

# 01 INTRODUCTION

Vision Mill Architects welcome you to this presentation of the proposed development at The Vicarage, Church Street in the heart of Stroud Town Centre. The site has been vacant for a couple of years as the on going maintenance required to address complex and long standing structural issues of subsidence and failing foundations has become to costly to sustain. It is currently unsafe for use.

The Diocese of Gloucester have been exploring the possibility of replacing the existing with a new purposed built Vicarage that better meets the needs of the Diocese and that adequately addresses the complex ground conditions.

The Vicarage is located on a site that is far larger than necessary for its intended future use. As such, the Diocese has teamed up with a developer to look at the site as a whole as it is ideally located to provide sustainable new housing in the town centre.

A scheme has subsequently been developed to provide a replacement Vicarage as well as high quality town houses. The development aims to be constructed to modern high standards of energy efficiency with renewable energy used as far as possible.

The proposal includes the demolition of the existing vicarage building and the erection of a new purpose-built vicarage together with five new 4 bedroom terraced houses and a coach house including two 1 bedroom units.

A pre-app meeting has been held with Stroud District Council on the proposed scheme and the council are in favour of development in principle on the site. Some concerns were raised which have been taken into consideration and addressed within the design.

We have developed the design in response to the pre-app feed back and two options are presented:

**Option A:** 5 Terrace houses developed as the most natural way of responding to the existing surrounding fabric and density as well in response to the site topography and geometry. This is the clients preferred option.

**Option B:** Developed as an exercise to address one of the pre-app feedback comments that the council would like to see 4 split-level semi-detached houses instead of the 5 terraced houses.

We welcome the opportunity to consult with local community and value your comments.

Please feel free to ask us any questions or to leave your comments in the box provided.

**Site Location:**  
The Vicarage  
Church Street  
Stroud  
GL5 1JL



The Existing Vicarage - Northeast



Stroud Town Centre

# 02 SITE ANALYSIS





# 03 THE EXISTING SITE

The existing building has suffered from subsidence, desiccated soil and from inadequate structural/foundation integrity since it was built. It has been repaired over the years and will continue to require ongoing maintenance which is becoming too costly to sustain.

A structural appraisal of the existing building and a subsidence investigation have been carried out by Diocese of Gloucester that found significant cracking internally and externally in the northern gable. The garage will need to be removed or extensively underpinned and further remedial work will be required throughout the rest of the building.

The ongoing maintenance has become economically unviable and furthermore the existing building has become outdated and unsuitable for use in terms of its layout and general condition.

The Dioceses of Gloucester has explored the option of replacing the existing building with a new purposed-built Vicarage.



The Vicarage - Southwest



The Vicarage - Southwest

# 04 SDC PLANNING POLICY MAP



- Conservation Area
- Listed Building
- Primary Town Centre

The Vicarage site is located just outside the conservation area and the primary town centre boundary



# 05 INITIAL IDEAS

Residential units to be of brick and coloured render and in the same general style as the church street development.

The Vicarage to be in a more traditional design with part or whole in Cotswold stone to sensitive to and in keeping with adjacent conservation area.



The central parking area would be improved and softened by incorporating a coach-house above.

# 06 PROPOSED DESIGN

The New Vicarage site strategy takes its cue from the adjacent site, continuing the row of terraced houses, which are angles away from existing dwellings.

The new vicarage building and coach-houses act as a buffer between the terraces and the listed buildings of St Lawrence Church and Church Court.

The site access makes use of the established entrance route to the terraces already being built and will not create additional road entrances.

## PROPOSED BUILDINGS

To facilitate the new Vicarage it is proposed to include 5 new build homes on the northern corner of the site and two small coach-house flats above the parking. These would be access via the adjacent Church Street development and be of the same character, style and construction as the Church Street development.

The Vicarage has been designed to follow cues from the adjacent Grade II listed Church Court, with three window bays and roof-dormers facing Grade I-listed St Laurence Church. Together they will form three sides around the north cemetery and remembrance garden, which is dominated by a large tree and ancient tombs.

The boundary conditions here will retain the existing low stone wall, with railings replacing the dilapidated timber fence. A communication gate will allow direct access from the vicarage to the church.

The proposed five new dwellings will continue, nearly identically, the series of staggered and stepped terrace housing on the adjacent site that are under currently under construction.

Entry is at the middle floor via a small triangular bridge to lobby and landing. Living spaces and garden are gained down stairs. Bedrooms and bathrooms at entry level and in the roof space.

The staggered orientation allows views more to the west than north, avoiding overlooking any other dwellings. The 300mm step in plan per unit allows the terrace to rise naturally with the topography.

# 07 PRECEDENT STUDY



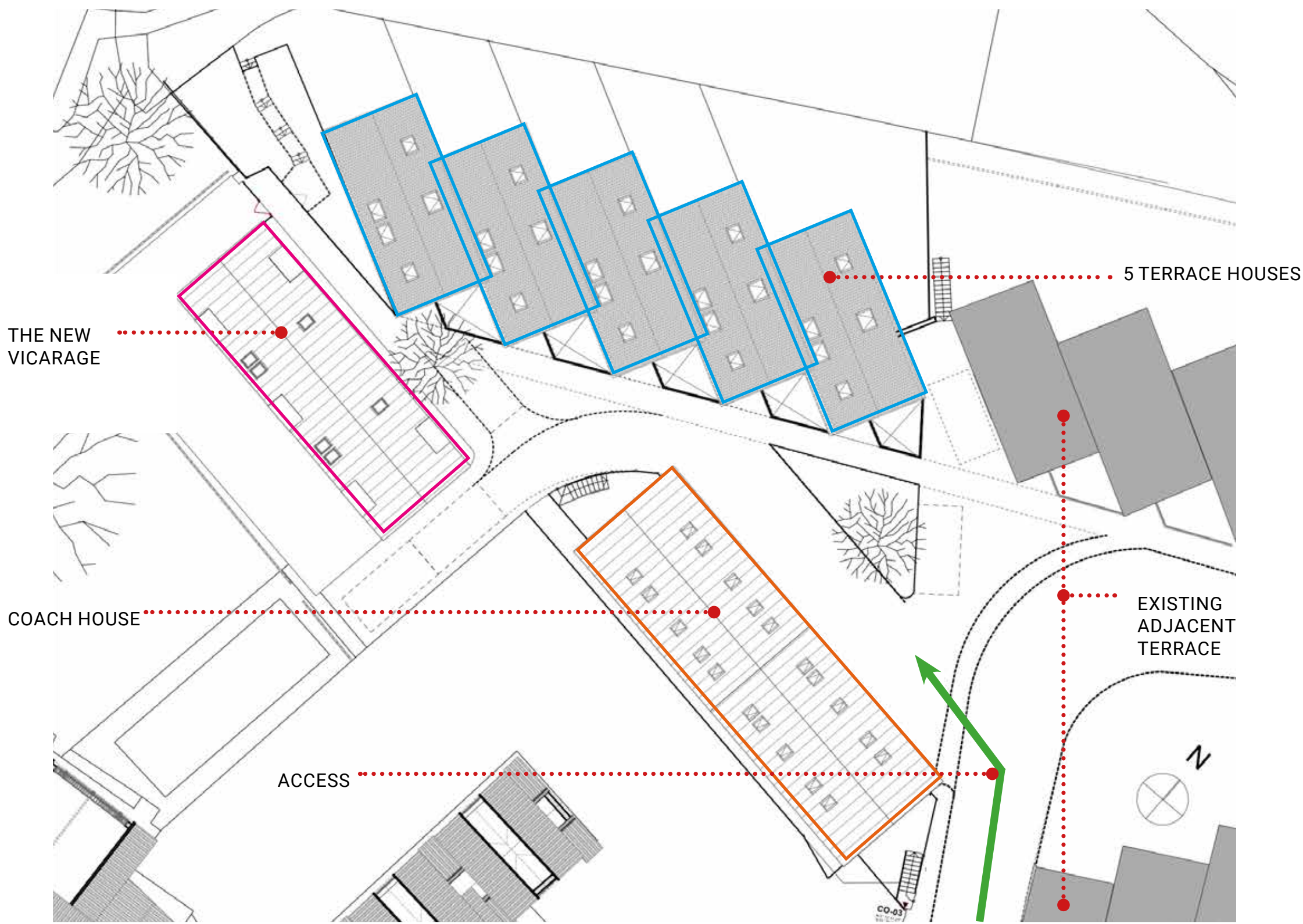
Coloured terraced housing in Stroud (Bisley Road)





# 09 REVISED PROPOSAL OPTION A - 5 SEMI TERRACED HOUSES

OPTION - A  
SITE PLAN/ROOF PLAN

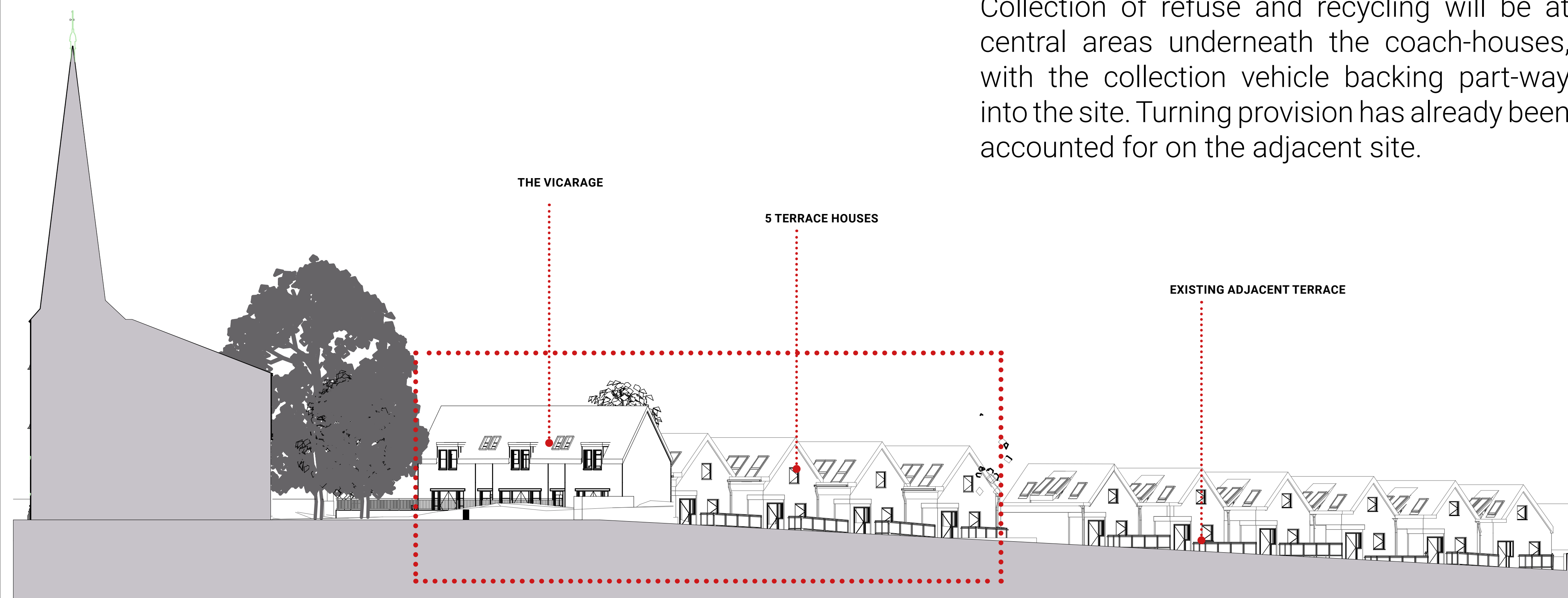


**ACCESS**  
Vehicular and pedestrian access is proposed via the existing ramp on the adjacent site. Bicycle storage is allocated underneath the coach-houses.

Parking is located along the southern boundary adjacent to Church Court, with additional tandem parking and turning for the Vicarage to its immediate east.

A pedestrian access path is proposed to lead directly to the vicarage from the current entrance to the site along the southern boundary adjacent to Church Court.

**REFUSE AND RECYCLING**  
Collection of refuse and recycling will be at central areas underneath the coach-houses, with the collection vehicle backing part-way into the site. Turning provision has already been accounted for on the adjacent site.

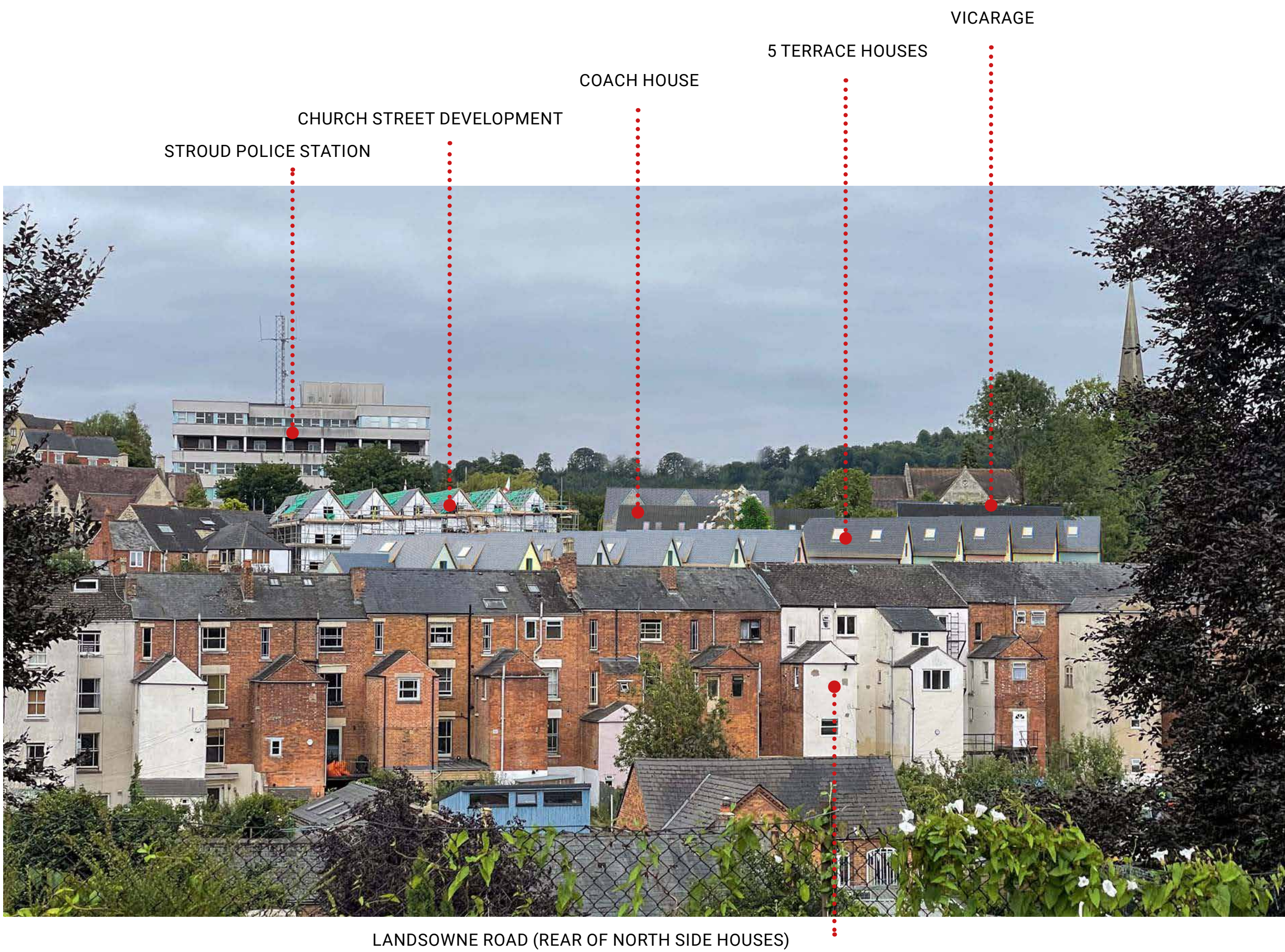
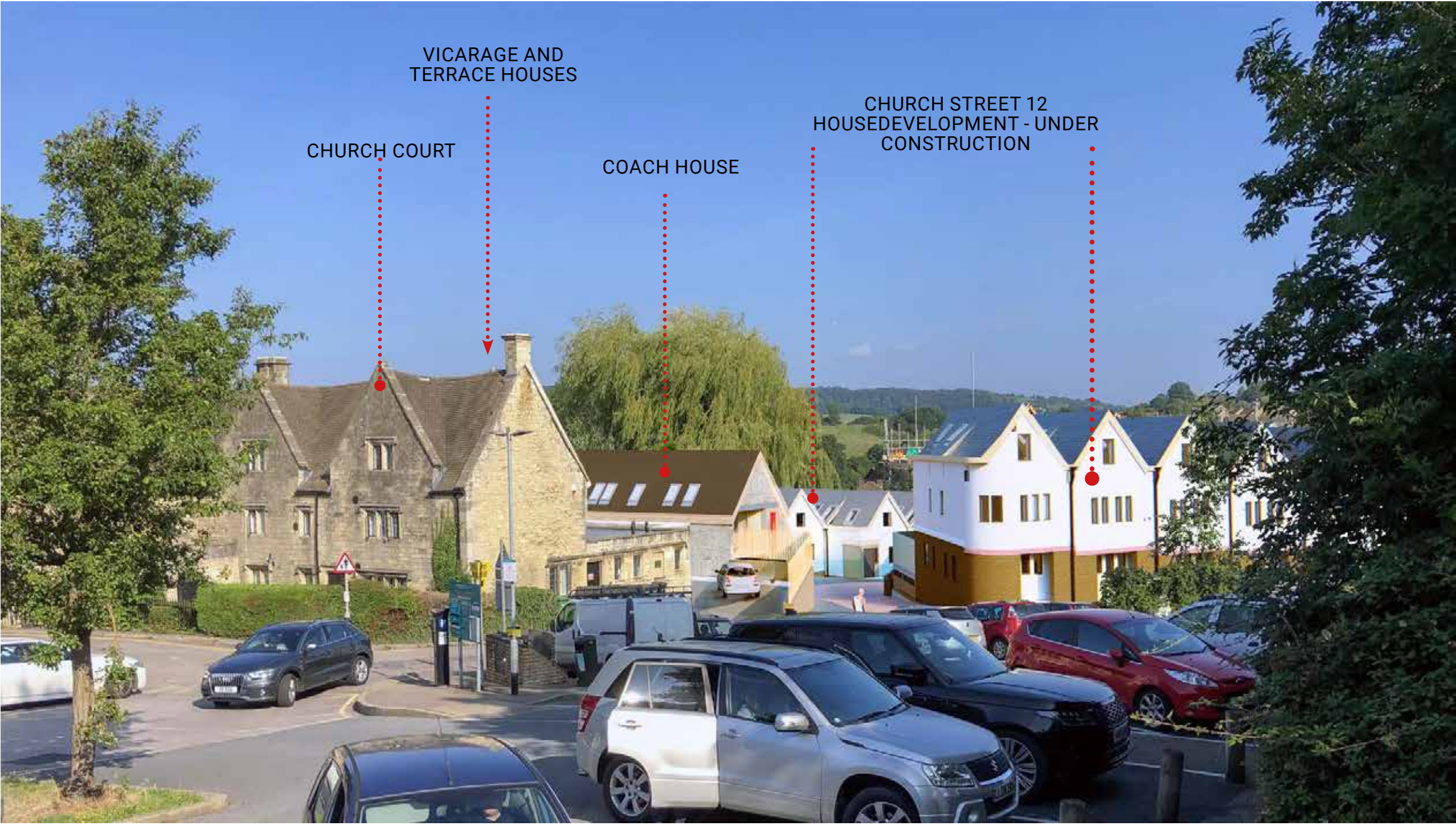


5 TERRACED HOUSES  
SECTION A





# SITE CONTEXT AND VIEWS

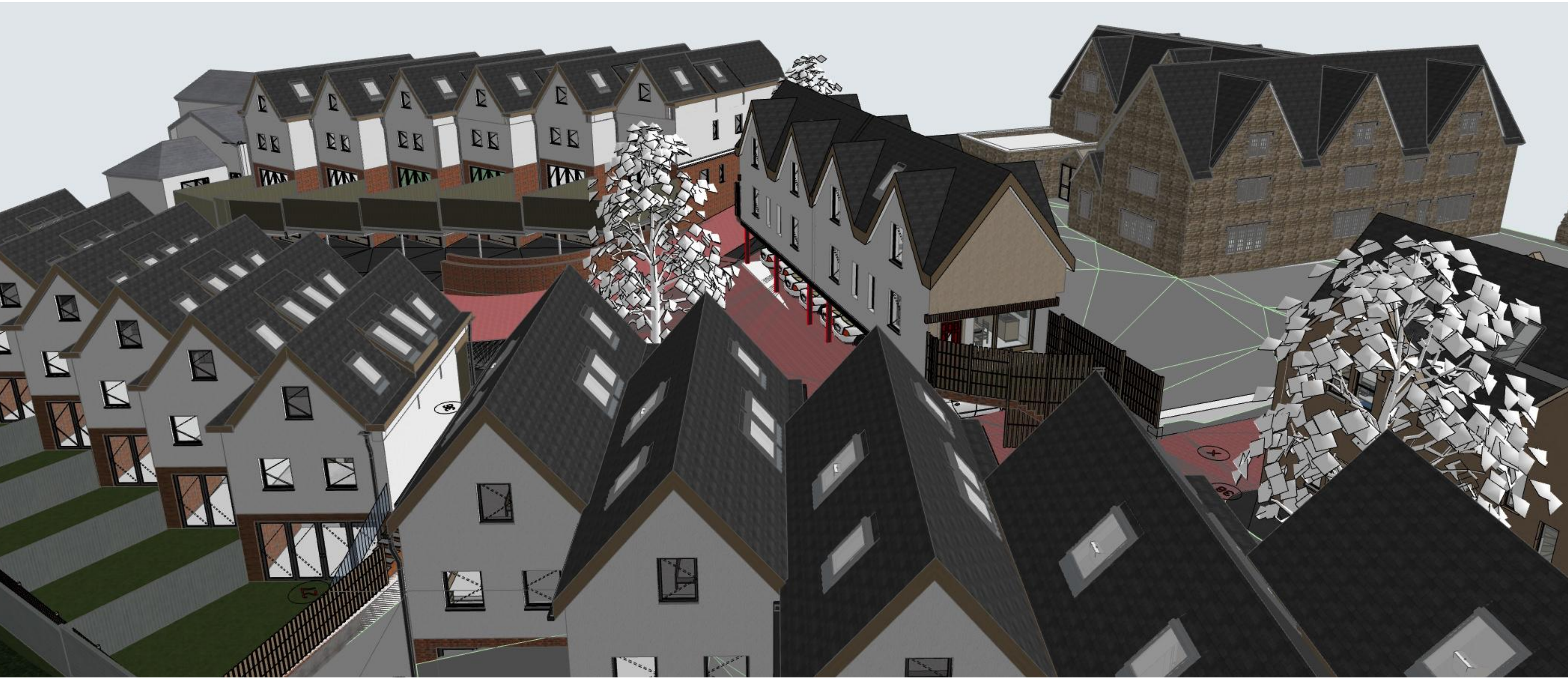


**ENERGY PERFORMANCE**  
The Vicarage and residential plots will be constructed to modern, high-performing standards in energy efficiency. Solar PV panels will be incorporated into roof design. A fabric-first approach has been taken with high levels of insulation and optimum orientation on the site to reduce energy consumption as far as possible.

- The Vicarage site occupies a central location in Stroud town centre.
- Much of the development is hidden behind existing buildings of Church Court to the left and the more recent Church Street to the right, with the proposed coach-house buffering the transition between the two.
- From further away, the boundaries of the new development are not easily distinguished.
- Its prominent position is blended into the existing urban fabric so that long range views of the church and townscape are not harmed by the development.







Stroud District Council was consulted on the above scheme and were in favour of development of the site in principle.

The following is a list of their comments and how they have been responded to in schemes A and B:

To be read in conjunction with Vision Mill Architects Drawings

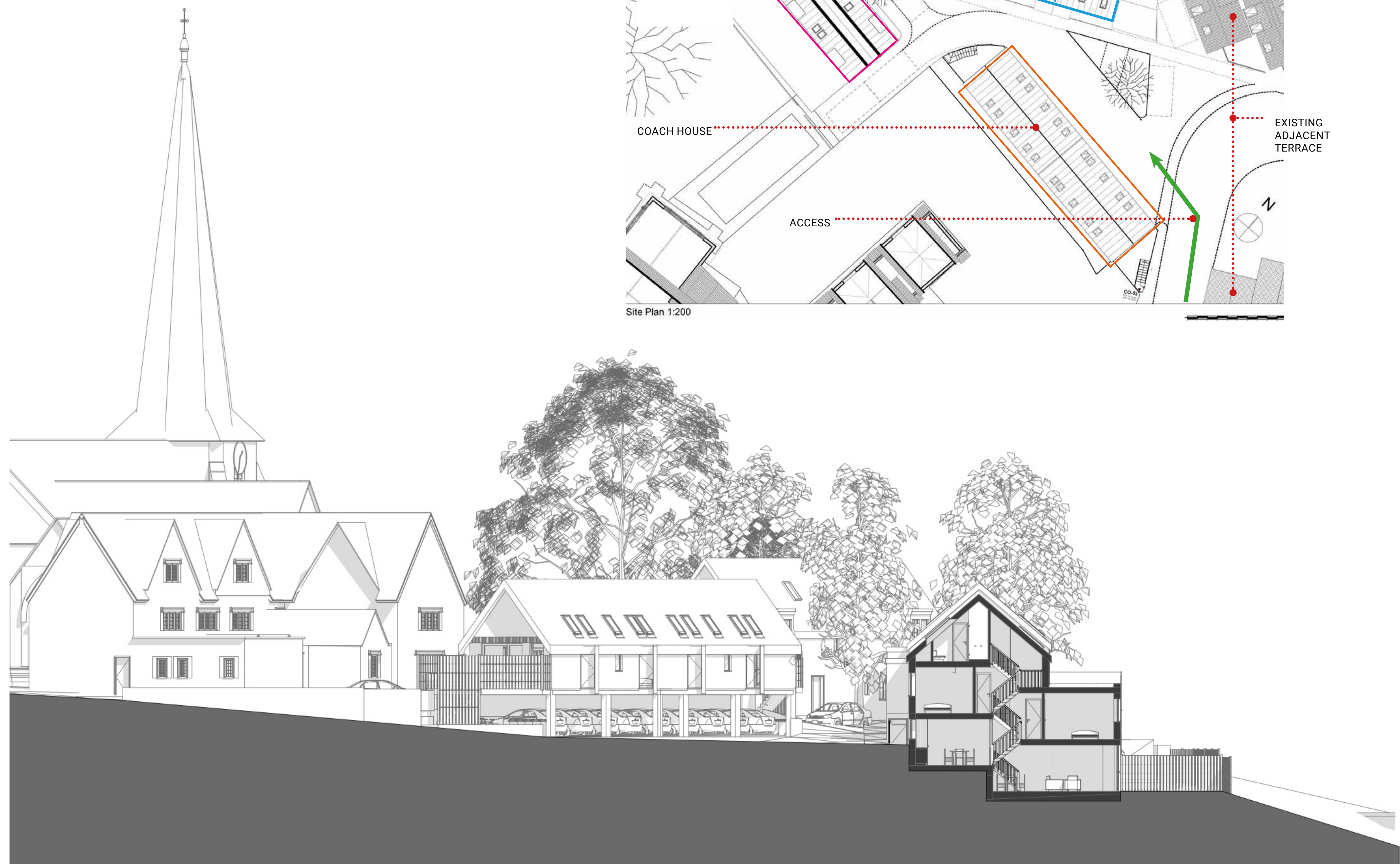
NO	COMMENT	ACTION/RESPONSE in Option B
1	<b>Principle of development - New dwellings</b> The site falls within the defined settlement development limits in of Stroud, to which policy CP3 defines as a Tier 1 Settlement and is therefore considered to be a sustainable location and the main focus for growth, and as such there is a presumption in favour of development subject to other material planning considerations.	
2	<b>Principle of development - Replacement Vicarage</b> As above, the principle of replacing the Vicarage can be considered, however we discussed the 2030 Carbon Neural commitment and the demolition of what appeared a largely sound building that could be capable of repair and retention. We would expect any application to demonstrate the need for replacement. If the demolition of the Vicarage is demonstrated, then this would offer the opportunity for betterment.	SE Report to demonstrate the need for replacement.
3	Officers have significant concerns with the proposed layout, quantum, scale, orientation and design of the proposal subject to this pre-application. The proposed terrace of 5 dwellings are completed in the same design and continuation of build line from the approved dwellings at Gospel Hall, however they are over a wider footprint. The proposed footprint therefore appears excessive and in combination with the replacement vicarage and coach houses, officers consider the site to be overdeveloped.	Church St = 12 dwellings over 0.1929Ha (62 dwellings/Ha) Vicarage = 6 dwellings over 0.1560Ha (38.5 dwellings/Ha) as initial Preapp (no coach)  51 dwellings/Ha if 8 dwellings (1 Vicarage, 4 Semi-detached, 2 Coachhouses)
4	The proposed bulk, mass and height of the replacement Vicarage and terrace of 5 dwellings cause significant concerns and would have a detrimental impact to the setting of the identified assets and furthermore in long range views would erode the sense of space, unusual in this town centre location, which frames the Vicarage, Church and Church Court.	Semis reduced to 4 from 5 Terraced, re-orientated parallel to access road with 2-storey stepped plan. Coachhouse reduced to 1-bed single storey. Vicarage roof mass reduced by omitting gables
5	Conservation mentioned that a traditional approach in materials and design in an attempt to match the church and Church Court adjacent is unlikely to be successful.	Zinc roofs and Render finish to Vicarage and Couchhouse Square dormers to Vicarage
6	We also discussed the change in levels and potential retaining structures required. Officer would welcome these to be planned into a split level design or into the building itself to avoid large retaining structures	Semi-detached with split-level plan with 1.5 Storeys to eaves and 2-storey flat roofs to rear. Retaining walls at no more than 1.4m
7	Officers would recommend that the quantum of development is reduced and that the design language adopted needs to differ from the adjacent Gospel Hall to offer a break in such a tall and dense form leading up to the listed buildings and Conservation Area. We discussed that a modern contemporary low-key approach would be welcomed, cut into the site so to offer a maximum of a two-storey dwellings.	Semis reduced to 4 from 5 Terraced, re-orientated parallel to access road with 2-storey stepped plan. Coachhouse reduced to 1-bed single storey. Vicarage roof mass reduced by omitting gables
8	<b>Highways and Parking</b> The proposal is in essence an extension to the approved development at Gospel Hall, utilising the access for the 12 dwellings. This access is constrained and officers have concerns that any intensification of this access may give rise to a detrimental impact to highway safety. The access would need to accord with the current guidance set out within the 2020 Gloucestershire Manual for Streets	Highways Report to be completed
9	Parking will be required at 1.5 parking spaces per dwelling	14 Spaces provided (2 per dwelling)
10	<b>Trees</b> The site has some mature trees to which have amenity value and are proposed to remain. A tree survey would be required with any submission.	
11	<b>Drainage</b> The site is sloping and any application would need to deal with surface water drainage. You can contact our Water Resource Engineer should you wish to discuss application requirements in this regard: <a href="mailto:tom.barratt@stroud.gov.uk">tom.barratt@stroud.gov.uk</a>	
12	<b>Biodiversity</b> Should the Vicarage be demolished, the application would need to be supported by a Bat Survey, however it is not felt that a preliminary ecological survey is required for the rest of the site.	
13	<b>Residential Amenity</b> The proposed dwellings would need to accord with the guidance set out within the Residential Design Guide with a minimum distance between direct facing clear glazing to clear glazing being 25m which is reduces to 10m should one be obscurely glazed. This guide also sets out minimum standards for the amount of amenity space required per dwelling.	





# 11 REVISED PROPOSAL OPTION B - 4 SEMI DETACHED

- Number of units reduced from 5 to 4 with living accommodation over split levels.



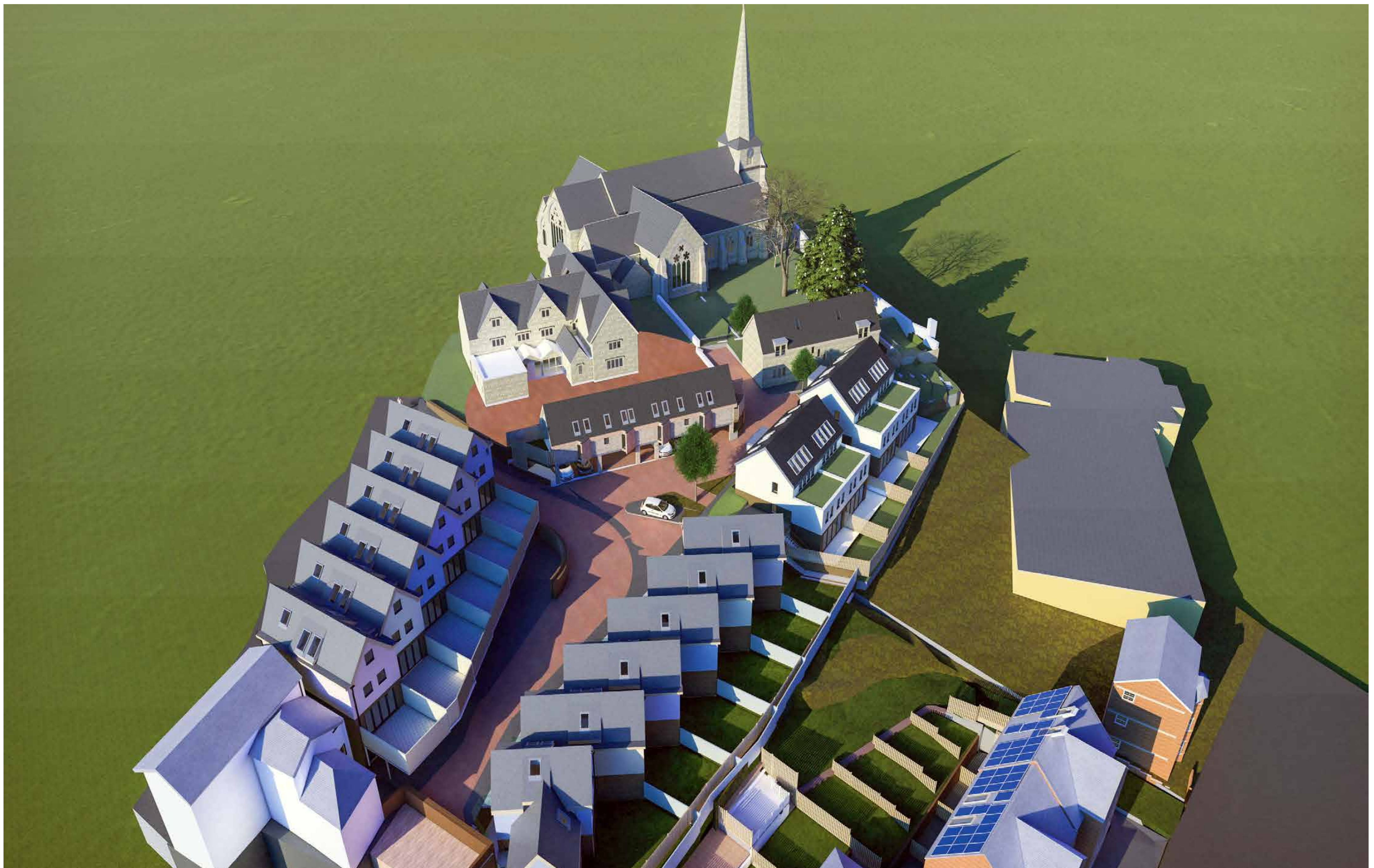


# SITE CONTEXT AND VIEWS

CHURCH STREET DEVELOPMENT  
COACH HOUSE  
4 SEMI DETACHED HOUSES



- Units reorientated parallel to access road.
- The semi-detached units reduce the need for large retaining walls by having a split level plan with 1.5 storeys to eaves and 2 storey stepped plan to rear. This still means the site level changes need retaining but these are split over several 1.5m drops.
- The split levels although slightly less intrusive to the site make the staggered level plan difficult to future proof with minimal access for people of all ages and abilities.
- Long rang views from Uplands indicate that the semi-detached scheme is less congruous with the surrounding town scape.
- The 2 storey flat roof portions to the rear offer a break in the rhythm of adjacent pitched roofs but also angle more toward the properties below.







OPTION A  
5 Terrace Houses

WHAT DO YOU  
PREFER ?

OPTION A  
4 Semi Detached Houses

