

Local development framework

CHELTENHAM

# Local development framework

**PRESTBURY CONSERVATION AREA  
CHARACTER APPRAISAL AND MANAGEMENT PLAN**

**JUNE 2009**

Cheltenham Borough Council  
[www.cheltenham.gov.uk](http://www.cheltenham.gov.uk)



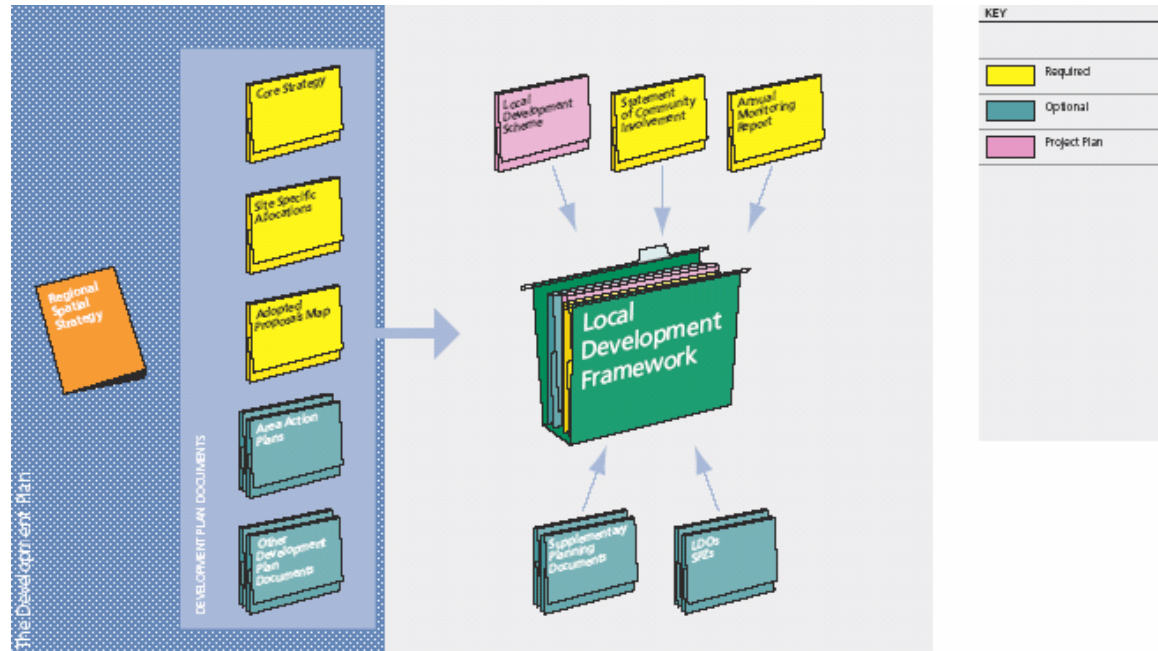
## Supplementary Planning Documents & Local Development Frameworks

Supplementary Planning Documents (SPDs) are intended to expand upon policy or provide further detail to policies in Development Plan Documents (DPDs). They must not however, be used to allocate land. SPDs are not subject to independent examination and are not part of the statutory Development Plan, unlike DPDs. However, the SPD will form part of the Local Development Framework (LDF), and will be an important consideration in determining planning applications. These documents can demonstrate how policies can be taken forward.

SPDs may cover a range of issues and can be thematic or site specific. For example, a SPD can be a design guide, development brief or a topic or issue based document. These will help to guide people when applying for planning permission such as designing extensions and conservatories. SPDs must be consistent with national and regional planning policies as well as the DPDs in the LDF.

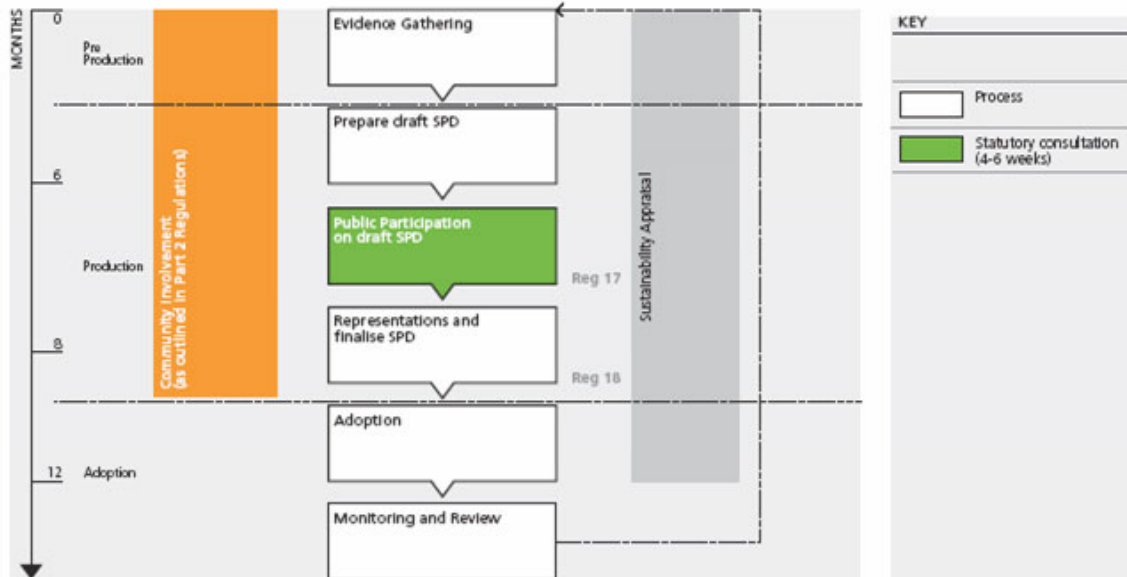
Local planning authorities must undertake a Sustainability Appraisal, which is a process designed to ensure that sustainability is inherent within all plans, policies and programmes throughout the preparation process of a SPD, and to include the timescale of producing this and the SPD in the Local Development Scheme (LDS). The LDS is a proposed timetable for the preparation of planning policies and priorities for bringing forward documents which will deliver the strategies of the local planning authority. Please see Diagram 1 for the required documents of LDF.

**Diagram 1: Key documents of the Local Development Framework**



Local planning authorities should prepare SPDs taking into consideration the process of continuous community involvement in accordance with the Statement of Community Involvement (SCI). SCI sets out the ways in which local planning authorities will consult and involve people when developing planning policies and considering planning applications. The process for producing a SPD is shown in Diagram 2.

**Diagram 2: The Supplementary Planning Document Process**





# **Prestbury Conservation Area**

## **Character Appraisal and Management Plan**

**June 2009**



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### **Key characteristics**

This Character Appraisal of the Prestbury Conservation Area concludes that the special interest of the area derives from the following key characteristics:

- The area has retained its distinctive village character and qualities through the visual dominance of historically and architecturally important buildings, the retention of their attractive historic settings and the retention of many of the historic plot boundaries;
- The Conservation Area has a diverse mix of building type, style, age and function, with the retention of several agricultural structures. This adds to the special interest of the Conservation Area through the architectural variety of buildings, their details and materials, their relationships to each other, as well as the various uses of buildings and land;
- Prestbury has two distinct urban grains. A fine grained format exists in the High Street and on burgage plots in The Burgage itself. However, around Mary's Church there is a marked contrast with a much looser urban grain in evidence;
- Mature tree growth, extensive open spaces and historic buildings positioned in large plots, all contribute to a sense of space in parts of the Conservation Area;
- Cotswold stone walls form a distinctive feature within the Conservation Area and contribute to shaping its identity.

### **Key issues**

A number of problems and issues have been identified and have a negative impact on the character of Prestbury Conservation Area. These form the basis for the Management Proposals of the Management Plan in the Part 2 of this document and are summarised below:

- Control of new development;
- Loss of traditional architectural features on some historic buildings;
- Negative impacts of the presence of equipment or installations on or around buildings, such as large aerials or satellite dishes;
- Drives and loss of front gardens;
- Tree management;
- Boundary enclosures;
- Setting and views;
- Enhancement of existing buildings and land;
- Car park adjacent The King's Arms public house;
- Approach to Deep Street;
- Traffic in Deep Street and High Street;
- Row of garages and car port on Idsall Drive.

# Part 1 – Character Appraisal

## Townscape Analysis Map of Prestbury Conservation Area

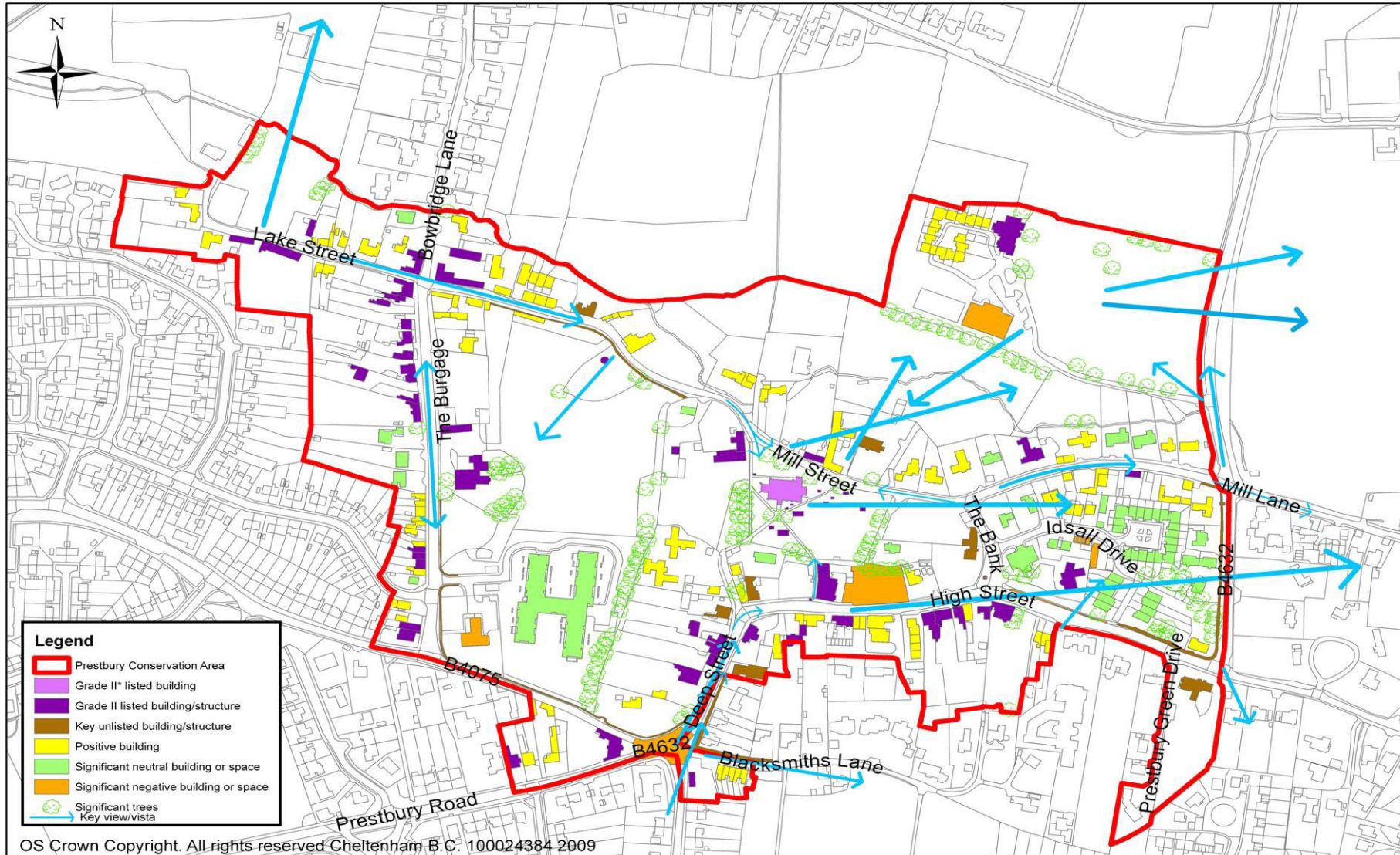


Figure 1 Townscape Analysis Map of Prestbury Conservation Area

# 1 INTRODUCTION

## **What is a Conservation Area**

- 1.1 A Conservation Area is an area of special architectural or historic interest, in which the character or appearance is considered to be worth preserving or enhancing. It is given special protection under the Planning (Listed Buildings and Conservation Areas) Act 1990 and Government policy in relation to Conservation Areas set out in Planning Policy Guidance 15 (PPG15). This legal protection enables the best features of an area to be preserved and new buildings and street works to be designed in-order that they enhance the area.
- 1.2 Some building work which does not require planning permission (known as “permitted development”) can damage the special qualities of a Conservation Area. “Article 4” directions can be applied by the planning authority to limit permitted development rights and thus give extra protection to particular buildings.

## **The need for an appraisal**

- 1.3 PPG15 stresses the need for local planning authorities to make an assessment of the special character and appearance of all Conservation Areas in their districts. The Government has also made the preparation of such assessment appraisals for all conservation areas a Best Value Performance indicator for local authorities. These assessments should be reviewed by local planning authorities every five years.
- 1.4 This document has been split into two parts. Part 1 of the document forms the character appraisal which provides an assessment of the character of a conservation area or parts of it. This appraisal provides the basis for Part 2, which comprises a management plan which gives guidance on how the preservation or enhancement of the character or appearance can be achieved. It also provides a sound basis for development control decisions made by local authorities (such as the design of highways or the appropriateness of the design of new buildings or open spaces).
- 1.5 Both parts of this document were subject to public consultation between 2<sup>nd</sup> March and 13<sup>th</sup> April 2009. Following consideration of representations received, the Management Plan was adopted by Cheltenham Borough Council on 29<sup>th</sup> June 2009 as a Supplementary Planning Document. It will be used in conjunction with the Local Plan as a material consideration in determining planning applications.
- 1.6 A statement entitled *Prestbury Conservation Area Character Statement – Key Issues and Actions* was produced by Cheltenham Borough Council in 2003. It was adopted as Supplementary Planning Guidance (SPG). The SPG has been referred to in writing this Character Appraisal and Management Plan, which supersede it. The main actions arising from the original SPG relate to managing through traffic within the Conservation Area, controlling the use of appropriate, traditional boundary treatments and materials in new development, preserving green spaces and trees and dealing with incremental changes to buildings. Through the Management Plan SPD, the Council is continuing to manage these issues. Through traffic is still a particular problem in the Conservation Area and Action PB11 in the Management Plan attempts to address this.

## **Planning context**

- 1.7 Cheltenham Borough Council has various adopted and emerging planning related documents. They can be found on the Council's website - [www.cheltenham.gov.uk](http://www.cheltenham.gov.uk) Some of the documents are quite broad in their content, whilst others are thematic, site specific or area specific. However, all fall within the statutory planning framework and all are material considerations in determining planning proposals. Together, these documents look at various aspects of the built environment and need to be read as a whole within a particular context.
- 1.8 This document is part of that overall framework. The Character Appraisal (Part 1) assesses the character of the Conservation Area and highlights negative issues, which are then addressed through Management Proposals within the Management Plan (Part 2). In developing planning proposals, the Character Appraisal and Management Plan need to be considered along with advice, guidance and policy set out in other planning documents, be they general, thematic or spatially specific.

## **Conservation Area boundaries**

- 1.9 There is a requirement for existing Conservation Area boundaries to be re-assessed from time to time. This character appraisal for Prestbury is not intended to look at reviewing the boundary of the Conservation Area. However, it may be desirable to review the boundary in the future, and the following notes have been made for such a time: an existing boundary error has been noted which was made when the Conservation Area boundary was last reviewed in July 2001. This error incorrectly includes part of the rear gardens of Blenheim Cottage and the adjacent house on its east side, both on Blacksmiths Lane, within the Conservation Area boundary. This land should be removed from the Conservation Area so that the boundary runs along the northern site boundary of Blenheim Cottage and the adjacent house.
- 1.10 Bowbridge Lane, Park Lane, Spring Lane and Shaw Green Lane are positioned outside the Conservation Area. Only the southern end of Bowbridge Lane is positioned within the boundary. These lanes contain a mixture of historic and more modern houses. Some of the historic houses maybe seen as worthy of Conservation Area designation. These areas will be re-assessed when the Conservation Area boundary is reviewed in the future and included within a re-designation of the boundary as appropriate.

## **Prestbury Conservation Area**

- 1.11 The village of Prestbury is located about two miles north-east of Cheltenham town centre. It has a "...population of about 5,300."<sup>1</sup> Prestbury Conservation Area was originally designated by Gloucestershire County Council on the 15<sup>th</sup> August 1971. Designation of the Conservation Area was taken over by Tewkesbury Borough Council on 1<sup>st</sup> April 1974. On 1<sup>st</sup> April 1991, designation was then taken over by Cheltenham Borough Council when the Council's boundaries were revised. Prestbury Conservation Area covers about 26 hectares.
- 1.12 The Conservation Area contains 60 Grade II listed buildings/structures, two Grade II\* listed buildings/structures and some locally listed buildings/structures. To the north of the Conservation Area lies the remains of a moated site which is one of six scheduled ancient monuments located within the Borough of Cheltenham.

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<sup>1</sup> <http://www.cheltenham4u.co.uk/prestbury.asp?area=Prestbury>

### **Summary of special interest**

- 1.13 Prestbury Conservation Area is special because:
- a) The area has retained its distinctive village character and qualities through the visual dominance of historically and architecturally important buildings, the retention of their attractive historic settings and the retention of many of the historic plot boundaries;
  - b) The Conservation Area has a diverse mix of building type, style, age and function, with the retention of several agricultural structures. This adds to the special interest of the Conservation Area through the architectural variety of buildings, their details and materials, their relationships to each other, as well as the various uses of buildings and land;
  - c) Prestbury has two distinct urban grains. A fine grained format exists in the High Street and on burgage plots in The Burgage itself. However, around St. Mary's Church there is a marked contrast with a much looser urban grain in evidence;
  - d) Mature tree growth, extensive open spaces and historic buildings positioned in large plots, all contribute to a sense of space in parts of the Conservation Area;
  - e) Cotswold stone walls form a distinctive feature within the Conservation Area and contribute to shaping its identity.

## **2 LOCATION AND SETTING**

### **Location and context**

- 2.1 Although Prestbury is an outlying village to the north east of Cheltenham, positioned approximately two miles from the town centre, it falls within the Cheltenham Borough, and forms part of Prestbury parish. Prestbury is physically linked to Cheltenham, but the Conservation Area covers the original village which has a character distinct from the town. The remainder of the village forms suburban development around Prestbury's historic core. Prestbury is set at the foot of Cleeve Hill, which forms part of the Cotswold scarp. Cleeve Hill provides an attractive setting for the village and enhances its rural character. The Cotswold Area of Outstanding Natural Beauty covers a vast area of land to the east and south-east of Prestbury. *"AONBs are designated landscapes and share the same status in landscape protection terms as National Parks."*<sup>2</sup> The boundary of the AONB runs very close to the boundary of the Prestbury Conservation Area at its north east corner. Land to the north is designated Green Belt and this land is important to the setting of the Conservation Area. Despite large amounts of development within neighbouring Cheltenham in recent years, Prestbury has managed to retain its village character.

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<sup>2</sup> The Cotswolds Area of Outstanding Natural Beauty - <http://www.cotswoldsaonb.org.uk/?Page=AONB>

## General character and plan form

2.2



**Figure 2** The High Street forms the commercial hub of the village

Prestbury Conservation Area is the historic heart of Prestbury village. It contains a large number of period buildings, many of which are statutory or locally listed. Although Prestbury is predominantly residential, there are community buildings including two churches, three public houses, a hotel, library, post office, shops and other services.

2.3



**Figure 3** Southam Road forms part of the B4632

The Conservation Area has generally retained its historic plan form with the High Street, Mill Street and The Burgage forming the main roads. The Conservation Area contains two main streets (Mill Street and High Street) which run on an east-west axis and are linked by The Burgage, The Bank and Southam Road, which run on a north-south axis. Buildings have been developed over time along the routes of the roads. The busy Southam Road which forms part of the B4632 connects Prestbury with Southam and Winchcombe to the north and with Cheltenham to the south. It joins Prestbury High Street and the route experiences very high levels of traffic.

2.4



**Figure 4** Morningside Close has been built in the grounds of the demolished Morningside House

A large number of historic buildings are set within spacious plots, but others are set within small plots and are positioned at the back edge of the footpath. These create a sense of containment. Burgage plots are in evidence along the west side of The Burgage which date back to the 13<sup>th</sup> century. The layout of buildings in the Conservation Area is informal in places, with buildings loosely positioned around St Mary's Church and set within spacious grounds. Housing from the latter part of the 20<sup>th</sup> century has been more densely developed on smaller, compact plots, particularly in the east of the Conservation Area. These houses have frequently been built in the grounds of earlier buildings.

## Wider landscape setting

2.5

Prestbury Conservation Area is surrounded on its south and west sides by dense, suburban development, which is part of the progressive outward

expansion of Cheltenham. Housing is concentrated along Prestbury Road, New Barn Lane and Priors Road, which form the main roads into Prestbury village from Cheltenham.

- 2.6 The physical character of the Conservation Area is determined by the form of the roads, enclosed and open spaces and distant views of Cleeve Hill and Agg's Hill. The straight plan form of the main streets creates long vistas whilst buildings positioned against the back edge of footpath create a sense of enclosure. Green spaces provide a sense of openness and trees often mark boundaries. Cleeve Hill to the east and Green Belt to the north provides an open, attractive setting for the village.



**Figure 5** View of Cleeve Hill from Prestbury Conservation Area



**Figure 6** Green Belt land in the north of the Conservation Area

- 2.7 Many of the period buildings are landmarks in the village. These include St Mary's Church, Prestbury House Hotel, Prestbury Manor House (also known as The Hayes), The King's Arms, The Royal Oak and the United Reformed Church. These buildings are visually prominent in the street scene and characterise views from both within and outside the Conservation Area.



**Figure 7** Landmark buildings in Prestbury Conservation Area

### 3 HISTORIC DEVELOPMENT

#### **Archaeology within Prestbury**

- 3.1 Some archaeological research has been conducted within the Borough of Cheltenham and in-depth research can be found in "Pre-Regency Cheltenham: An Archaeological Survey".<sup>3</sup>

<sup>3</sup> 'Pre-Regency Cheltenham: An Archaeological Survey' Cheltenham Art Gallery & Museum, 1975

- 3.2 Archaeological remains have been unearthed within the village of Prestbury. Remains have been recorded in the Gloucestershire Sites and Monument Record and include pottery sherds, a portion of thick glass bottle, a piece of iron slag and a truncated pit.<sup>4</sup>
- 3.3 A particularly prominent archaeological asset is a moated site which is recorded on English Heritage's List of Scheduled Monuments for Cheltenham. The site contains the remains of a manor house, known as "...the second most valuable property of the bishops of Hereford."<sup>5</sup> The list description continues "...it is possible that the (moated) site helped to attract early settlement to the area of Prestbury, prompting the development of the town and the acquisition of market and borough charters."<sup>6</sup>
- 3.4 Archaeological discoveries and buried archaeological remains provide a basis for researching the origins and early development of Prestbury, and contribute indirectly to a sense of place evident in the modern era.

### **Summary of Historic Development of Prestbury**

- 3.5 The village of Prestbury has a long history, first being recorded "...in 899-904, as *Preosdabyrig*, meaning 'the priests' fortified place'."<sup>7</sup> The Anglo-Saxon Chronicle contains reference to Prestbury in the 9<sup>th</sup> century and "*The Domesday Book of 1086 records a population of 36 for Prestbury – including a priest – and shows that the Bishop of Hereford still owned the manor.*"<sup>8</sup> The manor of Prestbury was positioned to the north-west of Prestbury village. The scheduled monument description for this moated site claims that "...there may have been a house on the site from that date (9<sup>th</sup> century). Finds indicated that the main period of occupation of the site was from the 12<sup>th</sup> century through to the 17<sup>th</sup> century..."<sup>9</sup>
- 3.6 By 1136 the Bishop of Hereford had turned a large area of land in the north-west of the parish into Prestbury Park. The "...Park was stocked with...game which was frequently poached in the Middle Ages."<sup>10</sup> This area of land is now occupied by Cheltenham Racecourse, which has been here since the 1830's.
- 3.7 Prestbury began to grow loosely around the 13<sup>th</sup> century St Mary's Church. Hodsdon explains how "*The village was called Prestbury borough in 1473.*"<sup>11</sup> In the Middle Ages, Prestbury had a market and fair. The market was granted in 1249 and was positioned in The Burgage, where burgage plots were established around the same time. The market was destroyed by fire in the 15<sup>th</sup> century, along with part of the east side of The Burgage. It was for a time revived but "...by c. 1700 it had lapsed."<sup>12</sup>
- 3.8 Agriculture played a large part in the development of Prestbury and arable farming took place within the village. The Inclosure Act of 1730 caused the fencing in of fields and physical changes to the landscape. The Victorian County History records for Prestbury state that "...agriculture was the main occupation until the 19<sup>th</sup> century..."<sup>13</sup>

<sup>4</sup> Gloucestershire Sites & Monument Record – Summary Report For Areas 17938 & 27722

<sup>5</sup> Department For Culture, Media and Sport Batch Number: 10707 – Moated Site 570m west of Laxton Meadow Farm

<sup>6</sup> Department For Culture, Media and Sport Batch Number: 10707 – Moated Site 570m west of Laxton Meadow Farm

<sup>7</sup> Cheltenham4u.co.uk – [http://www.cheltenham4u.co.uk/prestbury\\_history.asp?area=Prestbury](http://www.cheltenham4u.co.uk/prestbury_history.asp?area=Prestbury) Cheltenham Areas: History of Prestbury

<sup>8</sup> Prestbury Women's Institute (date unknown) *Prestbury: Our Heritage an Architectural Survey* pg. 3

<sup>9</sup> Department For Culture, Media and Sport Batch Number: 10707 – Moated Site 570m west of Laxton Meadow Farm

<sup>10</sup> British History Online – <http://www.british-history.ac.uk/report.aspx?compid=66385> Victorian County History 'A History of the County of Gloucester: volume 8' Prestbury

<sup>11</sup> Hodsdon, J. (1998) *An Historical Gazetteer of Cheltenham* pg. 27

<sup>12</sup> British History Online, *ibid.*

<sup>13</sup> British History Online, *ibid.*



- 3.9 Prestbury has had two mills – Lower Mill, which was a water mill located near St Mary’s Church in Mill Street and Upper Mill, which was a corn mill located in Mill Lane, to the east of Southam Road and outside the Conservation Area.
- 3.10 Many houses were built in Prestbury from the 17<sup>th</sup> century onwards, in a variety of style and material. “...In the earlier 19<sup>th</sup> century the number of houses in Prestbury doubled as Cheltenham expanded into the south side of the parish.”<sup>14</sup> Houses tended to be built along the roads, fronting directly onto the footpaths.
- 3.11 “In the mid-18<sup>th</sup> century a chalybeate spring in the north-west corner of the parish was found to have medicinal properties. By 1751 Lord Craven, on whose estate the spring rose, had provided hot and cold baths and lodgings for people taking the water.”<sup>15</sup> The spa was known as Hyde Spa, but was never as successful as Cheltenham’s spas, and “...had closed by 1846.”<sup>16</sup>
- 3.12 In the 18<sup>th</sup> and 19<sup>th</sup> centuries, Prestbury became a popular resort for people visiting Cheltenham to take the waters. The Grotto Tea Rooms in Prestbury, located on the south side of Mill Street, were, by 1784 “...established as the object of excursions”<sup>17</sup> and visited by Dr. Edward Jenner and King George III.
- 3.13 “In 1833 Prestbury had three day schools...In 1836 a National school was built in Bouncers Lane.”<sup>18</sup>
- 3.14 “...The village had always had an association with horse racing ever since a summer race became established in 1819 as an annual three day event on Cleeve Hill.”<sup>19</sup> This long association included the famous jockey Fred Archer, who raced at the nearby Prestbury Park racecourse and the former training yard of Frenchie Nicholson, which was on the edge of the racecourse.
- 3.15 Prestbury is a popular area to live in, being an easy commute to Cheltenham and retaining its village character. Over time, some of the early buildings have been converted to houses, including the two mills, and there has been infill development.

### **Development by end of 18<sup>th</sup> century**

- 3.16 As mentioned in the summary of the development of Prestbury, the village’s history dates back to the 9<sup>th</sup> century when the Bishop of Hereford owned the land and manor. Prestbury was then recorded as a separate manor to Cheltenham.
- 3.17 Prestbury developed initially as an agricultural village with most of the parish being arable. “Crops grown at Prestbury in the Middle Ages included wheat, barley and oats.”<sup>20</sup> An Inclosure Act of 1730 caused the fencing in of open fields and major landscape changes. The fields were divided into furlongs. Farms in Prestbury included Home Farm and Church Farm.
- 3.18 In the Middle Ages there was a fair and market in The Burgage which were secured by the Bishop of Hereford. The Burgage was “...located on the important route from Winchcombe to Gloucester”<sup>21</sup> and it was the oldest part of the village.

<sup>14</sup> British History Online, *ibid.*

<sup>15</sup> British History Online, *ibid.*

<sup>16</sup> British History Online, *ibid.*

<sup>17</sup> Cheltenham4u.co.uk – [http://www.cheltenham4u.co.uk/prestbury\\_history.asp?area=Prestbury](http://www.cheltenham4u.co.uk/prestbury_history.asp?area=Prestbury) Cheltenham Areas: History of Prestbury

<sup>18</sup> British History Online – <http://www.british-history.ac.uk/report.aspx?compid=66385> Victorian County History ‘A History of the County of Gloucester: volume 8’ Prestbury

<sup>19</sup> Radford, K. (1993) *Prestbury High Street – The Street: Growth and Continuity*

<sup>20</sup> British History Online – <http://www.british-history.ac.uk/report.aspx?compid=66385> Victorian County History ‘A History of the County of Gloucester: volume 8’ Prestbury

<sup>21</sup> Cheltenham4u.co.uk – [http://www.cheltenham4u.co.uk/prestbury\\_history.asp?area=Prestbury](http://www.cheltenham4u.co.uk/prestbury_history.asp?area=Prestbury) Cheltenham Areas: History of Prestbury

- 3.19 Prestbury Park became popular for game hunting but *“in the 18<sup>th</sup> and 19<sup>th</sup> centuries, the park was used for farmland and later for the Cheltenham racecourse.”*<sup>22</sup>
- 3.20 Although farming formed the principle economy for Prestbury, the Victorian County History records for Prestbury indicate that *“...in this part of the parish quarries were in use from the 16<sup>th</sup> century or earlier until the earlier 20<sup>th</sup> (century). It was said that stone from Prestbury was used in the building of Tewkesbury Abbey.”*<sup>23</sup> However there is no evidence that quarrying took place within the area currently designated as the Conservation Area.
- 3.21 In the 1750s the Hyde Spa (located in the north-west corner of the parish) provided spa waters for visitors, though it was short-lived and never as successful as some of Cheltenham’s spas.
- 3.22 St Mary’s Church is a highly important building in the early development of Prestbury, which was *“an early possession of Lanthony Priory, Gloucester.”*<sup>24</sup> It was consecrated in 1136 and largely rebuilt in the 14<sup>th</sup> century. It is likely that the main early development in Prestbury occurred in a piecemeal fashion loosely around the St Mary’s church by the 12<sup>th</sup> century and later development followed the line of existing roads. *“The population was estimated at 445 in the early 18<sup>th</sup> century...”*<sup>25</sup> *“...In the earlier 19<sup>th</sup> century, the number of houses in Prestbury doubled as Cheltenham expanded into the south side of the parish.”*<sup>26</sup>
- 3.23 At the beginning of the 18<sup>th</sup> century, *“...some of the parishioners had set up a school to teach poor children reading, writing, religion, and accounts.”*<sup>27</sup>

### **Development by mid 19<sup>th</sup> century**

- 3.24 During the peak of Cheltenham’s popularity as a spa town in the first half of the 19<sup>th</sup> century, Prestbury became a popular area for lodging. Hart explains that *“Where they (visitors) all found lodging remains a mystery, even though Prestbury and Tewkesbury were full to overflowing.”*<sup>28</sup>
- 3.25 In the early 19<sup>th</sup> century, the Grotto tearoom, located to the south of Mill Street, was said to be one of the main attractions of the village. During this time *“the population began to increase rapidly from 485 in 1801... (to)... 1,231 in 1831.”*<sup>29</sup>
- 3.26 During the 19<sup>th</sup> century, Prestbury had strong associations with horse-racing with a race-course becoming permanently established at Prestbury Park in the 1830’s. Famous jockeys who had close associations with Prestbury, included Tom Oliver, who rode three Grand National winners and Fred Archer who lived with his father William Archer at The King’s Arms in High Street, Prestbury.
- 3.27 As Prestbury gradually grew, it had a number of shops and workshops, including a butcher and bakers, a weaver and three tailors by 1831. Its schools also became further established. *“In 1818 there was a Sunday school financed partly by voluntary contributions and partly by the rent from the Poor’s Ground...At the same date*

<sup>22</sup> British History Online, Ibid.

<sup>23</sup> British History Online, Ibid.

<sup>24</sup> Pevsner, N. (1970) *Gloucestershire: The Vale and the Forest of Dean* pg. 321

<sup>25</sup> British History Online – <http://www.british-history.ac.uk/report.aspx?compid=66385> Victorian County History ‘A History of the County of Gloucester: volume 8’ Prestbury

<sup>26</sup> British History Online, Ibid.

<sup>27</sup> British History Online, Ibid.

<sup>28</sup> G. Hart (1965) *A History Of Cheltenham* pg. 143

<sup>29</sup> British History Online – <http://www.british-history.ac.uk/report.aspx?compid=66385> Victorian County History ‘A History of the County of Gloucester: volume 8’ Prestbury

*another Sunday school had 50-60 pupils. A day school, presumably financed by the parents, was attended by c.20 children of farmers and tradesmen.*<sup>30</sup> In 1833 Prestbury had three day schools. *“There was a private girls’ school in the late 19<sup>th</sup> century, and in the mid-20<sup>th</sup> century two private schools.*<sup>31</sup>

- 3.28 A map dating from 1828 depicts the road layout and development within Prestbury as being clearly established by this time. St Mary’s Church is shown positioned in the middle of Prestbury and the two mills are also shown. Significant levels of development are depicted along the High Street, along The Burgage and partly along Southam Road and Mill Street. Prestbury Road is shown clearly linking the village with Cheltenham.
- 3.29 A Tithe map dating from 1842 shows how Prestbury and its surrounding area had been divided up by this time with orchards, fields and burgage plots and defined road network.

### **Development by end of 19<sup>th</sup> century**

- 3.30 Some changes had taken place within Prestbury by the end of the 19<sup>th</sup> century. These included new buildings and some buildings were converted to other uses. The Victorian County History records for Prestbury explain how *“During the late 19<sup>th</sup> century and in the 20<sup>th</sup> century many of the smaller (farm) holdings became building land.*<sup>32</sup>
- 3.31 Prestbury United Reformed Church had been built in Deep Street. It was *“opened as a chapel in 1866 by Highbury Congregational Church to provide a non-conformist centre of worship for Prestbury...*<sup>33</sup>
- 3.32 The water mill, positioned near St Mary’s Church, in Mill Street went out of use between 1885 and 1894 and was converted into a private house.
- 3.33 *“From the mid 19<sup>th</sup> century, market-gardens became increasingly numerous (in the village)...(Another) feature of the village in the 19<sup>th</sup> century was the number of orchards surrounding the houses.*<sup>34</sup>
- 3.34 Prestbury’s economy grew and diversified and the Victorian County History records for Prestbury explain that *“From the late 19<sup>th</sup> century Prestbury has had grocers, butchers, bakers, shoemakers, coal dealers, and general shops, and a post office from 1889.*<sup>35</sup>
- 3.35 A map dating from 1884-93 clearly defines the road layout within Prestbury with most buildings fronting directly onto the roads. Many buildings positioned along the High Street and The Burgage were set in burgage plots. Significant buildings depicted on the map include St Mary’s Church, Home Farm, The King’s Arms public house, Prestbury Mansion, Prestbury House, Almshouses and The Hayes. This map shows that Prestbury was well developed by this time.

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<sup>30</sup> British History Online, Ibid.

<sup>31</sup> British History Online, Ibid.

<sup>32</sup> British History Online – <http://www.british-history.ac.uk/report.aspx?compid=66385> Victorian County History ‘A History of the County of Gloucester: volume 8’ Prestbury

<sup>33</sup> Cheltenham4u.co.uk – [http://www.cheltenham4u.co.uk/prestbury\\_reformedchurch.asp?area=Prestbury](http://www.cheltenham4u.co.uk/prestbury_reformedchurch.asp?area=Prestbury) Cheltenham Areas: Prestbury United Reformed Church

<sup>34</sup> British History Online – <http://www.british-history.ac.uk/report.aspx?compid=66385> Victorian County History ‘A History of the County of Gloucester: volume 8’ Prestbury

<sup>35</sup> British History Online, Ibid.

### Development by mid 20<sup>th</sup> century

- 3.36 The beginning of the 20<sup>th</sup> century saw better transport connections develop between Prestbury and Cheltenham. *“In 1901 an electric tramway running from Cheltenham to Cleeve Hill passed through the village. This remained in use until the 1930’s.”*<sup>36</sup>



**Figure 8** Prestbury High Street  
c.1900 with tramline

(Photograph copied from 'Cheltenham as it was...' by R. Beacham, published by Hendon Publishing Co. Ltd)

- 3.37 The corn mill, located in Mill Lane, went out of use in 1910. *“By 1964 it had been converted to a private dwelling house.”*<sup>37</sup>
- 3.38 A map dating from 1923 depicts a little further development within Prestbury by this time. Church Street (now named Deep Street) had become further developed with a small number of houses. Prestbury Mansion had become known as The Old Mansion. Some building development had taken place within the grounds of private houses; but the burgage plots were still very much in evidence. The tramway is shown running along Prestbury Road, along the High Street then up Southam Road on its way to Cleeve Hill.
- 3.39 Overall, Prestbury had changed relatively little between the end of the 19<sup>th</sup> century and the middle of the 20<sup>th</sup> century. This is in contrast to Cheltenham which experienced significant levels of development during the late Victorian and Edwardian period. The limited development of Prestbury maintained its village character.

### Development by 2008

- 3.40 Increased development in Cheltenham during the latter half of the 20<sup>th</sup> century led to closer links between Prestbury and Cheltenham as the land between the two became increasingly built-up. *“By 1964 the parish was almost entirely built up from Cheltenham. The population had by this time reached 2,154.”*<sup>38</sup> Post World War II housing developments were built in Prestbury around the south and west of the original village centre. These included Noverton, to the south-east of the Conservation Area. These residential developments add to the vitality of the Prestbury Conservation Area and affected its previous rural setting.
- 3.41 Although the village remained predominantly residential, its commercial base was developing - *“In 1964 the south side of High Street was mainly occupied by shops...”*<sup>39</sup>

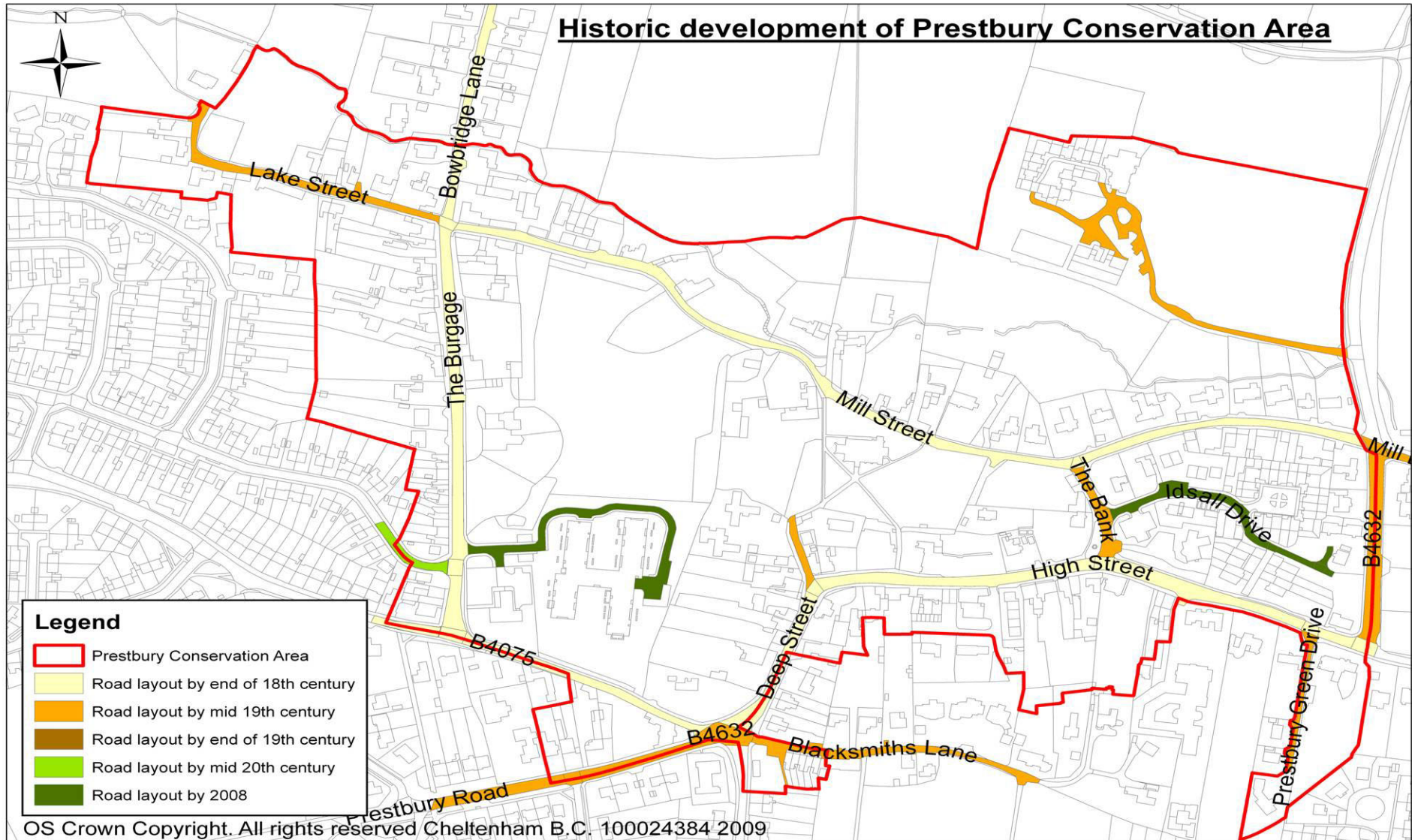
<sup>36</sup> Prestbury Women's Institute (date unknown) [Prestbury: Our Heritage an Architectural Survey](#) pg. 4

<sup>37</sup> Prestbury Women's Institute, *Ibid.* pg. 3

<sup>38</sup> Prestbury Women's Institute (date unknown) [Prestbury: Our Heritage an Architectural Survey](#) pg. 3

<sup>39</sup> British History Online – <http://www.british-history.ac.uk/report.aspx?compid=66385> Victorian County History 'A History of the County of Gloucester: volume 8' Prestbury

- 3.42 Recent maps indicate some further development occurring in the village in the latter half of the 20<sup>th</sup> century. Capel Court retirement flats and the adjacent library were erected in the grounds of Prestbury House (now named Prestbury House Hotel). Prestbury library was built in 1978 and Capel Court was built in 1986. Other significant developments include Morningside Courtyard and Morningside Close residential developments, located within the grounds of Morningside House. This large property was demolished to allow for these residential developments. Residential development within the grounds of Prestbury Manor House (now named The Hayes) was constructed at about the same time. Planning permission was granted for the construction of Morningside Close in 1995.
- 3.43 Prestbury has retained its historic character and the central village plan has changed little over the centuries. The most significant changes have been the development of residential suburbs around the historic core and 19<sup>th</sup> and 20<sup>th</sup> century infilling within the core.



**Figure 9** Historic Development of Prestbury Conservation Area

## 4 SPATIAL ANALYSIS

### **The character and interrelationship of spaces within the area and key views/vistas**

#### **Public and private space**

- 4.1 One way in which the character of the Conservation Area can most readily be experienced, is through the quality and variety of its spaces and views. The plan form to a large extent determines the character and availability of spaces and the views presented. Prestbury has an interesting mix of spaces and views, with some areas having contained space and shortened views and other areas being open and spacious where extensive vistas are presented.
- 4.2 There are substantial areas of private green space within the Conservation Area, comprising the land around The Hayes; the expanse of land between Mill Street and The Hayes; the land to the east of Prestbury House Hotel; the space around St Mary's churchyard and the fields to the north of Lake Street. These spaces are key features, contributing to the character and appearance of the Conservation Area. These spaces, set away from the busy High Street, provide a calm and tranquil atmosphere, and a notable drop in noise and activity levels relative to that experienced in the High Street. Green spaces create attractive settings for buildings and the fields act as a physical reminder of Prestbury's agricultural past. Such spaces also allow views of Cleeve Hill which dominates the village.



**Figure 10** Open space prevalent within the Conservation Area

- 4.3 Many of the period buildings, particularly along The Burgage and High Street stand directly on the back edge of the pavement. This creates enclosure along the street and there is frequently little (if any) separation between public and private space and often no front boundary enclosure. In the more residential streets, such as Mill Street and Lake Street, buildings which are set back from the road with contained front gardens tend to follow a roughly similar building line which creates continuity along the street. Where buildings are set back from the street, front boundary enclosures are typically Cotswold stone walls, red brick walls, hedging, fencing or railings. Cotswold stone walls are a special, distinctive characteristic of Prestbury Conservation Area. The front boundary enclosures tend to be low enough to enable full appreciation of the buildings. An exception to this is the 19<sup>th</sup> century coursed rubble stone wall which runs along part of the High Street and Southam Road. This wall is approximately two metres in height and provides a visually strong and distinct boundary to the properties on the north side of the High Street and the west side of Southam Road.



**Figure 11** Houses fronting directly onto the pavement in The Burgage



**Figure 12** Traditional boundary treatments evident in Mill Street

4.4 Road layout varies within the Prestbury Conservation Area. Mill Street has a gentle, winding form which is a common road layout in historic villages. Deep Street and the High Street have a more exaggerated curved form as they merge with one another. The form of these roads creates a series of staggered views and interest as new views and spaces are constantly experienced along these routes. In comparison, The Burgage, Lake Street and Bowbridge Lane are straight, which permits long views out of the village.



**Figure 13** Curving form of Deep Street and High Street as the roads merge



**Figure 14** Straight form of The Burgage

4.5



**Figure 15** Front gardens in Lake Street

Gardens form a key feature within the Conservation Area, which contribute to a sense of space and greenery evident within Prestbury. Gardens form an attractive traditional front to both historic and more modern buildings, providing them with a colourful, interesting setting and enhancing the special qualities of properties and the street scene. Well established front gardens are common in the majority of roads. The front gardens are often enclosed by traditional and historic boundary treatments, such as stone walls and occasionally by railings. Trees in front gardens help to create privacy by screening private properties from public view and public spaces.



## Key views and vistas

4.6



**Figure 16** View of Cleeve Hill from St Mary's churchyard

Views are very important in enhancing the character and appearance of the Prestbury Conservation Area. They create a sense of place for the village. Throughout the village long distance views of Cleeve Hill are apparent, between buildings and over rooftops. This creates a distant enclosure and an attractive visual setting for Prestbury. The hills frame views and form a magnificent backdrop to the village. Extensive views of Cleeve Hill are presented from the churchyard, Southam Road and Mill Street.

4.7



**Figure 17** View of the tower of St Mary's Church from the grounds of The Hayes

An attractive view of the landmark tower of St Mary's Church and its surrounding buildings can be seen from the grounds of The Hayes. The church tower rises above the rooftops of buildings in the foreground in a scene probably unchanged over several centuries.

4.8



**Figure 18** View of The Hayes from Mill Street with Cleeve Hill forming backdrop

An extensive view of The Hayes and its neighbouring residential development can be seen from Church Cottages on Mill Street over the tree canopy with the expanse of Cleeve Hill forming an attractive backdrop.

4.9 There are views of open countryside from Lake Street, where houses on Park Lane are seen in the background in between the trees.

4.10 Extensive views of open land at the rear of Prestbury House Hotel can be seen from Mill Street, through fencing and railings.

4.11 There is a key view into Prestbury from the junction where five roads meet – Tatchley Lane, Prestbury Road, Bouncers Lane, Blacksmiths Lane and Deep Street. The view is contained by the road as it curves sharply to the east where Deep Street merges with High Street. The United Reformed Church is a prominent building within the street scene and its red brick construction forms a distinctive contrast with the indigenous stone of other buildings in the street. The

houses forming 5-7 High Street create a visual stop at the end of Deep Street. However, the complicated traffic management arrangements at the junction make it an unattractive space.



**Figure 19** View along Deep Street with the United Reformed Church to the right

### **Urban grain**

- 4.12 Urban grain refers to the arrangement, size and pattern of buildings, plots and streets within an area. There are two distinct elements making up Prestbury's urban grain. The High Street, the west side of the Burgage, the more recent development on Idsall Drive and the east end of Mill Lane all have a fine urban grain typically smaller plots and buildings fronting the street. Indeed, as the name suggests, this finer grained part of the Burgage comprises a series of burgage plots. However on Mill Street around the church and on the east side of the Burgage there is a much looser grain and a more irregular pattern of built form and plot definition.

## **5 CHARACTER ANALYSIS**

### **Use of area and how use creates special interest**

- 5.1 In the past, Prestbury was predominantly an agricultural settlement. For a short time, it also had some development associated with the Hyde Spa. Its important buildings, structures and pattern of its road layout relate to its historic village function. In recent years, Prestbury has become a residential suburb of Cheltenham and has merged into the town. However, despite this, Prestbury has managed to retain its village identity and important village services continue. The historic development of the village shows that from the late 19<sup>th</sup> century, Prestbury maintained important local services for the village community and formed a strong commercial base.

### **Residential**

- 5.2 Prestbury grew around its agricultural and market economy. The village evolved through the years to what is now a predominantly residential settlement. There has been some residential infill development within the Conservation Area in recent times. The majority of this has been sympathetic to the historic setting of Prestbury, although there have been a small number of significant additions to the Conservation Area which have harmed its setting and character. Houses take a variety of forms – vernacular cottages (many of which were built from the 17<sup>th</sup> century onwards); terraced, semi-detached and detached houses; higher density modern residential development (Morningside Courtyard); converted historic

properties (e.g. The Hayes which has been sub-divided into flats, and barn conversions on Mill Street). These buildings are of various architectural styles, materials, sizes, scales, footprints and ages. This variety presents an interesting and attractive street scene and contributes to the special character and appearance of the Conservation Area.

### Commercial

5.3 Prestbury Conservation Area contains a variety of services, which all contribute to vitality and activity within the village. It is important that these services remain in use because they are part of the local economy today. Such commercial and public services include two grocery stores, three public houses (The King's Arms, The Royal Oak and The Plough), a post office and newsagents, a butcher, a chemist, a hair dressers and beauty salon, an estate agent, a library, a bed and breakfast, a bank, a dental surgery and two churches. Most of these services are located along the High Street, the central spine of the village where noise and activity levels are high. These services are located in both converted historic buildings and purpose built buildings. They combine to ensure the village is self-sufficient in many ways and contribute to a sustainable lifestyle. These commercial and public services are regularly used and attract people from the surrounding area, as well as those living in the Conservation Area.



Figure 20 Commercial services in Prestbury Conservation Area

### Road Use

5.4 The main road into Prestbury from Cheltenham is the Prestbury Road. It connects to Prestbury High Street via Deep Street, and the High Street then joins with Southam Road, which forms part of the B4632. This B-road runs to Winchcombe, Broadway and Stratford-upon-Avon. It is a busy route for people travelling into and out of Cheltenham from the north-east. Consequently, it experiences significant volumes of traffic throughout the day and especially at morning and afternoon peak times. This constant flow of traffic harms the Conservation Area and its special qualities and the village struggles to cope due to the relatively narrow and winding High Street. Additionally, it is apparent that The Burgage, Bowbridge Lane, Shaw Green Lane and Mill Street are used as short-cuts to avoid traffic on the High Street and Southam Road. This is an unsuitable use of these routes due to their narrow form and generally quiet, residential character.



Figure 21 High traffic volumes in Prestbury's High Street

## Former uses within area and influence on plan form and building type

- 5.5 Prestbury's agricultural roots are evident in the buildings and plan of the village. Its agricultural origins are particularly evident in Lake Street and Mill Street where a variety of historic barns, cottages, a farmhouse and a stable remain. The majority of the barns have been converted to residential use. On The Burgage, the former stables which are part of Prestbury House have been converted into ancillary accommodation and a small gym. Along Mill Street these buildings tend to front directly onto the narrow, winding street, which has a typically rural character. The continued existence of agricultural structures acts as a lasting reminder of Prestbury's long history and heritage.



**Figure 22** Historic barn on Lake Street and former stables of Prestbury House

- 5.6 In the Middle Ages, a market was held in The Burgage. Burgage plots are still in evidence in plan on the west side, towards its northern end. Here the vernacular buildings tend to front directly onto the street and have long and narrow back gardens, which is typical of burgage plots.
- 5.7 The large plots of some buildings (such as The Cleavelands (27-29 High Street) and The Hayes) has enabled some residential development to take place within their grounds in recent times. These developments have generally fitted into their historic setting and the grounds of these Grade II listed buildings. However, the car port in the grounds of The Hayes is a poor addition and the garages in Idsall Drive are unattractive.



**Figure 23** Residential development in the grounds of The Hayes and unattractive car port within the grounds

- 5.8 Some historic green spaces within the Conservation Area have been retained. These spaces have influenced the evolution of the village and the positioning of buildings.

## Architecture and historic qualities of buildings

- 5.9 The majority of historic buildings sited in the Conservation Area date from the 17<sup>th</sup> century onwards. Most were constructed for residential use, with the exception of the churches, public houses and agricultural structures. The buildings are an interesting and diverse mix in terms of their size, age, architectural style and design, footprint, positioning and use of construction materials.

### Architectural detailing

- 5.10 The majority of buildings within the Prestbury Conservation Area are two storey, but there are differing ridge and eaves heights which create alternating roof lines and interesting street scenes. Morningside Close comprises of three-storey houses. This modern residential development is well contained by the high Cotswold stone wall which runs along the north side of the High Street and the west side of Southam Road. It therefore does not dominate the street scene or near-by historic buildings. Vernacular buildings are constructed from a variety of materials, including brick and limestone, (sometimes ashlar) and render. Some of the older properties are timber framed with thatched roofs, such as Nos. 5 to 9 The Burgage and Straw Cottage, in The Burgage. Other common roofing materials are blue Welsh slate and Cotswold stone slate. Red brick chimney stacks are common because of the softness of the local stone. Roof shapes include hipped, mansard and parapet. Many barns and stables are timber framed. Dormer windows are a common feature on both earlier and recent houses. Timber sash windows are common in grander buildings, but vernacular cottages tend to have casement windows. The Hayes has more ornate architectural detailing, including stone transom and mullioned windows with label mouldings, and kneeler and bracketed eaves at roof level. When first constructed it was one of the most significant houses in the area and its rich architectural detailing underlines its former importance. It was “...one time residence of the Baghot-De la Bere family.”<sup>40</sup>



**Figure 24** Timber framed and thatched cottages – Nos. 5 to 9 The Burgage



**Figure 25** Houses on Deep Street



**Figure 26** Architectural detailing on The Hayes

### 20<sup>th</sup> – 21<sup>st</sup> century development

- 5.11 The variety of buildings in Prestbury Conservation Area creates an interesting and diverse built environment which contributes to the special qualities of the village. Modern residential development tends to fit well into the historic context of the village, although there are some exceptions (notably Prestbury Library, Capel Court and the Morningside development) which fail in terms of their size, scale, footprint, materials and architectural detailing. Modern infill development is modest in size and scale, thereby complementing much of the vernacular architecture found in Mill Street, for example. Modern developments tend to

<sup>40</sup> Department of the Environment (1987) List of Buildings of Special Architectural or Historic Interest (pg. 24)

follow a similar building line, use similar building materials and architectural detailing such as dormer windows, whilst acknowledging the historic urban grain of their locality.



**Figure 27** Unattractive Prestbury Library and Chapel Court



**Figure 28** Modern houses on Mill Street

### Listed buildings

5.12 Listed buildings are protected under the Planning (Listed Buildings and Conservation Areas) Act 1990. Listed buildings are noted for their special architectural or historic interest. There are 60 Grade II listed buildings/structures and two Grade II\* listed buildings/structures in Prestbury Conservation Area.

5.13 The listed buildings are:

BUILDING	GRADE	DATE OF LISTING
Randall's Cottage, Bouncers Lane	II	25.2.1987
The Manor House, Bowbridge Lane	II	4.7.1960
No. 57 The Burgage	II	4.7.1960
No. 53 The Burgage	II	4.7.1960
No. 51 The Burgage	II	4.7.1960
No. 49 The Burgage	II	4.7.1960
No. 47 The Burgage	II	4.7.1960
No. 45 The Burgage	II	4.7.1960
The Royal Oak, The Burgage	II	4.7.1960
No. 41 The Burgage	II	25.2.1987
No. 39 The Burgage	II	4.7.1960
No. 37 The Burgage	II	4.7.1960
No. 9 The Burgage	II	25.2.1987
Straw Cottage, The Burgage	II	25.2.1987
No. 5 The Burgage	II	25.2.1987
Linden Cottage, The Burgage	II	25.2.1987
The Lindens, New Barn Lane	II	4.7.1960
Prestbury House Hotel, The Burgage	II	4.7.1960
Former stables c35m north of The Prestbury House Hotel and adjoining wall	II	25.2.1987
No. 1 Deep Street	II	4.7.1960
No. 3 Deep Street	II	4.7.1960
No. 5 Deep Street	II	4.7.1960
No. 7 Deep Street	II	4.7.1960
Reform Cottage, Deep Street	II	25.2.1987
No. 12 Deep Street	II	4.7.1960
The Georgian House, High Street	II	25.2.1987

No. 30 High Street	II	4.7.1960
No. 26 High Street	II	4.7.1960
No. 24 High Street	II	4.7.1960
Mansard House and railing, High Street	II	4.7.1960
No. 10 High Street	II	4.7.1960
No. 4 High Street	II	25.2.1987
The Priory, High Street	II	25.2.1987
The King's Arms, High Street	II	4.7.1960
27-29 High Street	II	25.2.1987
K6 Telephone Kiosk	II	25.2.1987
Pilgrim Cottage, Lake Street	II	25.2.1987
Lake House, Lake Street	II	25.2.1987
Stable c5m west of Lake House	II	8.3.1984
Stone pedestal c30m south-west of Lower Mill House	II	25.2.1987
Dovecote c35m south of Priory's Piece (formerly listed with The Priory House)	II	4.7.1960
The Little Priory, Mill Street	II	4.7.1960
Church of St Mary, Mill Street	II*	4.7.1960
Pair of monuments in the churchyard of the Church of St Mary c1-2m south of south aisle	II	25.2.1987
Group of six headstones in the churchyard of the Church of St Mary, immediately north of the Elizabeth Lockwood cross to south of the south aisle	II	25.2.1987
Monument in the churchyard of the Church of St Mary c17m south east of the south aisle	II	25.2.1987
Allen family monument in the churchyard of the Church of St Mary c20m south of the vestry	II	25.2.1987
Unidentified monument in the churchyard of the Church of St Mary c5m south east of the Allen fam	II	25.2.1987
Kinard Baghot monument in the churchyard of the Church of St Mary c20m east of chancel	II	25.2.1987
Unidentified monument in the churchyard of the Church of St Mary, c17m west of the Kinard Baghot monument	II	25.2.1987
Group of 13 monuments in the churchyard of the Church of St Mary c20-28m south of the south aisle	II	25.2.1987
Unidentified monument in the churchyard of the Church of St Mary c20m south of church porch	II	25.2.1987
Unidentified monument in the churchyard of the Church of St Mary c5m north-west of the tower	II	25.2.1987
Francis Kemmet (t) monument in the churchyard of the Church of St Mary c3m north of north aisle	II*	25.2.1987
Ivy Cottage, Mill Street	II	25.2.1987
The Cottage, Mill Street	II	4.7.1960
The Plough Inn, Mill Street	II	25.2.1987
Home Farmhouse and attached stableblock, Mill Street	II	4.7.1960
Barn c12m north of Home Farm	II	4.7.1960
Tatchley House, Prestbury Road	II	25.2.1987
Tatchley, 328 Prestbury Road	II	25.2.1987

The Hayes, Southam Road	II	25.2.1987
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Refer to [www.cheltenham.gov.uk](http://www.cheltenham.gov.uk) for full list descriptions and [www.imagesofengland.org.uk](http://www.imagesofengland.org.uk) for photographic records.

### Index of Buildings of Local Interest

- 5.14 An Index of Buildings of Local Interest has been prepared for Cheltenham. Buildings and structures on the Index are protected by a Supplementary Planning Document which was adopted by Full Council on 28<sup>th</sup> June 2007. The Index can be viewed at [http://www.cheltenham.gov.uk/site/scripts/documents\\_info.php?documentID=388&pageNumber=4](http://www.cheltenham.gov.uk/site/scripts/documents_info.php?documentID=388&pageNumber=4)

### Contribution of key unlisted buildings

- 5.15 A number of buildings and structures are not statutorily listed and are therefore not formally recognised nationally. However they do encompass qualities of age, style and materials which are locally distinct and which make a positive contribution to the character and appearance of the Conservation Area. The unlisted buildings and structures in the table below are on the Index of Buildings of Local Interest. Please see the Index for further details about these buildings and structures.

United Reformed Church, Deep Street (See <i>Index of Buildings of Local Interest</i> )	Craven House, High Street (See <i>Index of Buildings of Local Interest</i> )
23 & 25 High Street (See <i>Index of Buildings of Local Interest</i> )	60/62 High Street (See <i>Index of Buildings of Local Interest</i> )
Hillesden, 15 High Street (See <i>Index of Buildings of Local Interest</i> )	Church Farmhouse, Mill Street (See <i>Index of Buildings of Local Interest</i> )
Ways Side, Mill Street (See <i>Index of Buildings of Local Interest</i> )	Lower Mill, Mill Street (See <i>Index of Buildings of Local Interest</i> )
Wall along Southam Road, High Street and Mill Street (See <i>Index of Buildings of Local Interest</i> )	GR postbox (See <i>Index of Buildings of Local Interest</i> )
Cotswold stone wall along The Burgage/Tatchley Lane/Deep Street: <ul style="list-style-type: none"> <li>This stone wall provides a good example of a traditional boundary treatment within the village;</li> <li>It forms a distinctive boundary which wraps around part of the east side of The Burgage, the north side of Tatchley Lane and part of the west side of Deep Street.</li> </ul>	Cotswold stone wall, red brick wall and railings along Mill Street: <ul style="list-style-type: none"> <li>The stone and brick walls and railings are all historic and form good examples of traditional boundaries treatments within the village;</li> <li>They form a strong boundary, enclosing part of the southern side of Mill Street.</li> </ul>





**Figure 29** Part of the Cotswold stone wall along Tatchley Lane



**Figure 30** Part of the railings and wall along Mill Street

Cotswold stone wall along the east side of Deep Street and north side of Blacksmiths Lane:

- This stone wall is a good example of an historic boundary enclosure within the village;
- Although located just outside the Conservation Area boundary, the wall helps provide an attractive setting for the Conservation Area.
- It provides Deep Street with strong enclosure and mirrors the stone wall on the west side of Deep Street.



**Figure 31** Part of Cotswold stone wall on east side of Deep Street

The First World War memorial, located on the junction of The Bank and the High Street:

- The memorial is set in a Visually prominent position;
- It forms an attractive and historic feature within the vicinity.



**Figure 32** First World War memorial on junction of High Street and The Bank

### Positive buildings

- 5.16 Positive buildings are identified on the Townscape Analysis Map (see Fig. 1) as those buildings which make a positive contribution to the character and appearance of each Conservation Area. They often have a collective group value. In comparison to positive buildings, key unlisted buildings tend to have individual value and qualities which make a greater contribution to enhancing the character and appearance of the Conservation Area.

### Some local details

5.17 Prestbury Conservation Area contains a variety of interesting historic local features which contribute to the character of the village and its local distinctiveness.

5.18



An attractive wooden gate is positioned in the stone wall which borders High Street and Southam Road. It is likely that the gate is associated with 29 High Street (originally known as The Cleavelands). The gate has attractive bracing, hinges and latch. It enhances the historic character and special qualities of the High Street.

**Figure 33** Attractive wooden gate in stone wall around the High Street and Southam Road

5.19



Historic bollards can be found in the Conservation Area with a notable pair located just off the High Street on a footpath which leads to St Mary's churchyard. The bollards are good examples of historic street furniture.

**Figure 34** Bollards off the High Street running to St Mary's churchyard

5.20



A traditional black and white painted road sign is set in a grass verge, on the crossroads of The Burgage, Lake Street, Bowbridge Lane and Mill Street. A similar sign is located on the junction of The Burgage with New Barn Lane/Tatchley Lane. These signs form attractive features in the street scene and provide a traditional piece of street furniture, common to villages. The sign to the north of The Burgage sits particularly well in this locality, which has an informal character and peaceful village atmosphere.

**Figure 35** Traditional road sign on the crossroads of The Burgage, Lake Street, Bowbridge Lane and Mill Street

5.21



**Figure 36** Site of stone pedestal in the grounds of Prestbury House Hotel

A Grade II listed stone pedestal is located in the grounds of Prestbury House Hotel, to the south of Mill Street. It dates from the late 18<sup>th</sup> century. This pedestal is of particular historic interest. The List Description reads that *“This column represents the last remains of the features once in the grounds of a tea drinking house known to have been in existence on this site by 1784. The garden features include grottoes, a pavilion and a Chinese temple. George III is known to have visited the tea rooms and in the early C19 it was said to be one of the main attractions of the village.”*<sup>41</sup>

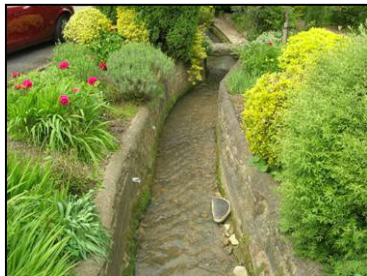
5.22



**Figure 37** Historic barn on Mill Street

There are a number of historic stable blocks and barns remaining in existence in the Conservation Area, most noticeable in Mill Street, Lake Street and The Burgage. Some have been converted into residential use whilst others remain in their original use. Their continued existence reinforces the historic character of Prestbury and contributes to the village’s special qualities and rural village character.

5.23



**Figure 38** Stream forms part of the northern boundary of the Conservation Area

Mill Stream runs through Prestbury, to the north of Mill Street, on an east-west axis. The stream forms part of the northern boundary to the Conservation Area. It provides an attractive feature within the village; unfortunately however, it is prone to flooding.

## Materials

### Building material

5.24 Building materials reflect the availability of materials at the time of the construction of historic buildings as well as the importance of the building’s use, or the social status of the building’s owners. Most of the historic buildings in Prestbury were constructed in brick or Cotswold limestone, although some of the older vernacular buildings are timber framed. Some of the grander buildings were faced in expensive ashlar stone which conveys the wealth and social status of the building’s owners. Others were faced in render, which was painted to look like ashlar stone. St Mary’s Church is faced in ashlar. Houses frequently have

<sup>41</sup> Department of the Environment (1987) List of Buildings of Special Architectural or Historic Interest pg. 52

red brick chimney stacks, the local stone being unsuitable for these exposed features. Cotswold stone boundary walls are a significant feature within the Conservation Area and these contribute to Prestbury's special identity.

#### **Roofing material**

- 5.25 Some of the vernacular cottages on The Burgage, High Street, Deep Street, Mill Street and the north end of Bouncers Lane have thatched roofs which reflect the rural character of Prestbury. Other common roofing materials are Cotswold stone slates and blue/grey Welsh slates.

#### **Ground surface material**

- 5.26 The public highway is surfaced in tarmac with concrete kerbs at the edge of the footway. There are some poor, unattractive road markings present. Private drives are a mixture of brick, tarmac and gravel. The use of brick and gravel is more in keeping with the character and visual appearance of the area.

#### **Street furniture**

- 5.27 Gloucestershire County Council, in conjunction with Gloucestershire Highways, manages the street furniture within Cheltenham. The County Council generally liaises with the Borough Council when implementing street furniture to ensure suitability etc.
- 5.28 Street signs are the most visually prominent form of street furniture within Prestbury Conservation Area. They are most in evidence at the junction where the five roads meet and feed into the main approach to the village centre, along Deep Street. A number of signs are positioned on pavements and traffic islands in this location, with accompanying road markings. They all combine to create an unattractive area with an expanse of hard landscaping. This space forms a poor entrance to the village centre and the signs detract from the setting of adjacent buildings, such as the 17<sup>th</sup> century thatched cottage at the north end of Bouncers Lane.
- 5.29 There are some interesting items of historic street furniture in Prestbury Conservation Area. These include pillar boxes, a Grade II listed telephone kiosk, traditional black and white street signs, the attractive wooden door sited in the stone wall around Cleevelands (29 High Street) and street bollards. These items combine to enhance the historic interest and character of the Conservation Area.
- 5.30 Modern intrusions in the street include unattractive and frequently prominent wires and cables hung across streets, and the functional street lights found in the High Street and Deep Street. These street lights are, however, positioned at the back edge of the footpath which reduces their visually harmful impact in the street. An unattractive set of concrete and steel railings is positioned along the north side of the High Street, at the front edge of the footpath. They are located to the south of No. 29 High Street. The railings provide a poor boundary treatment and a poor feature in the street.
- 5.31 The general lack of street furniture in Mill Street, The Burgage and Lake Street creates a sense of space and enhances their rural character.

#### **Contribution of trees and green spaces**

- 5.32 The green environment makes a strong and significant contribution to the overall character of Prestbury Conservation Area. There is a large amount of green

space in the area which permits long views, creates attractive settings for buildings and forms a key characteristic of Prestbury.

- 5.33 There are four main areas of substantial private green space within the Conservation Area - the fields north of Lake Street, the space around the churchyard, fields between Mill Street and The Hayes and the land south of Mill Street, owned by Prestbury House Hotel.

5.34



**Figure 39** Green Belt land between Mill Street and The Hayes with trees acting as a screen for The Hayes

The land to the north of Lake Street and Mill Street is Green Belt. This land covers fields and the grounds of The Hayes and contributes to the special character of the Conservation Area and its setting. A distinctive row of ash, hawthorn and sycamore trees forms a natural boundary between the grounds of The Hayes and the fields north of Mill Street. The trees largely screen The Hayes from Mill Street and create a sense of privacy.

- 5.35 The fields strongly contribute to the rural character of the village and form important historic spaces. They create a sense of space and allow views to open up across and out of the Conservation Area.

#### **Private green space**

- 5.36 Gardens are sited in spacious plots, although many of the historic buildings front onto the footpath, making it hard to appreciate extensive garden space at their rear. In contrast, some houses positioned on Mill Street and Lake Street have contained front gardens which form attractive settings for buildings although some have been partially taken over with car parking. Trees and hedgerow partially screen buildings. Hedging is used as a natural boundary treatment to soften edges. A particularly substantial Bhutan pine tree is located in the grounds of Morningside Courtyard. It is protected by a Tree Preservation Order.



**Figure 40** Front gardens in Prestbury Conservation Area



**Figure 41** Bhutan pine tree in the grounds of Morningside Courtyard

- 5.37 The extensive and well established grounds of The Hayes form an impressive setting for the early 19<sup>th</sup> century manor house. Large wellingtonia and other substantial, mature trees including poplar, cedar, hornbeam and horse chestnut trees grow in the lawns. The grounds, accompanied by the sweeping drive convey a sense of importance, status and grandeur for the building. From the grounds, extensive views of Cleve Hill may be appreciated to the north and east.



**Figure 42** Trees within grounds of The Hayes and extensive view of Cleeve Hill



5.38 There is a row of trees along the eastern boundary of Capel Court. They help screen Capel Court from the houses on the west side of Deep Street. Trees along this boundary include plane, horse chestnut, lime and holm oaks, the latter of which are believed to be around 80 years old.

5.39 A number of trees surround the modern houses on Idsall Drive. The trees comprise horse chestnut, cedar, pine, beech, thuja and cyprus and they create a verdant area around the junction of the High Street and Southam Road.

**Other areas of greenery**

5.40 Greenery frames views along Mill Street and contributes to the street's rural character.

5.41



**Figure 43** Trees within grounds of St Mary's churchyard

Mature yew trees are found growing within the churchyard of St. Mary's Church. The trees and greenery form an attractive feature, with the churchyard providing a quiet, tranquil space, away from the busy High Street. Trees along the southern boundary screen the church from public view on the High Street. They comprise Scots pine, yew and copper beech trees. This group forms an attractive backdrop to the car park adjacent The King's Arms public house which itself is a poor and unattractive space.

5.42



**Figure 44** Greenery within grounds of Prestbury Library

Lawns and hedgerow in the grounds of Prestbury Library and Capel Court help to soften the impact of the buildings upon the street scene, although the library still harms the character and appearance of the Conservation Area.

## Negative factors

5.43 Much of the Conservation Area remains unspoiled. However, there are some negative factors which detract from the character and appearance of the village. Negative factors are defined as buildings and spaces that detract from the character and appearance of the area but offer potential for enhancement. These can include visually prominent buildings and spaces, prominent poor detailing and inappropriate scale, design, materials or use. The identification of negative factors in this section and on the Townscape Analysis map is an indication of a need for improvement, not necessarily demolition. Negative changes and intrusions include –

- **Loss of traditional architectural features**, in particular alterations to windows and doors and insertion of unsuitable windows on prominent elevations;
- **Satellite dishes and large aerials**. These are harmful to the overall appearance of buildings and detract from their special historic and architectural qualities. These additions can often be seen clearly from public space which harms the character and appearance not just of individual buildings, but of the area generally;
- **Poor quality modern developments**. These comprise of the Prestbury library building, the car port at The Hayes and garages on Idsall Drive. These buildings and structures are visually unattractive and do not sit well within their historic context in terms of their size, scale, footprint, positioning and use of materials;
- **Poor quality boundary treatments** in the Conservation Area. This is mainly wooden fencing. It is not a traditional form of boundary treatment and does not complement historic buildings;
- **Overhead telephone wires** which can be seen in the majority of roads. These are aesthetically unattractive;
- **Street lamps**. Particularly evident along the High Street, these are of a functional design, and do not enhance the setting of historic buildings, or the street scene;



**Figure 45** High traffic volumes along the High Street

**The frequently high traffic volumes** experienced along Deep Street and High Street creates pressure on road systems as vehicles travel along Prestbury's High Street. The traffic forms a modern intrusion which detracts from the historic and environmental quality of the street, and frequently prevents quiet enjoyment of the area;

- The Burgage, Bowbridge Lane, Shaw Green Lane and Mill Street are, at times, used as **short-cuts** by vehicles trying to avoid traffic on the High Street and Southam Road. These routes generally have a quiet and peaceful character and such use is detrimental to the Conservation Area;



**Figure 46** The King's Arms car park comprises a poor quality space

**The car park of The King's Arms public house** is a poor quality space. The car park is visually prominent and has minimal screening to limit the visual dominance of cars in this space. The impact of the car park is heightened as the land rises away from the High Street. Combined with the frequently heavy and constant traffic flows along the High Street, this means that Prestbury's High Street is dominated by moving and parked vehicles;



**Figure 47** Traffic paraphernalia evident on the approach to Prestbury village centre

**Traffic paraphernalia** (road markings, signage and traffic islands) is particularly evident on the approach to Prestbury village centre from the junction where five roads meet in the south of the Conservation Area. This hard, blank space offers a poor and unwelcoming approach to the village centre, which is hard to negotiate for both vehicles and pedestrians;

- On-street parking** is evident in the Conservation Area, being most prominent in The Bank, The Burgage and Mill Street. On-street parking creates active streets, but detracts from the historic buildings and the spaces between buildings;
- Some gardens in the Conservation Area have been either partially or totally converted to **parking for cars**. This has caused loss of green space and often results in a poor setting for houses;
- A **set of concrete and steel railings** positioned along the north side of the High Street is a visually poor and negative feature in the street scene.

### Neutral areas

- 5.44 Some areas within Prestbury Conservation Area neither enhance nor detract from the character or appearance of the Conservation Area, but have the potential for enhancement. They tend to be visually prominent within the street. The identification of buildings as being neutral in this section and on the Townscape Analysis map is an indication of a need for improvement, not necessarily demolition.
- 5.45 There is a significant amount of modern development in the Conservation Area, which comprises housing dating from the latter half of the 20<sup>th</sup> century and into the 21<sup>st</sup> century. These developments sit with varying degrees of success within the historic surroundings and the village itself.
- 5.46 Idsall Drive leads to Morningside Courtyard and Morningside Close. The cul-de-sac was developed in the latter half of the 20<sup>th</sup> century on land previously part of



Cleavelands. The housing is well contained by the extensive 19<sup>th</sup> century stone wall which wraps around part of Mill Street, Southam Road and High Street. The housing in Morningside Courtyard is relatively high density but green space softens the impact of the houses and they are in a secluded position. The houses on Morningside Close attempt to replicate historic architectural detailing, with dormer windows and chimneys, although other details such as concrete tiled roofs fail to fit in with the historic buildings.

- 5.47 Capel Court was constructed in 1986. It forms a retirement home complex. The footprint, size, scale and materials of the building do not sit well within the historic context of the Conservation Area. However, the building is low-lying and does contain some interesting architectural detailing. It is set in spacious, landscaped grounds which softens its impact.
- 5.48 Bungalows and two storey houses are located along the eastern end of Mill Street. The houses to an extent fit with the historic context of the area. They follow a similar building line to older houses along Mill Street and are set back from public space in gardens. The gardens enhance the greenery in the street scene although they have been partially given over to parking.
- 5.49 Three detached houses in The Burgage date from the latter half of the 20<sup>th</sup> century, and are positioned opposite Prestbury House Hotel. The houses are not positive additions to the street; however, they are set further back in the street than historic properties and therefore are not dominant.

#### **General condition of area**

- 5.50 Prestbury Conservation Area is generally in good condition. Historic buildings have been well maintained with credit to their owners and occupiers, and remain in a generally satisfactory condition. It is important that the physical condition of the historic buildings continues to be well maintained in-order to retain Prestbury's character and special qualities.
- 5.51 There is some evidence of littering within the Conservation Area, which is particularly apparent in the grass verge on Tatchley Lane.

#### **Problems, pressures and capacity for change**

- 5.52 Prestbury Conservation Area has remained relatively well preserved, despite significant amounts of modern development. The Conservation Area retains its special qualities, characteristics and tranquil village atmosphere in the majority of roads. However, some modern day intrusions are creating problems and pressures for Prestbury and urgently need addressing.
- 5.53 As previously mentioned, Prestbury Conservation Area suffers from high traffic volumes moving along the High Street and Deep Street, the B4632 radial road out of Cheltenham. The high levels of movement create pressure on the existing road systems and traffic forms a negative feature in streets. Additional pressure on roads is created by on-street parking in The Burgage, Mill Street and The Bank.
- 5.54 The car park adjacent to The King's Arms public house is a poor space which has the potential for enhancement.
- 5.55 There is pressure for further residential development in the Conservation Area. Its open spaces are significant and contribute to Prestbury's character. It is

crucial that these remain undeveloped and protected from incremental infill development. Legislation which includes Local Plan policy and national guidance set out in Planning Policy Guidance 15 (PPG15) resists the erosion of open spaces. Additionally, land in the north of the Conservation Area is Green Belt, which offers further protection from development.

# Part 2 – Management Plan

## 1. Introduction

### **Purpose of the management plan**

The purpose of Part 2 of this document is to present proposals to achieve the preservation and enhancement of Prestbury Conservation Area's special historic character and appearance. It has been subject to public consultation. Part 2 was adopted as a Supplementary Planning Document on 29<sup>th</sup> June 2009. It will be used as a basis to inform the planning and other decisions of the Council. Both the Character Appraisal and Management Plan have superseded *Prestbury Conservation Area Character Statement – Key Issues and Actions* which was adopted as Supplementary Planning Guidance in 2003.

The special qualities of Prestbury Conservation Area have been identified in the Character Appraisal which forms the Part 1 of this document. The Management Plan draws upon the themes identified in sections 5.43 'Negative factors' and 5.44 'Neutral areas'.

The proposals are written with the awareness that, in managing Cheltenham's conservation areas, resources are limited and therefore need to be prioritised. Financial constraints on the Council mean that proposals may take longer than is desirable to implement. However, the Council will continue to encourage improvements to the conservation area in co-operation with property owners, groups and local businesses. These proposals are subject to the availability of resources, with this document forming an essential element when bidding for funds. As such, the management plan can be considered to have three broad functions:

1 **a control tool** - its action points will be material considerations in decision making on applications for planning and related consents;

2 **a project development tool** - it identifies proactive work which can address some of the negative factors identified in the Character Appraisal. The responsibility for the work falls within the remit of various agencies (primarily Cheltenham Borough Council and Gloucestershire County Council). Many of the projects do not yet have resources (funding, staffing etc) and few are programmed. However, their inclusion in this document is important because as an adopted document, the management plan can form the basis for bids for resources and programmed works;

3 **a best practice guide** - it establishes a series of action points to preserve and enhance the area's character. They should be considered in the design and implementation of all projects regardless of the need for permissions and who is undertaking them (public bodies, corporate bodies or private individuals).

Both the Conservation Area Appraisal and accompanying Management Plan will be subject to monitoring and reviews on a regular basis.

### **Legislative background**

This document satisfies the statutory requirement of section 71 (1) of the Planning (Listed Buildings & Conservation Areas) Act 1990 namely:

*"It shall be the duty of the local planning authority from time to time to formulate and publish proposals for the preservation and enhancement of any parts of their area which are conservation areas."*

The document reflects Government guidance set out in Planning Policy Guidance 15 'Planning and the Historic Environment' and policies set out in the Cheltenham Local Plan.

## 2. Article 4 directions

There are some buildings within the Prestbury Conservation Area which, although not listed, have qualities of age, style and materials which make a positive contribution to the character and appearance of the Conservation Area. These properties are however vulnerable to future change. Some of them have already suffered from modern intrusions by way of alterations and inappropriate additions e.g. replacement windows and doors, large aerials and satellite dishes.

There are a number of categories of minor works for which a planning application is not normally needed. This is known as *permitted development*.

Permitted development rights are more restricted in conservation areas and permission is required for works including:

- a. the addition of dormer windows to roof slopes;
- b. various types of cladding;
- c. erection of satellite dishes fronting a highway;
- d. certain extensions which would otherwise be permitted development.

In order to protect the character of conservation areas, legislation allows local planning authorities to remove permitted development rights in parts of conservation areas facing on to the highway or open space by using Article 4 (2) Directions. These cannot be introduced through this conservation area management plan – the Council will need to embark on a separate process. However, the Council can use this document to identify areas of concern, where it may apply Article 4 (2) Directions. If introduced, these will provide long-term protection against unsympathetic alterations which have the potential to adversely impact on the character of the conservation area. The effect of a Direction would be that certain alterations to unlisted residential properties which formerly did not require planning permission would need planning permission.

Works that can be controlled by an Article 4 (2) Direction include:

- a. changes to windows, doors, chimneys and roofs;
- b. the painting of previously unpainted walling;
- c. the construction of external porches;
- d. the provision and removal of walls, gates and fences.

## 3. Management proposals

The management proposals have been divided into two sections, comprising: Development control proposals and project proposals which relate to specific areas.

### **Development control proposals**

## 1 Control of Development

It is a statutory requirement that development should preserve the setting of any adjacent listed buildings and preserve or enhance the character of the Conservation Area. Therefore, careful consideration must be given to the site including historic context and distinctive site features; as well as the size, scale, urban grain, layout, design, massing, height, plot width, frontage activity, landscape and materials relating to such development. This does not dictate architectural style but helps deliver proposals which respond positively to their context with high quality design. Pastiche architectural styling, in which architectural historic elements are taken from different sources without being applied accurately, is not acceptable. However that is not to say that a variety of architectural styles, materials and forms of construction are not able to give interest within the Conservation Area. Provided the new buildings are carefully designed it should be possible for them to have a harmonious and positive presence.

Cheltenham Borough Council Local Plan policies CP3, CP7, BE1, BE2, BE3 and BE5 relate.

**ACTION PB1:** The Cheltenham Borough Local Plan requires that new development shall preserve or enhance the character of the Conservation Area. The policies of the Local Plan set out a general approach to the consideration of planning and related applications for development in conservation areas – they cover a range of issues including:

- new buildings
- extensions
- loss of green space
- impact on view
- demolition

In applying Local Plan policies, the Council will use the assessment of character set out in the appraisal accompanying this Management Plan as a basis for establishing the important aspects of context.

## 2 Loss of traditional architectural features on some historic buildings

Some of the older buildings within the Prestbury Conservation Area have been adversely affected by the use of inappropriate modern materials or details such as the replacement of original timber sash windows, the loss of original timber front doors and introduction of roof lights which all erode local building detail and fail to preserve or enhance the character of the Conservation Area. The Council's document Living and Working in a Conservation Area – Some Questions You Might Ask gives advice to building owners on their responsibilities.

Cheltenham Borough Local Plan policy CP 3 relates.

**ACTION PB2:** In order to preserve and enhance the character and setting of the Prestbury Conservation Area, the Council will:

- a. Keep under review the need to bring in additional planning controls over minor works in the Conservation Area through Article 4 directions;
  - b. Use its powers to enforce against unauthorised development;
  - c. Encourage owners to repair rather than replace original features;
  - d. Consider producing detailed design guidance and information regarding materials appropriate for use in the Prestbury Conservation Area;
  - e. Consider producing guidance to highlight to property owners the importance of regularly maintaining gutters to ensure they function to their full potential, thus preventing ceilings and roofs collapsing due to heavy rain and blocked gutters.
- In undertaking any works to buildings in the Conservation Area, owners should consider the implications for sustainable building practices. This could take a number of forms, including sustainable sourcing of materials and use of energy efficient designs. Additional information is available in the Council's supplementary planning guidance on Sustainable Buildings [http://www.cheltenham.gov.uk/downloads/Sustainable\\_Buildings\\_2003.pdf](http://www.cheltenham.gov.uk/downloads/Sustainable_Buildings_2003.pdf)

### **3 Equipment or installations (for example satellite dishes, large aerials, small scale renewable energy schemes and other such features)**

The presence of various types of equipment or installations on or around buildings, such as large aerials or satellite dishes, can detract from the character of Prestbury Conservation Area and in some cases the special architectural qualities of the buildings. There is also the potential for domestic wind turbines and other elements to impact similarly. To minimise their visual impact, they should normally be positioned away from public view or prominent positions; a judgment then needs to be made between this and the optimization of energy generation.

The Cheltenham Borough Council Local Plan Policy CP 3 relates.

**ACTION PB3:** In order to preserve and enhance the character of the Conservation Area the Council will:

- a. Keep under review the need to bring in additional planning controls over equipment or installations in prominent locations in the Conservation Area through an Article 4 direction;
- b. Use any planning powers to ensure that equipment or installations are installed away from public spaces and views, so as not to detract from views within the street scene and the overall character of the Conservation Area. This will look at balancing the visual impact against energy generation. Where the Council has no powers, property owners are encouraged to position such equipment with regard to this guidance;
- c. Consider producing guidance regarding the design and siting of renewable energy infrastructure in the Prestbury Conservation Area.

### **4 Drives and loss of front gardens**

Very often the front gardens of buildings in Conservation Areas are essential to the character of the area. On some modern developments within the Conservation Area, front gardens have been partially given over to car parking. The introduction of parking can detract from the historic character of streets. This can result from the nature of the materials used, the intensity or volume of the parking or the loss of soft garden features which can cause a reduction in biodiversity and 'wildlife corridors'. The loss of front gardens in this manner is also an unsustainable form of development – increasing run off, reducing

planting available for carbon fixing and encouraging car use. Brick or gravel instead of tarmac, retention of some green space and appropriate boundary treatments would reduce run-off, offer a more attractive setting for buildings and give a more sustainable approach than some current practice. The Town and Country Planning (General Permitted Development) (Amendment) (No. 2) (England) Order 2008 addresses this issue, requiring planning permission to be sought for hard surfacing on front gardens where impermeable drainage methods are used. Further guidance is given in the *Residential Alterations and Extensions Supplementary Planning Document*.\* Some useful design principles can be found in guidance available from the Royal Horticultural Society.\*

Cheltenham Borough Local Plan Policy BE 7 states that 'Development which introduces or extends the parking of vehicles on forecourts or front gardens of buildings in conservation areas will not be permitted.' Where there is existing frontage parking which adversely impacts on the character and setting of the Conservation Area, a new planning application may give opportunities to renegotiate a more sympathetic solution.

**ACTION PB4:** The Council will seek to limit the adverse impact of on-plot front area parking by using its powers under planning and other legislation to secure the use of appropriate, traditional and complementary boundary and surface treatments which will in turn greatly reduce levels of surface water run-off.

The Council will prepare a guidance note on sustainable design of front garden parking.

\*Residential Alterations and Extensions SPD - [http://www.cheltenham.gov.uk/site/scripts/documents\\_info.php?documentID=388&pageNumber=5](http://www.cheltenham.gov.uk/site/scripts/documents_info.php?documentID=388&pageNumber=5)  
\*Royal Horticultural Society guidance - <http://www.rhs.org.uk/NR/rdonlyres/CAAB7116-B48D-4FEB-A68A-B91730EFC07E/0/FrontGardens.pdf>

## 5 Tree Management

The presence of trees makes an important contribution to the overall character and appearance of the Conservation Area. They occur throughout the Prestbury Conservation Area. Trees play an important role in reducing the effects of climate change through carbon fixing, absorbing carbon dioxide and providing shade. They need to be well protected and managed in the future.

**ACTION PB5:** Cheltenham Borough Council will continue to maintain and protect trees by implementing Tree Preservation Orders (TPOs) where appropriate, and when possible replant with new trees when old trees die or when trees have otherwise been removed. Trees located in pavements or grass verges at the side of roads and which are designated as within the public highway are maintained by Gloucestershire Highways with guidance from Cheltenham Borough Council. The removal of trees from public highways within a Conservation Area or which have a TPO placed on them are required to be replaced. If the tree in the public highway does not fall into these categories (i.e. if it is not located in a Conservation Area or does not have a TPO), and is not dead, dying, dangerous or causing a nuisance, it may be removed and a replacement tree would not be required. The replacement of trees in highways is a partnership between Cheltenham Borough Council and Gloucestershire Highways.



Trees located in public green spaces within the Conservation Area are managed by Cheltenham Borough Council in accordance with best arboricultural practice.

When a trees dies or is removed from private land within the conservation area, because it was dead, dying, dangerous or causing a nuisance, the land owner has a legal duty under section 213 (1) of the Town and Country Planning Act 1990 to plant a replacement tree of an appropriate size and species. The duty attaches to subsequent owners of the land, although the local planning authority has powers to dispense with the duty (Section 213 (2) and (3) of the Act). The Council may require owners to fulfil their legal obligation for replanting with new trees, especially where the old trees have made a positive contribution to the character of the conservation area. In appropriate circumstances, the Council may decide to serve a tree replacement notice under section 207 of the Act. When appropriate, owners who have removed or destroyed trees in contravention of the conservation area legislation, may be placed under a duty to replace the tree with another tree of an appropriate size and species at the same location.

This action will maintain the overall leafy character and appearance of the area. The creation of gaps within formal planted avenues of trees will be avoided.

## 6 **Boundary enclosures**

At present, some poor boundary treatments harm the character and appearance of buildings and the overall street scene. Some wooden fencing is not visually appropriate and provides a poor setting for buildings. Increased use of Cotswold stone walls, railings or trees and hedgerow as a 'soft' boundary treatment (in appropriate locations) would enhance the appearance of the area. Additionally, trees and hedgerow contribute to biodiversity by providing wildlife habitats.

See Cheltenham Borough Local Plan Policies BE 5 and CP3.

Further guidance on suitable boundary treatments is given in the *Residential Alterations and Extensions* Supplementary Planning Document which can be found at [www.cheltenham.gov.uk](http://www.cheltenham.gov.uk)

**ACTION PB6:** The Council will use enforcement and other powers under Section 215 of the Planning Act to secure the repair of poorly maintained boundary treatments and the reinstatement of traditional boundary treatments to enhance the historic character of Prestbury Conservation Area.

The Council will require the use of contextually sensitive boundary treatments on new developments where appropriate.

## 7 **Setting and views**

The setting of Prestbury Conservation Area is very important. Any proposals for development will be required to demonstrate how the setting and long distance views, into and from the Conservation Area have been taken into account. The important views are identified on the Townscape Analysis map. The Council will seek to ensure that all development serves to respect these important views.

**ACTION PB7:** The Council will ensure that all development respects the important views within, into and from Prestbury Conservation Area. These views are noted but not exclusively identified on the Townscape Analysis map. The Council will ensure that these remain protected from inappropriate forms of development and redevelopment and that due regard is paid to these views in the formulation of public realm works or enhancement schemes in accordance with the Cheltenham Borough Local Plan.

## **8 Enhancement of existing buildings and land**

Some land and buildings fail to contribute to the preservation or enhancement of the Conservation Area. These are generally modern buildings, and where opportunities arise, the Council will use its various powers to achieve improvements (including potentially enforcement and Section 215 notices).

**ACTION PB8:** The Council will use its powers under Section 215 of the Planning Act to achieve the enhancement of buildings and land which detract from the character of the Conservation Area

The Council will consider the introduction of a project to encourage the enhancement of other buildings which fail to preserve or enhance the character of the Conservation Area.

## **Project proposals**

## **9 Car park adjacent The King's Arms public house**

The car park adjacent The King's Arms public house forms a poor space set in a prominent location of the Conservation Area. A combination of hard landscaping, its prominence in the street as land rises away from the High Street and a lack of suitable boundary treatment creates a poor quality and unattractive space within the High Street.

**ACTION PB9:** The Council will, where possible and where suitable opportunities arise, work with The King's Arms public house to improve the visual quality of the car park and introduce an appropriate and attractive boundary treatment to contain the space. This will in turn enhance the street scene of this important area within Prestbury Conservation Area.

## **10 Approach to Deep Street**

The southern entrance to the Conservation Area comprises a junction where five roads meet – Prestbury Road, Bouncers Lane, Deep Street, Blacksmith's Lane and Tatchley Lane. The roads feed into Deep Street which in turn leads into Prestbury's High Street – the heart of the village. This road junction is a significant size and is formed by two mini roundabouts. The space is filled with hard landscaping and traffic paraphernalia which forms a poor approach to the Conservation Area. The space is also difficult to negotiate for both pedestrians and vehicles.

**ACTION PB10:** The Council will lobby and work with Gloucestershire County Council to negotiate a better road layout at the Prestbury Road/Bouncers Lane/Deep Street/Blacksmith's Lane/Tatchley Lane junction to improve this important approach into the Conservation Area and Prestbury village centre. A new layout will also improve pedestrian movement and take into account the needs of cyclists and those with disabilities. A more attractive setting for near-by buildings will also be provided.

## **11 Traffic in Deep Street and High Street**

Both Deep Street and High Street in Prestbury experience high traffic volumes throughout the day. Many vehicles use these roads to travel into and out of Cheltenham from the north-east. There is consequently pressure on the existing road network. Vehicles also form an unattractive feature in the street scene and detract from surrounding buildings and spaces.

**ACTION PB11:** The Council will lobby and work with Gloucestershire County Council to address traffic flow along the High Street and consider proposals which would reduce the effect of traffic in the High Street.

## **12 Row of garages and car port on Idsall Drive**

There is an unattractive row of four garages and a car port in Idsall Drive which are in a poor condition and are a negative feature in the street scene.

**ACTION PB12:** Where development proposals come forward, the Council will seek to secure the enhancement of the garages and car port.

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Cheltenham Urban Character Area Partnership Character Area Statement: Prestbury

Cheltenham4u <http://www.cheltenham4u.co.uk> Prestbury and Surrounding Areas - <http://www.cheltenham4u.co.uk/prestbury.asp?area=Prestbury>

Cheltenham4u <http://www.cheltenham4u.co.uk> History of Prestbury – [http://www.cheltenham4u.co.uk/prestbury\\_history.asp?area=Prestbury](http://www.cheltenham4u.co.uk/prestbury_history.asp?area=Prestbury)

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The Cotswolds Area of Outstanding Natural Beauty - <http://www.cotswoldsaoNB.org.uk/?Page=AONB>

## Useful websites

### British History Online

<http://www.british-history.ac.uk/>

### Cheltenham Borough Council Local Plan

[http://www.cheltenham.gov.uk/downloads/local\\_plan\\_2006\\_1\\_.pdf](http://www.cheltenham.gov.uk/downloads/local_plan_2006_1_.pdf)

### Cheltenham Borough Council Index of Buildings of Local Interest SPD

[http://www.cheltenham.gov.uk/downloads/Index\\_of\\_Buildings\\_of\\_Local\\_Interest.pdf](http://www.cheltenham.gov.uk/downloads/Index_of_Buildings_of_Local_Interest.pdf)

### Cheltenham Borough Council Residential Alterations and Extensions SPD

[http://www.cheltenham.gov.uk/downloads/Residential\\_Alterations\\_and\\_Extensions.pdf](http://www.cheltenham.gov.uk/downloads/Residential_Alterations_and_Extensions.pdf)

### Cheltenham Borough Council Shopfront Design Guide SPD

[http://www.cheltenham.gov.uk/downloads/Shop\\_Front\\_Design\\_Guide.pdf](http://www.cheltenham.gov.uk/downloads/Shop_Front_Design_Guide.pdf)

### Department for Culture, Media and Sport

<http://www.culture.gov.uk/>

### English Heritage

<http://www.english-heritage.org.uk/>

### Gloucestershire County Council – Archaeology

<http://www.gloucestershire.gov.uk/index.cfm?articleid=1949>

### Planning Policy Guidance Note 15 – Planning and the Historic Environment

<http://www.communities.gov.uk/publications/planningandbuilding/ppg15>

### Planning Policy Guidance Note 16 – Archaeology and Planning

<http://www.communities.gov.uk/publications/planningandbuilding/planningpolicyguidance9>

### Planning (Listed Buildings and Conservation Areas) Act 1990

[http://www.opsi.gov.uk/acts/acts1990/Ukpga\\_19900009\\_en\\_1](http://www.opsi.gov.uk/acts/acts1990/Ukpga_19900009_en_1)

### Society for the Protection of Ancient Buildings

<http://www.spab.org.uk/>

### The Cotswolds Area of Outstanding Natural Beauty

<http://www.cotswoldsaonb.org.uk/>

### The Georgian Group

<http://www.georgiangroup.org.uk/docs/home/index.php>

### The Victorian Group

<http://www.victorian-society.org.uk/>

