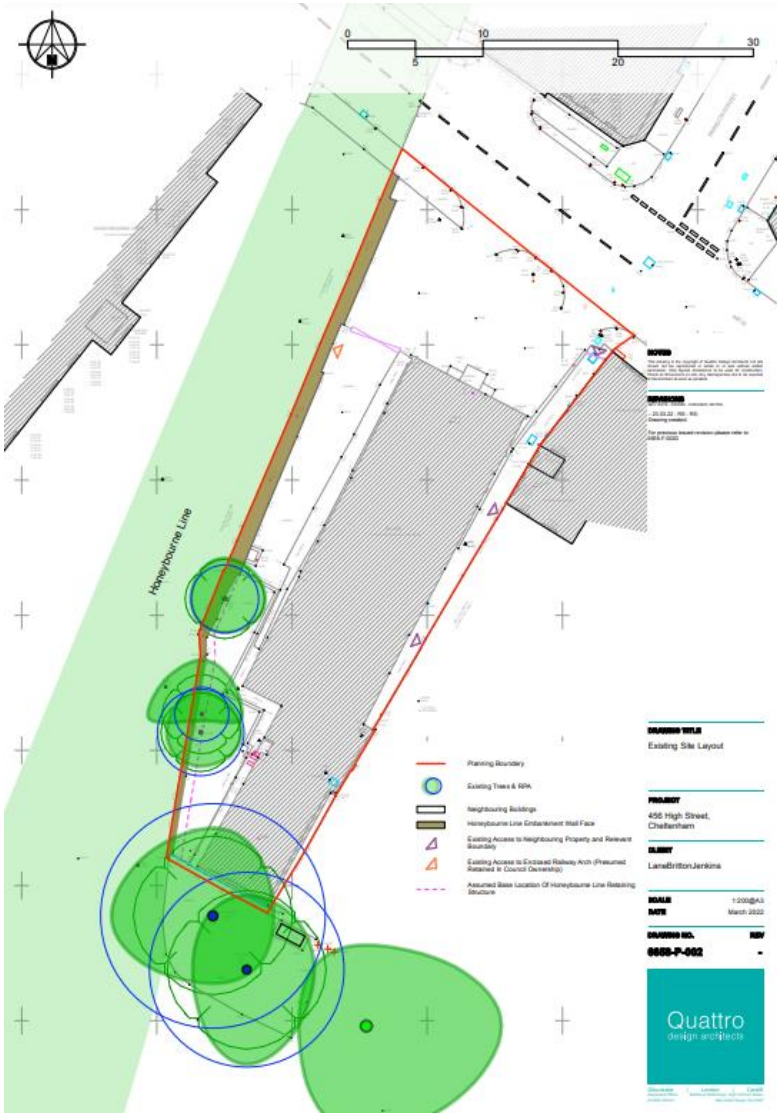


453 High Street (opposite the site)

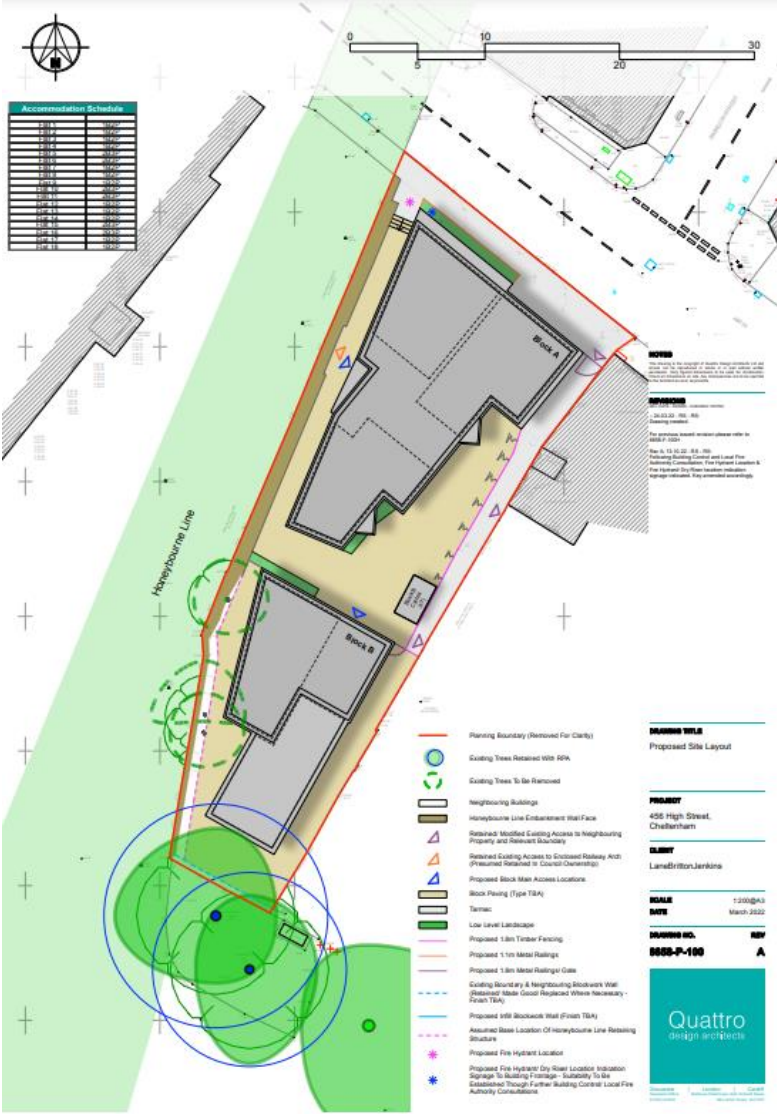


449 - 451 High Street (diagonally opposite the site to northeast)

Existing and proposed site layout

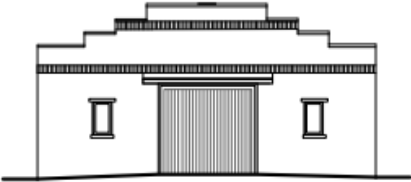


Existing

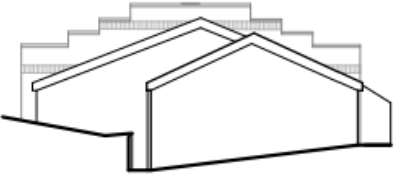


Proposed

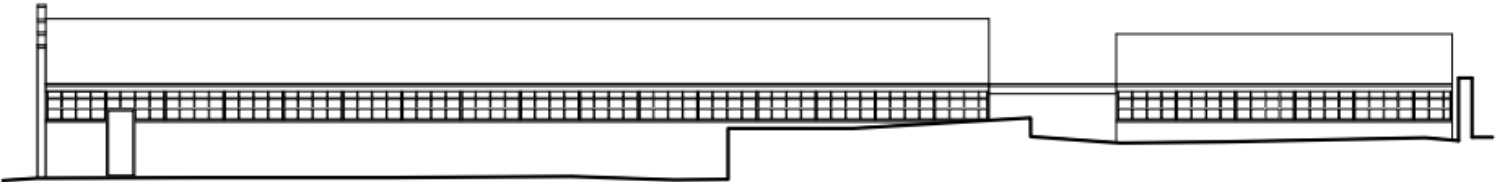
Existing building elevations



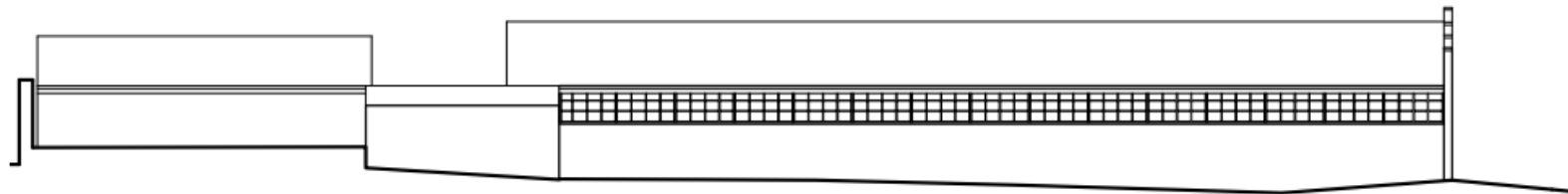
North-West



South-West

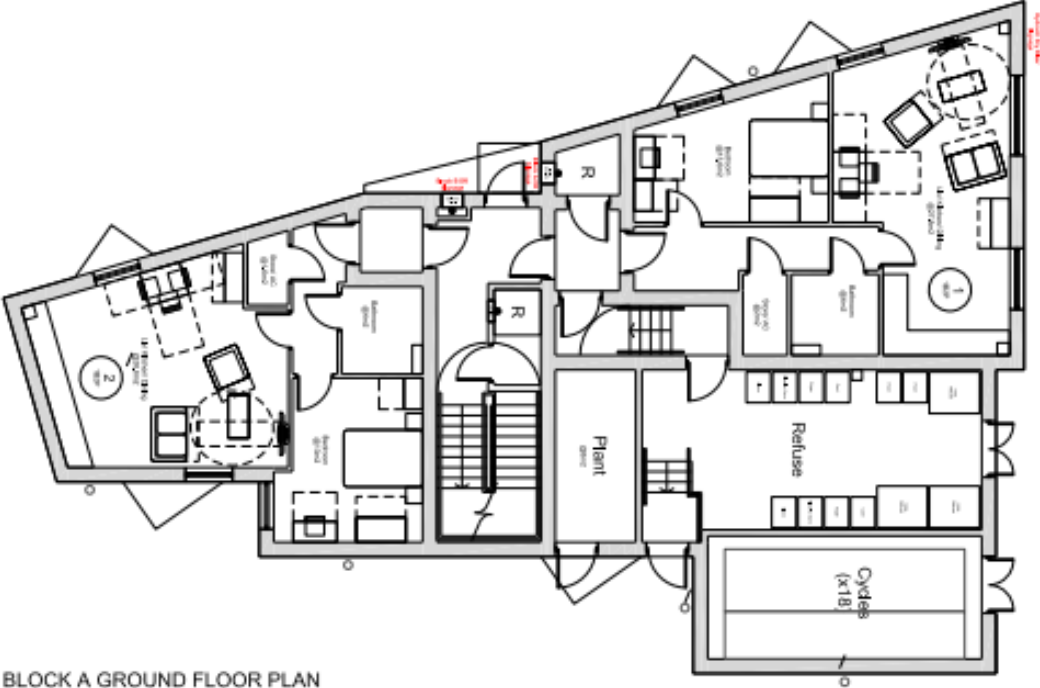


South-East

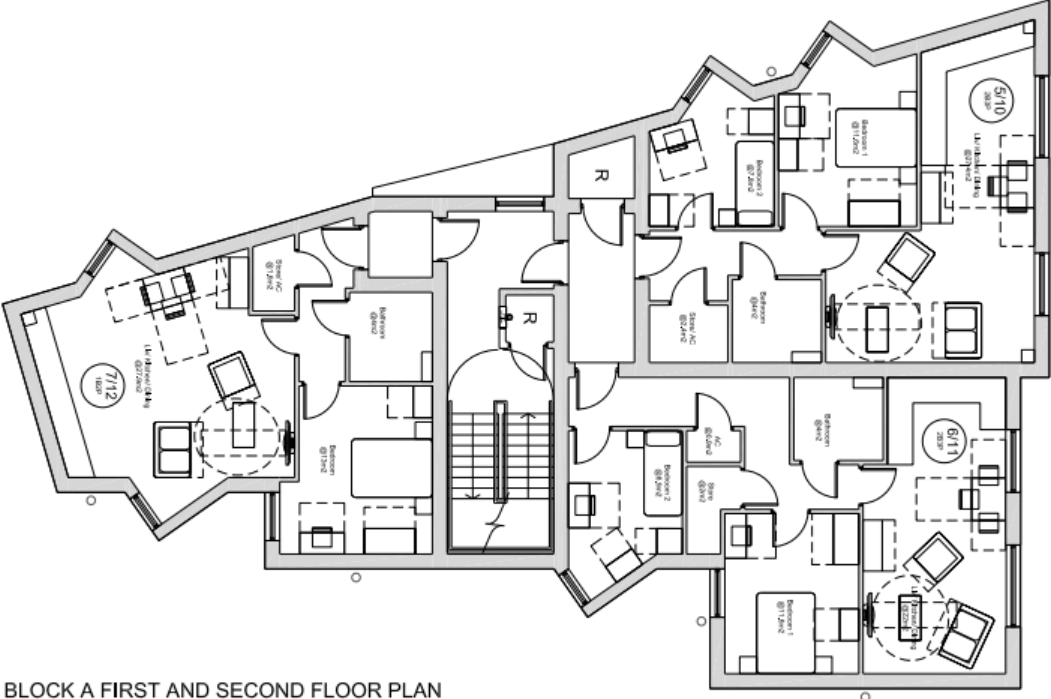


North-East

Block A – Proposed ground, first and second floor plans

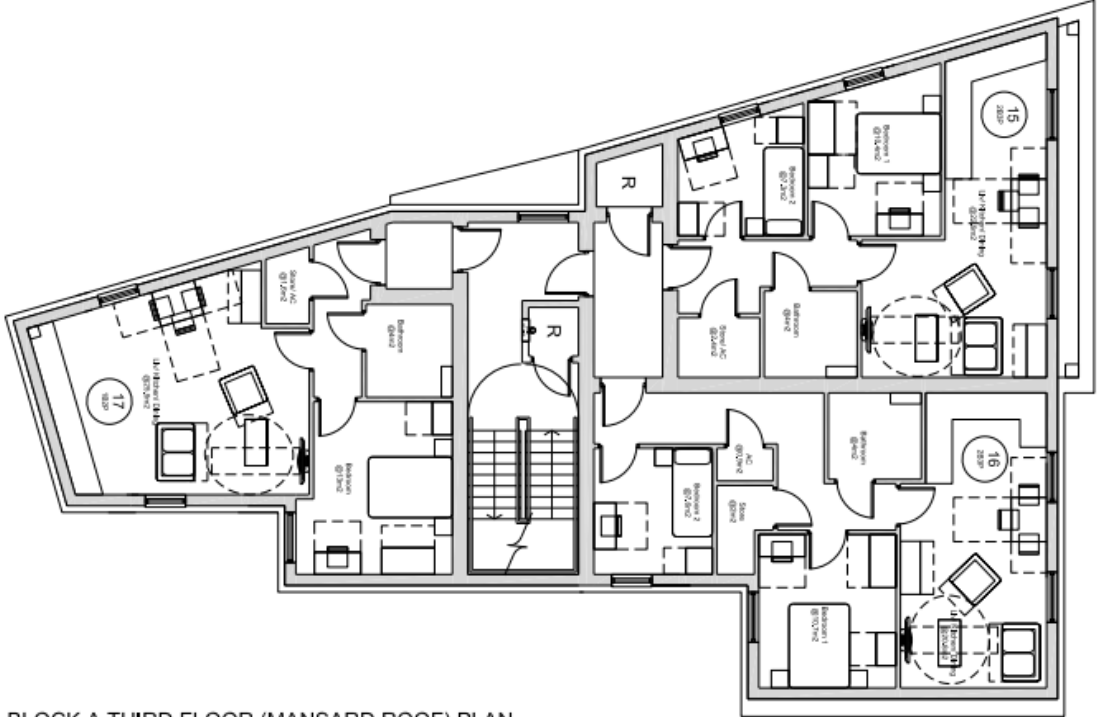


BLOCK A GROUND FLOOR PLAN



BLOCK A FIRST AND SECOND FLOOR PLAN

Block A – Proposed third floor plan



BLOCK A THIRD FLOOR (MANSARD ROOF) PLAN

Block A – Proposed elevations



Block A North East Elevation



Block A South East Elevation

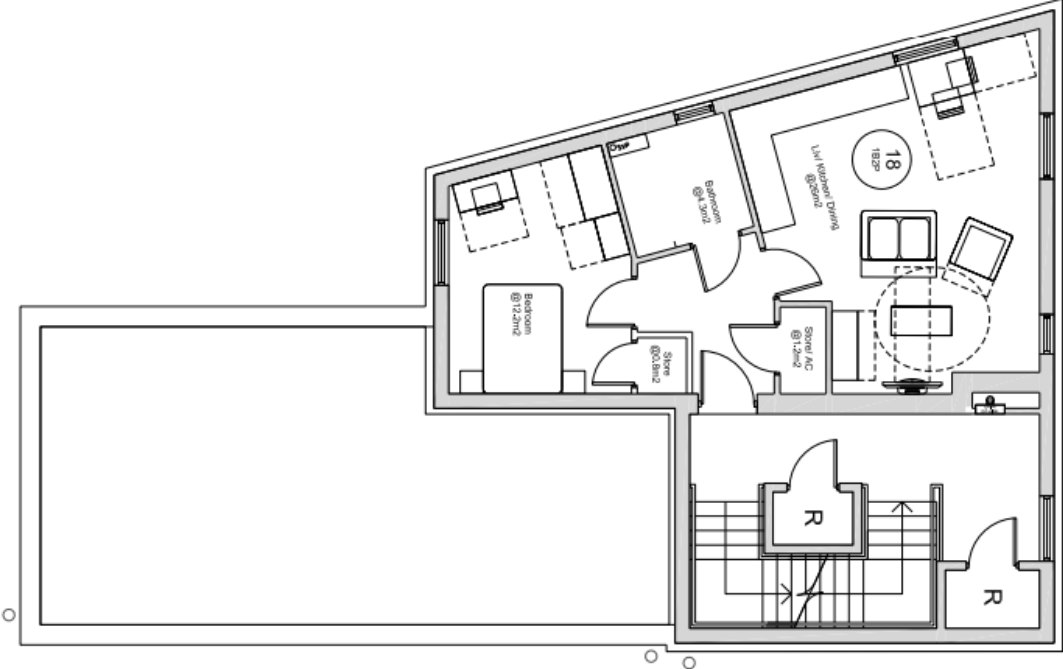


Block A South West Elevation



Block A North West Elevation

Block B – Proposed third floor plan

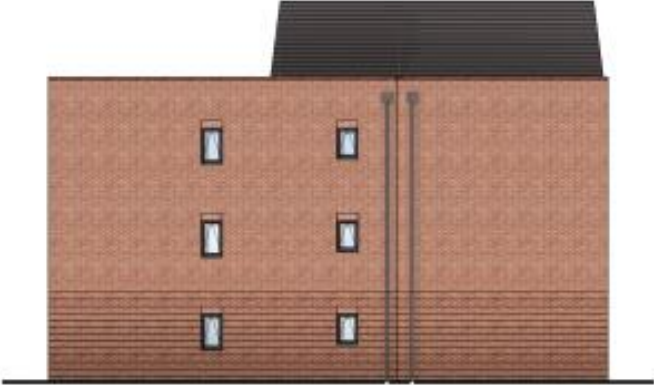


BLOCK B THIRD FLOOR (ROOF) PLAN

Block B – Proposed elevations



Block B North East Elevation



Block B South East Elevation



Block B South West Elevation



Block B North West Elevation

Existing and proposed street scene and sectional elevations

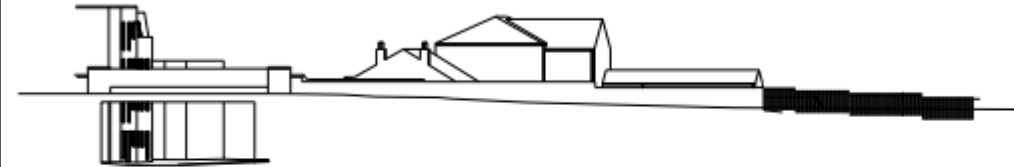


Existing Sectional Street Elevation A-A

High Street



Proposed Sectional Street Elevation A-A



Existing Sectional Street Elevation B-B

Honeybourne Line



Proposed Sectional Street Elevation B-B



Comparative elevations

As originally proposed



As revised



Key planning matters

- Principle of re-development
- Design and layout
- Impact on the historic environment
- Climate change
- Parking and highway safety
- Affordable housing
- Neighbouring amenity
- Recreational impacts on Cotswold Beechwoods SAC

Suggested conditions include (but are not limited to):

- Time limit – 3 years
- Approved plans
- Contaminated land
- Construction management
- Site waste management
- Renewable or low carbon energy
- Drainage
- External facing and/or roofing materials
- Sample panel of brickwork
- Design details
- Landscaping
- Cycle storage
- Refuse and recycling
- Ecological enhancements