



CHELTENHAM CIVIC SOCIETY

PLANNING FORUM

Note of meeting held at 6.00pm on Tuesday 28 November 2017 at Parmoor House

Those present: Bruce Buchanan, Penny Hall, Mike Duckering, Robert Rimell and Peter Sayers

Apologies: Mike Sheppard, Caroline Dunn & Douglas Ogle

Ground Floor Flat, The Grange, Malvern Road, Cheltenham

A new single storey orangery

Planning ref: 17/02161/FUL & 17/02161/LBC

We have no objection to this proposal. It represents an improvement to the existing conservatory, and the architect has attempted to detail the proposed orangery so that it reflects the character of the existing building. We have no concerns regarding the extension of the proposed building beyond the existing footprint. The timber proposed for the pilasters and other mouldings, should be of high quality to avoid premature weathering.

Newburn, Well Place, Cheltenham

Replacement dwelling

Planning ref: 17/02183/ FUL & 17/02183/LBC

This is a missed opportunity for a good modern design to replace a mediocre postwar brick villa. We suggest that a courtyard design would restore the original visual gap between buildings. In an attempt to 'harmonise' with its surroundings the result is a design, which is too self-effacing, dull and uninspiring. We have concerns regarding some of the detailing, such as the string-courses and rustication. Unless a smooth render is used these details will weather badly. We are disappointed with the street-scene drawings, which are insufficiently detailed and give no details of the neighbouring houses. The massing is acceptable, though we would prefer the solution suggested above.

1 & 2 College Lawn, Cheltenham

Extension of Nos. 1 and 2 College Lawn with part two storey & part three storey block and provision of link structure to provide additional boarding accommodation, etc.

Planning ref: 17/02163/FUL

We fully support this scheme with an excellent standard of drawings and proper analysis of the site, which has resulted in a good solution and generally the scheme works well. The gap between the villas has been restored but we would prefer to see a completely glazed link, as shown in one of the precedent photos. We would prefer to see more brick and less render because, traditionally, secondary buildings, such as coach houses, were clad in brick, which weathers better than modern render. We consider that the bronze window surrounds are unnecessary and that a simpler treatment would add sufficient rhythm to the side elevations. If the large area of flat roof was covered in sedum it would provide an opportunity for environmental enhancement, and would be visually more pleasing when viewed from above.

Beaufort Arms, 184 London Road, Cheltenham

Use of upper floors as 3no. flats (2no. additional) and erection of new two storey, 3 bed dwelling to the north of the site following demolition of existing rear extensions.

Planning ref: 17/02246/FUL

We note the comments from others regarding the loss of a public house, but at least the ground floor has been retained as a pub. On the other hand, we welcome the additional residential accommodation proposed. We support the modern design of the house at the rear, but would recommend brick rather than render because secondary buildings in Cheltenham are usually brick clad. In addition, there are numerous examples in Cheltenham of recently completed buildings in render, which have weathered badly after a few years. We have concerns regarding the position of the garage and access to it.
