The Knoll, Uley

Welcome

Welcome to this Drop-in event hosted by Stroud District Council.

We are in the process of producing plans for the replacement of 8 dwellings with **14 new high-quality energy efficient affordable homes** at the The Knoll, Uley.

We are eager to hear the views of local residents. Please feel free to provide feedback which you can either leave with us today, or return by post or email, or complete online.

Our project team are here to answer your questions, listen to any concerns, and receive your feedback prior to a planning application being submitted.

Thank you for taking the time to attend today's event and we hope that you find the information on display useful.

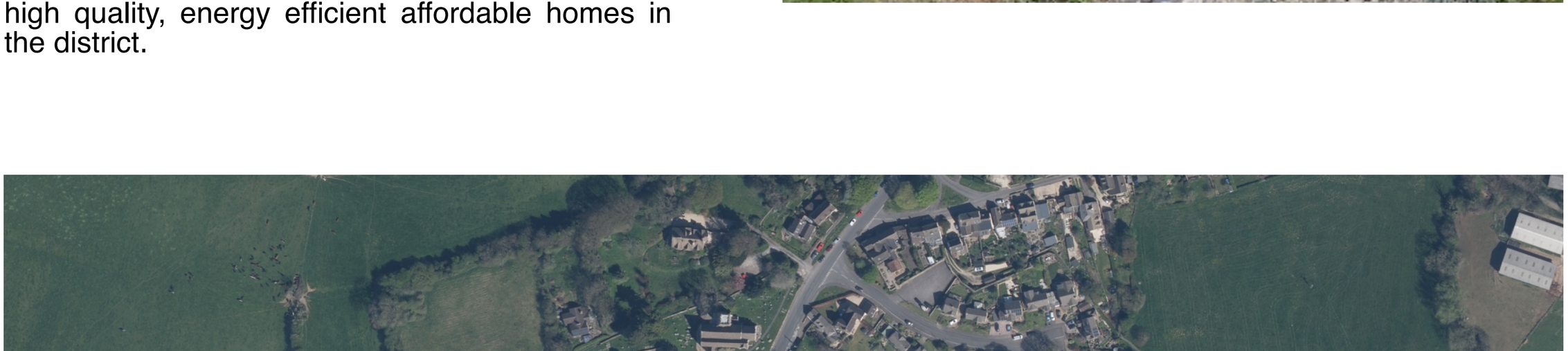
The Existing Site

These buildings were intended to serve as temporary dwellings with a limited lifespan of approximately 30-50 years.

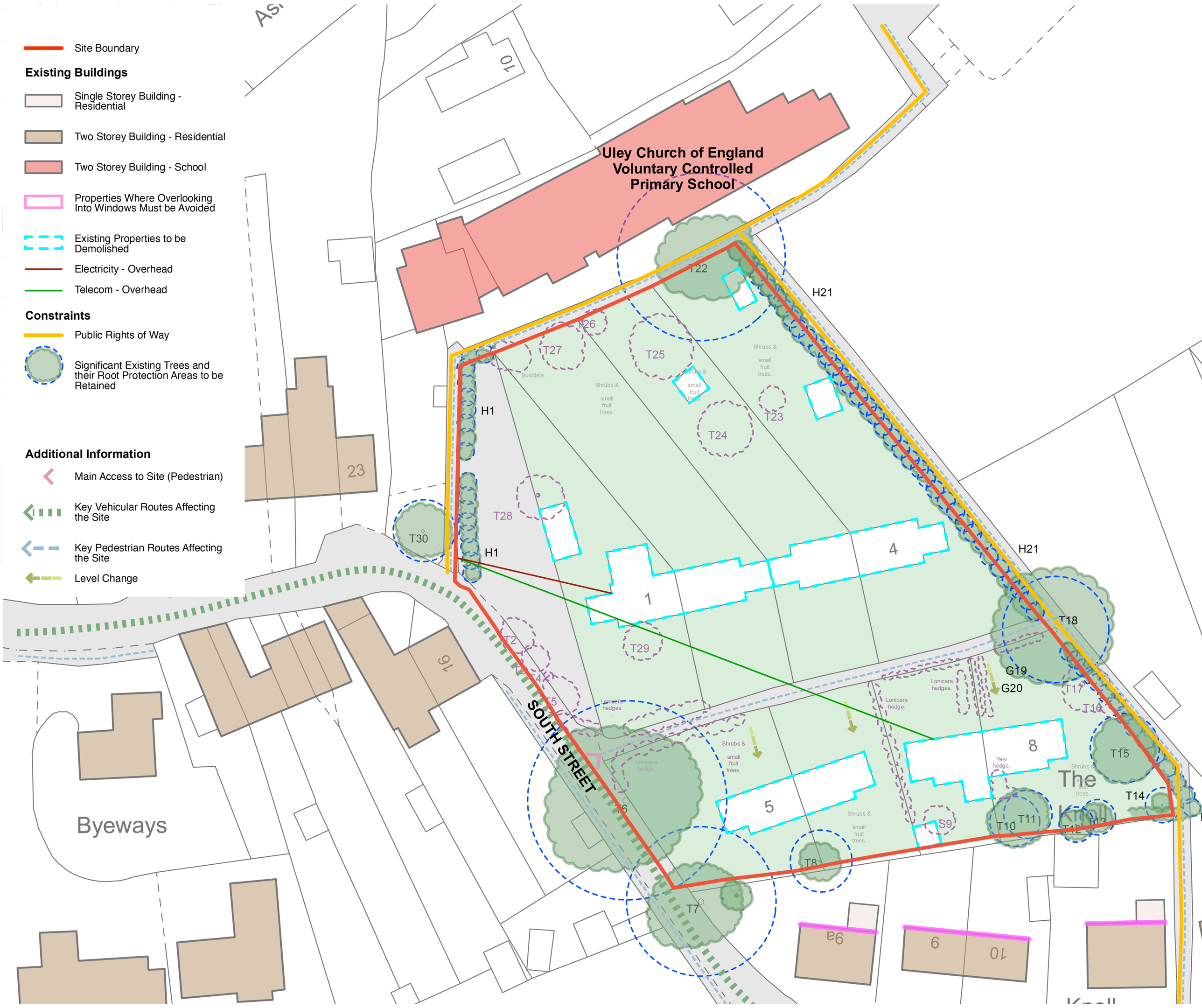
While the existing buildings are distinctive, they have become increasingly inefficient and difficult to maintain. The 8 units display current EPC ratings of D-E which is particularly problematic in the context of increasing energy costs and wider concerns about fuel poverty. The dwellings have surpassed their design life, and their age now presents many challenges.

The Council explored refurbishment, disposal, and redevelopment options for this site. Refurbishment was ruled out due to high costs that would not fully resolve issues of longevity or efficiency. Disposal was also discounted, as it would not support the Council's strategic objective to increase affordable housing availability. The Housing Committee approved redevelopment as the best option for the site. This approach enables the provision of high quality, energy efficient affordable homes in the district.





Site Considerations and Constraints



Site Considerations

Analysis of the site and surrounding area of Uley has identified the following key constraints and opportunities:

- Existing Level Changes across the site, sloping north to south and west to east,
- Adjacent neighbouring properties requiring sensitive consideration of overlooking and overbearance,
- Vehicle and Pedestrian Access from South Street, formed by a narrow low speed road,
- Existing thoroughfare across the site, connecting surrounding Public Rights of Ways,
- Distant ridgeline views of the site from adjacent valley and public right of way,
- Several Substantial Existing Trees - Early planning consultation highlights several trees with the potential to meet the requirements for protection orders, these are to be preserved within the scheme,

STROUD DISTRICT COUNCIL

Quattro design architects

The Proposals

	Area (Sqft)	Area (Sqm)	House Type	Storey	Total no.	Total Area (Sqft)	Total Area (Sqm)
Accommodation Schedule							
	538.2	50.0	1B2P Flat GF	1	2	1076.4	100.0
	670.6	62.3	1B2P Flat FF	1	2	1341.2	124.6
	565.1	52.5	1B2P Bungalow	1	1	565.1	52.5
	561.9	52.2	1B2P Bungalow	1	1	561.9	52.2
	864.3	80.3	2B4P House	2	5	4321.7	401.5
	1010.7	93.9	3B5P House	2	5	5053.7	469.5
	1215.3	112.9	4B6P House	2	2	2430.5	225.8
Total					18	15351	1426

Key;

- Planning Boundary (Dotted Indicates Taken From OS)
- Existing Trees & RPAs (Plotted to OS Data)
- Trees to be removed/ Trimmed
- Potential new links to adjacent paths.
- Proposed Trees (Indicative sizes & Locations)
- Low Level Soft Landscaping
- Tarmac Surfaces
- Block Paviours
- Block Paving
- Timber Fencing
- Brick Walling
- Knee Rail
- Low Level Bin Store
- Sheds/ Bike Locker
- Bin Storage Point
- Plots 15 & 16 Refuse Collection Point
- On Curtilage Refuse Collection Point

Uley Church of England Voluntary Controlled Primary School

T22 To Be Crown Reduced to support root reduction. Refer to B J Unwin reports.

Shed base within RPA to be installed on driven steel or timber posts and just sit timber floor bearers on gravel and current ground level.

H1 4No. Spaces For Additional Parking Provision

Bike Lockers

T18 To Be Crown Reduced to support root reduction. Refer to B J Unwin reports.

New Pedestrian Link

T6 To Be Crown Reduced to support root reduction. Refer to B J Unwin reports.

18 Unit Scheme Option

Design Development

During the design process, a range of alternative options were considered in relation to the scheme's form, massing, & materiality, which initially resulted in an 18 unit scheme being developeed for the site.

Following pre application discussions with the planner and further consideration of the constraints affecting the site, the project team are now working with consultants to design a reduced density scheme.

The design has evolved to incorporate lower eaves and reduced ridge heights, minimising its visual impact on the surrounding landscape.

Scale and number of window openings were also reduced, addressing concerns that the original fenestration strategy appeared overly contrived. In addition, the scheme density has been reduced to 14 dwellings, creating additional green space and enabling the retention of more trees across the site.

As a result, the proposal now sits comfortably within its setting, reflecting the character and tranquillity of its rural context while delivering a thoughtful, low-maintenance and policy-compliant form of development.

Key Scheme Benefits

Delivery of **Affordable Homes** to help meet the need within Stroud District Council. There are currently over 3000 applications with 88 on the waiting list expressing preference for Uley.

Ecological Enhancements through the provision of Landscaping, Hedgehog Highways, Bird and Bat Boxes.

Provision of additional public greenspace

Reuse and Regeneration of Brownfield Land.

Proposed **Pedestrian Link** to the existing PROW adjacent to the site boundary connecting to the wider area.

Additional Parking spaces for visitors and provision

Each Home is designed to achieve an **EPC A Rating** and feature **On-site Renewable Energy Production** (Solar Panels & Air Source Heat Pumps) to minimise energy costs.

STROUD DISTRICT COUNCIL

Quattro design architects

The Proposals

Uley Church of England
Voluntary Controlled
Primary School

	Area (Sqft)	Area (Sqm)	House Type	Storey	Total no.	Total Area (Sqft)	Total Area (Sqm)
	538.2	50.0	1B2P Flat GF	1	2	1076.4	100.0
	670.6	62.3	1B2P Flat FF	1	2	1341.2	124.6
	864.3	80.3	2B4P House	2	4	3457.4	321.2
	1010.7	93.9	3B5P House	2	4	4043.0	375.6
	1215.3	112.9	4B6P House	2	2	2430.5	225.8
Total					14	12348	1147

Key;

- Planning Boundary (Dotted Indicates Taken From OS)
- Existing Trees & RPAs (Plotted to OS Data)
- Trees to be removed/ Trimmed
- Potential new links to adjacent paths.
- Proposed Trees (Indicative sizes & Locations)
- Low Level Soft Landscaping
- Tarmac Surfaces
- Block Paviours
- Block Paving
- Timber Fencing
- Brick Walling
- Knee Rail
- 1.1m Timber P&R Fence
- Low Level Bin Store
- Sheds/ Bike Locker
- Bin Storage Point
- On Curtilage Refuse Collection Point

New Pedestrian Link
Potential Open Green Space
4No. Spaces For Additional Parking Provision
T6 To Be Crown Reduced to support root reduction. Refer to B J Unwin reports.
T18 To Be Crown Reduced to support root reduction. Refer to B J Unwin reports.
Bike Lockers

14 Unit Scheme Option



Proposed Street Scene AA - Plots 1-5

The scheme has been designed to include a mix of dwelling sizes to suit local need, providing homes for a wide range of future residents.

Each house has a private rear garden, with the apartments sharing a communal gardenspace located to the rear.

New trees and landscaping will be implemented on the site. Existing hedgerow & tree features are to be retained where achievable, with the substantial onsite trees retained and sensitively managed to accommodate the development

Each home has been designed in accordance with:

•Nationally Described Space Standards (NDSS),
• M4(2) Accessible & Adaptable standards to all units with ground floor accommodation,

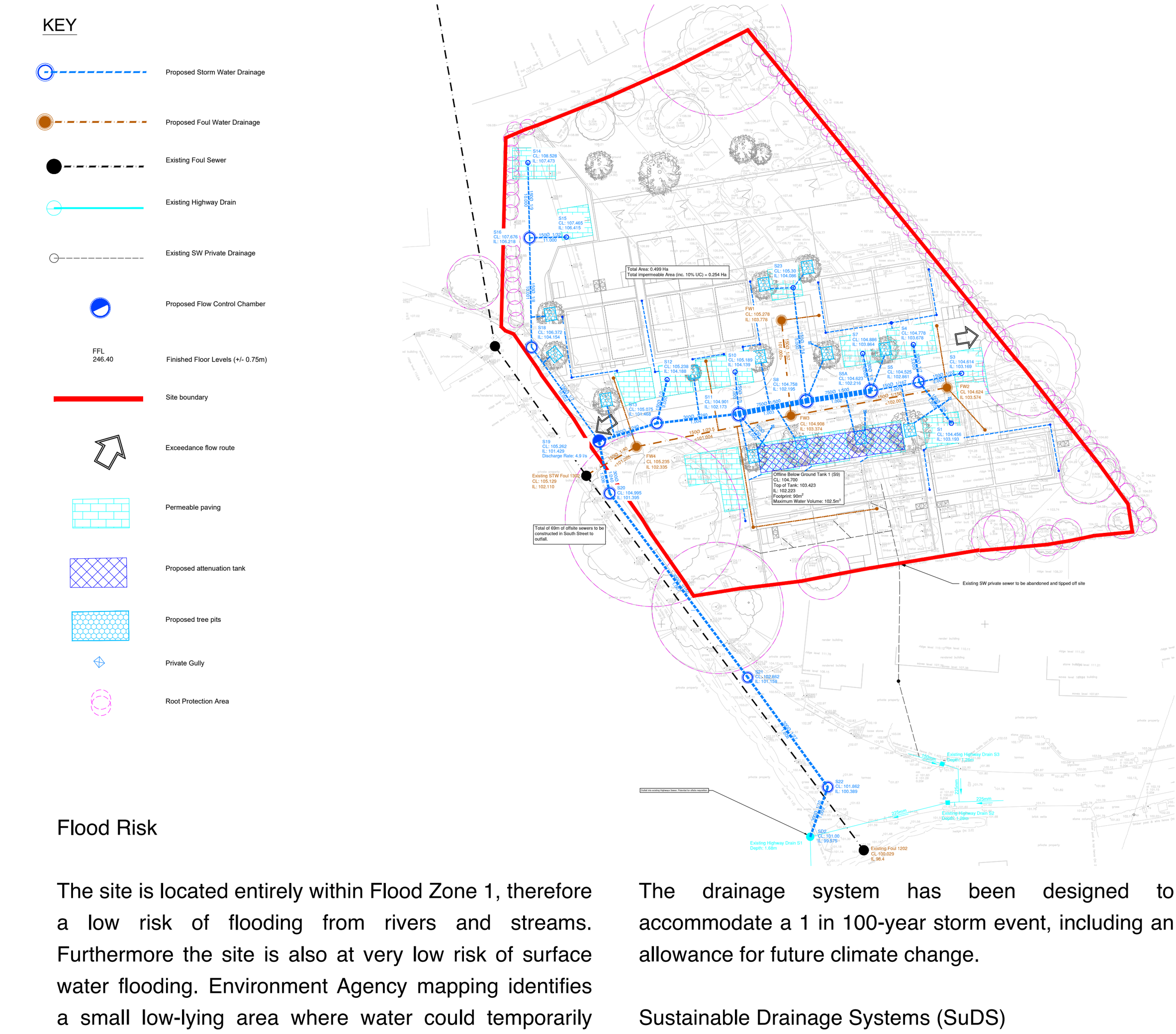
Elevational design has been established through assessment of the surrounding site context, and a detailed pre-application consultation with the local authority, this has resulted in a scheme of;

•Reconstituted stone walling,
•Reconstituted slate roofing tiles,
•Corbelled eaves,
•Simple detailed window surrounds and fenestrations,

STROUD DISTRICT COUNCIL
Quattro design architects

The Proposals

Drainage Strategy



Flood Risk

The site is located entirely within Flood Zone 1, therefore a low risk of flooding from rivers and streams. Furthermore the site is also at very low risk of surface water flooding. Environment Agency mapping identifies a small low-lying area where water could temporarily collect during a severe rainfall event (a storm with a 1% chance of occurring in any year) up to 300mm. However, the proposed drainage system and adjustments to site levels will remove and manage this risk, meaning the overall surface water flood risk is considered low.

The risk of flooding from infrastructure such as sewers or reservoirs is also considered low.

Surface Water Drainage

Testing confirmed that rainwater cannot be discharged into the ground, so an alternative drainage solution is proposed.

To help reduce flood risk both on and off the site, surface water will leave the development at a controlled rate of 4.9 litres per second, representing a 40% improvement compared to existing conditions. During heavy rainfall, excess water will be temporarily stored within underground pipes and storage tanks before being released slowly into the existing highway sewer in South Street.

The drainage system has been designed to accommodate a 1 in 100-year storm event, including an allowance for future climate change.

Sustainable Drainage Systems (SuDS)

The development will include Sustainable Drainage Systems (SuDS), such as permeable paving and tree pits, which will be maintained throughout the lifetime of the development.

These measures will provide several benefits:

- Improve water quality by filtering rainwater.
- Slow the flow of water leaving the site, helping to reduce flood risk.
- Provide temporary storage of rainwater during heavy storms.
- Enhance the appearance of the development and support biodiversity.

Foul Drainage

Wastewater from the development will be discharged via gravity to the existing foul sewer in South Street, subject to approval from Severn Trent Water.

RLRE Consulting Engineers

STROUD DISTRICT COUNCIL

Quattro design architects

The Proposals

Highways Strategy

Initial Highways design and consultation has been based on a scheme density of up to 18 units, to demonstrate suitable access against higher volume traffic movements.

To ensure that the proposed site access is safe and suitable a visibility splay assessment has been undertaken. Traffic surveys were undertaken along South Street to establish traffic speeds and volume. The traffic surveys observed the following:

•Daily average of 450 two-way vehicles approaching the B4066.

•Daily average of 181 two-way vehicles outside the proposed development.

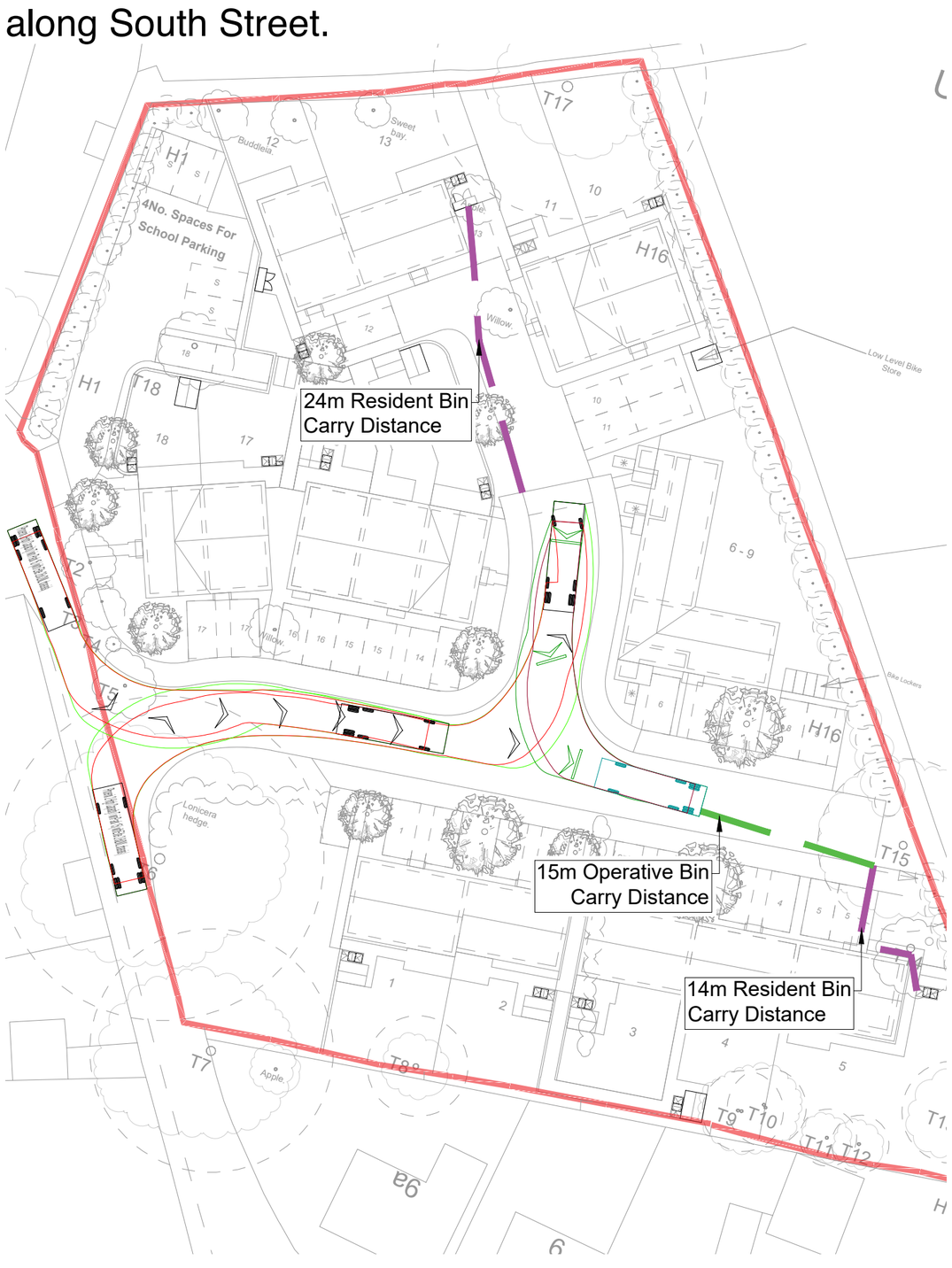
•Average speeds of 10mph – 12mph.

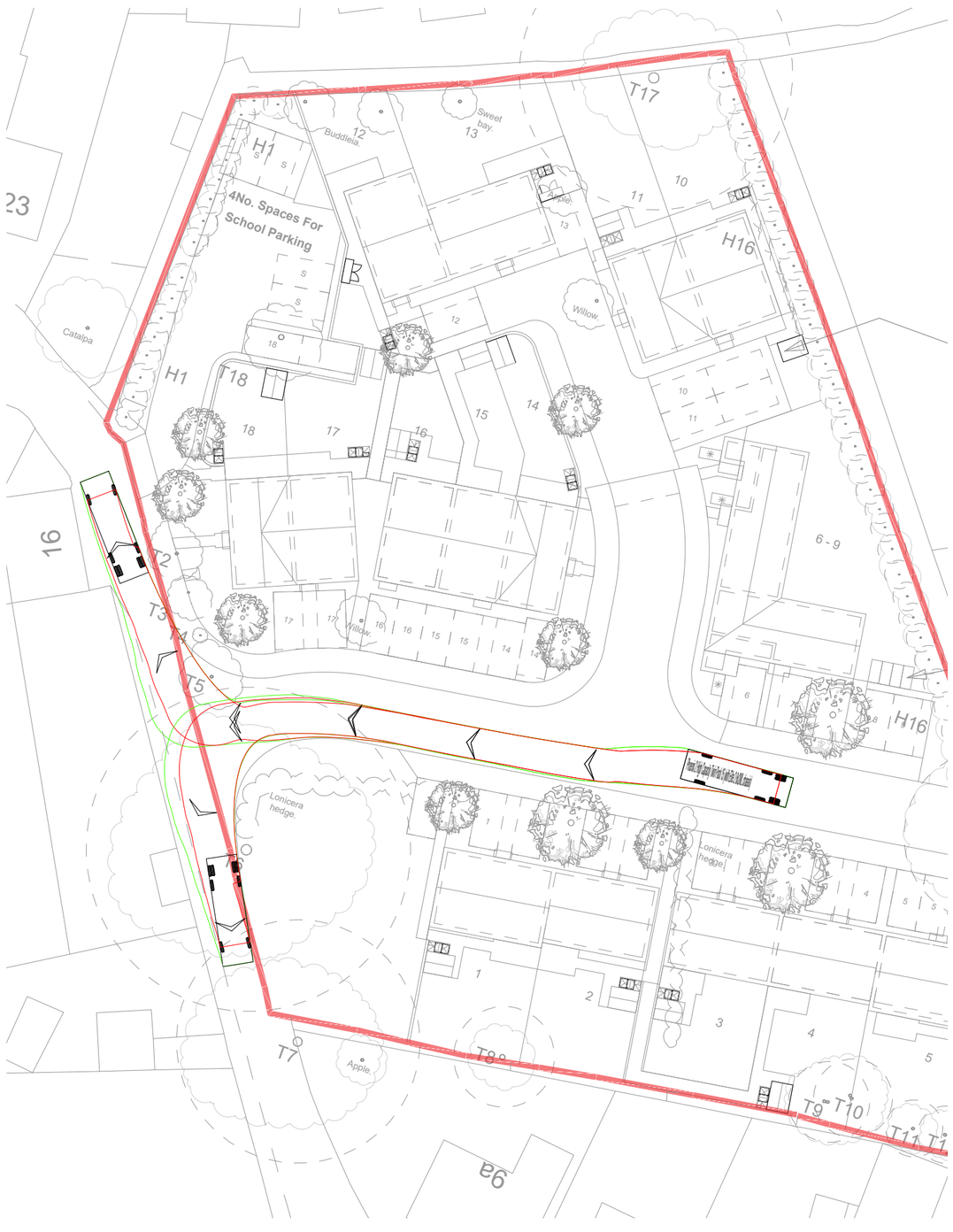
•85th percentile speeds of 13mph – 15mph.

Based on the observed flows and speeds an access with suitable visibility has been designed to ensure that vehicles can safely access the proposed site and travel along South Street.



Site Access Visibility





Site Access Tracking & Turning

The site has been designed to ensure the largest vehicle associated with the site (refuse vehicle) can access the site and leave in a forward gear.

When considering a residential development, it is generally accepted that the critical periods in terms of traffic impact on the adjacent highway network are the weekday AM and PM peak hours, when traffic flows associated with the development combined with the traffic flows on the adjacent highway network are at their greatest.

Site Access Exit Tracking

A forecast trip generation of the existing houses has been undertaken using a national database of surveyed sites with similar characteristics. Based on this, the existing 8 houses are forecast to have 5 two-way trips in the morning peak (8am – 9am) and 5 trips the evening peak (5pm – 6pm). On the previously proposed 18 unit scheme would be forecast to have an additional 6 two-way trips in the morning peak (8am – 9am) and an additional 5 trips the evening peak (5pm – 6pm).

rappor

STROUD DISTRICT COUNCIL

Quattro design architects