

mainly in plastic materials, is not in itself harmful to the character of the area, but in many cases the design of the replacements has not followed the style of the original, and has thus affected the rhythm and proportion of the whole.

- The Council will draw up guidelines to assist property owners in selecting styles and designs for replacement windows and doors. If there is sufficient local support, it will consider bringing in legislative controls (an Article 4(1) Direction) to ensure that future change to property is in line with those and other guidelines.

Enhancement

Proposals for enhancement of a conservation area are usually best left to those who live and work there. They have a feel for, and greater knowledge of, what needs to be done and can sort out the priorities better than having them imposed from outside. As there is no Council budget allocation for enhancement works in conservation areas, any proposals will need to be locally achievable, or subject to the submission of bids for funding to appropriate bodies. The Council will provide advice and support wherever possible, and will encourage the formation of a local group to consider enhancement proposals. If such a group is formed, it may wish to seek representation on the already existing Conservation Areas Advisory Panel (CAAP) which considers issues relating to all the town's conservation areas and provides comment and advice to the Council on these matters.

Note For information on the implications of conservation area designation and the answers to some frequently asked questions, please see the general leaflet "living and working in a conservation area".

For more information please contact:

The Conservation Section
Built Environment Division
Cheltenham Borough Council
Municipal Offices, Promenade
Cheltenham GL50 1PP

Telephone 01242 264174 or 264295
Email conservation@cheltenham.gov.uk

If English is not your first language and you would like a translation or audio tape of this information we can get one for you.
Please contact the Equal Opportunities Officer on 01242 264 112

Gujarti तमारी पहेली भाषा अंग्रेज नहि होय अले तमोले या माहिलीनुं भाषांतर/सांभलवानी कसेट जोईली होय तो अमे तेनी व्यवस्था करी शकतीये छीये. महेश्वरानी करीले ईकवळ औपोर्युनीटीज ऑफिसरलो ०१२४२ २६४११२ नंबर पर संपर्क सांघशो.

Hindi यदि अंग्रेजी आपकी पहली भाषा नहीं है और आपको इस जानकारी का अनुवाद चाहिए या यह जानकारी ऑडियो टेप पर चाहिए, तो हम आपके लिए यह तैयार करवा सकते हैं। कृपया ईकवल आपर्युनिटीज अफसर के साथ फोन नम्बर 01242 264112 पर संपर्क करें।

Bengali ইংরেজী যদি আপনার মাতৃভাষা না হয় এবং এই তথ্যের একটা অনুবাদ/কানে শোনার টেপ চান, তাহলে আপনার জন্য আমরা তা যোগাড় করে দিতে পারি। দয়া করে ০১২৪২ ২৬৪১১২ নম্বরে ইকোয়াল অপর্যুনিটিজ অফিসারের সাথে যোগাযোগ করুন।

Cantonese 如果英文不是你的第一語言，而你希望索取這份資料的中文譯本/錄音帶的話，我們可以為你安排。請聯絡平等機會主任，電話是 01242 264112。

Urdu اگر انگریزی آپ کی مادری زبان نہیں ہے اور آپ کو ان معلومات کا ترجمہ / آڈیو ٹیپ درکار ہے تو ہم اس کا ہندوستان کر سکتے ہیں۔ براہ مہربانی ایکویول اپارٹیٹی آفیسر کو اس 01242 264112 نمبر پر فون کریں۔



The Poets Conservation Area

Character Statement

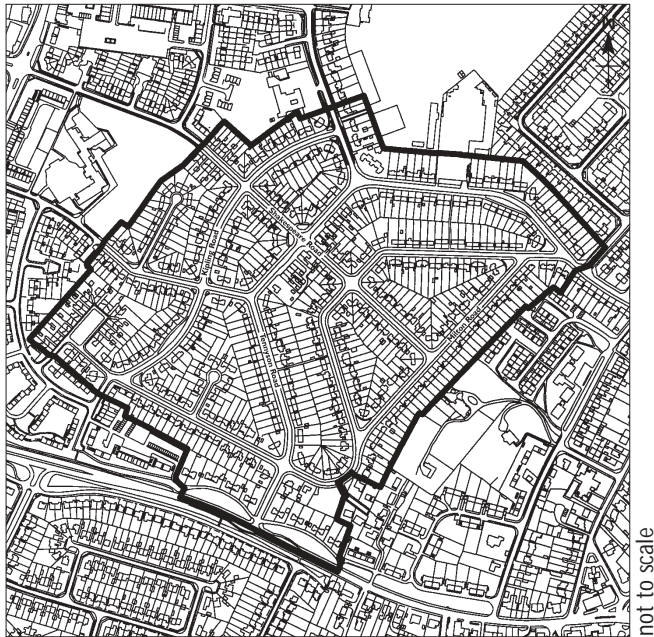
- Key Issues and Actions



CHELTENHAM
BOROUGH COUNCIL

Poets Conservation Area

The conservation area was designated in May 2001 with strong local support after two public meetings and a ballot were held to gather the views of the residents. This area has a distinctive character and is quite different from Cheltenham's other conservation areas.



A larger scale plan is available from the council upon request.

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Character

Immediately after the first world war this development of mass housing began with the building of Tennyson Road ("Houses for heroes"). The area is characterised by substantially built houses in the tradition of model towns in the arts and crafts mould. They are set in good sized gardens along generous tree lined roads in a regular layout or in cul-de sacs collected around informal greens. Some are finished in brick whilst others are rendered, but it is their form and layout which is characteristic of the 'Garden City' aesthetic of Howard and Unwin in

places such as Welwyn and Letchworth. The group of shops towards the centre of the area, built with flats over, is typical of the local facilities provided for developments of this type and age. It is located on an important cross road designed to be easily accessible to all the residents.

The almshouses at the junction of Tennyson and Brooklyn Roads are both in keeping with the architecture of the area, but also typical of almshouse design over the years. They form a point of interest and terminate the view along the road from the shops.

One of the most dominant features of the buildings is their roofs which sweep down and are generally tiled in a dark colour. This style is unusual in Cheltenham, giving the area a strong identity of its own. It is representative of good mass housing of the period, and even though there have been some alterations to property in the area, the strong character has survived remarkably well making this a popular area for families to live.

Key Issues and Actions

(The policies in the Cheltenham Local Plan apply equally here as in any other part of the Borough. These additional considerations are applicable only within the Poets Conservation Area)

Parking

When the houses here were built no provisions were made for parking. The Council recognises that the lack of provision in the area causes frustration to residents who may prefer to park within their own curtilage for reasons of convenience and security.

- *The Council will draw up guidelines to assist residents who wish to consider the provision of parking space within their garden areas.*

Rat runs

This area suffers from use for vehicular short cuts and there is concern that this will increase with the completion of both the new college campus and GCHQ.

- *The Council will work with residents to monitor this and will consider suitably sympathetic traffic measures to alleviate the problem subject to available funding.*

Street trees

The wide tree lined roads are characteristic of this area. They provide an attractive streetscape and suggest similarities to the garden suburbs of similar character. They make a major contribution to the character of the conservation area.

- *The Council will maintain the existing trees and plant new specimens as necessary for replacement.*

Fences, walls and hedges

Each plot was designed with gardens to front and rear, and to the side on corners, with boundaries between plots and to the road frontage. Many of the front boundaries have been opened up to create parking space in the front gardens, whilst others have a variety of materials used to mark their enclosure. The definition of the front of plots where they meet the pavement is important in setting the line of each street. Where these boundaries have been removed to enable access to parking spaces, this definition has been lost.

- *The Council will resist the total loss of front boundary enclosures whilst seeking to facilitate the creation of off street parking. It will consider guidelines and controls which will retain the definition of boundaries in ways appropriate to the character of the area.*

Incremental change

Cumulative effects of minor alterations can change the character of an area. Individually such changes seem inconsequential, but as time goes on the changes when looked at together, result in something quite different to the original. The most noticeable changes here have been the replacement of doors and windows, the addition of satellite dishes and the changes to boundary enclosures as noted above. There have been some extensions but these are mostly discreet and do not have a major effect. The changes to windows and doors,