

CONSULTATION

Development at the Temple Inn

Temple Inn Public House
Temple Cloud
BS39 5DA

July 2013

Doc Ref: 0521/AR



PLAINVIEW
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Introduction

Background

This pre-application consultation document has been produced to showcase development proposals for the redevelopment of the Temple Inn pub site in Temple Cloud.

Its aim is to provide an insight and to guide readers through the evolution of the scheme to its current state, to outline the type and mix of uses proposed, and to show how the development of this central village site can create and continue to promote a successful rural community.

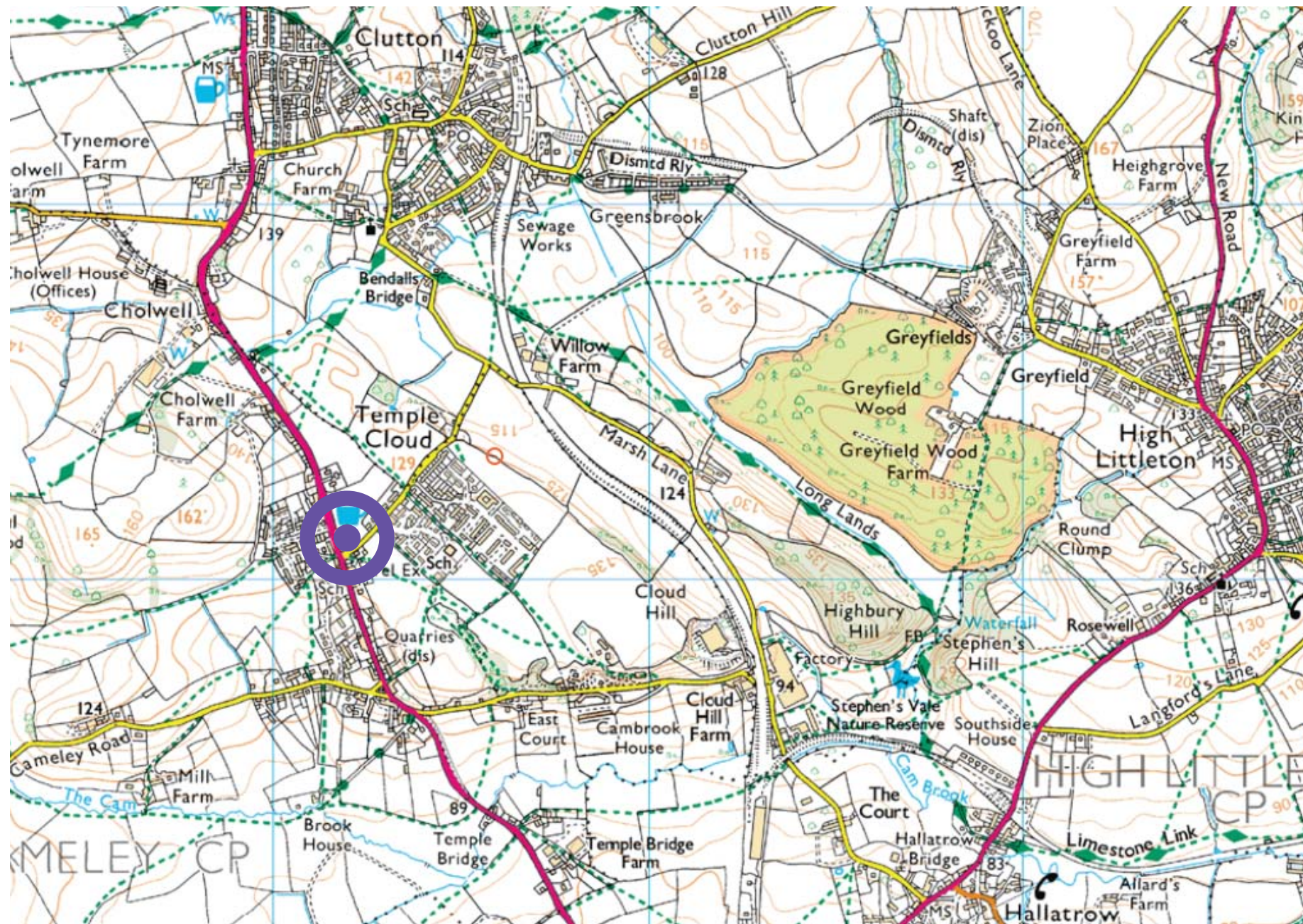
Structure

This document has been divided into 4 parts:

- Part 1:** Vision and concept
- Part 2:** Development of proposals
- Part 3:** Responding to initial consultation
- Part 4:** Current proposals

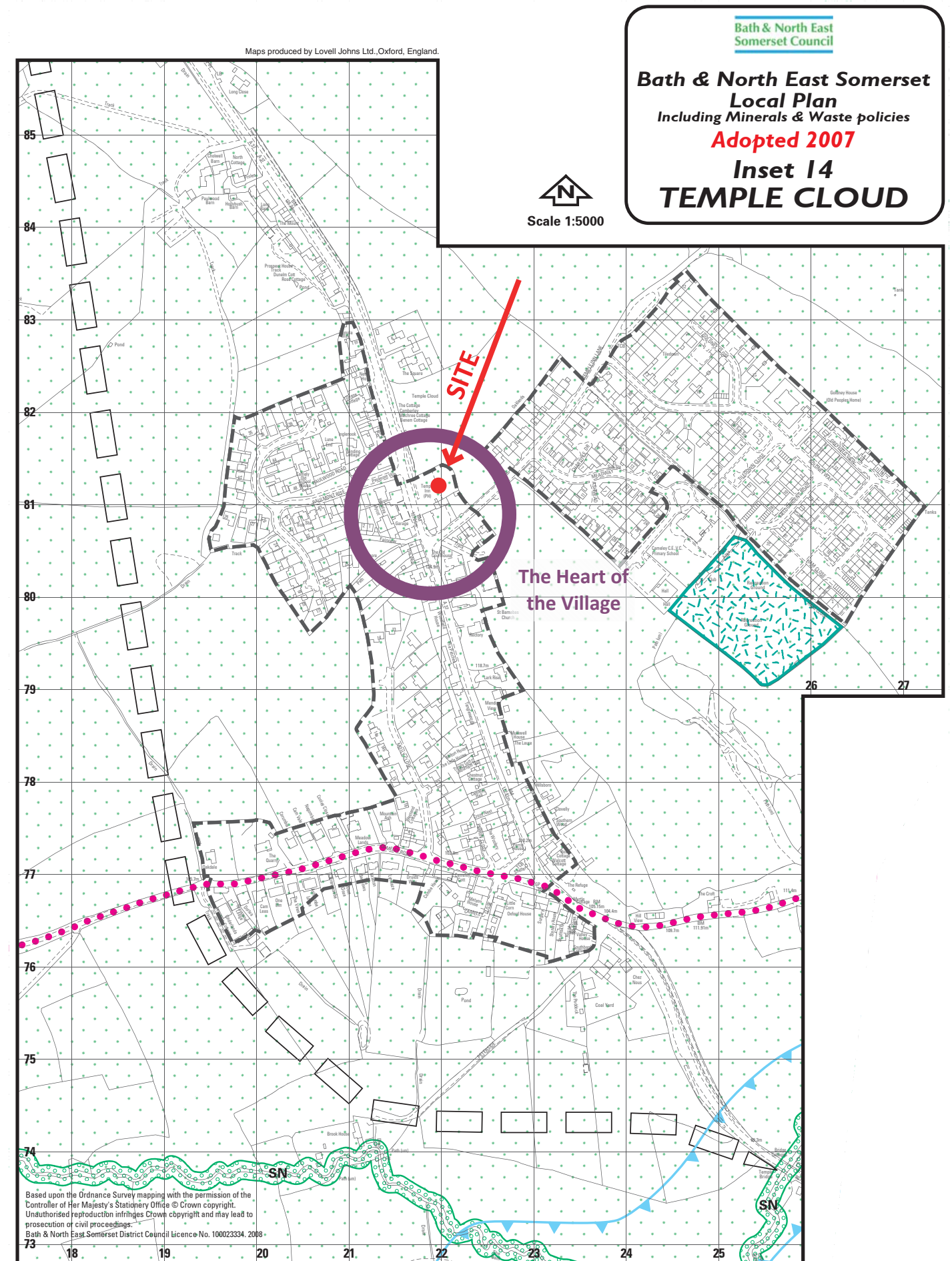
These parts simulate the processes undergone to evolve the scheme to its current standard. Each stage represents a positive step forward where identified and unique site constraints are dealt with, taking a homogeneous view across planning, design, architecture, heritage protection, and village vitality.

We welcome responses from the community to the proposed development – details of how to get in contact are at the end of the document.



Part 1: Vision and Concept

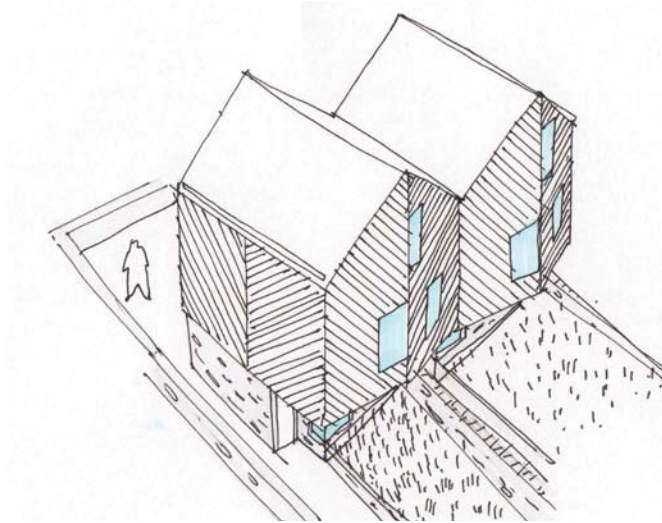
- To help meet a **housing shortfall** in the LPA area
- **Brownfield site**, not within the Green Belt or AONB
- **Excellent public transport links** to the surrounding areas and cities
- Within **current village development boundaries**
- Temple Cloud **identified as having “capacity”** for housing in the Core Strategy (a “Policy RA1” village)
- **To revitalise and re-establish the village centre**, promoting pride and a sense of place
- Respecting the street and **promoting positive relationships** within the built environment
- Integrating and **re-invigorating the currently closed Temple Inn pub** as a grade II listed heritage asset



Part 2: Development of Proposals

Pre-app with the Council started with a basic outline of proposals for a housing scheme involving 9 houses.

In identifying both the listed Temple Inn, and noise from the A37 as the most significant site constraints; dwellings were positioned with separation of these elements in mind, parallel to the eastern site boundary.



On design review with the council, it was felt that a more positive built environment could be achieved by allowing the proposed buildings to address the A37 and Temple Inn Lanes better – i.e. moving them closer to create street activity and improved sense of enclosure.

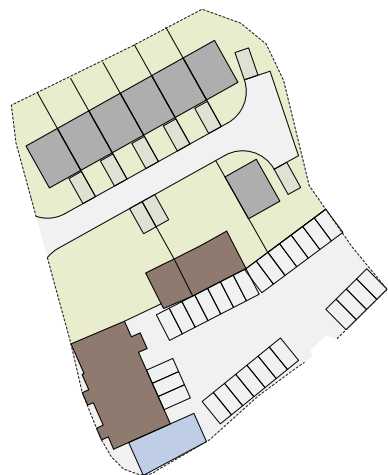
In doing this however, issues of noise and impact on the listed building become more prevalent; so a suitable design solution needed to be formulated.

Other issues raised which have been responded to included:

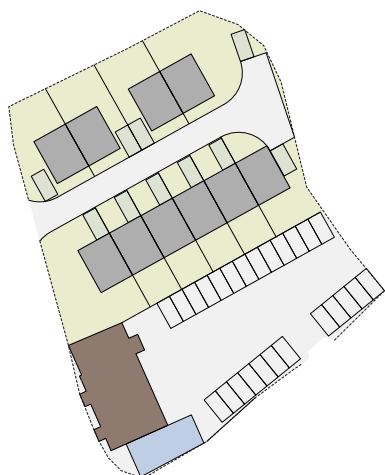
- Retention of the original but unlisted “annexe” garage building in the centre of the site to maintain historical fabric and interest
- Distributing parking better, so that the site is not perceived as one large concrete open area (a hole in the heart of the village)
- Improvement of amenity spaces and landscaping

Part 3: Responding to Initial Consultation

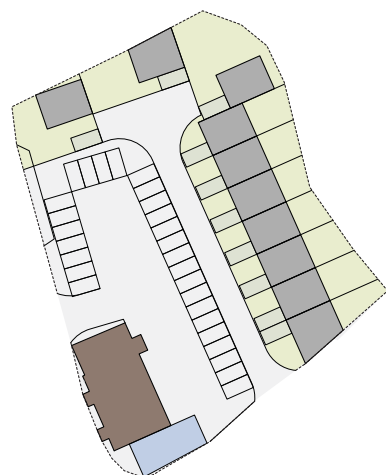
Various options were sketched up, analysed and assessed for suitability; balancing up site constraints, viability, impact on heritage, and contribution to village vitality.



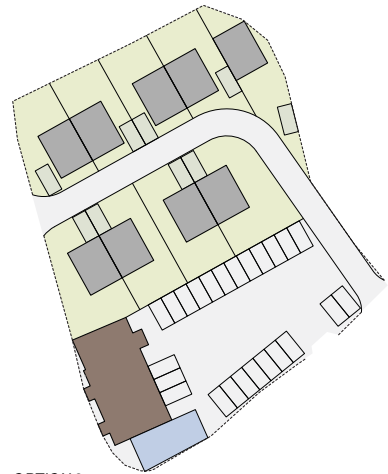
OPTION 1



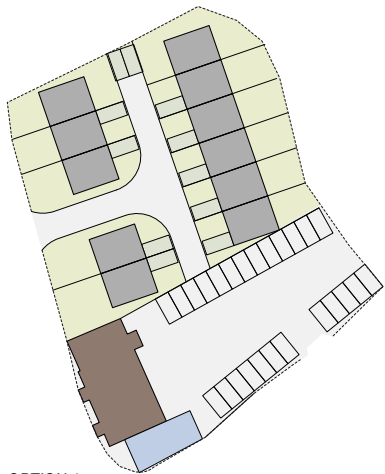
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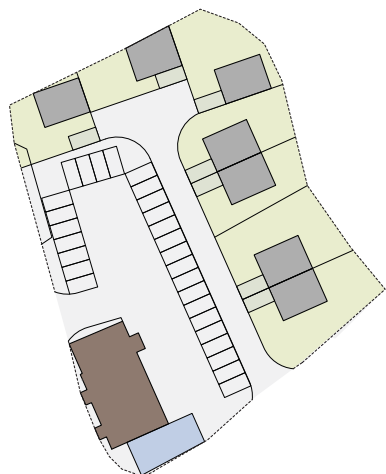
OPTION 5



OPTION 2

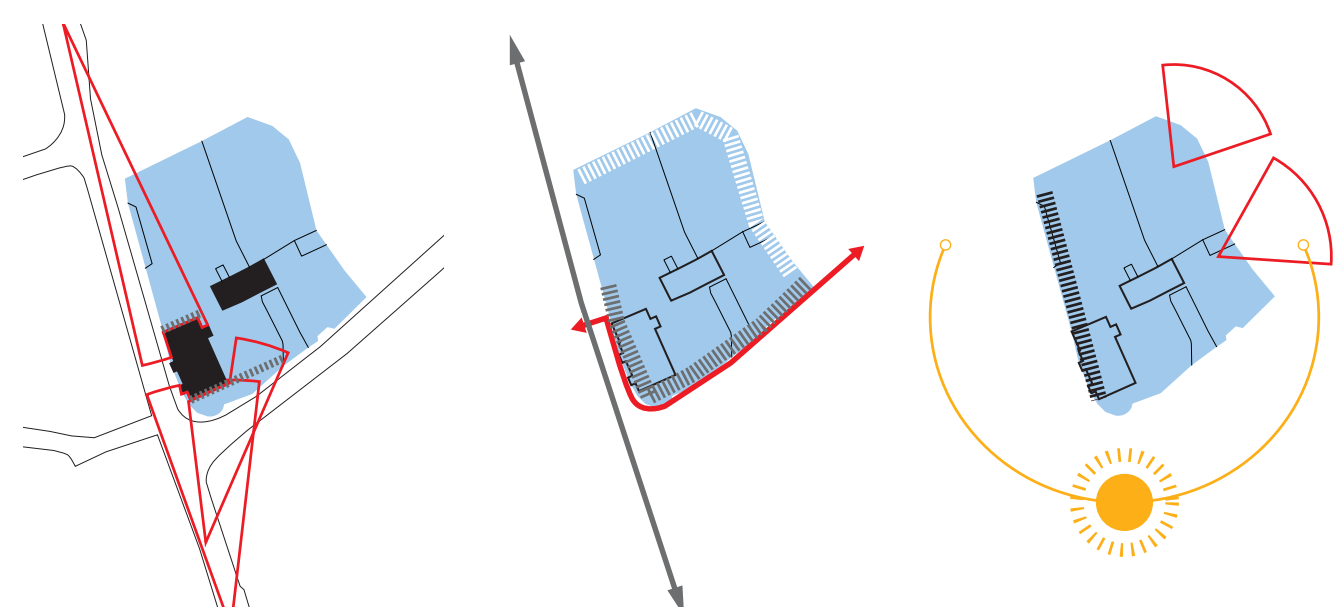
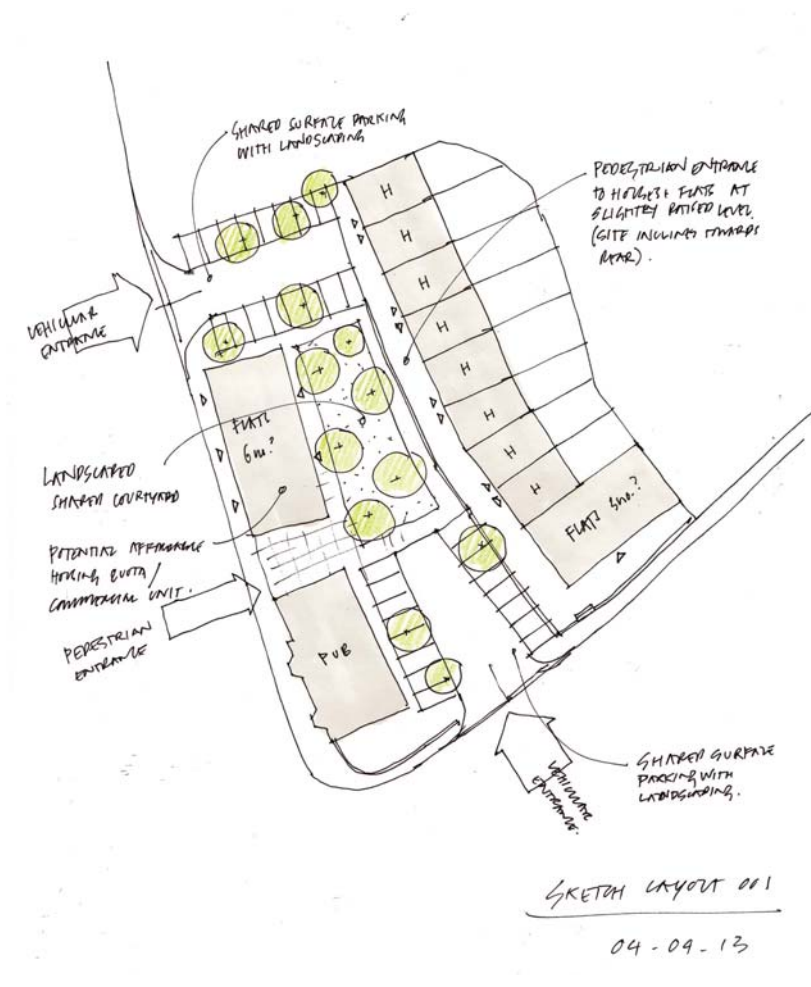


OPTION 4



OPTION 6

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Part 4: Current Proposals

- Renovated Temple Inn pub
- 9 new family homes with private, and large privately shared courtyard space
- 10 letting hotel rooms – securing the viability of the pub, providing jobs, and supporting local tourism
- Revitalising the centre of the village with a high quality, bespoke development

Facing housing development directly onto the A37 would have provided for poor quality living conditions; however, it was a primary aim of the development to achieve high standards of urban design which required the creation of street facing development - especially in such a central location.

Out of difficult site circumstances comes an elegant and valuable solution. A letting-rooms building, modest and subordinate in scale to the Temple Inn, could be built to the front of the site. The building itself would:

- Provide a noise barrier for the permanent residents to the rear
- Create a large private peaceful space for residents at the centre of the site
- Drastically improve the viability of the “only pub in the village”, securing its place as a community resource
- Provide much needed rural jobs
- Bolster the growing tourism industry in the authority area – a major local economic driver



Part 4: Current Proposals

To the A37 the scheme will provide a high quality street scene, a vast improvement over the current incongruous desolate car park. The scheme is seen to integrate the Temple Inn pub, the pedestrian crossing point, the garage and shop opposite with the new letting rooms, and residential development to the rear.

At this point the original retained annexe building provides a unique vista, juxtaposed against the proposed modern dwellings, pub and letting rooms, creating a high quality pedestrian courtyard area.

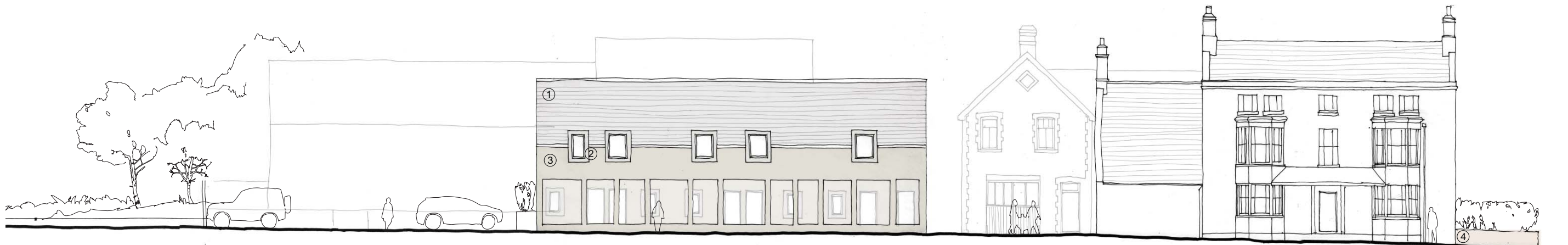
Parking is split over two areas to break up its mass, with pub patrons parking to the south and residents private parking to the north. A shared private courtyard area provides a high quality space that new families can take pride and ownership of.



ELEVATION 03 - Temple Inn Lane

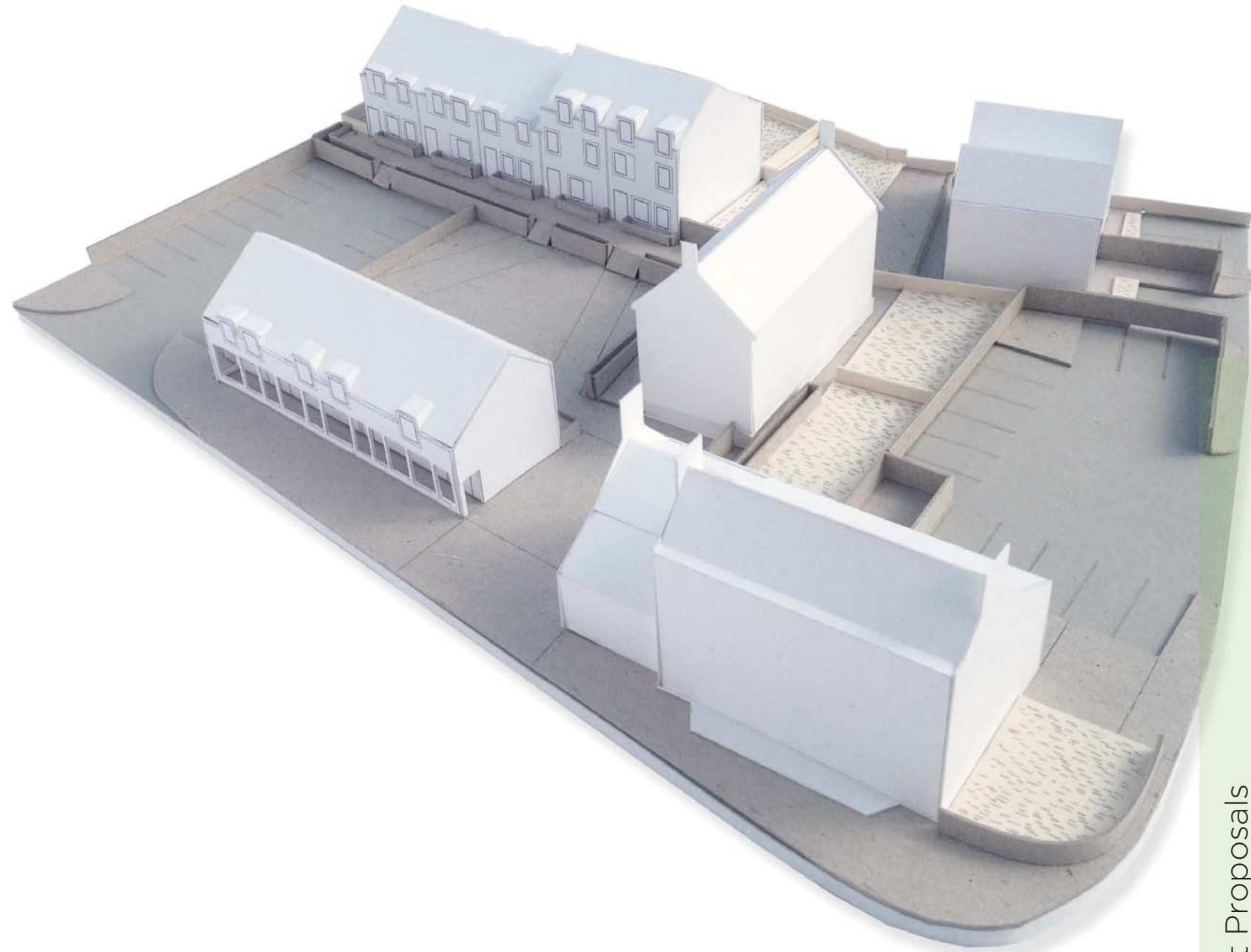


ELEVATION 01 - Through Internal Courtyard



ELEVATION 02 - Along A37

Part 4: Current Proposals



How to Respond

We welcome your views and opinions on the scheme. Please respond directly to:

templeinn@plainview.co.uk

Or alternatively write to:

Plainview Planning
5 Strand Court
Bath Road
Cheltenham
GL53 7LW

Please have all consultation responses in by the 6th August.

