

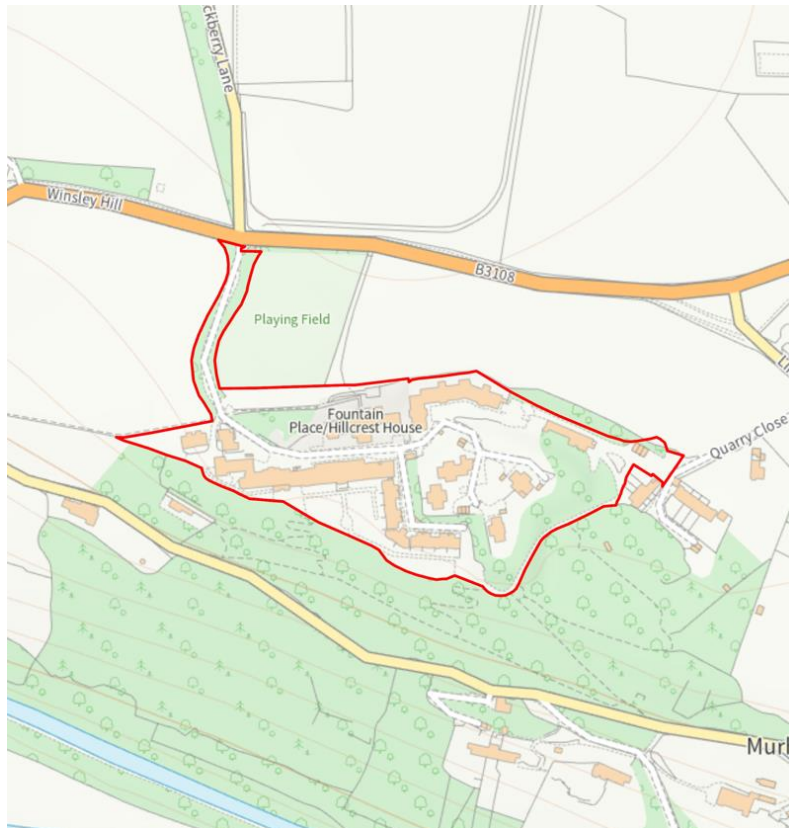
Western Area Planning Committee

8 May 2024

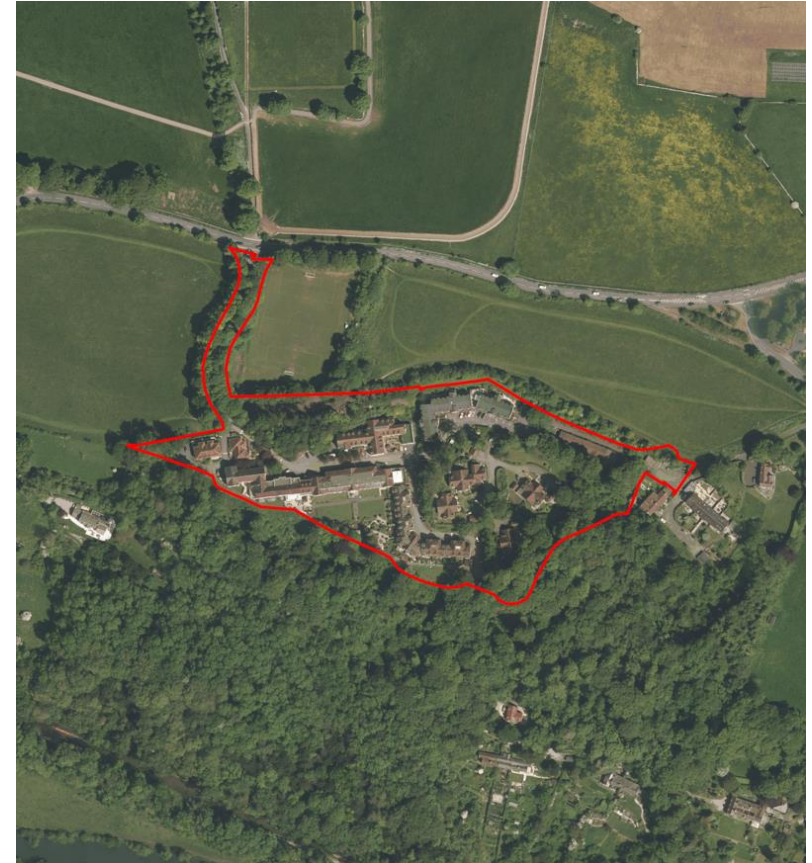
7a) PL/2023/07518- Avonpark Village, Winsley Hill, Winsley, BA2 7FF

Demolition of existing buildings (comprising 85 Care bedrooms), and proposed partial redevelopment and erection of new buildings to provide 71 Extra Care units and associated communal facilities (Use Class C2), parking and landscaping

Recommendation – Approval subject to conditions

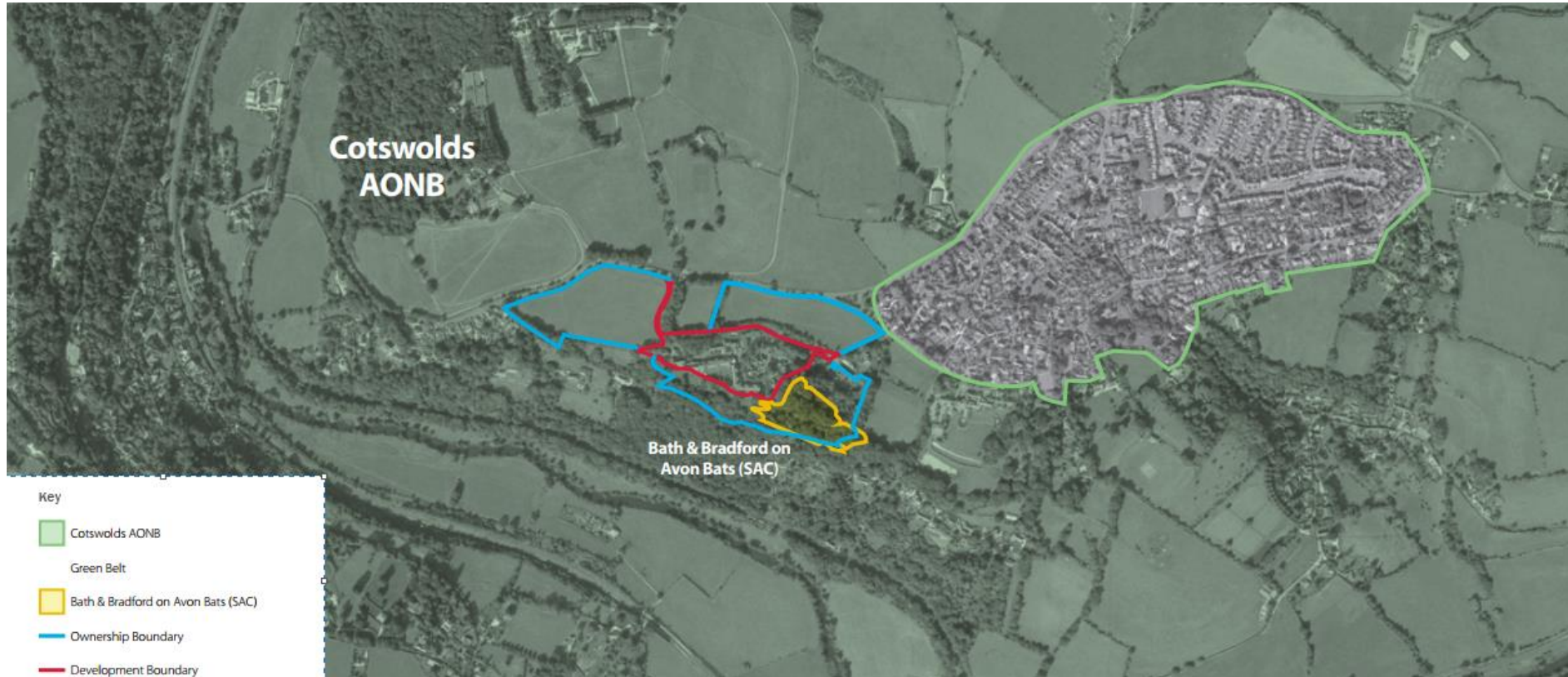


Site Location Plan

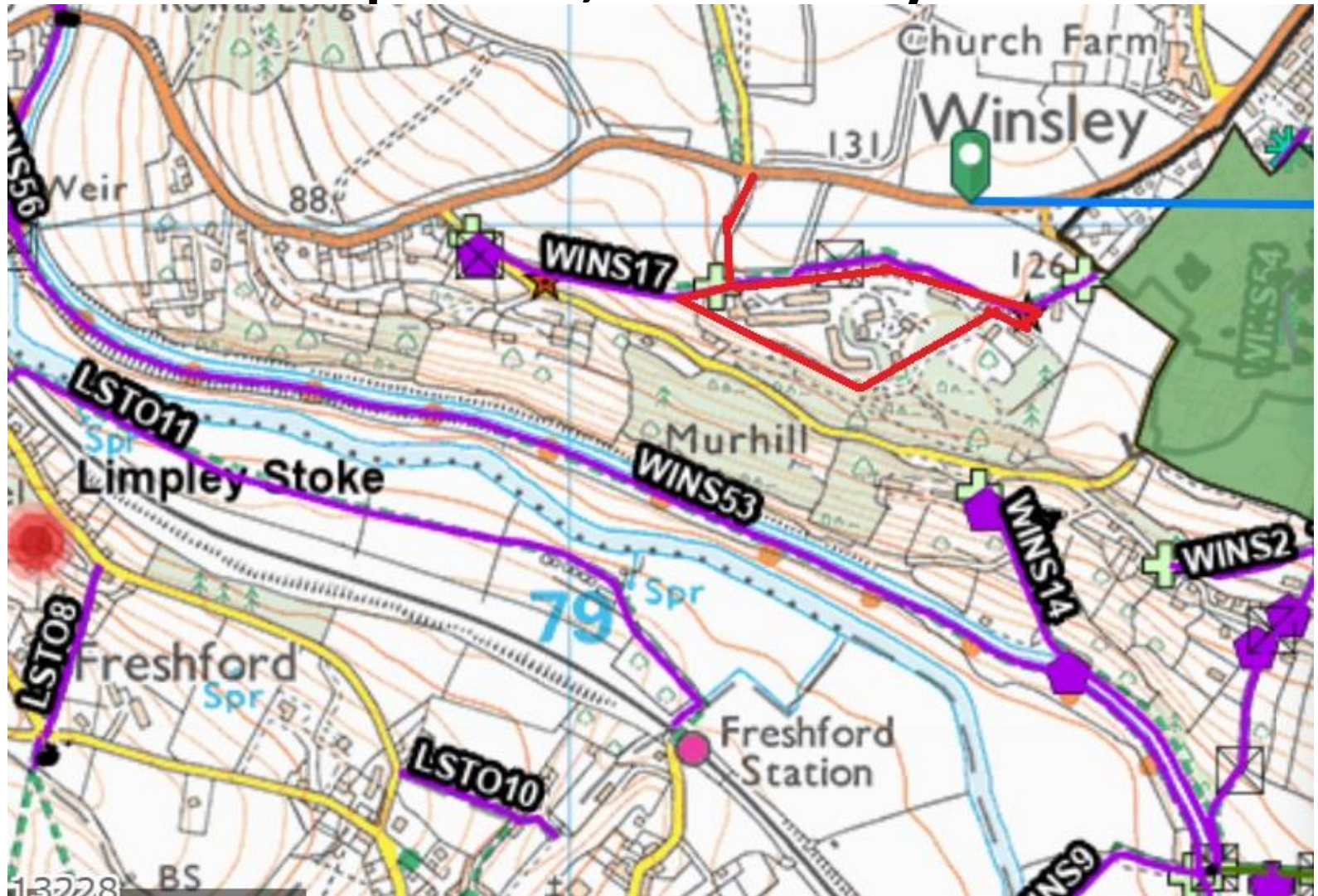


Aerial Photography

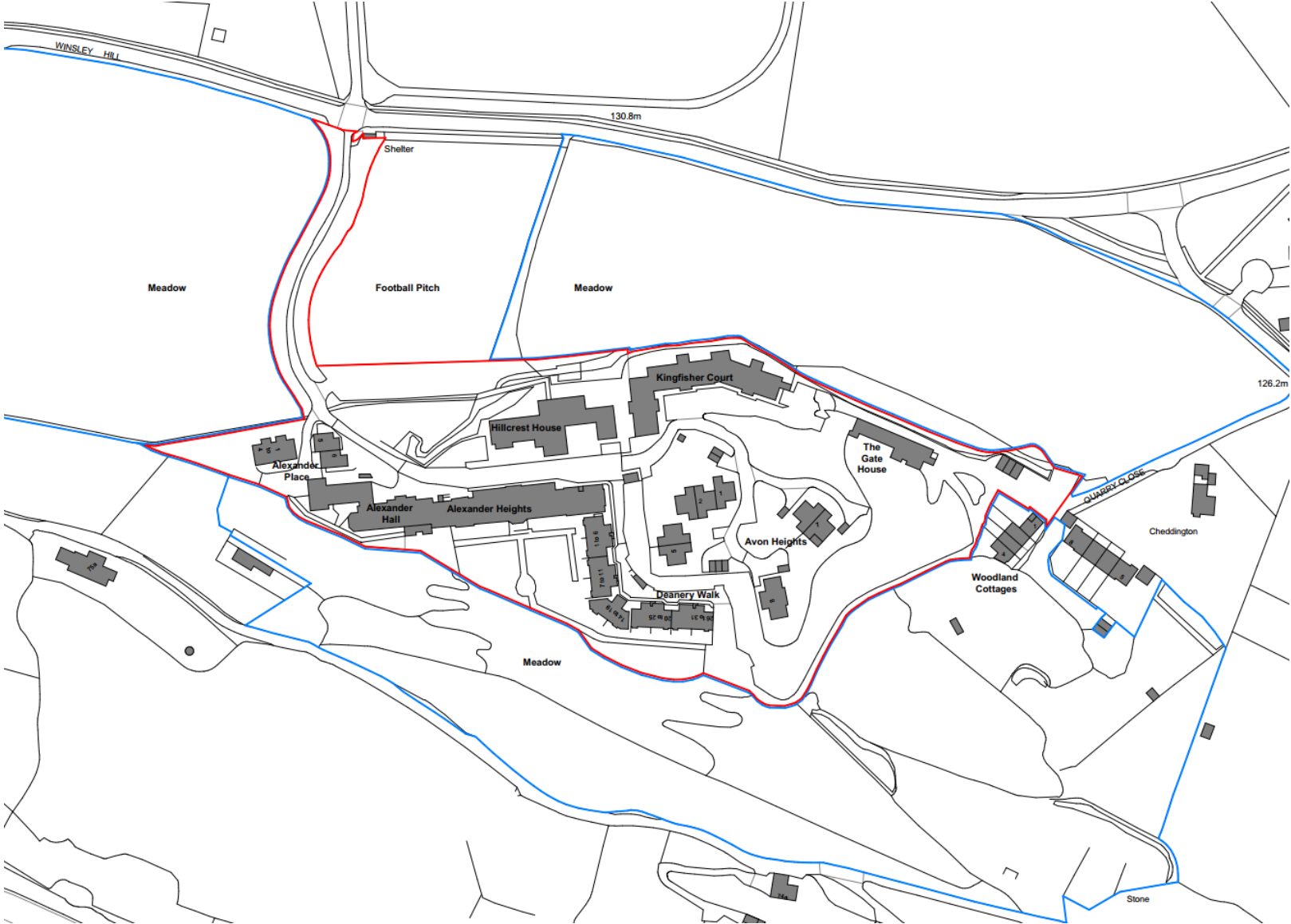
Site Context/ Constraints - National Landscape/ Green Belt / Bath and Bradford on Avon Bat SAC



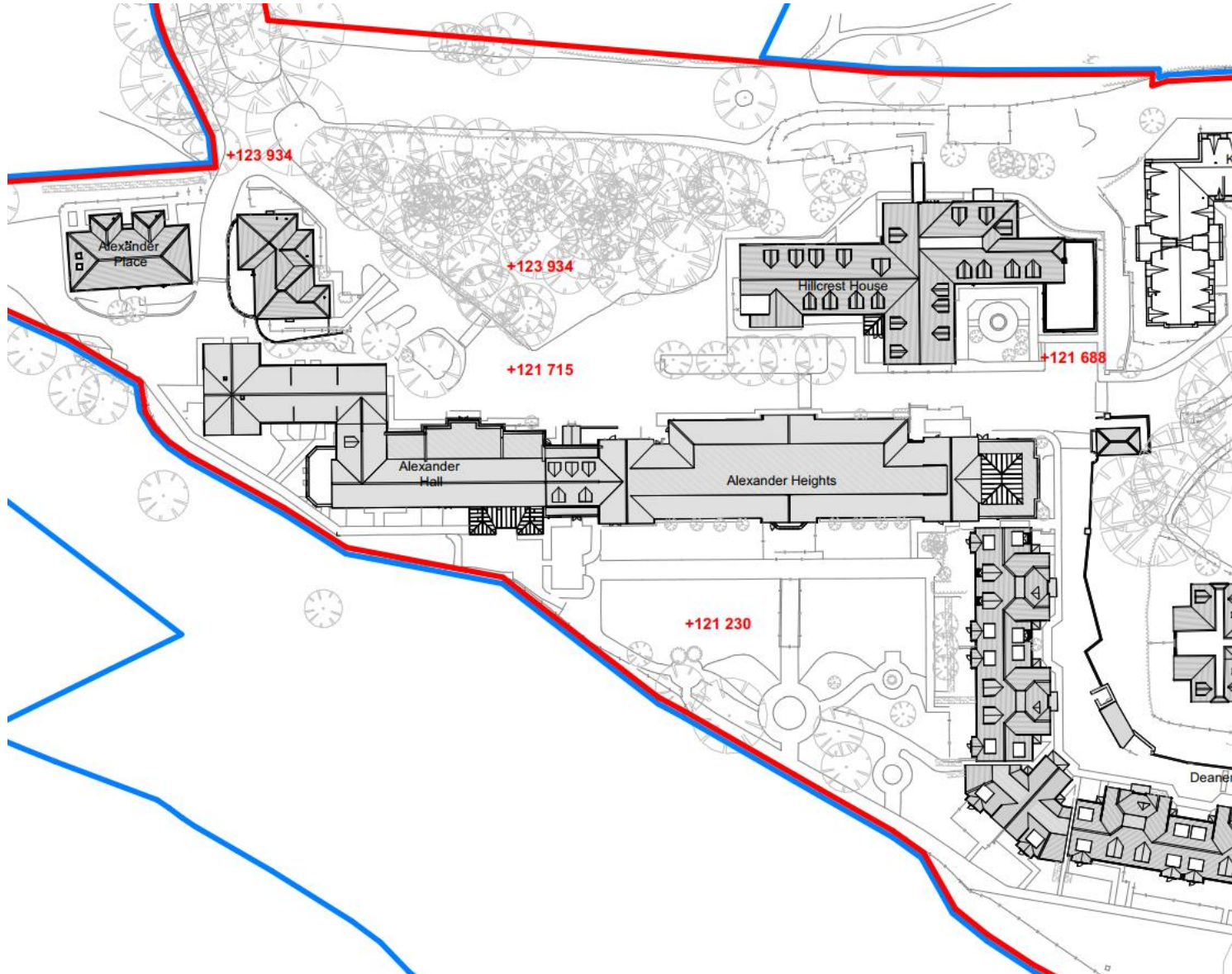
Site Context/ Constraints – Public footpaths, Winsley CA



Existing Location Plan



Existing Site Plan



Building Heights



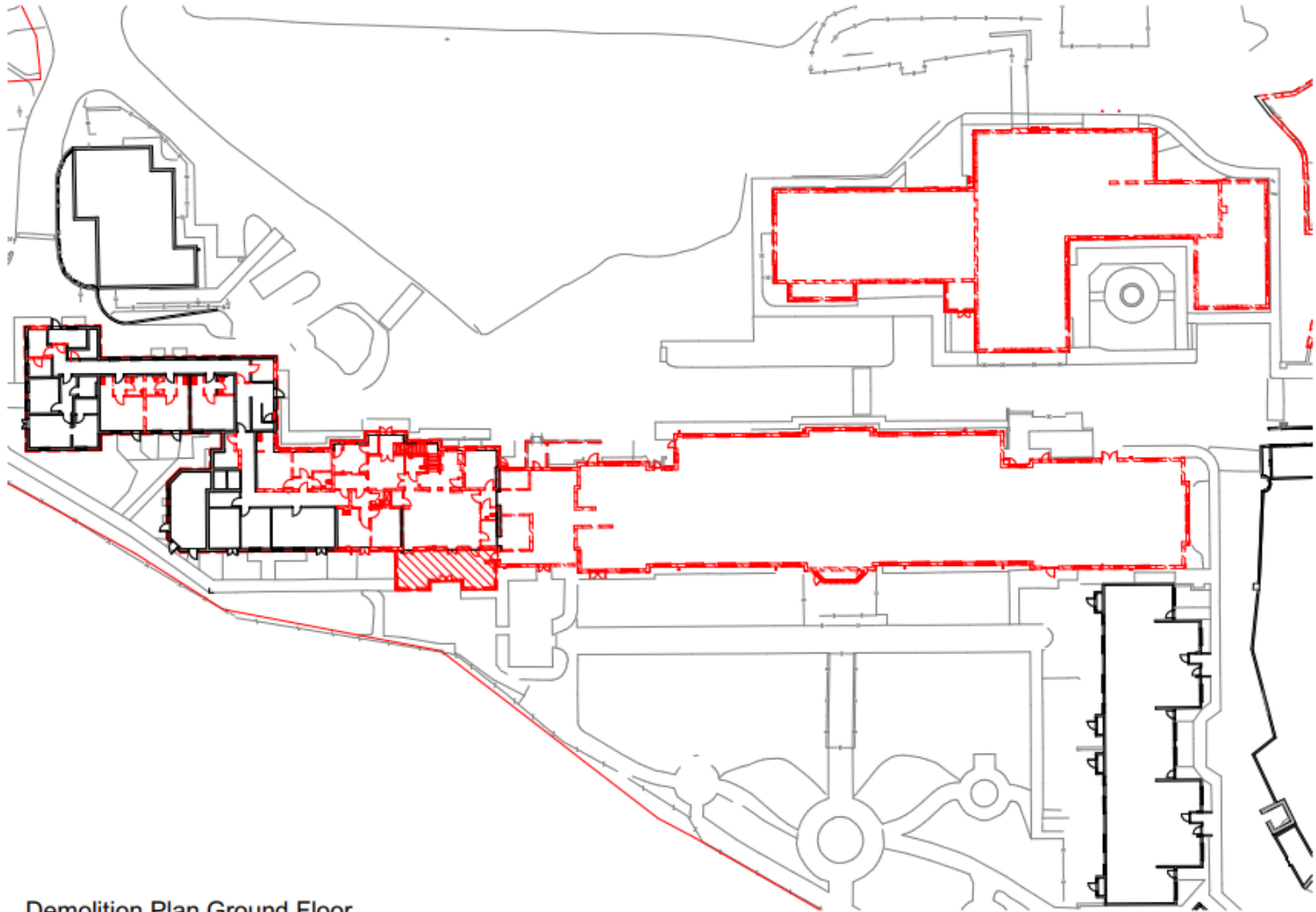
Isometric View – Existing



Isometric View – Proposed



Ground Floor Demolition Plan



Demolition Plan Ground Floor
1 : 500

Proposed Site Plan



Proposed Elevations Alexander House



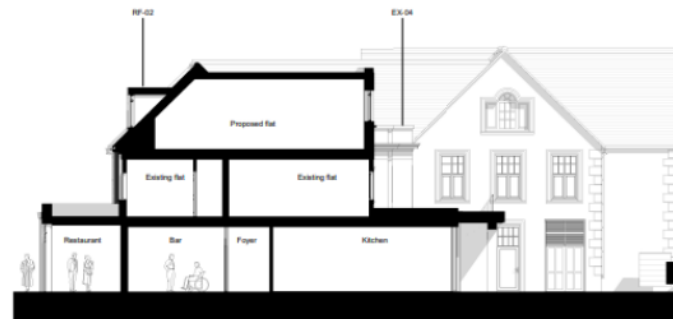
Alexander Hall - North Elevation
1:100



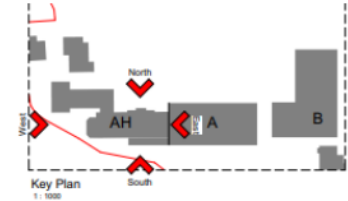
Alexander Hall - South Elevation
1:100



Alexander Hall - West Elevation



Alexander Hall - East Elevation



Key Plan
1:1000

Legend

- EX-02 Two brick course, reton stone banding palette - RAL 1001
- EX-04 Render finish - RAL 1001
- IN-F-01 Powder coated aluminium grade - RAL 7024
- MS-C 420x420 brick column - Bradford Multi Cream or similar
- MS-W-01 Facing brickwork Bradford Multi Cream or similar approved
- RD-01 Simple metal signage
- RF-02 New dormer windows in zinc, colour-graphite grey
- RF-05 Standing seam zinc by Rheinzink or similar approved, colour-graphite grey
- WD-01 Double glazed, powder coated metal external doors and windows - RAL 7024
- WD-02 Double glazed, powder coated metal external doors with 700mm vent panel - RAL 7024

Proposed Elevations Block A



Building A - North Elevation
1 : 100



Building A - West Elevation
1 : 100



Building A - South Elevation
1 : 100



Building A - East Elevation
1 : 100

Proposed Elevations Block B



Building B - North Elevation
1:100



Building B - West Elevation
1:100



Building B - South Elevation
1:100



Building B - East Elevation
1:100

Proposed Sectional North and South Elevations Blocks A and B



Proposed Sectional East and West Elevations Blocks A and B

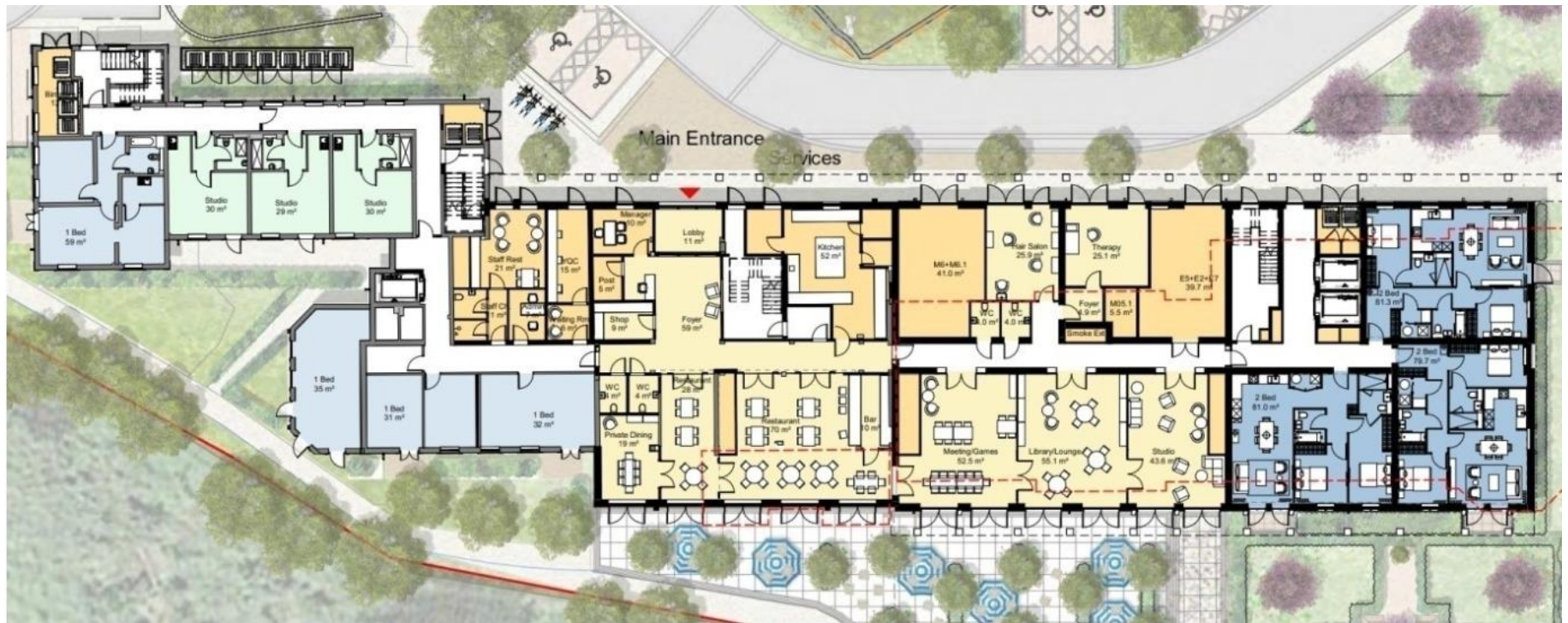


3- East Elevation

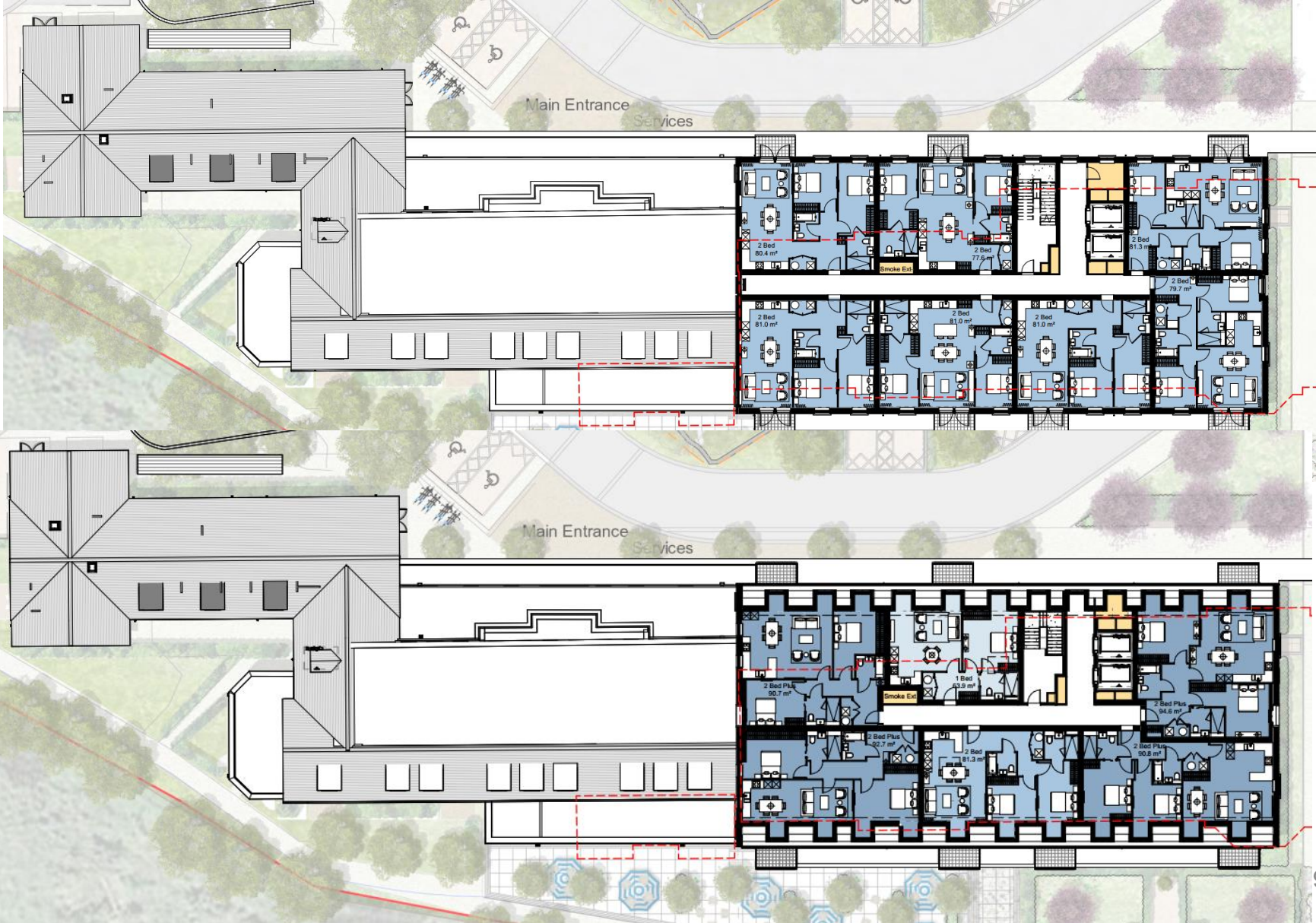


4- West Elevation

Proposed Ground Floor Alexander House and Block A



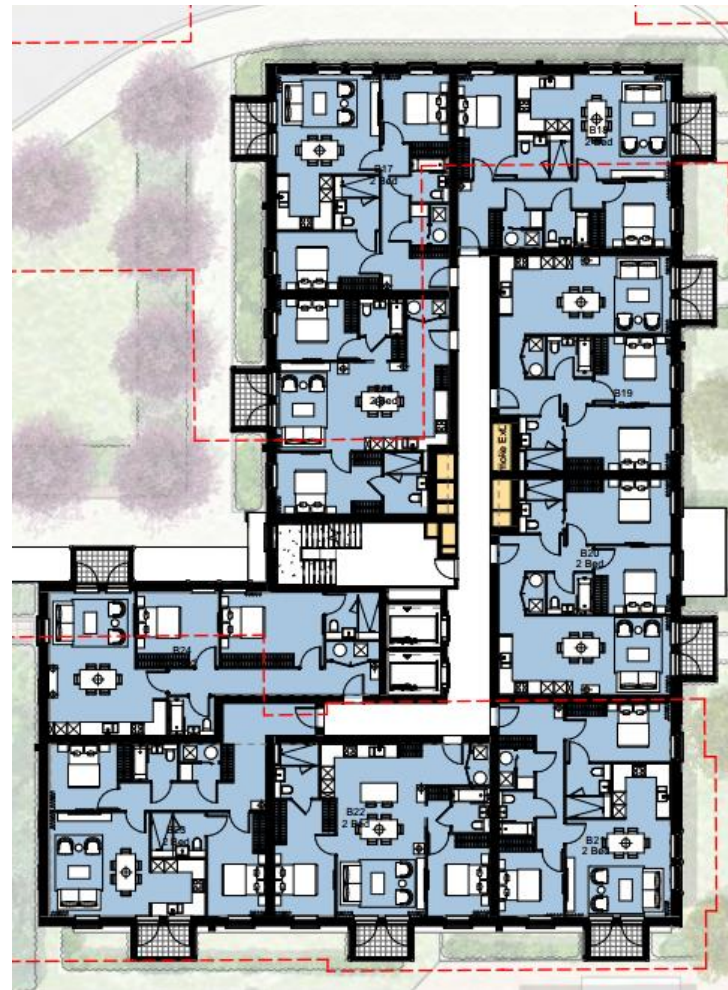
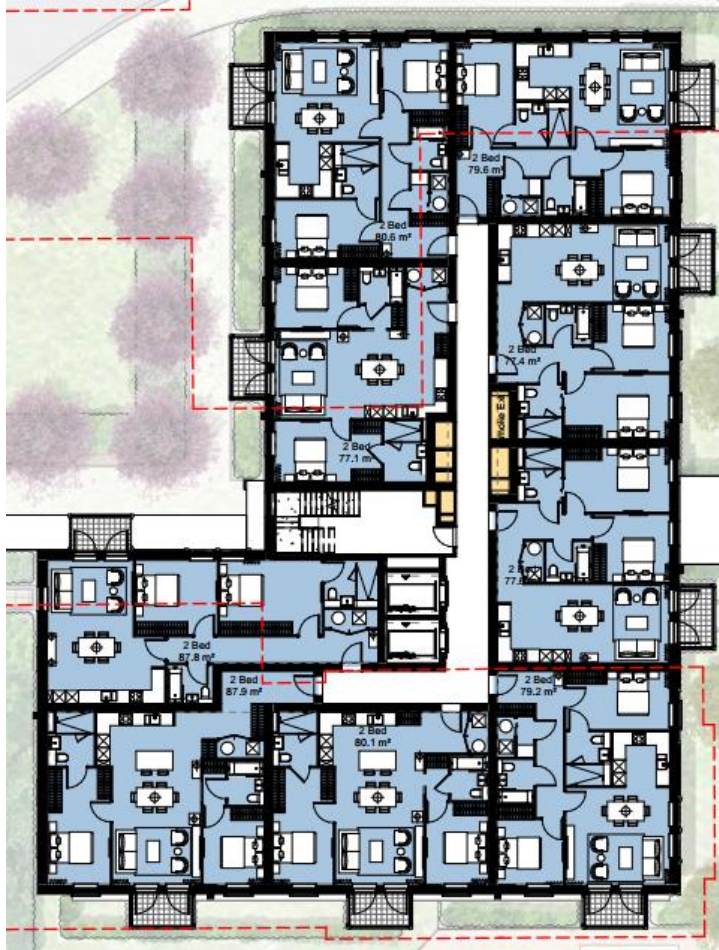
Proposed Third and Fourth Floors Alexander House and Block A



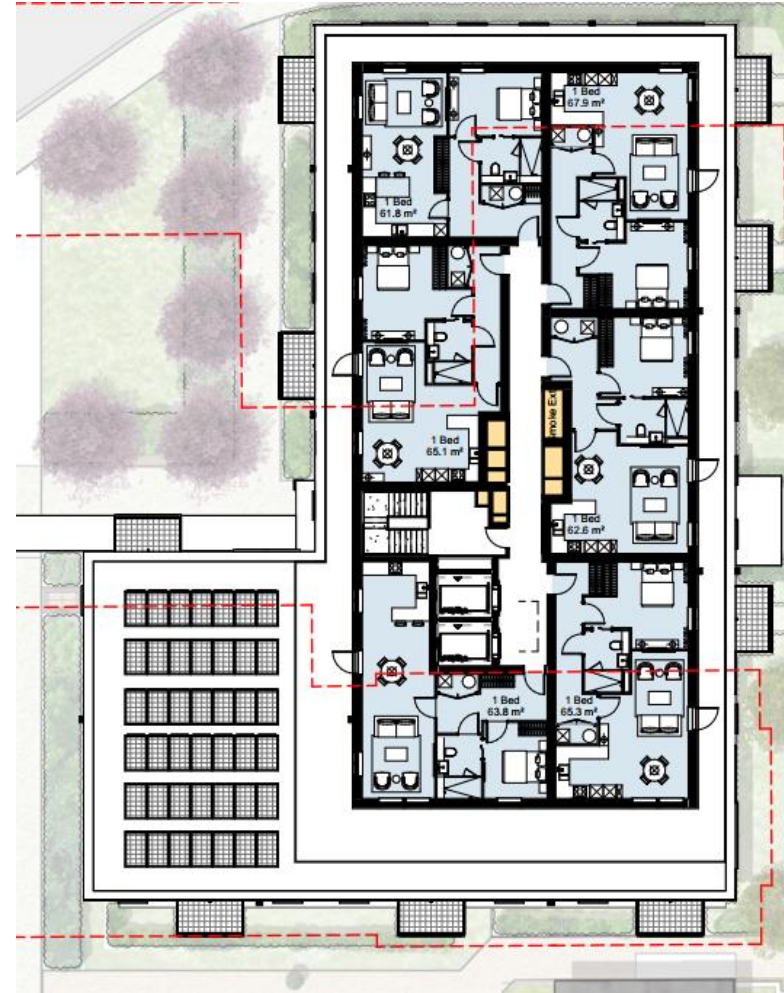
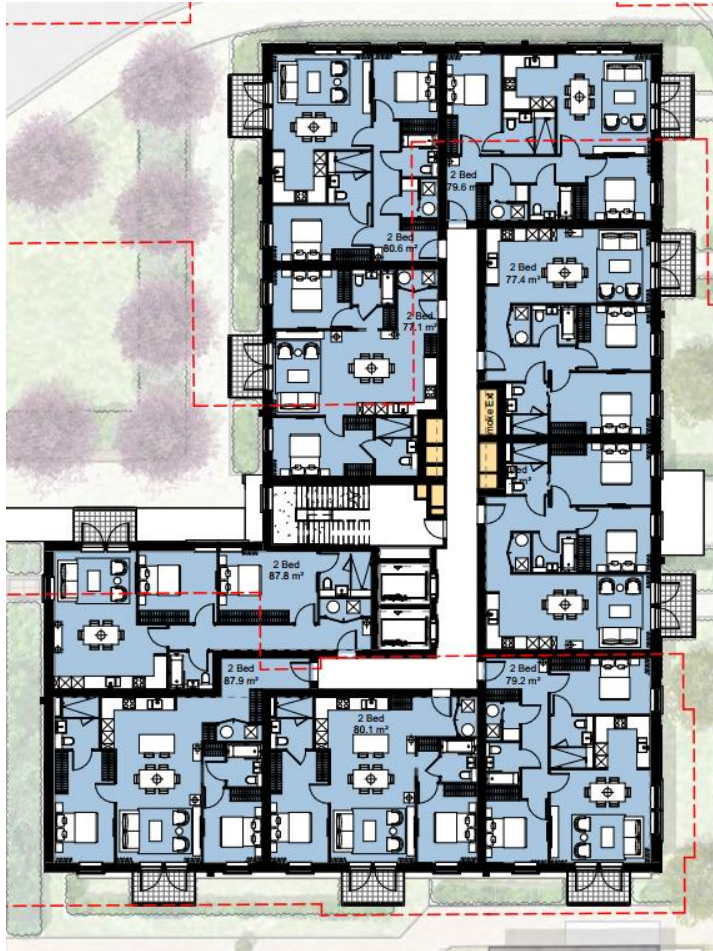
Proposed Ground Floor Block B



Proposed First and Second Floors Block B



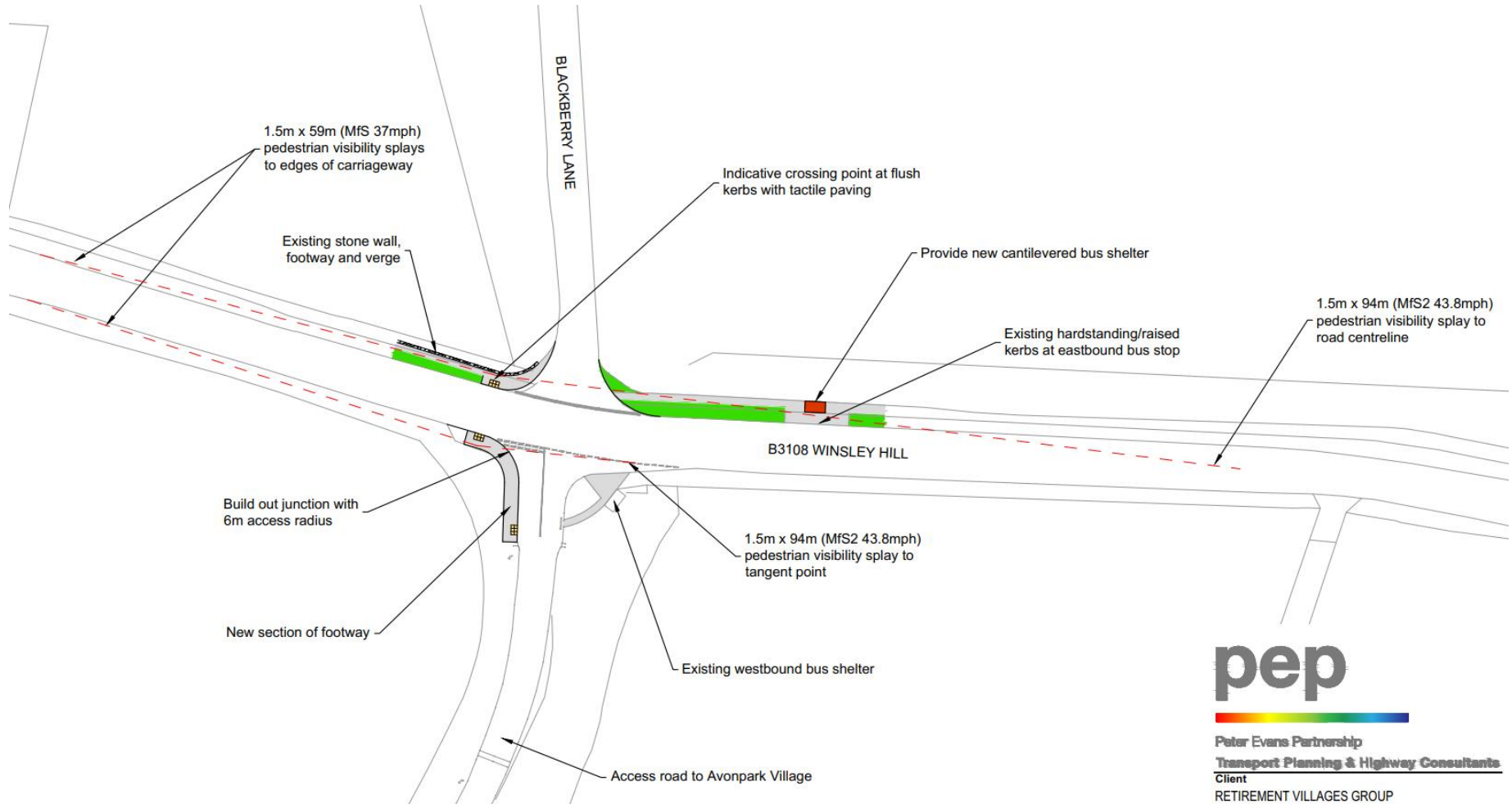
Proposed Third and Fourth Floors Block B



Proposed Landscape Plan



Highways – Proposed Improvements



Photorealistic image looking north towards refurbished Alexander Hall and Block A



Photorealistic image looking at rear (south) elevation of Block A



Photorealistic image looking West viewing south elevation of Block A and B



Photorealistic image looking South towards north elevations of Block A (right) and Block B (left)



Photorealistic images/ Proposed Views within Site



1. View from Deanery walk looking towards the southern extension of block A



2. View from the front of Alexander hall, looking towards southern extension of block A



3. View showing the mansard roof from across the lawn



4. View looking at the mansard roof



5. View from the site entrance

Building Demolition/ Construction Summary

Volume to be demolished

Alexander Heights – 9,443m³

Fountain Place/ Hillcrest House – 7,096m³

Total = 16,539m³

Volume to be constructed

Alexander Hall – 791m³ (total increase)

Block A – 10,177m³

Block B – 14,283m³

Plant enclosure – 845m³

Bat tower (mitigation measure) – 21m³

Total = 26,117m³ (resulting in a 58% increase in volume)

Floorspace lost due to demolition (gross external)

Alexander Heights – 2,300m²

Fountain Place/ Hillcrest House – 2,020m²

Total = 4,320m²

Floorspace gained (gross external)

Alexander Hall (extending into existing loft space at third floor level) – 565m²

Building A – 3,820m²

Building B – 4,285m²

Total = 8,670m² (resulting in a 99% increase in the overall floorspace (although it should be noted that the floorspace increase for Alexander Hall is due the conversion of the loft space to provide a third floor))

Green Belt 'Very Special Circumstances' Summary

Economic Benefits

- The development would provide approximately £493,000 in CIL payments
- there would be some short-term benefits during the construction phase of the development
- there would be employment opportunities for the new supporting services

Social Benefits

- the scheme would provide a net increase of 71 specialist care units for the elderly
- Highway improvements at the access

Environmental Benefits

- The development would provide a Biodiversity Net Gain that would result in a 33.07% increase in new habitat and 28.35% increase in hedgerow provision
- The scheme would also deliver 77 additional trees and new shrub planting, new hedgerows etc

Alexander Hall, Fountain Place/ Hilcrest House



Rear (South) Alexander Hall/ Deanery Walk



Quarry Wall to rear of Site



Rear of Alexander Hall, Ornamental gardens and rear of Deanery Walk



Existing Views Throughout Site



Views of Site from Crowe Hill



View of Site from Freshford



Existing Views / Zoomed in Winter and Summer Views from Crowe Hill, Limpley Stoke



EXISTING WINTER: Baseline view from Crowe Hill, Limpley Stoke (N.T.S.@A3)



PROPOSED WINTER, ZOOMED IN: Photomontage View from Crowe Hill, Limpley Stoke- planting shown as year 15 (at scale@A3)



PROPOSED SUMMER, ZOOMED IN: Photomontage View from Crowe Hill, Limpley Stoke - planting shown as year 15 (at scale@A3)

Existing Views / Zoomed in Winter and Summer Views from The Tynning, Freshford



EXISTING WINTER: Baseline View from The Tynning, Freshford looking towards the site (N.T.S @A3)



PROPOSED WINTER, ZOOMED IN: Photomontage View from The Tynning, Freshford looking towards the site - planting shown as year 15 (at scale@A3)



PROPOSED SUMMER, ZOOMED IN: Photomontage View from The Tynning, Freshford looking towards the site - planting shown as year 15 (at scale@A3)

Existing Views / Zoomed in Winter and Summer Views from Winsley Hill Road (North of Site)



EXISTING WINTER: Baseline View from Winsley Hill Road towards the site (N.T.S @A3)



PROPOSED WINTER, ZOOMED IN: Photomontage View from Winsley Hill Road towards the site - planting shown as year 15 (at scale@A3)



PROPOSED SUMMER, ZOOMED IN: Photomontage View from Winsley Hill Road towards the site - planting shown as year 15 (at scale@A3)

Isometric View – Proposed



Western Area Planning Committee

8 May 2024