



THE STEADINGS
CIRENCESTER

Pre-Application Consultation

Phases 2D and 2E Primary Street Proposals (Phase 2)

The Steadings, Cirencester

10 – 23 June 2025

1. Introduction

This presentation provides an update on the design for the **second** phase of the Primary Street (shown red below) linking from the existing **first** phase of the road (shown blue below) through to the south of The Cranhams.

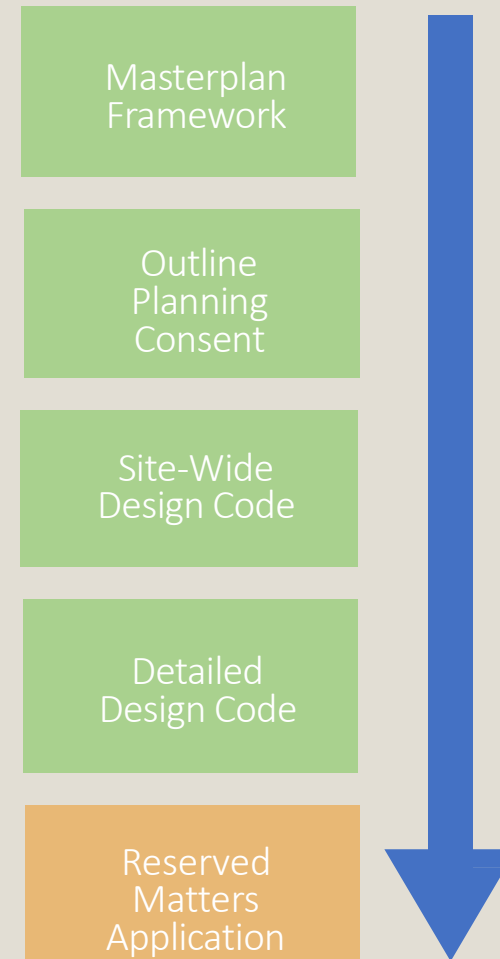
We welcome your comments before finalising the application.



The road follows the design parameters and requirements agreed with both Cotswold District Council (CDC) and Gloucestershire County Council (GCC) regarding the urban design and adoption requirements.

2. Background: Planning Framework

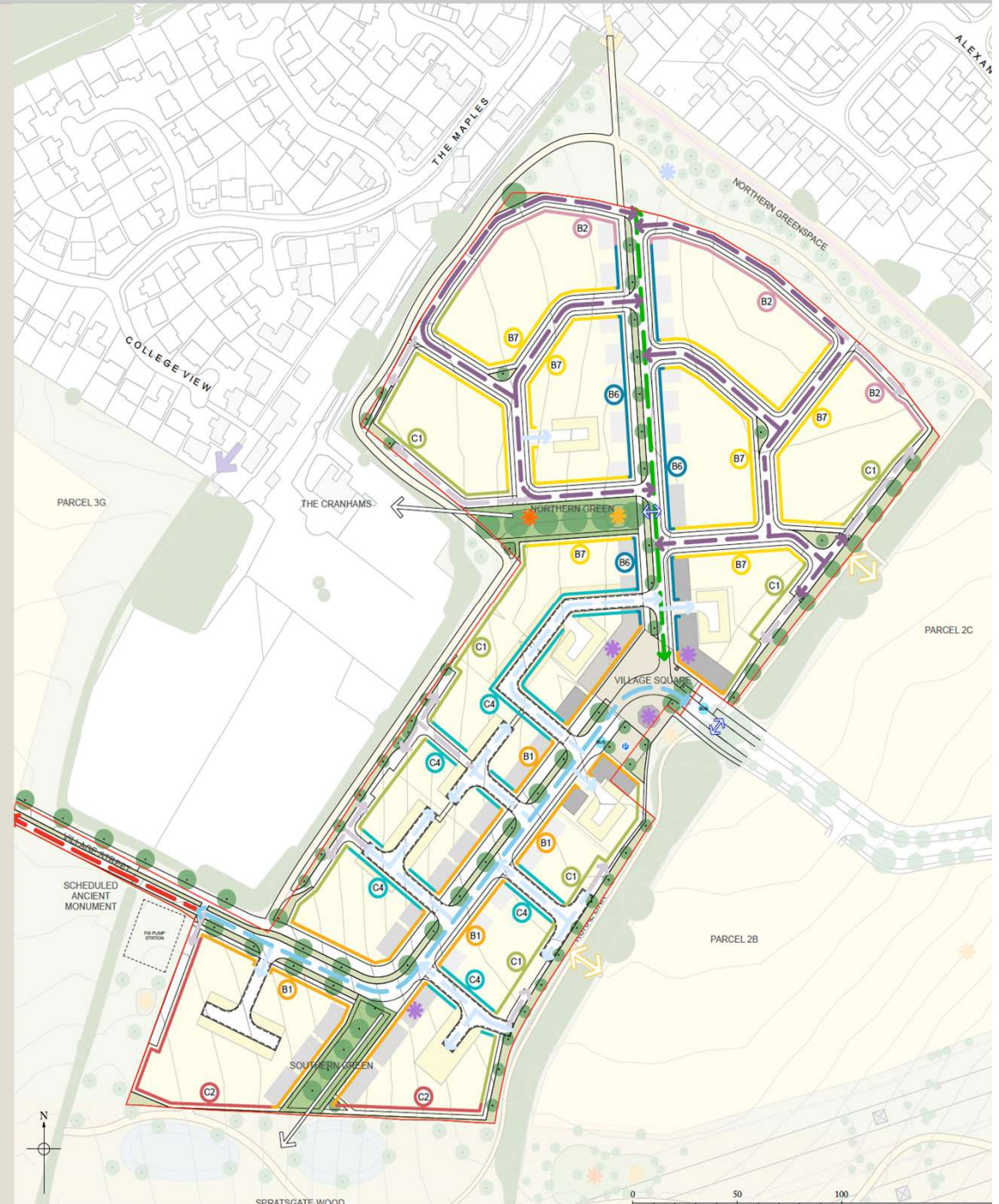
- The Planning Application (in this case a Reserved Matters Application referred to as an RMA) is the fifth and final stage of the planning process.
- The Local Planning Authority has previously approved stages 1 to 4.



3. Background: Framework Plan

- The approved design codes include the Framework Plan for The Steadings which provides a structure for the road proposals.
- The Reserved Matters Application must satisfy the scope of this Framework Plan.

KEY	
	Parcels 2D and 2E Detailed Design Code Boundary
GREEN INFRASTRUCTURE	
	Bespoke Play Area
	LEAP Play Area
	LAP Play Area
	Pylons & Offset
	Indicative Attenuation Area
	Existing Trees and Hedgerows
	Proposed Trees and Hedgerows
	Verge
	Secondary Green Infrastructure Areas (Indicative Locations, Minimum Combined Area 2160M ²)
TOWNSCAPE	
	Key Views
	Key/Marker Buildings
	Terraced Frontage
	Predominantly Terraced Frontage
	Terraced and Semi-detached Frontage with a Semi Formal Character
ACCESS AND MOVEMENT	
	Bus Stop
	Village Square
	Village Square Parking
	Site Access Point (Existing Footpath)
	Site Access Point (Pedestrian and Cycle Only)
	Crossing Point - Indicative Location (+/-5m)
	Indicative Crossing Location
FRONTAGE TYPES	
	B1 Semi Formal - Village Street
	B2 Semi Formal - Northern Green Space 1
	B6 Semi Formal - Bespoke Secondary Street
	B7 Semi Formal - Tertiary Street
	C1 Informal Frontage Character - Rural Link
	C2 Informal Frontage Character - Meadow Edge
	C4 Informal Frontage Character - Internal Street
STREET TYPES	
	Primary Enhanced Street C (Village Street)
	Bespoke Secondary Street
	Tertiary Pedestrian Prioritised Street
	Private Drive
	Indicative Courtyard and Mews Street Access
	Minor Road Link South of the Cranhams (Parcels 2E, 2F & 3G Link Road)
	Indicative Courtyard Parking
	Indicative Mews Street Parking

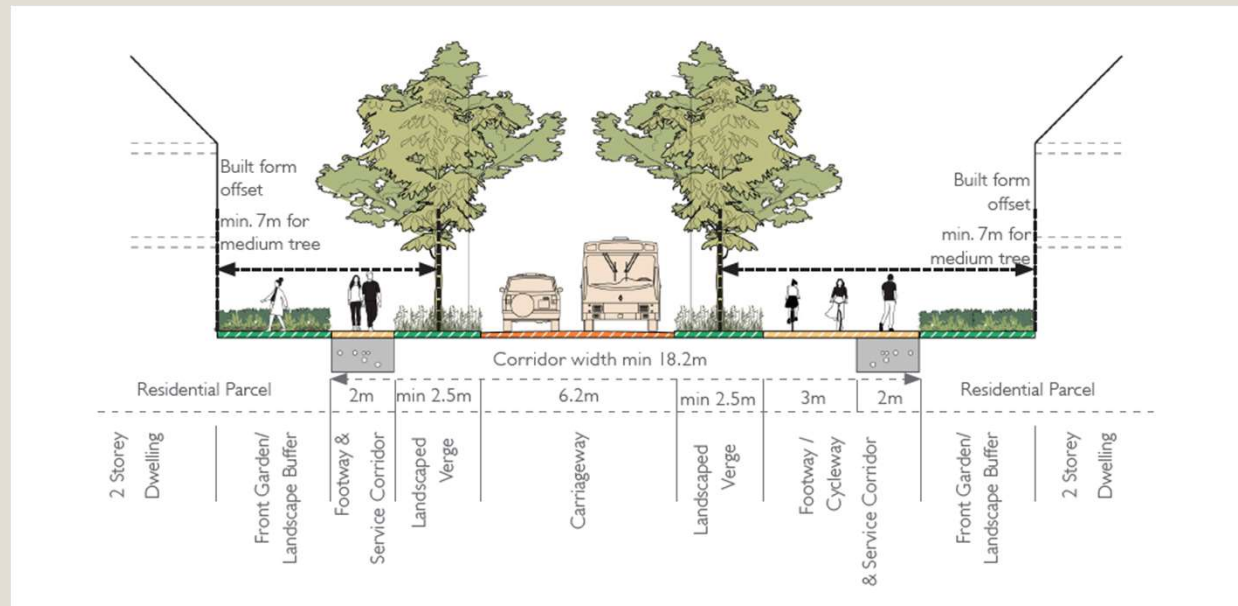


4. Design Requirements

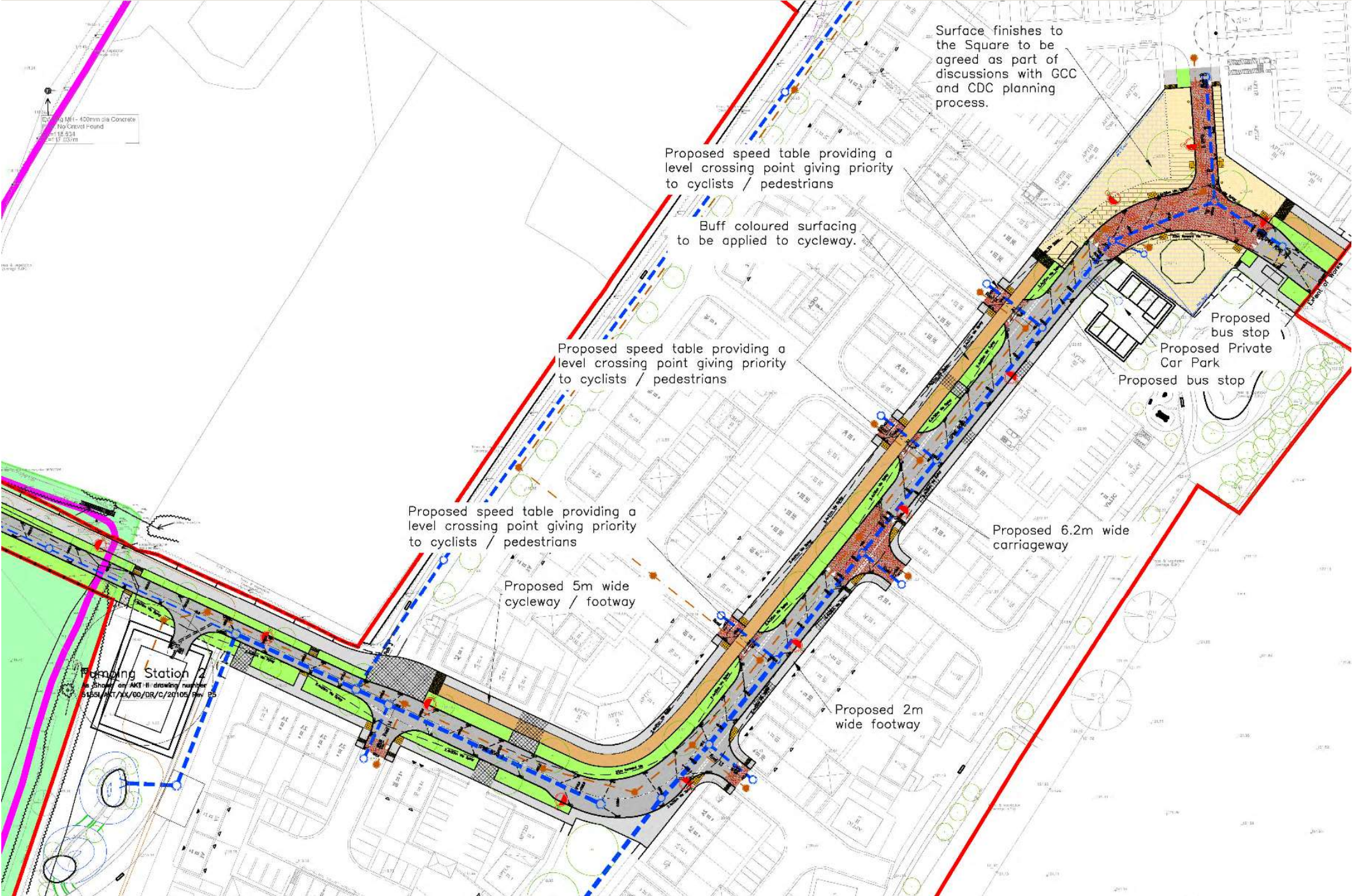
The road needs to be designed to adoptable standards as set by Gloucestershire County Council (GCC) as the highway authority. The road design will also need to meet the requirements set out in the Detailed Design Code as noted earlier.

The design requirement also cover the following:

- Design speed of 20 mph as this is not a through route
- 6.2m vehicular carriageway
- A 5m segregated pedestrian footway (2m) and cycleway (3m) corridor to the north side
- A 2m pedestrian footway on the southern side
- Verges that generally comply with GCC's minimum requirement of 2.5m
- Streetlighting is provided in accordance with GCC adoptable requirements



6. Design: Highways Design



7. Design: Materials



Legend

- Proposed Footway (Sawed concrete to match existing)
- Proposed Carriageway (Pigmented Hot Rolled Asphalt)
- Proposed Kerb (Conservation concrete)
- Proposed Tarmac (Tarmac Ulti Colour Buff Quartzite)
- Proposed Tactile (Standard Buff Coloured Tactile)
- Proposed Corduroy (Standard Buff Coloured Hazard Corduroy Paving)

Notes

- This drawing is based on the topographical survey undertaken by [redacted] dated [redacted].
- All proposed highway works shall be undertaken in accordance with the current version of the specifications for highway works (and published on the highway office or website) in the absence of a contract. However, the contractor shall be responsible for the interpretation of the above and to use any previous version where necessary to the extent of any such specification.
- The contractor shall verify all levels from the highest existing spot height to be used for the design. It will be the contractor's responsibility to ensure that the proposed works are in accordance with the relevant highway specifications.
- All works within the limit of the highway shall be agreed in accordance with the Traffic Signs Manual. Changes to traffic signs, road markings and lighting for local streets and temporary closures shall be agreed with the highway authority.
- This drawing is based on the current plan and all of the above are subject to change without notice.

SCALE AS SHOWN

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Azul Pirineo spherical sandstone Bollard with 450mm pedestal to match Sawn finish



Azul Pirineo sandstone slab - Sawn finish



Asphalt Concrete for Footway



Hot Rolled Asphalt for Carriageway



Wide Top Conservation Concrete Kerb



Standard 50x150 PCC Kerb



Standard 125x150 PCC Kerb



Standard Buff Coloured Hazard Corduroy Paving



Standard Buff Coloured Tactile



Ulti Colour Product - Buff Quartzite

Gloucestershire Highways - Enhanced palette of materials
PIGMENTED HOT ROLLED ASPHALT



Photograph C.1,1 - Pigmented Hot Rolled Asphalt (Black binder + red coated chippings)



Photograph C.1,2 - Pigmented Hot Rolled Asphalt (Black binder + red coated chippings)



Tarmac Ulti Colour Product Range

pfa consulting
planning and engineering, site and for the future
www.pfaconsulting.co.uk
Stratford Parkway, Stratford-upon-Avon, Warwickshire, CV37 9YF

Client: Bathurst Development Ltd

Project: The Steadings Cirencester

Drawing Title: Phase 2 Spine Road Construction Materials

Sheet: 1 of 1

Drawing No: B795/SR/0113

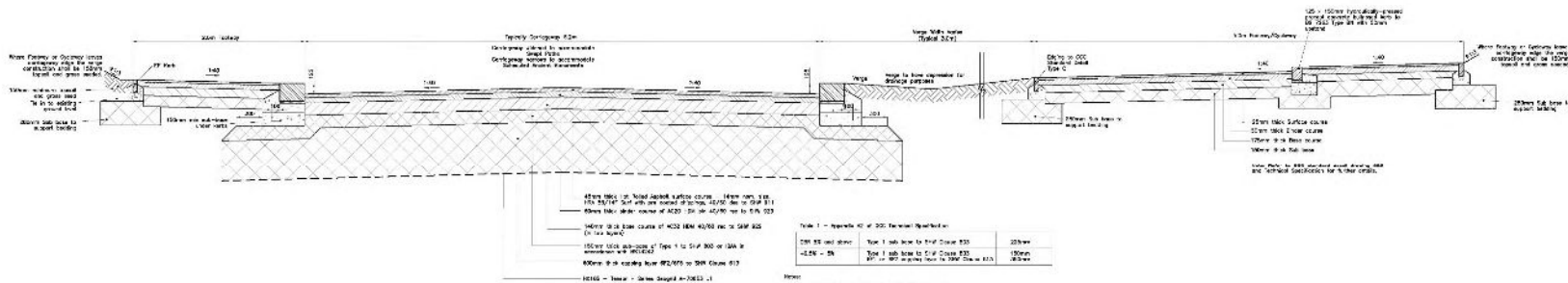
Date: 01/01/2023

Author: [redacted]

Check: [redacted]

Issue: [redacted]

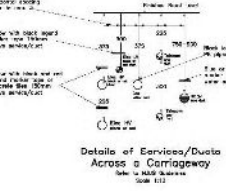
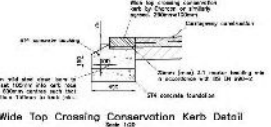
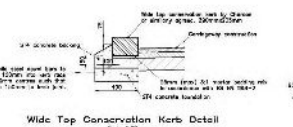
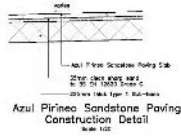
8. Design: Details



**GLOUCESTERSHIRE COUNTY COUNCIL
 STANDARD CONSTRUCTION DETAILS**

ASPHALT
 For details of the 500mm depth of the 500mm concrete, see the 500mm concrete detail drawing.

Asphalt Concrete Carriageway Construction
 Scale: 1:50
 Note: For details of the 500mm depth of the 500mm concrete, see the 500mm concrete detail drawing.



REVISIONS

No.	Date	Description	By	App'd
1	10/10/10	Issue for tender

NOTES

- The contractor shall ensure that the construction of the carriageway is in accordance with the specifications and standards set out in the contract documents.
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pfa consulting
 www.pfaconsulting.co.uk

Bathurst Development Ltd

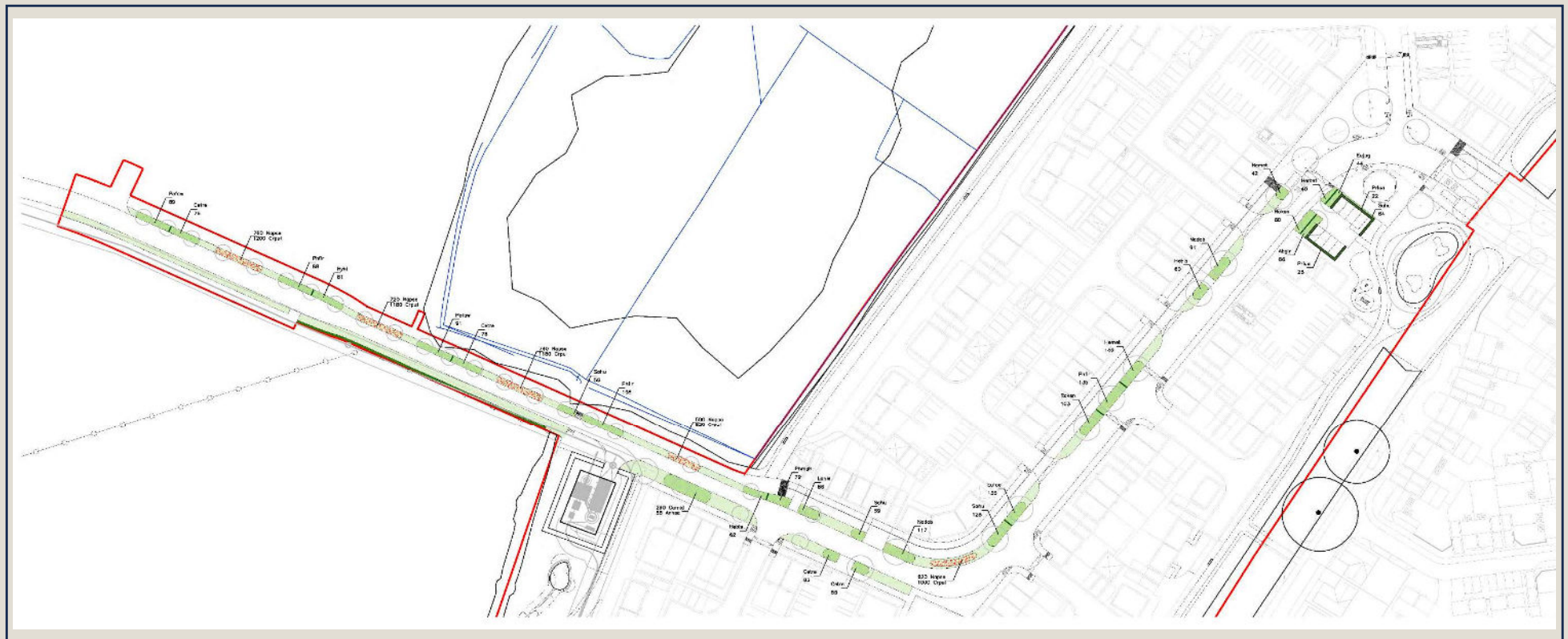
The Steadings Cirencester

Phase 2 Spine Road Construction Details

Scale: 1 of 1
B795/SR/0707
 Rev: **A**

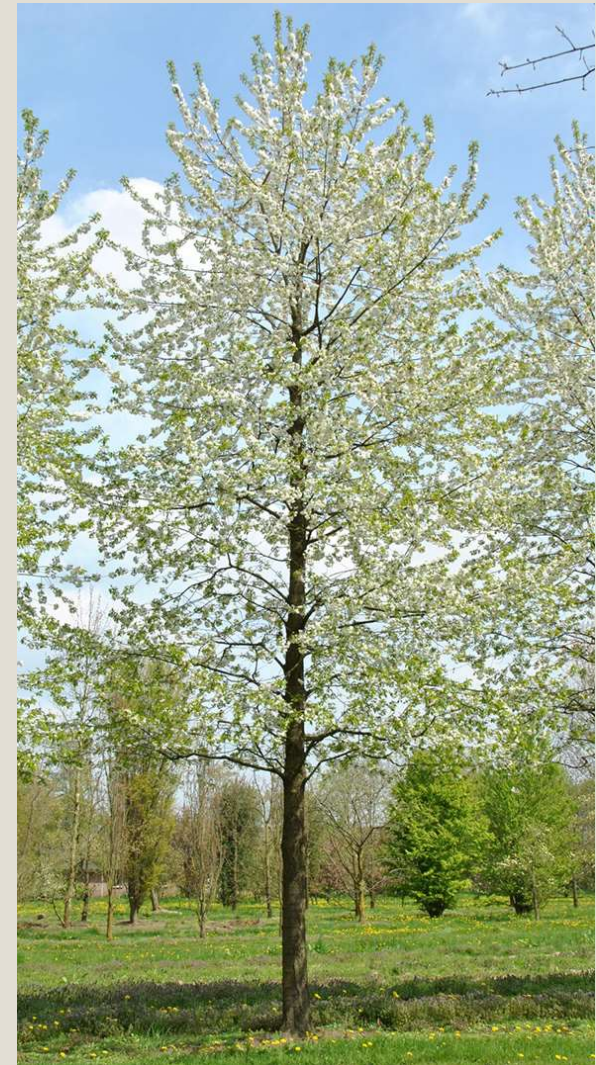
9. Design: Street Trees

- The verge will contain trees of varying species and age located along both sides of the road. They will be placed in a random pattern to avoid creating a uniform street scene.
- The location of the trees then dictates the set back for building frontages. Whilst the application seeks consent just for the road corridor, in order to design it extensive consideration has been given to the wider street scene and landscape character.



10. Design: Street Trees

A diverse range of suitable street trees has been selected, including species of Field Maple, Oak, Hornbeam, Cherry, Lime and Rowan.



11. Design: Lighting Layout

The street will contain lighting. A lighting assessment has been carried out and the details of this are shown opposite.

Luminaire B Data



Supplier	Urbis Schreder
Type	AXIA 3.3 5287 Integrated lenses 48 OSLO SQUARE GIANT@300mA
Lamp(s)	48 OSLO SQUARE GIANT@300mA WW 73 0 230V
LampFlux(klm)/Colour	6.27 WW 3000K/70
File Name	AXIA 3.3 5287 48 OSLO SQUARE GIANT 3 00mA WW 730 42W 429224 Integrated lens...
Maintenance Factor	0.86
Imax70,80,90(cd/klm)	980.0, 156.0, 9.0
No. in Project	16

Luminaire E Data



Supplier	Holophane Europe
Type	VMXII.1.LA08A.V2.X2L3.W058 (TZ)
Lamp(s)	LED C.8000 Lumens
Lamp Flux (klm)	5.37
File Name	VMXII.1.LA08A.V2.X2L3.W058 (TZ).IES
Maintenance Factor	0.86
Imax70,80,90(cd/klm)	574.4, 73.1, 0.0
No. in Project	1

Horizontal Illuminance (lux)

Grid 1



6. The Timeline

Following this consultation exercise Bathurst Development will review the feedback received and will consider this in finalising the design proposals before submitting the Reserved Matters Application.

- Pre-application Consultation 10 June – 23 June 2025
- Finalise Design and Submit RMA by the end of June 2025
- Anticipated Planning Determination by September 2025

Subject to securing planning approval, the works will be delivered in phases starting at the eastern end and progressing west.

The current programme anticipates these works will commence in late 2025 and will be delivered over a 18 – 20 month period.

If you wish to comment on the proposals, please send
your feedback via email to:

community@thesteadingscirencester.co.uk

Or by post to:

The Steadings, Bathurst Development,
The Estate Office, Cirencester Park,
Cirencester, GL7 2BU

by

23 June 2025



THE STEADINGS

CIRENCESTER