
24/01876/FUL & LBC - 105 and 107 Winchcombe Street

Proposal: The replacement of internal flat entrance at flats B, C, and D, and external door at 107 Winchcombe Street

Recommendation: Permit & Grant

Site Location



Grade II listed (list entry no. 1388230)

Existing Internal Doors



FLAT 105A



FLAT 105B



FLAT 105C



FLAT 105D

Existing Internal Doors



FLAT 107B

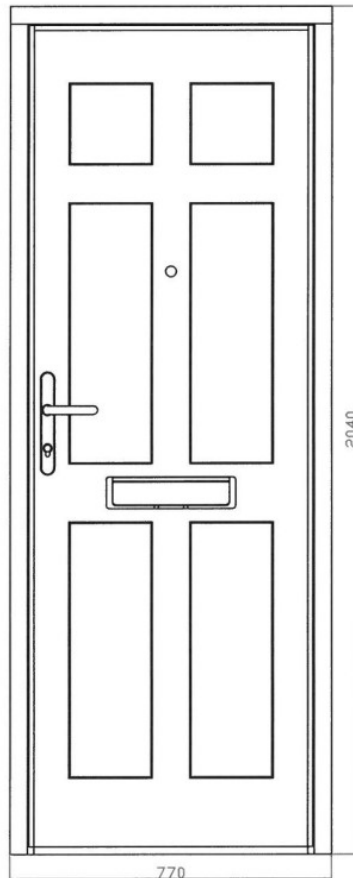



FLAT 107C



FLAT 107D

Proposed Door Details



FIRE DOOR: Flat Entrance Door with Plant on Beading	Door Furniture	Style 1:	actory Fini
Door Styl 	Cost to include for fully meeting the requirements of the product, installation and certification specification, including: Knocker & Spy Hole Numerals Letter Plate Handles: Lever Threshold Locking Mechanism Thumb Turn Cylinder & Keys Hinges Door Closer: Dorner TS91 / TS92	1a, Fitted into existing complaint frames	PAINT
		1b, Hung in factory frame sets.	
		1c, Fitted into existing complaint frames	REAL WOOD VENEER
		1d, Hung in factory frame sets.	
		1e, Fitted into existing complaint frames	HIGH PRESSUR E LAMINA TE - WOOD GRAIN
		1f Hung in factory frame sets.	

Existing External Door 107 Winchcombe St.



A guide to design in the context of Cheltenham's Regency buildings:



*Fig.27
Correct
Regency
front door
with the two
bottom
panels
reeded but
flush, the
upper panels
raised and
fielded with a
simple
fanlight
above,
Montpellier
Terrace*

Key Consideration:

Impact on the listed building and the conservation area:

- The existing external door contributes positively to the architectural interest of the listed building and the appearance of the streetscape. Its replacement requires careful consideration.
- Existing internal doors are modern, lacking special historic or architectural interest.
- The proposed six-panel design is consistent with the character of the listed building, sustaining the significance of the heritage asset in line with policy SD8 of the JCS and section 16 of the NPPF.

Recommendations:

Officer's recommendation is to grant planning consent, and listed building consent subject to the following condition:

The external doors shall not be installed unless in accordance with details which shall have first been submitted to and approved in writing by the Local Planning Authority.

- to include samples or elevation drawing(s) at a scale of 1:10, indication of materials and specific finishes/colour.