

19/01152/FUL

Longbridge East And River Arrow Development
Site, Groveley Lane, Cofton Hackett

Full planning permission for residential
development consisting of 22 dwellings (phase
3a) together with access, parking, landscaping
and associated works

Recommendation: Delegate to Head of Service
to GRANT planning permission subject to a
legal mechanism and conditions

19/01152/FUL Application Site Boundary



19/01153/REM

Longbridge East And River Arrow Development Site,
Groveley Lane, Cofton Hackett

Application for the approval of Reserved Matters
(appearance, landscaping, layout and scale) pursuant to
outline permission ref. 16/1085 for residential
development consisting of 146 dwellings together with
access, parking, landscaping and associated works (Phase
3)

**RECOMMENDATION: That reserved matters be
APPROVED**

19/01153/REM Application Site Boundary



The revised applications combined



The two revised applications
combined for consideration



The two applications combined and
considered in September 2020
(for comparison purposes)



Active Travel Route



[Above]: Active Travel Route

[Below Left]: Active Travel Route from Groveley Lane

[Below Right]: Active Travel Route looking North



Number of storeys for the schemes proposed



19/01153/REM



19/01152/FUL



Materials





St Modwen Homes - Type 947



St Modwen Homes - Type 94711



St Modwen Homes - Type 705



St Modwen Homes - Type 462/565 malacornette



St Modwen Homes - Type 656/724 V1 malacornette



St Modwen Homes - Type 656/724 V2 malacornette



St Modwen Homes - Type 656/724 V3 malacornette

Selection
of House
Types for
the two
schemes



Front Elevation

Side Elevation

Rear Elevation



	Length (m)	Width (m)	Length (ft)	Width (ft)
kitchen	4.76	3.22	15'7"	10'7"
laundry	1.00	1.31	3'3"	4'3"
living	5.06	3.82	16'7"	12'6"
WC	1.00	1.00	3'3"	3'3"



	Length (m)	Width (m)	Length (ft)	Width (ft)
bedroom 1	3.22	3.82	10'7"	12'6"
bedroom 2	4.31	3.22	14'2"	10'7"
bedroom 3	3.91	3.22	12'8"	10'7"
bedroom 4	3.22	3.22	10'7"	10'7"



	Length (m)	Width (m)	Length (ft)	Width (ft)
bedroom 1	4.31	4.31	14'2"	14'2"
store	1.00	1.00	3'3"	3'3"



Front Elevation

Side Elevation 1



Rear Elevation

Side Elevation 2

Ho
R91



Changes to the apartment building



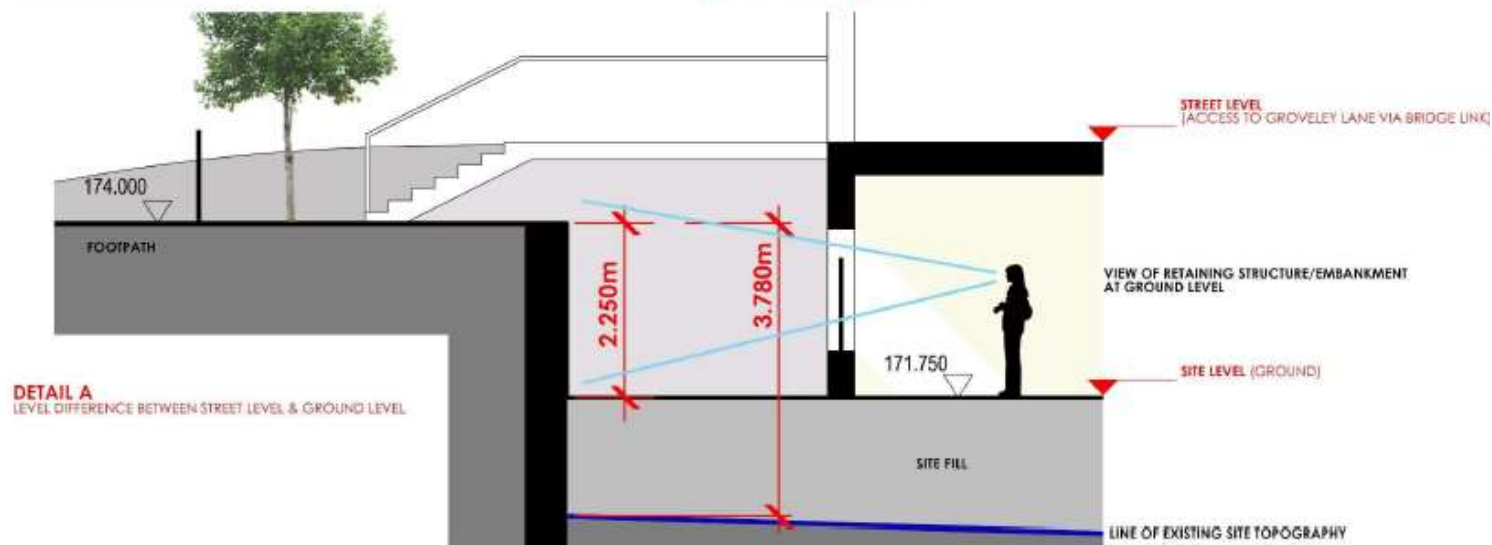
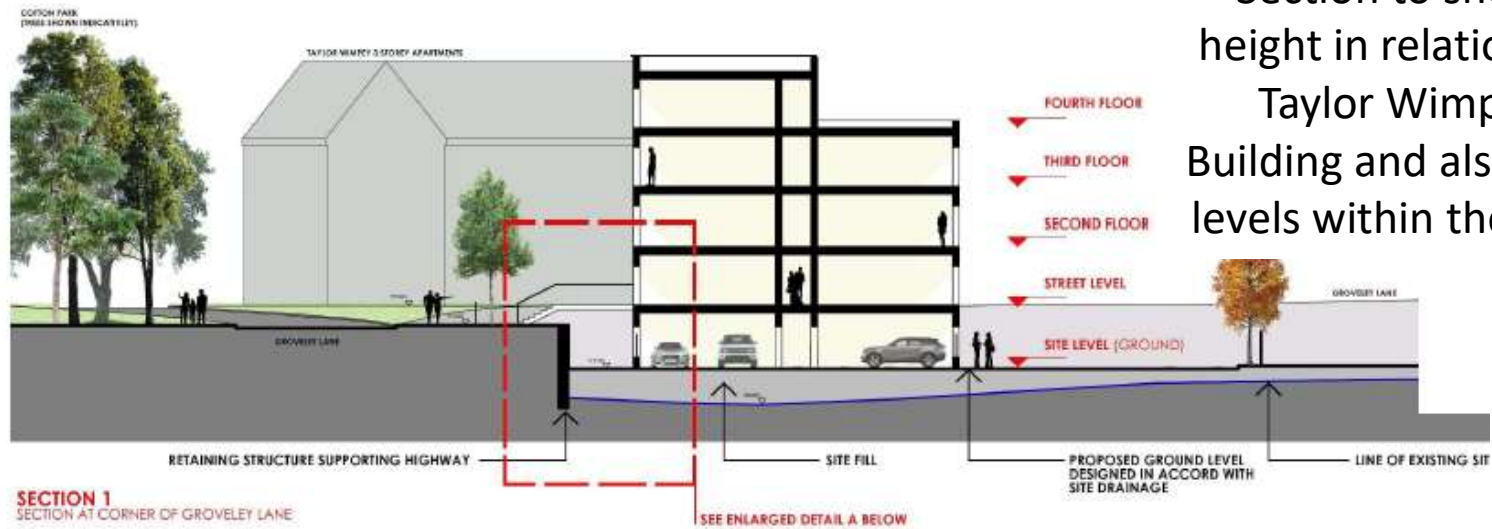
Revised apartment building proposed
under 19/01153/REM



Revised apartment building floor layout



Section to show height in relation to Taylor Wimpy Building and also site levels within the site

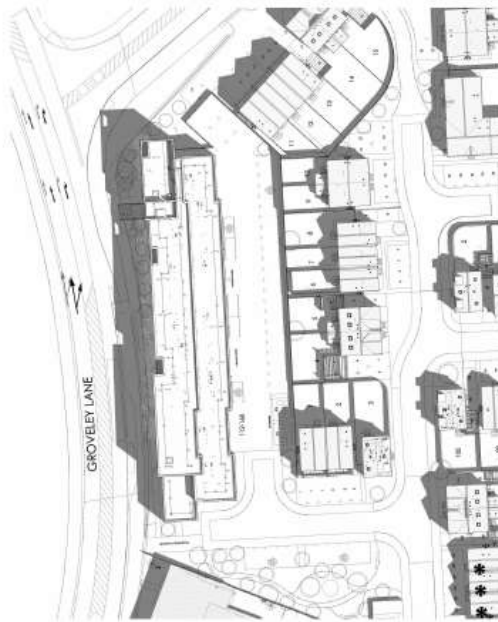


Comparison of previous street scene and revised streetscene



Reduced height is comparable with Taylor Wimpey scheme

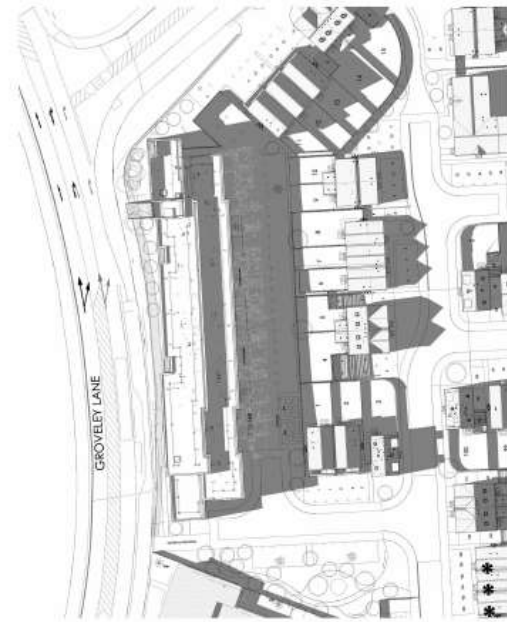
Shadow study (Summer) with apartment building



SUMMER SOLSTICE
June 20th 2020 @ 10:00am

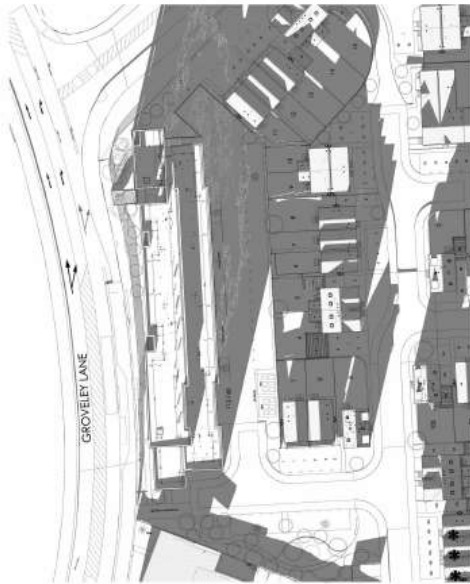


SUMMER SOLSTICE
June 20th 2020 @ 1:00pm

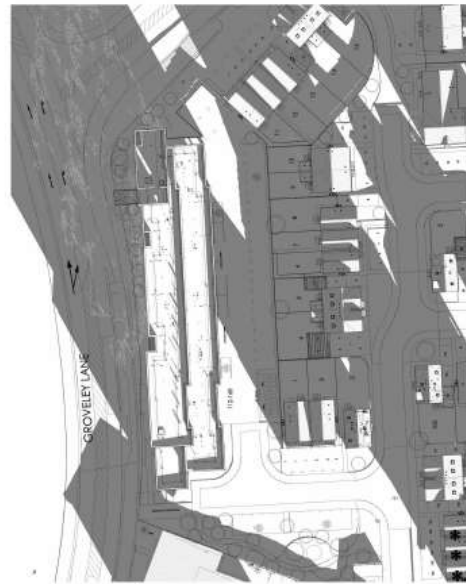


SUMMER SOLSTICE
June 20th 2020 @ 4:00pm

Shadow study (Winter) with apartment building



WINTER SOLSTICE
December 20th 2020 @ 10:00am



WINTER SOLSTICE
December 20th 2020 @ 1:00pm



WINTER SOLSTICE
December 20th 2020 @ 4:00pm

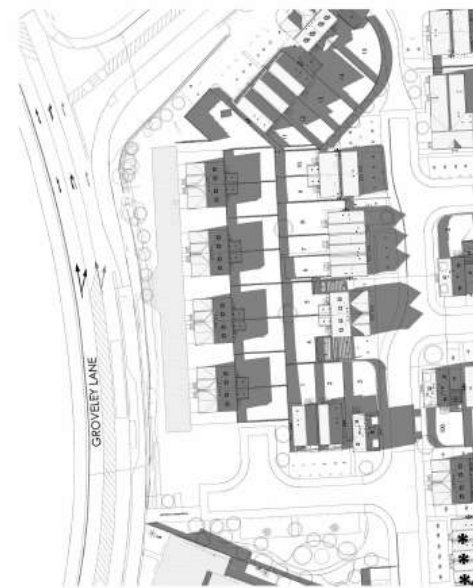
Shadow study (Summer) showing dwellings in the location of the apartment building



SUMMER SOLSTICE
June 20th 2020 @ 10:00am



SUMMER SOLSTICE
June 20th 2020 @ 1:00pm



SUMMER SOLSTICE
June 20th 2020 @ 4:00pm

Shadow study (Winter) showing dwellings in the location of the apartment building



WINTER SOLSTICE
December 20th 2020 @ 10:00am



WINTER SOLSTICE
December 20th 2020 @ 1:00pm



WINTER SOLSTICE
December 20th 2020 @ 4:00pm

Groveley Lane



East Works Drive (North)



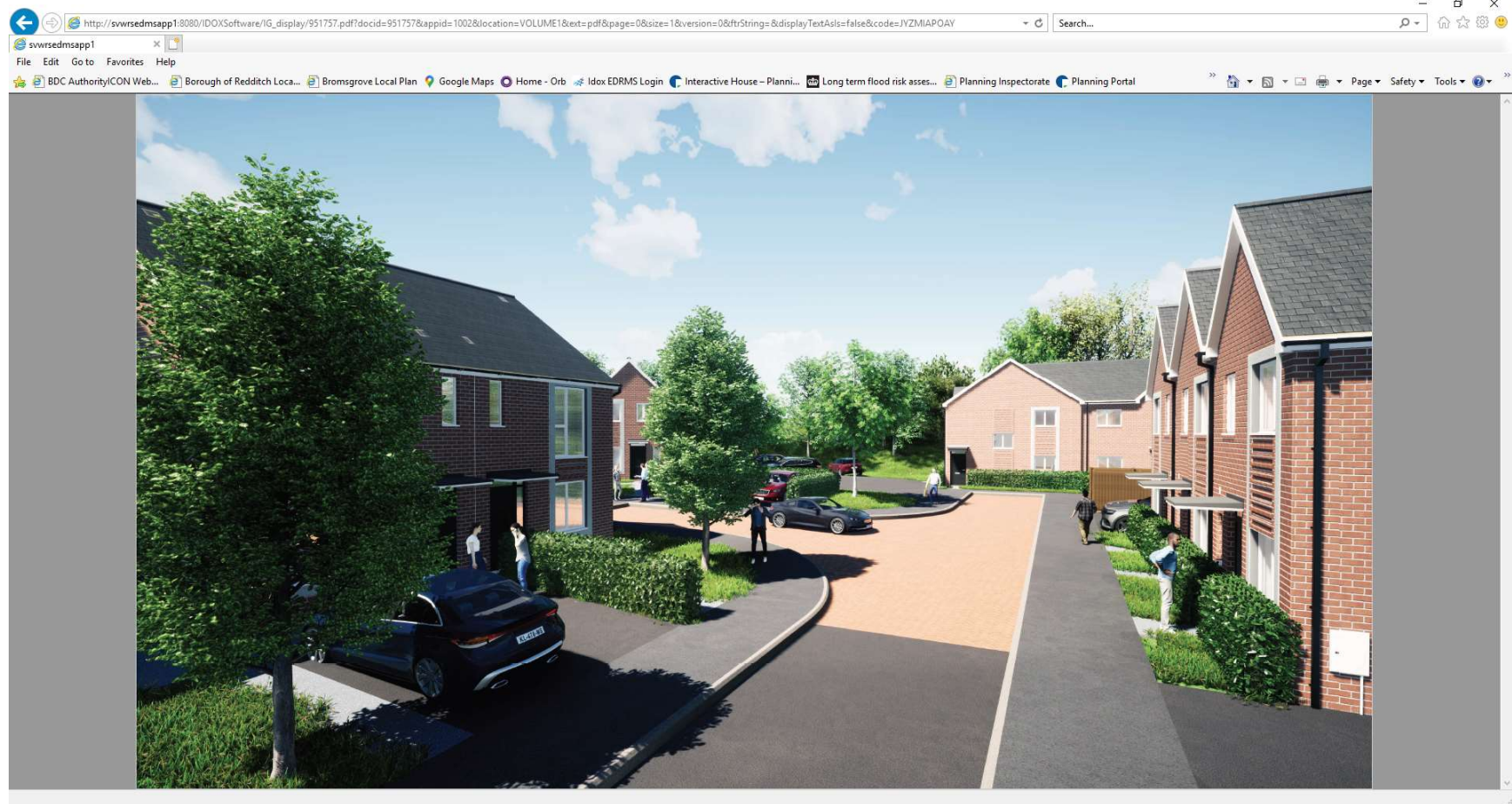
Apartment entrance



Road 3 looking East



Road 4 looking North



Groveley Lane (full application) entrance

