

Local development framework

CHELTENHAM

Local development framework

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

JUNE 2009

Cheltenham Borough Council
www.cheltenham.gov.uk

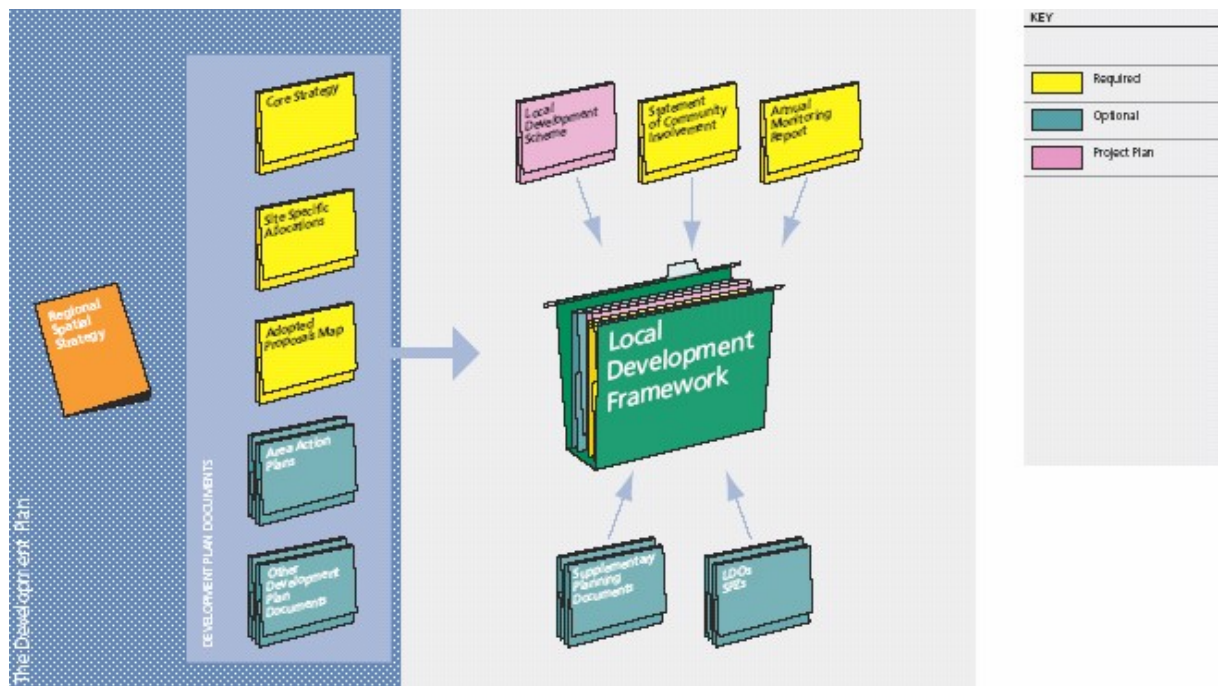
Supplementary Planning Documents & Local Development Frameworks

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.

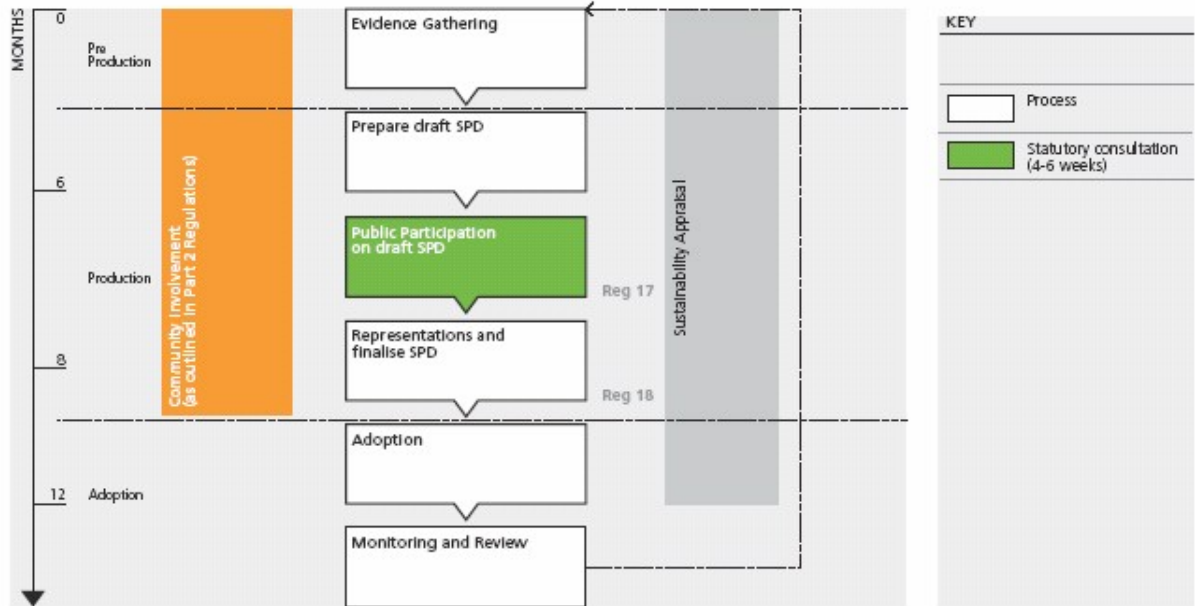
Local planning authorities must undertake a Sustainability Appraisal, which is a process designed to ensure that sustainability is inherent within all plans, policies and programmes throughout the preparation process of a SPD, and to include the timescale of producing this and the SPD in the Local Development 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





Bafford Conservation Area

Character Appraisal and Management Plan

June 2009



Contents	Page
Part 1 – Character Appraisal	1
1. Introduction	2
What is a Conservation Area?	2
The need for an appraisal	2
Planning context	3
Conservation Area boundaries	3
Bafford Conservation Area	3
Summary of special interest	4
2. Location and setting	4
Location and context	4
General character and plan form	4
Wider landscape setting	6
3. Historic development	7
Archaeology within Charlton Kings	7
Summary of Historic Development of Charlton Kings	7
Development of Bafford Conservation Area by 1884	11
Development of Bafford Conservation Area by 1932	12
Development of Bafford Conservation Area by 2008	12
Historical Development of Bafford Conservation Area	14
4. Spatial Analysis	15
The character and interrelationship of spaces within the area and key views/vistas	15
Urban grain	18
5. Character Analysis	18
Use of area and how use creates special interest	18
Architecture and historic qualities of buildings	18
Index of Buildings of Local Interest	21
Contribution of key unlisted buildings	21
Positive buildings	22
Some local details	22
Materials	23
Contribution of trees and green spaces	24
Negative factors	26
General condition of area	27
Problems, pressures and capacity for change	27
Part 2 – Management Plan	29
1. Introduction	30
2. Article 4 directions	31
3. Management proposals	32
Bibliography	36
Useful websites	37

List of figures

Figure	Page
Figure 1 – Townscape Analysis Map of Bafford Conservation Area	1
Figure 2 – Historic houses along Bafford Lane	5
Figure 3 - Historic Bucklehaven almshouses	5
Figure 4 - Lilley Brook	5
Figure 5 – Suburban development to the south of the Conservation Area	6
Figure 6 - The Cotswold scarp wraps around Charlton Kings to the south and east	6
Figure 7 - Landmark Bafford Cottage (left) and Bafford Farm (right) on Bafford Lane	6
Figure 8 - St. Mary's Church, taken from <i>The Gentleman's Magazine</i> , 1823	9
Figure 9 - Holy Apostles Church, 1871	9
Figure 10 - Tram nearly at the top of Copt Elm Road c.1910	10
Figure 11 – Bafford Farm, early 20 th century	11
Figure 12 - Historic Development of Bafford Conservation Area	14
Figure 13 - Wooded and leafy appearance of Lilley Brook	15
Figure 14 - Developed form of Bafford Lane	15
Figure 15 - Low walls enclose the red-brick terrace on Bafford Lane	16
Figure 16 - Higher enclosures to larger historic properties on Bafford Lane	16
Figure 17 - Bafford Lane slopes down towards the Lilley Brook	16
Figure 18 - Prominent green enclosures around the bridge on Bafford Lane	16
Figure 19 - Green space outside Bucklehaven almshouses forms an attractive frontage	16
Figure 20 - Glimpse of the Cotswold scarp from Bafford Lane	17
Figure 21 - Extensive view of Cotswold scarp presented from Stockton Close	17
Figure 22 - View of Bucklehaven almshouses from end of Stockton Close	17
Figure 23 - Variety of residential buildings within Bafford Conservation Area	18
Figure 24 - Historic barn, part of Nos. 34 and 34a Bafford Lane	19
Figure 25 - Timber framed Bafford Farm	19
Figure 26 - Stone mullion windows present on Bucklehaven almshouses	19
Figure 27 - Vernacular red-brick houses on Bafford Lane	20
Figure 28 - Housing built in the grounds of Bucklehaven almshouses in 1996	20
Figure 29 - New housing development currently being constructed at the rear of Bafford Cottage	20
Figure 30 – Historic gate and gate piers to Bucklehaven almshouses	21
Figure 31 - Lilley Brook and tree growth on either side of the Brook	22
Figure 32 - Gates and piers provided the original entrance to the Bucklehaven Almshouses	22
Figure 33 - Box Cottage, Bafford Lane	23
Figure 34 - One of the footpaths in the Conservation Area	23
Figure 35 - Grade II listed wall on Bafford Lane, enclosing Nos. 34	23

and 34a Bafford Lane	
Figure 36 - Example of a gravel driveway within the Conservation Area	24
Figure 37 - Footpath sign	24
Figure 38 - Tree growth on either side of the meandering Lilley Brook	25
Figure 39 - Tree growth at the end of Bafford Lane, around the Lilley Brook	25
Figure 40 - Trees in grounds of No. 34 and 34a Bafford Lane screen and enclose the property	25
Figure 41 - Hedgerow forms a natural, soft boundary treatment	26
Figure 42 - Greenery softens the impact of modern developments	26
Figure 43 – Green space to the front of the Bafford Farm	26
Figure 44 – Bins stored outside terraced houses on Bafford Lane	27

Key characteristics

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

- The Conservation Area has an interesting mix of building styles and ages, with buildings positioned in an informal layout along Bafford Lane;
- Bucklehaven Almshouses provide an important contribution to the built environment and history of the Conservation Area;
- The Conservation Area is well concealed, surrounded by suburbs which date from the 1960s and 1970s. The surrounding urban sprawl provides the Conservation Area with a hidden and secretive character;
- The area has a mixed urban grain with the Bucklehaven almshouses being planned within formal grounds. In comparison, the houses along Bafford Lane are loosely set out along the curving lane, within substantial plots.
- There is a number of narrow footpaths both within and surrounding the Conservation Area, some of which are historic;
- The green environment makes a highly significant contribution to forming the character of the area, with a large number of green spaces and mature trees in evidence;
- Southfield Brook and Lilley Brook determine part of the boundary to the Conservation Area, and have a significant physical presence within the area. The brooks are set in steep gullies which carve their way through the Conservation Area. The brooks and gullies greatly enhance the overall rural character and appearance of the Conservation Area.

Key issues

A number of problems and issues have been identified that have a negative impact on the character of Bafford 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;
- Wheelie bins left outside properties during the week;
- Prominent road markings.

Part 1 – Character Appraisal

Townscape Analysis Map of Bafford Conservation Area

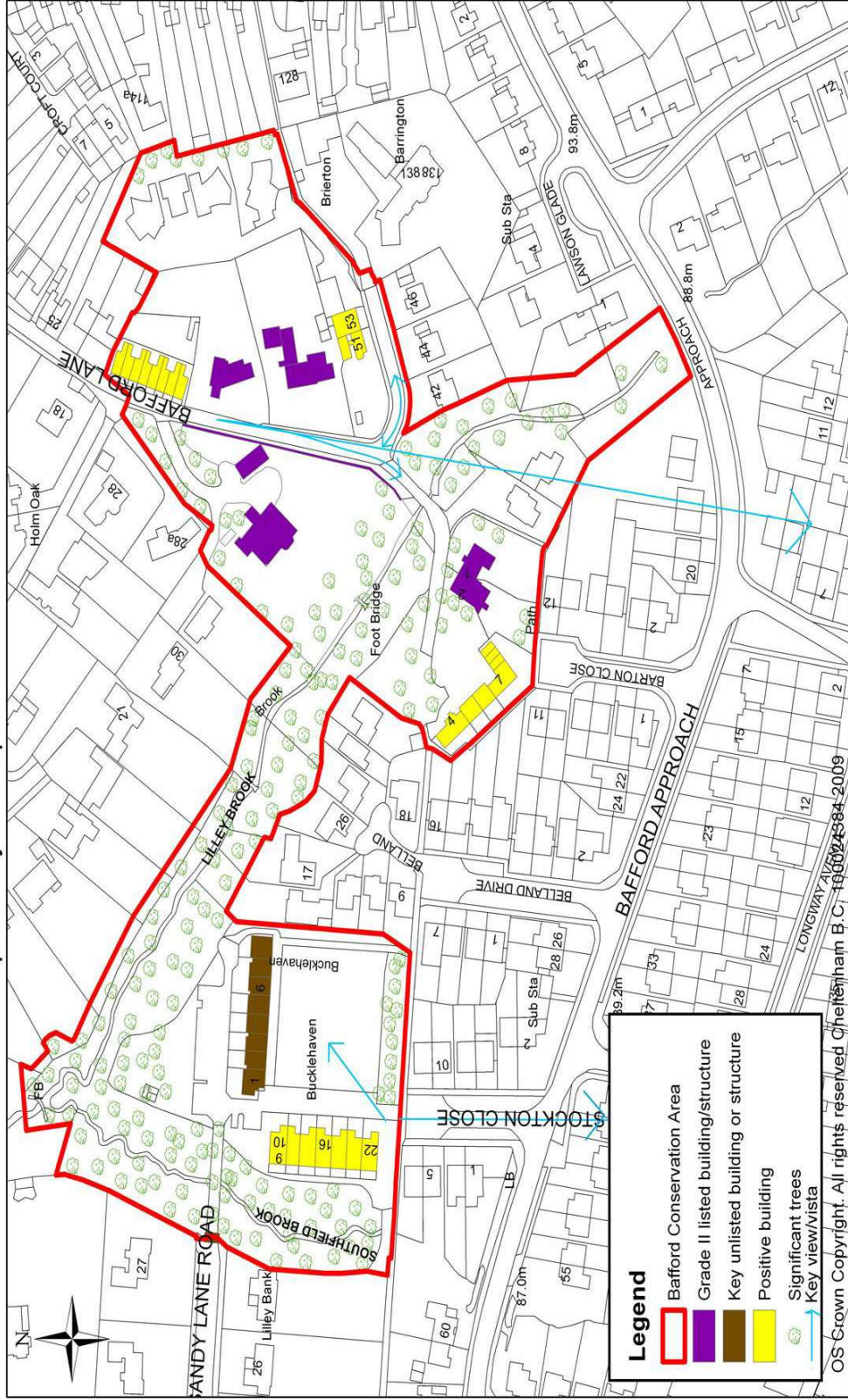


Figure 1 Townscape Analysis Map of Bafford Conservation Area

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 2nd March and 13th April 2009. Following consideration of representations received, the Management Plan was adopted by Cheltenham Borough Council on 29th 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 *The Bafford 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 the open spaces and trees within the Conservation Area. The Council is continuing to ensure that new development preserves or enhances the character of the Conservation Area (see Action BF1 in the Management Plan) and continues to manage and protect trees (see Action BF3 of the Management Plan SPD).

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 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 Bafford 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. The current boundary of Bafford Conservation Area is seen to fully encompass the historic character of the land around the Lilley Brook, Bucklehaven almshouses and much of Bafford Lane. Some of the buildings on Bafford Lane which are currently outside the Conservation Area boundary may be worthy of inclusion within the boundary, and include the historic red-brick workshop to the front of 18 Bafford Lane.

Bafford Conservation Area

- 1.10 Bafford Conservation Area is located within the ward of Charlton Park, at the western edge of Charlton Kings in Cheltenham. Charlton Kings is situated to the east of Cheltenham's town centre. The 2001 Census from the Office for National Statistics shows that in the ward of Charlton Kings there were 5,514 inhabitants in 2001. Charlton Kings as a whole has a population of "10,875."¹ *"The area constitutes a civil parish. Prior to the Local Government Act 1972 coming into force on April 1, 1972, it had been an urban district."*² Cheltenham Borough Council's boundaries were extended in 1974 to include Charlton Kings. Bafford Conservation Area was originally designated by Cheltenham Borough Council on the 2nd October 1989, and was subsequently re-designated with some amendments on the 15th November 2001. Bafford Conservation Area covers about 3¾ hectares.
- 1.11 The Conservation Area contains six Grade II listed buildings/structures (some buildings of which have been sub-divided) and eight houses which are on the Council's Index of Buildings of Local Interest. The Charlton Kings area contains three of Cheltenham's six scheduled ancient monuments. These are – a bowl barrow 750 metres north-west of Wood Farm, on land to the north-east of Ham Hill; Battledown Camp and the Churchyard cross in St Mary's churchyard. None of these monuments are located within Bafford Conservation Area.

¹ Charlton Kings – Wikipedia, the free encyclopedia – http://en.wikipedia.org/wiki/Charlton_Kings

² Charlton Kings – Wikipedia, the free encyclopedia, *ibid.*

Summary of special interest

1.12 Bafford Conservation Area is special because:

- The Conservation Area has an interesting mix of building styles and ages, with buildings positioned in an informal layout along Bafford Lane;
- Bucklehaven Almshouses provide an important contribution to the built environment and history of the Conservation Area;
- The Conservation Area is well concealed, surrounded by suburbs which date from the 1960s and 1970s. The surrounding urban sprawl provides the Conservation Area with a hidden and secretive character;
- The area has a mixed urban grain with the Bucklehaven almshouses being planned within formal grounds. In comparison, the houses along Bafford Lane are loosely set out along the curving lane, within substantial plots.
- There is a number of narrow footpaths both within and surrounding the Conservation Area, some of which are historic;
- The green environment makes an important contribution to forming the character of the area, with the presence of a large number of green spaces and mature trees;
- Southfield Brook and Lilley Brook determine part of the boundary to the Conservation Area, and have a significant physical impact within the area. The brooks are set in steep gullies which carve their way through the Conservation Area. The brooks and gullies greatly enhance the overall rural character and appearance of the Conservation Area.

2 LOCATION AND SETTING

Location and context

2.1 Today Charlton Kings is a large suburb within the Borough of Cheltenham. It is positioned approximately two miles east of Cheltenham's centre and includes the Parish of Charlton Kings. Today this large suburb surrounds the once detached and historic village of Charlton Kings. However Charlton Kings has always been intrinsically linked to Cheltenham. Although Bafford Conservation Area forms part of the historic area of Charlton Kings, it is the St Mary's Conservation Area which includes the heart of the original historic village. The remainder of the settlement is formed by modern suburban development of varying ages set around Charlton Kings' historic core. There are two other Conservation Areas in Charlton Kings, being St. Mary's and Cudnall Street. Charlton Kings is set at the foot of the Cotswold escarpment and the Area of Outstanding Natural Beauty wraps around to the south and east. This Cotswold hill landscape forms an attractive distant setting for Charlton Kings.

General character and plan form

2.2 Bafford Conservation Area is surrounded by the suburban sprawl of Charlton Kings, Charlton Park and Moor End. These housing developments predominantly date from the 1960s and 1970s and turn their back on the brook and the older properties. The Conservation Area is positioned in a discreet and low-lying area which provides an intimate and tranquil character. It recognises the remaining character of the lower part of Bafford Lane and the area bounding the Lilley Brook in contrast to the suburban sprawl which has surrounded it. The Conservation Area contains historic houses, dating from the late 16th century, which are informally set out along Bafford Lane and

positioned in large plots. They frequently have traditional boundary treatments. The Bucklehaven almshouses in the west of the Conservation Area were built in "1911".³



Figure 2 Historic houses along Bafford Lane



Figure 3 Historic Bucklehaven almshouses

2.3 Some of the historic buildings in the Conservation Area are statutorily or locally listed. A small number of buildings date from the latter half of the 20th century and early part of the 21st century. These more recent buildings have been constructed in the east of the Conservation Area, on open land previously belonging to the historic properties on Bafford Lane.

2.4



Figure 4 Lilley Brook

Buildings are frequently surrounded by green spaces and mature trees. The green environment plays a key role in contributing to shaping the overall character and appearance of the Conservation Area. Deep gullies allow Southfield Brook and Lilley Brook to carve their way through the Conservation Area. Their route creates a valley through the land. The banks of the Lilley Brook and the actual stream also make an important contribution, by forming the boundary of the Conservation Area. A designation schedule was produced when the Bafford Conservation Area was re-designated in 2001. Part of the schedule states that land 12 metres from the centre of the Lilley Brook was included as part of the re-designation of the Conservation Area boundary. The revised boundary covers part of the rear gardens of Charlton Close, which back onto the Brook.

2.5 Traffic passing through the Conservation Area tends to be local traffic. Bafford Lane is a no-through road and therefore has no through traffic. Stockton Close is a small cul-de-sac which provides vehicular access to Bucklehaven Almshouses. The low levels of traffic allow these residential

³ Cheltenham Borough Council (2007) Index of Buildings of Local Interest Item No. 144

roads to have a quiet and peaceful character. This in turn contributes to the special qualities and characteristics of the Bafford Conservation Area.

Wider landscape setting

2.6



Figure 5 Suburban development to the south of the Conservation Area

Bafford Conservation Area is surrounded on all sides by suburban development which is more closely associated with other parts of Charlton Kings, Charlton Park and Moor End. The Conservation Area is positioned to the west of Cirencester Road (A435). The Cirencester Road forms the main south east approach into Charlton Kings and is busy with traffic throughout the day. This is in stark contrast to the low levels of traffic and activity experienced within the Conservation Area itself.

2.7



Figure 6 The Cotswold scarp wraps around Charlton Kings to the south and east

The physical character of the Conservation Area is determined by the open spaces and the gaps between buildings and over roof tops, which all provide extensive views of the Cotswold scarp. The hills wrap around the south and east of Charlton Kings providing an attractive setting and natural, soft enclosure for the area.

2.8

A number of historic buildings are present in the Bafford Conservation Area, some of which are landmark buildings. These include Bafford Cottage and Bafford Farm. These buildings dominate views within the Conservation Area, although tree foliage and greenery around Bafford Farm partially screens the building from public view. The narrow, curving form of Bafford Lane restricts views of some buildings and contributes to the lane's rural character. Buildings with contained front gardens create a sense of enclosed space. Green spaces provide a sense of spaciousness whilst trees provide a natural enclosure.



Figure 7 Landmark Bafford Cottage (left) and Bafford Farm (right) on Bafford Lane

3 HISTORIC DEVELOPMENT

Archaeology within Charlton Kings

- 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”.⁴
- 3.2 A small number of archaeological remains have been unearthed within Charlton Kings. Remains have been recorded in the Gloucestershire Sites and Monument Record and include a Roman coin of Constantine, 12th – 14th century pottery and Charlton Kings Mill, which was located on the ford across School Road. This mill is thought to date from Medieval times.⁵ These finds were made outside the boundaries of the three Conservation Areas in Charlton Kings.
- 3.3 Additionally, Charlton Kings contains three of Cheltenham’s six scheduled ancient monuments; being a bowl barrow 750 metres north-west of Wood Farm, on land to the north-east of Ham Hill; Battledown Camp and the Churchyard cross in St Mary’s Churchyard. The Churchyard cross is located in St. Mary’s Conservation Area.
- 3.4 Archaeological discoveries and buried archaeological remains provide a basis for researching the origins and early development of Charlton Kings, and contribute indirectly to a sense of place, which links the past to the modern era.
- 3.5 Evidence of early settlement in Charlton Kings dates back to the middle Iron Age. Charlton Kings was well suited to early settlement due to well drained soils. The “Remains of a roman villa were discovered in Charlton Kings in 1980.”⁶

Summary of Historic Development of Charlton Kings

Origin of place name

- 3.6 “The name Charlton Kings comes from Anglo-Saxon times, the word Charlton evolved from the term *ceorls’ tun*, a *ceorl* being the Saxon term for an independent peasant landowner and *tun* meaning a fenced enclosure with a dwelling.”⁷ Charlton Kings Local History Society explains that this particular “...*ceorl’s tun* (was) established as part of the royal manor and Hundred of Cheltenham (hence the term *Kings in the name*).”⁸ The name appears as Chertlton as early as 1160.

The development of Charlton Kings

- 3.7 Charlton Kings Local History Society explains how Charlton Kings grew in the 16th century - “With the sixteenth-century demand for extra dwellings, new houses were built opposite the old ones on the ends of common field strips. Most of the older houses were upgraded or rebuilt between 1550 and 1650...Old houses rebuilt and new houses erected after 1750 were all made of brick, and there were many small brickyards in the parish...”⁹ Houses began to encroach upon land previously used for agriculture and became developed with contained frontages. They tended to follow a similar building line.

⁴ ‘Pre-Regency Cheltenham: An Archaeological Survey’ Cheltenham Art Gallery & Museum, 1975

⁵ Gloucestershire Sites & Monument Record – Summary Report For Areas 5458, 6579 & 6580

⁶ Cheltenham Areas: History of Charlton Kings

⁷ http://www.cheltenham4u.co.uk/charltonkings_history.asp?area=Charlton+Kings

⁷ Charlton Kings – Wikipedia, http://en.wikipedia.org/wiki/Charlton_Kings

⁸ Charlton Kings Local History Society (1988) A History of Charlton Kings Gloucester, Gloucestershire County Library (pg. 3)

⁹ Charlton Kings Local History Society *ibid.* (pg. 48)

- 3.8 The development of Cheltenham as a popular spa resort during the late 18th to early 19th centuries impacted upon Charlton Kings, where visitors found lodging houses - "...lodgings had filled up at Charlton Kings..."¹⁰. Additionally, during the 19th century, "Charlton Kings, like Cheltenham, became fashionable as a place for retirement for the military, and the solid brick or stucco-faced houses which survive around the village bear witness to the presence of a confident and prosperous Victorian middle class."¹¹ In the mid 19th century, a small part of the population was also employed in the making of gloves.
- 3.9 In contrast, many local residents of Charlton Kings suffered hardship. The Charlton Kings Local History Society explains how "Assistance (for the poor) was not only financial, but came through the provision of a good basic education in the Charlton Kings schools and Sunday schools, as well as sports and other activities, often provided under the aegis of St Mary's Church."¹²
- 3.10 A famous poet lived in Charlton Kings in the 1930s. Cecil Day-Lewis (1904-1972) was professor of poetry at Oxford University. He was appointed Poet Laureate in 1968. "...Cecil Day-Lewis lived at Charlton Kings in 1934-8, while a master at the College Junior School."¹³
- 3.11 "(In) Charlton Kings Urban District in 1921, there were 4,376 houses; in 1931 there were 4,759."¹⁴ This indicates high growth at this time, within a relatively short period. "In 1931 Charlton Kings Urban District contained 1,335 private families."¹⁵ "(Charlton Kings' population) had grown to 6034 by 1946 and to 10,177 by 1971."¹⁶ Today, Charlton Kings has a population of "10,875."¹⁷
- 3.12 The Charlton Kings Local History Society explains how "By the mid-twentieth century Charlton Kings had grown from its small beginnings to a population of over 6,000, well served by schools, numerous shops and public houses, charities, sports clubs and other societies."¹⁸ In the 21st century, it has become well established as a popular, affluent suburb within Cheltenham. It has seen many changes but its three distinctive Conservation Areas have managed to retain their special historic character and unique qualities.

Detailed history of agriculture

- 3.13 Agriculture played a key role in Charlton Kings' development and the Charlton Kings Wikipedia explains that "Much of early Charlton Kings was used for agriculture, tended to by small homesteads."¹⁹ There is evidence in the place names today of "crops previously grown in Charlton Kings, such as Hempcroft (hemp), Flaxley (flax) and Crab End (crab apples). Other crops known to be grown in the area were cherries and grapes."²⁰ Charlton Kings Local History Society explains that "Down to the late nineteenth century, agriculture was naturally the principal means of earning a living for Charlton men. The majority of men...in the years 1813-57 give their occupation as farmer, dairyman, milkman, hurdle-maker, gardener, labourer."²¹ The Charlton Kings Local History Society goes onto

¹⁰ Hart, G. (1965) Cheltenham A History of Cheltenham 1st ed. (pg. 146)

¹¹ Charlton Kings Local History Society (1999) Britain in Old Photographs – Charlton Kings (pg. 5)

¹² Charlton Kings Local History Society *ibid.* (pg. 6)

¹³ Blake, S. & Beacham, R. (1982) The Book of Cheltenham (pg. 61)

¹⁴ Payne, G. (date unknown) Gloucestershire – A Physical, Social and Economic Survey and Plan (pg. 74)

¹⁵ Payne, G. *ibid.* (pg. 298)

¹⁶ Charlton Kings Local History Society (1988) A History of Charlton Kings (pg. 176)

¹⁷ Charlton Kings – Wikipedia, the free encyclopaedia – http://en.wikipedia.org/wiki/Charlton_Kings

¹⁸ Charlton Kings Local History Society (1999) Britain in Old Photographs – Charlton Kings (pg. 6)

¹⁹ Charlton Kings – Wikipedia, http://en.wikipedia.org/wiki/Charlton_Kings

²⁰ Charlton Kings – Wikipedia *ibid.*

²¹ Charlton Kings Local History Society (1988) A History of Charlton Kings (pg. 173)

explain that “...after farming, building was certainly the chief source of employment...Charlton clay was being turned into bricks.”²² Away from these principal industries, The Charlton Kings Local History Society states that “As one would expect, there were tailors, shoemakers, butchers, bakers, grocers, four millers, five blacksmiths or farriers, a corn factor, four wheelwrights, a coal seller, an ironmonger, a cooper, a chimney sweep, letter carriers, innkeepers and beer sellers, and various professional men.”²³

Detailed history of prominent churches

3.14

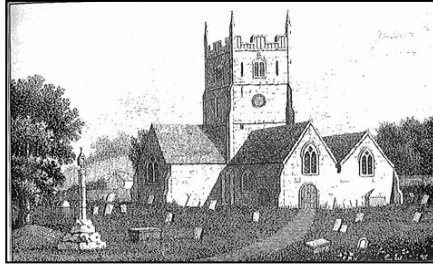


Figure 8 St. Mary's Church, taken from *The Gentleman's Magazine*, 1823 (Picture copied from 'Britain in Old Photographs - Charlton Kings' by Charlton Kings Local History Society)

“St Mary's church, dedicated to Mary in 1190 by William de Vere, Bishop of Hereford, is the oldest church in Charlton Kings. It was built to ease the nearby Cheltenham parish church due to increasing congregation size.”²⁴ The Charlton Kings Wikipedia explains that “St Mary's church houses one of the oldest royal arms in the country, it was acquired in 1660 to celebrate the restoration of Charles II and restored in 1988 to commemorate the 200th anniversary of George III's visit to Charlton Kings.”²⁵

3.15 The Charlton Kings Local History Society explains how “...little of the original Norman building (St Mary's church) has been left after successive enlargements and alterations.”²⁶

3.16

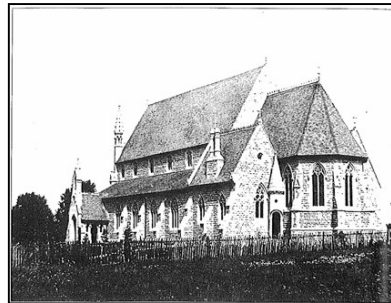


Figure 9 Holy Apostles Church, 1871 (Photograph copied from 'Britain in Old Photographs - Charlton Kings' by Charlton Kings Local History Society)

Holy Apostles Church is another important church located in the west of Charlton Kings. “The foundation stone was laid in March 1866.”²⁷ The church is in the Gothic Revival, Early Decorated style. It was designed by John Middleton, and built by Charles Cook-Higgs and William Jones of Gloucester. The “...interior (was) probably by Boulton's of Cheltenham and HH Martin of Cheltenham.”²⁸

²² Charlton Kings Local History Society *ibid.* (pg. 173)

²³ Charlton Kings Local History Society *ibid.* (pg. 173)

²⁴ Charlton Kings – Wikipedia, http://en.wikipedia.org/wiki/Charlton_Kings

²⁵ Charlton Kings – Wikipedia *ibid.*

²⁶ Charlton Kings Local History Society (1999) *Britain in Old Photographs – Charlton Kings* (pg. 6)

²⁷ Charlton Kings Local History Society (1988) *A History of Charlton Kings* (pg. 129)

²⁸ Department for Culture, Media and Sport (1998) *Revised List of Buildings of Special Architectural or Historic Interest – Borough of Cheltenham* (pg. 74)

Detailed history of transport and Industry

- 3.17 The Old London Road originally cut through Charlton Kings. The Charlton Kings Local History Society explains how *“Originally this road was a link between Cheltenham, Dowdeswell and Whittington; but by 1700 it had become an alternative way to London, joining the Gloucester-Stow road at The Garricks Head.”*²⁹ Its route ran along Cudnall Street through the Six Ways junction in the north, through Spring Bottom, then on passed The Knapp and The Hearne and eventually onto East End Road. Cudnall Street *“...formed part of an ancient route to London and was still known as London Road in 1884, and as Old London Road in 1897.”*³⁰ The Old London Road was replaced by the current London Road, which forms part of the A40.
- 3.18 Charlton Kings developed good transport links to connect it with surrounding areas and further afield. *“Plans for a railway line through Charlton Kings were first drafted in 1872...The line was opened in 1881 with a small station in Charlton Kings.”*³¹ Brooks explains that the railway station served an important purpose where *“Until quarrying ended in the late 1920s, a line ran the 1.25 miles from Charlton Kings (railway station) to Leckhampton Hill. An 0-4-0 tank engine named Lightmoor...chuffed along the branch line with locally hewn limestone bound for building sites in distant places.”*³² *“Between 1899 and 1914, the Charlton Kings line had frequent services to Cheltenham, Banbury and Swindon as well as major expresses to destinations such as Manchester, Birmingham and Southampton using the line.”*³³ *“Rail traffic along the M&SWJR (Midland & South Western Junction Railway) line greatly increased due to the transportation of men and munitions southwards during World War I and World War II. The M&SWJR closed on September 9, 1961 and the Cheltenham to Banbury line closed on October 15, 1962, when the station at Charlton Kings finally shut.”*³⁴ As the Charlton Kings Local History Society goes on to explain, *“There is some light industry, mainly located on the site of the old railway station off the Cirencester Road and on the industrial park that replaced the brickworks near Battledown.”*³⁵

3.19

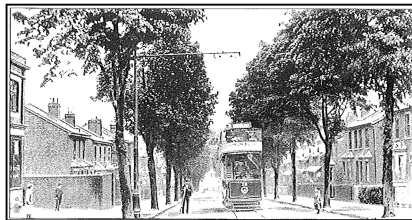


Figure 10 Tram nearly at the top of Copt Elm Road c.1910

(Photograph copied from 'Britain in Old Photographs - Charlton Kings' by Charlton Kings Local History Society)

In the beginning of the 20th century, Charlton Kings also had a tramline which ran along Lyefield Road West, up Copt Elm Road to the Six-Ways junction, then partly along London Road. *“Electric trams were also used in Charlton Kings between 1903 and 1930 when they were replaced by buses.”*³⁶

- 3.20 *“...Charlton Kings was the birthplace of the Black and White Coach Company which started in 1926 with two coaches to London a day and two back, operating from a garage in Cirencester Road.”*³⁷

²⁹ Charlton Kings Local History Society (1988) A History of Charlton Kings (pg. 18)

³⁰ Hodsdon, J. (1997) An Historical Gazetteer of Cheltenham (pg. 18)

³¹ Charlton Kings – Wikipedia, http://en.wikipedia.org/wiki/Charlton_Kings

³² Brooks, R. (2001) A Century of Cheltenham (pg. 25)

³³ Charlton Kings – Wikipedia, http://en.wikipedia.org/wiki/Charlton_Kings

³⁴ Charlton Kings – Wikipedia, *ibid.*

³⁵ Charlton Kings Local History Society (1999) Britain in Old Photographs – Charlton Kings (pg. 6)

³⁶ Charlton Kings – Wikipedia, http://en.wikipedia.org/wiki/Charlton_Kings

³⁷ Charlton Kings Local History Society (1988) A History of Charlton Kings (pg. 188)

Development of Bafford Conservation Area by 1884

- 3.21 Historic maps dating from 1884, 1932 and 2008 have been studied in analysing the historic development of the Bafford Conservation Area.
- 3.22 The website Cheltenham4u.co.uk explains how *“Referring to the ford across the brook, the name (Bafford) has been in use since the 14th century, but is probably much older.”*³⁸
- 3.23 The 1884 map shows development as having occurred along Bafford Lane by this time. Principal buildings shown on the map are Bafford Cottage and Bafford Farm. Bafford Cottage was constructed in the 17th century. Bafford Farm dates from the late 16th century and originated as a mill. The Charlton Kings Local History Society explains how *“John Packer in 1585 and Thomas Packer in 1597-8 were the common millers.”*³⁹ The mill later became a freehold farm. Bafford Grange was another substantial house which was constructed in the early 18th century on the west side of Bafford Lane. It was set within large grounds which now form the residential development of Charlton Close. Open land, including farmland, surrounded the houses, which were set in large plots. Bafford House and Brierton House are significant buildings named on the map, but are positioned outside the Conservation Area boundary.

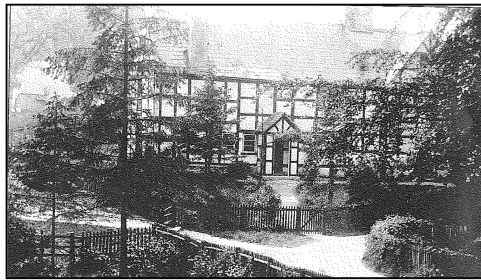


Figure 11 Bafford Farm, early 20th century
(Photograph copied from 'Britain in Old Photographs - Charlton Kings' by Charlton Kings Local History Society)

- 3.24 A number of historic footpaths run through and around the Conservation Area.
- 3.25 Lilley Brook has a strong impact upon the immediate surrounding landscape and flows on a roughly south-east/north-west axis.
- 3.26 Building development was concentrated along Bafford Lane and was surrounded by open land. Although the surrounding land was undeveloped at this time, it had been divided up into large plots.
- 3.27 The land where the Bucklehaven almshouses were to be located consisted of open, undeveloped land at this time.
- 3.28 By this time, the row of eight vernacular red-brick terraced cottages had been formed on the east side of Bafford Lane. They were an interesting contrast in terms of character, size and architectural style to the dominance of detached houses positioned along Bafford Lane.

³⁸ Cheltenham4u.co.uk Charlton Kings and Surrounding Areas
<http://www.cheltenham4u.co.uk/charltonkings.asp?area=Charlton+Kings>

³⁹ Charlton Kings Local History Society (1988) A History of Charlton Kings (pg. 71)

Development of Bafford Conservation Area by 1932

- 3.29 By 1932, the area surrounding the Conservation Area had become further developed. Much of the surrounding development had occurred along Cirencester Road. However, large areas surrounding the Conservation Area still remained largely open and undeveloped.
- 3.30 The Bucklehaven almshouses had been constructed in “1911 by J. Pizey”.⁴⁰ These almshouses were built for ‘impoverished gentlewomen’ and were a gift of Charles Buckle of Bristol. They were built on previously open land, bounded on the west side by Southfield Brook and on the north side by Lilley Brook. The site was enclosed by a footpath to the south. Vehicular access to the site was originally via a bridge over Southfield Brook from Sandy Lane Road. The bridge has now been removed. A formal entrance was positioned at the eastern end of Sandy Lane Road, which comprised iron gates and stone pillars. This remained the entrance to the almshouses until the development of Stockton Close in the 1960s. Stockton Close was built as a cul-de-sac which provided vehicular access into and from the site.
- 3.31 Other than the construction of the Bucklehaven almshouses, very little further development had occurred within the Conservation Area. Its green, open character remained strongly in evidence.

Development of Bafford Conservation Area by 2008

- 3.32 Further changes and development have taken place within the Conservation Area between 1932 and 2008.
- 3.33 In 1996, Bucklehaven Charitable Trust built 14 new flats on the site of the Bucklehaven almshouses. These flats provided sheltered housing for the elderly. They were constructed to the west of the early 20th century almshouses and both sets of buildings front an attractive foreground comprising lawn space. The site is set in secluded and contained space which enhances its special qualities.
- 3.34 Further residential development has occurred on Bafford Lane. In 1984, planning permission was granted for the construction of two detached houses within the grounds of Bafford Farm. These houses are positioned in a discreet position, set well back from public space. Bafford Farmhouse was sub-divided into two self-contained dwellings in 1981. Farm buildings to the west of the farmhouse were demolished and permission was granted for the erection of four residential dwellings and garages in 1982.
- 3.35 In 2006, planning permission was granted for the construction of four new houses on land to the rear of Bafford Cottage, Bafford Lane. This land originally formed part of the extensive rear grounds of Bafford Cottage. The houses are currently under construction on this site.
- 3.36 Many of the historic footpaths still remain in and around the Conservation Area.
- 3.37 Despite further development in the Conservation Area in recent times, the Conservation Area still retains a significant amount of open green space. This space forms a key element in shaping the overall character and special

⁴⁰ Cheltenham Borough Council (2007) [Index of Buildings of Local Interest Item No. 144](#)

qualities of the area. The green environment is equally as important in contributing to the special qualities of Bafford Conservation Area as the built environment.

Historical Development of Bafford Conservation Area

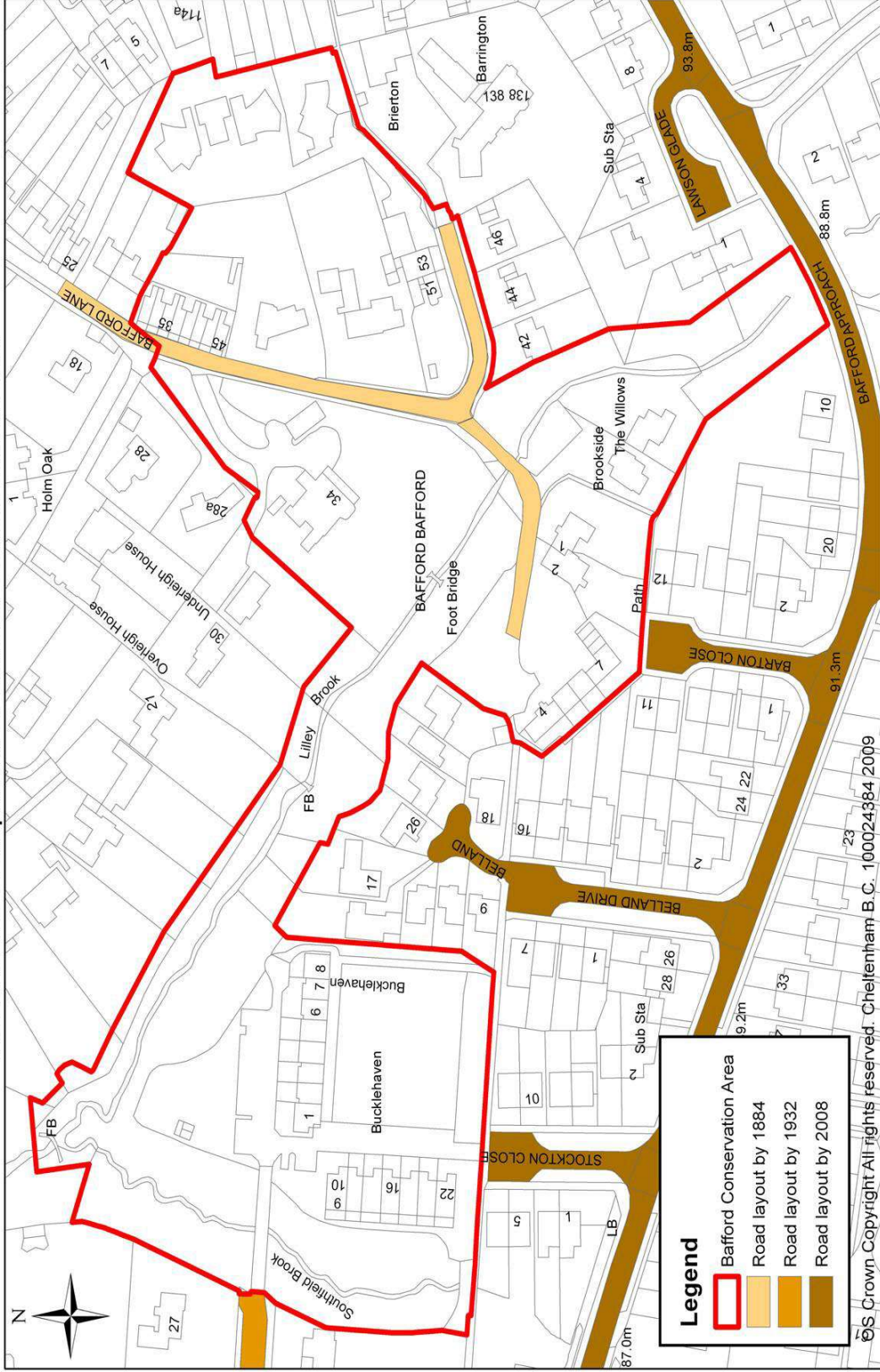


Figure 12 Historic Development of Bafford Conservation Area

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 Bafford Conservation Area can most readily be experienced is through the quality and variety of its spaces and views. The Lilley Brook and Bafford Lane largely determine the form of the settlement. Bafford Conservation Area 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 Bafford Conservation Area has a variety of both undeveloped and more built-up areas. The space around Lilley Brook is densely wooded and leafy in appearance. Much of this area is well enclosed and screened by the canopies of mature trees. Glimpses of the Brook itself can be appreciated from various points. Bafford Lane is more developed in character than other spaces. However, green spaces which are evident in private gardens make a significant contribution to enhancing the physical character of the Conservation Area.



Figure 13 Wooded and leafy appearance of Lilley Brook



Figure 14 Developed form of Bafford Lane

- 4.3 Buildings are set back from the public footpath at varying distances. The terrace of red-brick cottages has small contained front gardens whereas larger, detached properties have more substantial front gardens. These larger houses have more privacy. Front boundary enclosures consist of hedging, red brick walls and stone walls and some fencing. The front boundary enclosures of the terraced houses tend to be low and allow the passer-by to fully appreciate the buildings. In contrast, high walls and hedging enclose Nos. 34 and 34a Bafford Lane, Bafford Cottage, Box Cottage and Nos. 51 and 53 Bafford Lane. The height of these enclosures creates a more formal setting for these properties, some of which are Grade II listed. Additionally, high walls along the west side of Bafford Lane create a strong road frontage and sense of enclosure. In contrast to the various forms of enclosure found on Bafford Lane, the Bucklehaven almshouses have an open aspect and can be readily viewed across the front lawn, which provides an attractive setting. The high

fencing at either side of the entrance does, however, largely restrict views of the almshouses from Stockton Close.



Figure 15 Low walls enclose the red-brick terrace on Bafford Lane



Figure 16 Higher enclosures to larger historic properties on Bafford Lane



4.4 Bafford Lane has a gentle, winding form. The land along this narrow road rises away from the Lilley Brook. As one moves south along the road towards Lilley Brook, the land gently falls away then rises again as the road turns sharply to the east. The varying gradient of the land adds interest and character to the street scene. Additionally, the curving form creates a series of views as new vistas are opened up. A strong sense of enclosure is particularly apparent around the bridge over Lilley Brook, which connects Bafford Farm and its surrounding houses with Bafford Lane. Dense tree canopies around the bridge enclose the immediate areas tightly on either side and partially screen the buildings in the distance.



Figure 17 Bafford Lane slopes down towards the Lilley Brook



Figure 18 Prominent green enclosures around the bridge on Bafford Lane

4.5



Figure 19 Green space outside Bucklehaven almshouses forms an attractive frontage

Gardens and frontages form an important feature within the Conservation Area, and these contribute to the sense of space and greenery which can be seen. Although the terraced houses on Bafford Lane have small, contained front gardens, the presence of some greenery forms an attractive and traditional frontage. It provides them with a colourful, interesting setting and enhances the special qualities of the properties and the street scene. Well established front gardens are also evident in the larger properties along Bafford Lane. The front

gardens are often enclosed by traditional and historic boundary treatments, such as brick and stone walls. Trees in front gardens help to create privacy by screening properties from public spaces. The expanse of lawn outside Bucklehaven almshouses provides both the early 20th century almshouses and the modern development of sheltered housing with an attractive setting. Well maintained planting outside these buildings also enhances the overall visual appearance of the grounds.

Key views and vistas

4.6



Figure 20 Glimpse of the Cotswold AONB from Bafford Lane

Views are important in enhancing the character and appearance of Bafford Conservation Area. They create a sense of place for this historic part of Charlton Kings. Many distance views in and from the Conservation Area are prevented by the heavy tree foliage along the banks of the Lilley Brook. These trees enclose and make the area secluded. Therefore, where there are a few long distance views they are of particular value. Glimpses of the Cotswold scarp can be seen from Bafford Lane, between heavy tree growth. These views create an attractive backdrop to the Conservation Area.

4.7



Figure 21 Extensive view of Cotswold AONB presented from Stockton Close

There is an extensive vista of the Cotswold scarp from Stockton Close, looking in a southerly direction. The scarp rises above the low lying housing development on Bafford Approach, which is positioned to the south of the Conservation Area. The green hills provide an attractive backdrop to the 1960s/1970s housing development and offer an open vista from the Conservation Area.

4.8



Figure 22 View of Bucklehaven almshouses from end of Stockton Close

A view is presented from the northern end of Stockton Close of the early 20th century Bucklehaven almshouses. The almshouses are largely hidden from view, enclosed by the surrounding woodland and fencing. The almshouses offer a valuable contrast to the surrounding suburbs, with the housing being particularly prominent wrapping around the south of the Conservation Area. The almshouses have been well preserved and the expanse of lawn at the front offers an attractive approach and setting for the houses.

Urban grain

- 4.9 Urban grain refers to the arrangement, size and pattern of buildings, plots and streets within an area. The houses front onto Bafford Lane at varying angles and are set back from the road within large plots. They are loosely spaced along the road. The urban grain differs around the Bucklehaven almshouses which have been carefully planned and front a formal space comprising lawn within spacious grounds.

5 CHARACTER ANALYSIS

Use of area and how use creates special interest

Residential

- 5.1 Charlton Kings grew around its agricultural economy. The area evolved through the years to what is now a predominantly residential suburb. In the Conservation Area, there is a strong residential character, and there has been a small amount of residential infill development in recent years. This has largely been sympathetic to the historic setting of the Conservation Area. Houses take a variety of forms – vernacular cottages, almshouses, terraced and larger detached houses. Some of the farm buildings, which were originally part of Bafford Farm, have been demolished and residential dwellings have been constructed in their place. The almshouses are owned by a charitable trust, but the other houses are in private ownership. Overall, these buildings have a mix of architectural styles, materials, sizes, scales, footprints and ages. Their variety presents interesting and attractive street scenes and contributes to the character and appearance of the Conservation Area.
- 5.2 The overarching residential character of Bafford Conservation Area means that Bafford Lane has low noise and activity levels, and a peaceful character. This is reinforced by the form of the roads, with Bafford Lane forming a ‘no-through’ road. Additionally, Bucklehaven almshouses only attract residential traffic and Stockton Close, which provides vehicular access into the grounds, is a small cul-de-sac.



Figure 23 Variety of residential buildings within Bafford Conservation Area

Architecture and historic qualities of buildings

- 5.3 Historic buildings sited in the Conservation Area date from the late 16th to early 20th centuries. Bafford



Figure 24 Historic barn, part of Nos. 34 and 34a Bafford Lane

Farmhouse is the earliest building, dating from the late 16th or 17th century. Other early buildings include Bafford Cottage, which dates from the early 17th century and Box Cottage, which dates from c.1700. The buildings were largely constructed for residential use, with the exception of the farm buildings associated with Bafford Farm and No. 34 and 34a Bafford Lane. The farm buildings associated with Bafford Farm have since been demolished. The coach house and stable belonging to Nos. 34 and 34a Bafford Lane is now used as a garage.

- 5.4 All these buildings are of architectural and historic value. They are a diverse mix in terms of their size, age, architectural style and design, footprint, positioning and construction materials.

Architectural detailing

- 5.5 The majority of buildings are two storey in height with the exception of Nos. 34 and 34a Bafford Lane which are three storey. Although houses within the Conservation Area do have differing ridge and eaves heights which create an alternating roof line and interesting street scene. Buildings are constructed from a variety of materials, including brick, coursed stone rubble and dressed stone and some are finished in stucco render. A small number of the older properties are timber framed such as Bafford Cottage and Bafford Farm. Roof materials are typically Cotswold stone slates and blue Welsh slate. Many of the houses have steep gable ends which are characteristic of the area. Brick chimney stacks are common on houses. Windows are a mixture of timber sash windows and casement windows. However, some of the historic windows have been replaced over the years. Stone mullion windows are present on the Bucklehaven almshouses and Bafford Cottage and tripartite sash windows are evident on Nos. 34 and 34a Bafford Lane.



Figure 25 Timber framed Bafford Farm



Figure 26 Stone mullion windows present on Bucklehaven almshouses

- 5.6 Some of the historic buildings have ornate architectural detailing. They include Nos. 34 and 34a Bafford Lane which have banded rustication, a verandah with stanchions, scrolled brackets, moulded architraves and scalloped eaves band. Other architectural detailing includes yellow brick chequerwork detailing to Box Cottage and an 18th century pediment doorcase on Bafford Cottage.

5.7



Figure 27 Vernacular red-brick houses on Bafford Lane

Within the Conservation Area, there is a distinctive row of eight red-brick terraced houses which date from around the mid 19th century. They are two storeys in height and have Welsh slate roofs. They have a vernacular style, which helps establish the rural character of Bafford Lane. The houses have unifying architectural characteristics, such as brick soldier course detailing above the ground and windows, red brick chimney stacks and chimney pots. Some retain their original timber sliding sash windows.

20th – 21st century development

5.8

The variety of buildings in Bafford Conservation Area creates an interesting and diverse built environment which contributes to the special qualities of this part of Charlton Kings. Modern residential development, dating from the mid 20th century, generally fits successfully into the historic context of the area. Houses have been built in the open grounds of larger historic properties. Overall, these buildings tend to be set back from public space and do not dominate the historic buildings within the street scene. They also tend to be well screened by greenery. Additional housing was built in the grounds of Bucklehaven almshouses in 1996. This development is set at right angles to the historic almshouses and imitates them in architectural style, and subservience in terms of their size, scale, and footprint. Four detached houses are currently being constructed at the rear of Bafford Cottage in contemporary style. They can be partially viewed from Bafford Lane, looking over the garage belonging to Bafford Cottage.



Figure 28 Housing built in the grounds of Bucklehaven almshouses in 1996



Figure 29 New housing development currently being constructed at the rear of Bafford Cottage

Listed buildings

5.9

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 six Grade II listed buildings/structures in Bafford Conservation Area (some of which have been sub-divided).

BUILDING	GRADE	DATE OF LISTING
Nos. 34 and 34A Bafford Lane	II	14/12/1983
Coach house and stable to Nos. 34 and 34A Bafford Lane	II	26/11/1998
Boundary wall to Nos. 34 and 34A	II	26/11/1998
Nos. 38 and 40 Bafford Farmhouse, Bafford Lane	II	14/12/1983
Box Cottage, No. 47 Bafford Lane	II	14/12/1983
Bafford Cottage, No. 49 Bafford Lane	II	14/12/1983


Refer to www.cheltenham.gov.uk for full list descriptions and www.imagesofengland.org.uk for photographic records.

Index of Buildings of Local Interest

- 5.10 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 28th June 2007. The Index can be viewed at http://www.cheltenham.gov.uk/site/scripts/documents_info.php?documentID=388&pageNumber=4

Contribution of key unlisted buildings

- 5.11 Some 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 in the table below are on the Index of Buildings of Local Interest. Please see the Index for further details about these buildings.

Bucklehaven Almshouses, Stockton Close (<i>See Index of Buildings of Local Interest</i>)
<p>Entrance gate and piers to Bucklehaven almshouses off Sandy Lane Road. For further information see 'Some local details'</p> <ul style="list-style-type: none"> • The gates and stone gate piers at the end of Sandy Lane Road form the original entrance to the Bucklehaven almshouses; • They are important and attractive historic structures which are a tangible reminder of the past history of the almshouses.

<p>Figure 30 Historic gate and gate piers to Bucklehaven almshouses</p>

Positive buildings

- 5.12 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

- 5.13 Bafford Conservation Area contains some interesting historic local details which contribute positively to the character of the Conservation Area and help to form its local distinctiveness.

5.14



Figure 31 Lilley Brook and tree growth on either side of the Brook

The Lilley Brook is important to the character of the Conservation Area. It carves its way through the Conservation Area along deep gullies and partially shapes the Conservation Area boundary. It emphasises the gradient of the land as the land slopes towards the valley which has been created by the rambling brook. There is dense tree growth along both sides of the brook which largely screens the brook from public view. The heavy tree canopy creates a sense of mystery by screening spaces. It contributes to establishing an informal and rural character. Within the Bafford Conservation Area, the natural environment is as important as the built environment in establishing the special qualities of the Conservation Area.

5.15



Figure 32 Gates and piers provided the original entrance to the Bucklehaven Almshouses

A historic set of iron gates and stone gate piers is located at the eastern end of Sandy Lane Road. They originally provided the entrance to the Bucklehaven almshouses in the early 20th century. A bridge provided vehicular access across Southfield Brook to the almshouses. In the 1960s, Stockton Close was developed and replaced the bridge as vehicular access to the almshouses. Although the bridge has now been demolished, the gates and engraved piers act as an important reminder of the history of the almshouses and are an attractive feature in the street scene.

5.16



Figure 33 Box Cottage, Bafford Lane

Box Cottage on Bafford Lane has an interesting history. The Charlton Kings Local History Society explains that Cecil Day-Lewis (the future Poet Laureate) lived in Box Cottage from 1933-38 whilst teaching in Cheltenham. He described it “as a *‘delectable small house, with its surrounding huge old box hedge’*...”⁴¹

5.17



Figure 34 One of the footpaths in the Conservation Area

A number of footpaths run through and around the Conservation Area. Some of these footpaths are historic. They make an important contribution to establishing the historic character of this part of Charlton Kings. Their narrow form with high boundary treatments on either side also creates a strong sense of enclosure.

5.18



Figure 35 Grade II listed wall on Bafford Lane, enclosing Nos. 34 and 34a Bafford Lane

Bafford Lane contains high red-brick boundary walls which form a strong enclosure along this narrow road. A particularly prominent stretch of wall is the Grade II listed wall which encloses Nos. 34 and 34a Bafford Lane. The walls act as an attractive and traditional boundary treatment and enhances the rural character of this part of the Conservation Area.

Materials

Building material

5.19 The use of building materials reflects 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. Historic buildings predominantly comprise red brick with some of the earlier buildings being timber frame with wattle and daub. Some of the houses are faced with stucco render.

⁴¹ Charlton Kings Local History Society (1999) [Britain in Old Photographs – Charlton Kings](#) (pg. 27)

Roofing material

- 5.20 Within the Bafford Conservation Area, roofs mainly comprise tile or slate. Some of the more modern houses have concrete tiled roofs.

Ground surface material

5.21



Figure 36 Example of a gravel driveway within the Conservation Area

The public highway and footpath is tarmac with concrete kerbs at the edge of the footway. Parts of the footpath are surfaced in tarmac. There are relatively few driveways in the Conservation Area. Drives which are in evidence consist of concrete and gravel. The use of gravel is more in keeping with, and sympathetic to, the character and visual appearance of the area. The car park associated with the Bucklehaven almshouses is located at the rear of the site. This allows the front elevation of the almshouses to be fully appreciated across the front lawn, without the visual interruption of any vehicles.

Street furniture

- 5.22 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.

5.23



Figure 37 Footpath sign

There is relatively little street furniture within the Bafford Conservation Area. The overall lack of street furniture contributes to the rural character of the Conservation Area. Street lights are small in scale and of traditional design. They are set at the back edge of the pavement. Road markings are on the whole minimal, which helps maintain an uncluttered street scene. Some discreet pedestrian signs are evident by the footpaths. Wheelie bins are present on Bafford Lane and often appear to be left in the street throughout the week. They are an unattractive feature in the street scene.

Contribution of trees and green spaces

- 5.24 The green environment makes a definitive contribution to forming the overall character of Bafford Conservation Area. Within the Conservation Area, the area of open green space is significantly greater than the area of built-up, developed land. This illustrates the importance and significance of the natural environment and its impact on this Conservation Area. Green spaces allow

distance views, create attractive settings for buildings and enhance the character and appearance of this historic part of Charlton Kings.

Public green space

- 5.25 The dominant area of public green space is the expanse of green space around the Lilley Brook. This area comprises of a wilderness where large, mature trees grow on either side of the meandering brook. The space forms a key feature within the Bafford Conservation Area. The trees grow informally and contribute to establishing a rural character within the Conservation Area. Tree species around the Brook include lime, maple, hazel and goat willow trees.



Figure 38 Tree growth on either side of the meandering Lilley Brook



Figure 39 Tree growth at the end of Bafford Lane, around the Lilley Brook

Private green space

- 5.26 As well as the extensive public green space within the Conservation Area, there are also significant amounts of private green space due to many of the buildings having large grounds. Gardens make a strong contribution to enhancing the green character of the area and its overall appearance. Large tree species including hazel, lawson cypress, monteray cypress, beech, yew, horse chestnut, ash and robinia trees can be found in the grounds of the larger houses. Trees screen views and create natural enclosures. Laurel hedging is found in the grounds of Bucklehaven Almshouses.



Figure 40 Trees in grounds of No. 34 and 34a Bafford Lane screen and enclose the property

5.27



Figure 41 Hedgerow forms a natural, soft boundary treatment

The majority of houses in the Conservation Area are set back from the road and have good-sized front gardens. This is with the exception of the row of eight terraced cottages on Bafford Lane, which have small front gardens. There is greenery in the majority of front gardens where it helps screen properties and creates a sense of privacy. Planting provides an attractive and colourful setting for houses. Additionally, hedgerow forms a natural, soft boundary treatment. Some greenery which is evident in the front gardens of the red-brick cottages on Bafford Lane offers an attractive visual contrast to the red brickwork.

5.28



Figure 42 Greenery softens the impact of modern developments

Greenery in the gardens of residential developments which date from the latter half of the 20th century softens the impact of these developments upon their historic surroundings. This development comprises of the houses which are positioned in the former grounds of Bafford Farm.

Other areas of greenery

5.29 The lawn at the front of Bucklehaven almshouses, gives the almshouses an attractive setting.

5.30



Figure 43 Green space to the front of the Bafford Farm

There is a grass area outside Bafford Farm, where the land slopes down towards the Lilley Brook. This provides an attractive front to the former farmhouse and its adjacent buildings and enables full visual appreciation of the buildings.

Negative factors

5.31 Much of the Bafford Conservation Area remains largely unspoiled. However, there are a small number of negative factors which detract from the character and appearance of the area. Negative changes and intrusions include –

- **Loss of traditional architectural features**, in particular loss of and alterations to original timber sash windows and doors on prominent locations;
- There are some **poor quality boundary treatments** in the Conservation Area, which are mainly wooden fences. Some poor concrete block walls enclose the terrace on Bafford Lane. These boundary treatments are not traditional forms of boundary treatment and do not complement or enhance the setting of historic buildings. Additionally, they form negative features within street scenes;
- There are some **road markings** on Bafford Lane which are aesthetically unattractive and which visually detract from the nearby buildings. They are particularly prominent due to the overall lack of road markings along the other sections of Bafford Lane which are located within the Conservation Area boundary;



Figure 44 Bins stored outside terraced houses on Bafford Lane

Along Bafford Lane, it has been noted that some **wheelie bins** have been left outside properties during the week. They are an unattractive feature in the street scene and provide a poor setting for some houses.

General condition of area

- 5.32 Bafford Conservation Area is generally in a very 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 preserved in order to retain the Conservation Area's unique character and special qualities.
- 5.33 There appear to be very few problems such as vandalism and littering in the Conservation Area.

Problems, pressures and capacity for change

- 5.34 Bafford Conservation Area has remained relatively well preserved, despite modern development and modern-day pressures. This preservation has enabled the Conservation Area to retain its special qualities and characteristics. However, some modern day intrusions are creating problems and pressures for the Conservation Area and need addressing.
- 5.35 The area surrounding Bafford Conservation Area is built up and developed with residential housing, which mainly dates from the 1960s. This housing forms residential suburbs in Charlton Kings, Charlton Park and Moor End. Within the Conservation Area itself, there is a contained amount of development, which has allowed extensive areas of green, undeveloped space to be retained. This green space is a defining characteristic of the

Conservation Area and is a major contribution in the formation of its special qualities. It is very important that the space, which forms the land either side of Southfield Brook and Lilley Brook, and the frequently extensive grounds of private properties, is retained. The development of such spaces and gradual encroachment onto them would dramatically alter and harm the special character and appearance of the Conservation Area. It is therefore very important that this space is retained in order to protect the special character and qualities of Bafford Conservation Area.

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 Bafford 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 29th 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 *Bafford Conservation Area Character Statement – Key Issues and Actions* which was adopted as Supplementary Planning Guidance in 2003.

The special qualities of Bafford 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 section 5.31 'Negative factors'.

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 Bafford 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.

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 BF1: 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 views
- 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 Bafford Conservation Area have been adversely affected by the use of inappropriate modern materials or details such as the replacement of original timber sash windows and the loss of original timber front doors 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 BF2: In order to preserve and enhance the character and setting of Bafford 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 Bafford Conservation Area;
- e. Consider producing guidance to highlight to property owner's 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

3 Tree Management

The presence of trees makes a quintessentially important contribution to the overall character and appearance of the Conservation Area. They occur throughout Bafford Conservation Area, both as trees around the Southfield Brook and Lilley Brook and as trees in private grounds. 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 BF3: 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.

4 **Boundary enclosures**

At present, some poor boundary treatments harm the character and appearance of buildings and the overall street scene. Some wooden fencing can be seen which is not visually appropriate and provides a poor setting for buildings. The concrete block walls enclosing the terrace on Bafford Lane are a poor and inappropriate addition. Increased use of red brick or stone walls, railings or hedgerow as a 'soft' boundary treatment (in appropriate locations) would enhance the historic qualities, character and appearance of the area. Additionally, trees and hedgerow contribute to biodiversity by providing wildlife habitats.

See Cheltenham Borough Local Plan Policies BE 5 and CP 3.

Further guidance on suitable boundary treatments is given in the *Residential Alterations and Extensions* Supplementary Planning Document which can be found at http://www.cheltenham.gov.uk/site/scripts/documents_info.php?documentID=388&pageNumber=5

ACTION BF4: 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 Bafford Conservation Area.

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

5 **Setting and views**

The setting of Bafford 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 BF5: The Council will ensure that all development respects the important views within, into and from the Bafford 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.

Project proposals

6 Wheelie bins

At present, a number of wheelie bins are left in Bafford Lane throughout the week. Even when the rubbish is collected each week, the bins remain left in the street which creates an unattractive and untidy appearance within the street scene.

A document produced by the Office of the Deputy Prime Minister in 2004, entitled 'Living Places: Caring for Quality' explains the negative impact wheelie bins can have on the urban environment by dominating the street scene. This document can be viewed at - <http://www.communities.gov.uk/publications/communities/livingplacescaring>

ACTION BF6: The Council will, where appropriate, enforce against wheelie bins left in streets throughout the week by issuing fixed penalties. The Council will also encourage the storage of wheelie bins in the rear gardens of properties to avoid them being left in the street, where they create clutter.

7 Road markings

Some road markings have been painted on Bafford Lane which create clutter in the street scene and form a negative feature. They are particularly prominent visually due to the lack of road markings along other parts of Bafford Lane which fall within the Conservation Area.

ACTION BF7: Cheltenham Borough Council will work with and lobby Gloucestershire County Council to find an alternative solution so the wording 'keep clear' and the accompanying hatching can be removed from Bafford Lane. The alternative solution must be in keeping with the character of the Conservation Area and sympathetic to it.

Bibliography

British History Online – [A Topographical Dictionary of England
www.british-history.ac.uk/report.aspx?compid=50866&strquery=
charlton%20kings#s30](http://www.british-history.ac.uk/report.aspx?compid=50866&strquery=charlton%20kings#s30)

Charlton Kings Local History Society (1988) A History of Charlton Kings Gloucester, Gloucestershire County Library

Charlton Kings Local History Society (1999) Britain in Old Photographs – Charlton Kings Stroud, Sutton Publishing Limited

Cheltenham Art Gallery & Museum (1975) Pre-Regency Cheltenham: An Archaeological Survey

Cheltenham Borough Council (adopted as SPD 28 June 2007) Index of Buildings of Local Interest

Cheltenham Borough Council (adopted July 2006) Cheltenham Borough Local Plan Second Review

Cheltenham Borough Council (2003) The Bafford Conservation Area Character Statement – Key Issues and Actions

Cheltenham4u.co.uk: History of Charlton Kings
http://www.cheltenham4u.co.uk/charltonkings_history.asp?area=Charlton+Kings

Department for Communities and Local Government Planning Policy Guidance 15: Planning and historic environment

Department for Culture, Media and Sport (1998) Revised List of Buildings of Special Architectural or Historic Interest – Borough of Cheltenham

Gloucestershire County Council (2004) Gloucestershire Sites & Monument Record Summary Reports

Hodsdon, J. (1997) An Historical Gazetteer of Cheltenham Stroud, Sutton Publishing Ltd.

Wikipedia - Charlton Kings http://en.wikipedia.org/wiki/Charlton_Kings

Useful websites

British History Online

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

Charlton Kings Local History Society

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

Cheltenham Borough Council Local Plan

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

Cheltenham Borough Council Residential Alterations and Extensions SPD

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

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>

Office of the Deputy Prime Minister - Living Places: Caring for Quality

<http://www.communities.gov.uk/publications/communities/livingplacescaring>

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

Society for the Protection of Ancient Buildings

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

The Georgian Group

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

The Victorian Group

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

