

# Welcome

# The Avenue



★ Planning Site Extents

### Site Background

1 - 4 The Avenue are owned by Stroud District Council and comprise a small cluster of Swedish Timber prefabricated bungalows constructed in the post WW2 period, circa 1946-47. These units formed part of the UK's national emergency housing programme, which sought to address housing shortages through the rapid delivery of prefabricated homes. These buildings were intended as temporary dwellings with a limited lifespan.

The site is bordered by residential properties to the west, Dursley Rugby Club sits to the north, and the eastern and southern boundaries are defined by fields and woodland. While the existing buildings are distinctive, they have become increasingly inefficient and difficult to maintain. Their current EPC rating of D 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.



### Design Development

During the design process alternative options were considered, one of these was a fully clad scheme with black composite timber boarding to reflect the existing building. During pre-application discussions, the planning officer raised concerns regarding the materiality of the composite cladding and its finish, with the scheme also appearing disjointed within the street scene and from the local vernacular. Composite cladding was our preferred option over timber cladding due to the long-term maintenance responsibilities required, as well as the increased fire-safety implications.

Addressing this feedback, the design progressed towards a more robust material strategy. The proposal now adopts a high-quality brick external finish, chosen to reflect the established architectural language and material palette of neighbouring properties along The Street. This ensures the new development sits comfortably within its context while providing a durable, low-maintenance, and policy-compliant solution.

Welcome to Stroud District Council's drop-in session to display our proposals for The Avenue, Stinchcombe.

Plans have been produced for the replacement of 4 dwellings with 17 new affordable homes.

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

We are particularly keen 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.

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

### About Stroud District Council

Stroud District Council currently own and manage more than 5,000 properties across the Stroud District. Delivery of high quality, energy efficient, affordable homes is a key priority for the Council and their ambitious New Homes Programme will see them deliver new affordable homes, particularly on brownfield sites across the district.



### The Proposals

We propose to demolish the existing buildings on the site and to replace them with 17 new affordable homes which are a mix of affordable rented and shared ownership properties. The affordable rented properties will be owned, managed, and maintained by the Council. This provides a substantial uplift of affordable homes to assist with demanding housing needs. There are currently over 3,000 applications on the housing register with 39 households who have expressed a preference for Stinchcombe.

A pre-application was submitted to Gloucestershire County Council Highways who reviewed the proposal and provided a positive response confirming there are no significant concerns from a highway planning perspective.

A proposed drainage strategy has been discussed with Severn Trent Water and produced in line with their requirements and will be consulted further throughout the design process subject to planning approval.



Initial Proposed Streetscene