

Local development framework

CHELTENHAM

# Local development framework

**CUDNALL STREET CONSERVATION AREA  
CHARACTER APPRAISAL AND MANAGEMENT PLAN**

**JUNE 2009**

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



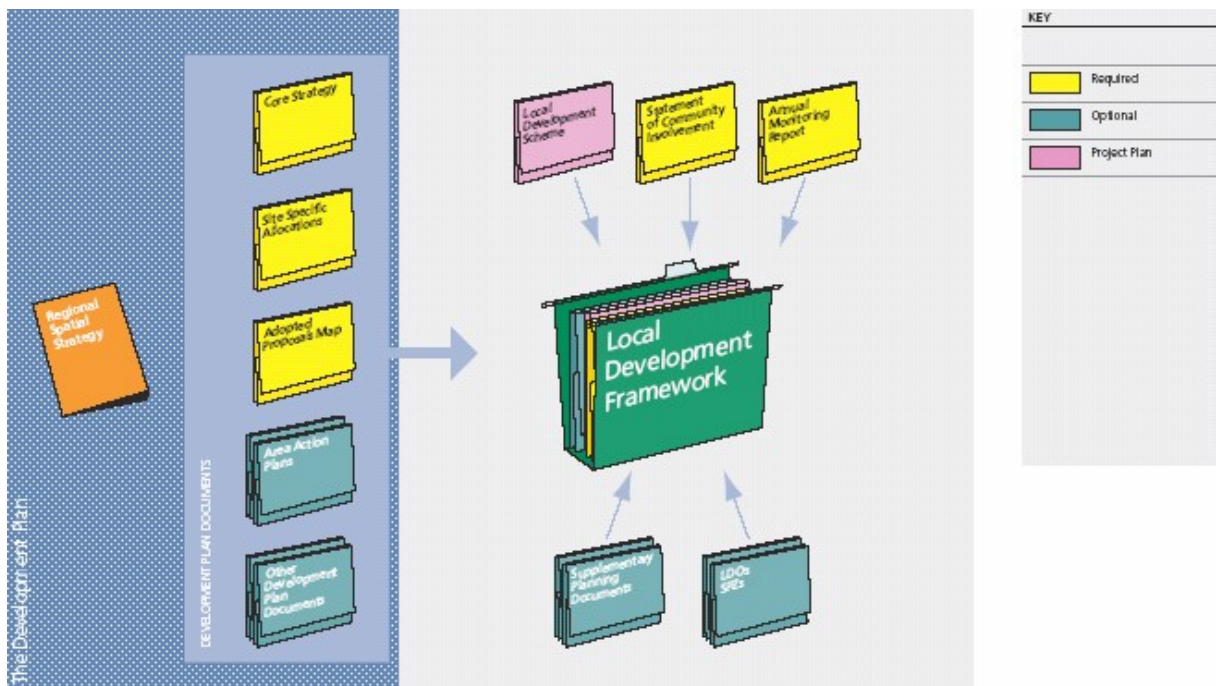
## Supplementary Planning Documents & Local Development Frameworks

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

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

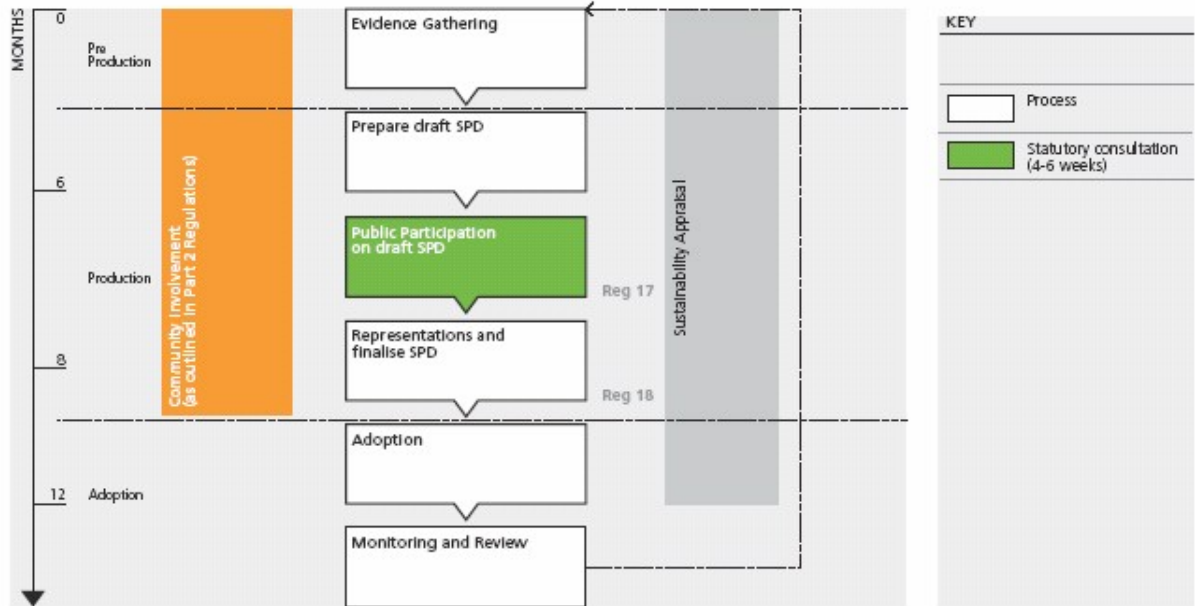
Local planning authorities must undertake a Sustainability Appraisal, which is a process designed to ensure that sustainability is inherent within all plans, policies and programmes throughout the preparation process of a SPD, and to include the timescale of producing this and the SPD in the Local Development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

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



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

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





# Cudnall Street Conservation Area

## Character Appraisal and Management Plan

June 2009



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### **Key characteristics**

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

- The Conservation Area contains a high number of statutory and locally listed buildings, allowing the area to be rich in historic and architectural interest;
- The area has retained its unique historic character and qualities through the visual dominance of historically and architecturally important buildings, the retention of their attractive historic settings and the retention of many of the historic plot boundaries;
- Cudnall Street has three distinct areas of contrasting urban grain. In the centre is fine grained layout and built form, with tight blocks and regular building layout. This is enclosed at either end by a much coarser grain – with larger plots and irregular building patterns;
- The Conservation Area has a diverse mix of building type, style, age and function. The different size blocks, varied roof lines and mix of architectural features adds to the special interest of the Conservation Area through the visual variety of buildings, their varied details and materials, and their varied relationships to each other, as well as the varied uses of buildings and land;
- Cudnall Street forms an important road within the Conservation Area. It was historically named London Road and forms part of the ancient route through Charlton Kings across country to London.

### **Key issues**

A number of problems and issues have been identified that have a negative impact on the character of Cudnall Street 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;
- Rat-running through the Conservation Area;
- Traffic management and space around the Six-Ways junction;
- Space at the eastern end of Cudnall Street;
- On street parking.

# Part 1 – Character Appraisal

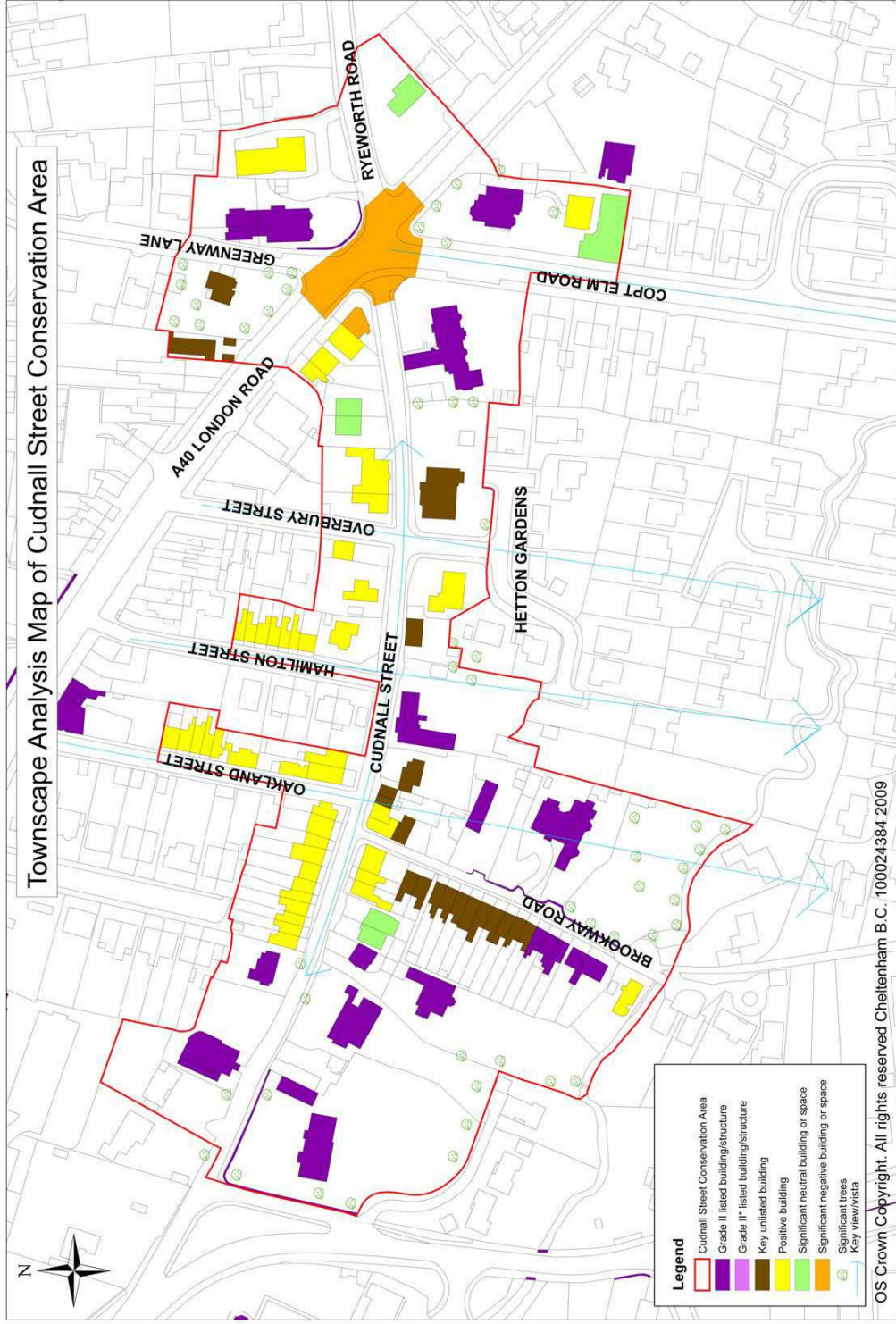


Figure 1 Townscape Analysis Map of Cudnall Street Conservation Area

# 1 INTRODUCTION

## **What is a Conservation Area**

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

## **The need for an appraisal**

- 1.3 PPG15 stresses the need for local planning authorities to make an assessment of the special character and appearance of all Conservation Areas in their districts. The Government has also made the preparation of such assessment appraisals for all conservation areas a Best Value Performance indicator for local authorities. These assessments should be reviewed by local planning authorities every five years.
- 1.4 This document has been split into two parts. Part 1 of the document forms the character appraisal which provides an assessment of the character of a conservation area or parts of it. This appraisal provides the basis for Part 2, which comprises a management plan which gives guidance on how the preservation or enhancement of the character or appearance can be achieved. It also provides a sound basis for development control decisions made by local authorities (such as the design of highways or the appropriateness of the design of new buildings or open spaces).
- 1.5 Both parts of this document were subject to public consultation between 2<sup>nd</sup> March and 13<sup>th</sup> April 2009. Following consideration of representations received, the Management Plan was adopted by Cheltenham Borough Council on 29<sup>th</sup> June 2009 as a Supplementary Planning Document. It will be used in conjunction with the Local Plan as a material consideration in determining planning applications.
- 1.6 A statement entitled *Cudnall Street 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 addressing rat-running and the impact of traffic management measures at the Six-Ways junction. Rat-running between London Road and Cirencester Road remains an issue. The Management Plan attempts to address this (Action CS9). There have been new traffic management measures introduced at the Six-Ways junction, but these have failed to

achieve the visual enhancement envisaged in the original SPG. An action point (Action CS10) remains in the Management Plan to address this.

### **Planning context**

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

### **Conservation Area boundaries**

- 1.9 There is a requirement for existing Conservation Area boundaries to be re-assessed from time to time. This character appraisal for Cudnall Street 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 the Cudnall Street Conservation Area is seen to fully encompass the historic character of Cudnall Street. However, it may be appropriate to remove No. 282 London Road from the Conservation Area. This building was constructed in the mid-1950s and it does not make a positive contribution to the Conservation Area.

### **Cudnall Street Conservation Area**

- 1.10 Cudnall Street Conservation Area is located within the suburb of Charlton Kings. 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."<sup>1</sup> "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."<sup>2</sup> Cheltenham Borough Council's boundaries were extended in 1974 to include Charlton Kings. Cudnall Street Conservation Area was originally designated by Cheltenham Borough Council on 2<sup>nd</sup> October 1989, and was subsequently re-designated with minor boundary changes on 15<sup>th</sup> November 2001. Cudnall Street Conservation Area covers about 4¾ hectares.
- 1.11 The Conservation Area contains over 30 Grade II listed buildings/structures and 19 locally listed buildings. 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.

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<sup>1</sup> Charlton Kings – Wikipedia, the free encyclopedia – [http://en.wikipedia.org/wiki/Charlton\\_Kings](http://en.wikipedia.org/wiki/Charlton_Kings)

<sup>2</sup> Charlton Kings – Wikipedia, the free encyclopedia, *ibid.*

### **Summary of special interest**

1.12 Cudnall Street Conservation Area is special because:

- The Conservation Area contains a high number of statutory and locally listed buildings, allowing the area to be rich in historic and architectural interest;
- The area has retained its unique historic character and qualities through the visual dominance of historically and architecturally important buildings, the retention of their attractive historic settings and the retention of many of the historic plot boundaries;
- Cudnall Street has three distinct areas of contrasting urban grain. In the centre is fine grained layout and built form, with tight blocks and regular building layout. This is enclosed at either end by a much coarser grain – with larger plots and irregular building patterns;
- The Conservation Area has a diverse mix of building type, style, age and function. This adds to the special interest of the Conservation Area through the visual architectural variety of buildings, their varied details and materials, and their varied relationships to each other, as well as the varied uses of buildings and land;
- Cudnall Street forms an important road within the Conservation Area. It was historically named London Road and forms part of the ancient route through Charlton Kings across country to London.

## **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 Cudnall Street 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 Bafford. 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 Cudnall Street Conservation Area forms a small area with a varied character. The houses are a mix of different ages, architectural styles, materials, sizes and scales. The larger detached houses tend to be loosely set out, away from the street, whereas the terraced houses tend to follow a strong building line with contained frontages. The juxtaposition of the large, grand houses with the small, terraced houses creates an interesting and pleasing visual contrast. Roads in the Conservation Area are predominantly narrow. Cudnall Street and Brookway Road have a gently curving plan form, whereas Overbury Street, Hamilton Street and Oakland Street have a straight plan form.



**Figure 2** Gently curving plan form of Cudnall Street



**Figure 3** Linear plan form of Oakland Street

- 2.3 Cudnall Street itself retains a unique historic character, and has low noise and activity levels. This is in stark contrast to the bustling character and high noise and activity levels experienced on the A40 London Road, to the north of Cudnall Street.
- 2.4 The Conservation Area contains predominantly historic buildings, dating from the 15<sup>th</sup> century, with a wealth of statutory and locally listed buildings. Buildings dating from the latter half of the 20<sup>th</sup> century have either been constructed on the garden land of the larger historic properties, or as infill development, between historic buildings. Although Cudnall Street Conservation Area has a predominantly residential character, it also covers a small area of London Road which has been designated as a 'Neighbourhood Centre' on the Cheltenham Borough Local Plan Proposals Map. This area comprises local and specialist shops which provide important resources, frequently used by local residents.



**Figure 4** Residential houses on Hamilton Street



**Figure 5** Commercial premises on London Road

- 2.5 Traffic passing through Cudnall Street tends to be local traffic. However, the Conservation Area includes part of the London Road which forms the main eastern approach to Cheltenham, which is very heavily trafficked. The eastern end of Cudnall Street is cut off from London Road by a raised pavement and railings; as a consequence, some traffic uses roads in the Conservation Area as a short cut between Cirencester Road and London Road.

### **Wider landscape setting**

- 2.6 Cudnall Street Conservation Area is surrounded on all sides by suburban development, which is associated with other parts of Charlton Kings. The Conservation Area is positioned in a contained area, nestled in the land between the A40 London Road and the A435 Cirencester Road. The

Conservation Area has a distinctly different character to that of London Road and Cirencester Road.

2.7



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

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

2.8

A large number of historic buildings are present in the Cudnall Street Conservation Area, some of which are landmark buildings. These include Hetton Lawn, Springhill House (No. 280 London Road), Charlton Lawn, Roadlands, Lexham Lodge, Abbotsdene and Langton Lodge. These buildings are visually prominent in the street scene of their locality and can dominate views from both within and outside the Conservation Area. The straight plan form of Oakland Street, Hamilton Street and Overbury Street allows distance views whilst the gently curving form of Church Street and Brookway Road restricts views. Terraced cottages positioned against the back edge of the footpath create a sense of enclosed space, whilst detached houses set in large grounds create an open character. Green spaces provide a sense of spaciousness and trees provide natural enclosure.



**Figure 7** Landmark buildings in Cudnall Street Conservation Area

### 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".<sup>3</sup>

3.2 A small number of archaeological remains have been unearthed within Charlton Kings. Remains have been recorded in the Gloucestershire Sites

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

and Monument Record and include a Roman coin of Constantine, 12<sup>th</sup> – 14<sup>th</sup> century pottery and Charlton Kings Mill, which was located on the ford across School Road. This mill is thought to date from Medieval times.<sup>4</sup> 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; 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."*<sup>5</sup>

## **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."*<sup>6</sup> 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)."*<sup>7</sup> The name appears as Cherlton as early as 1160.

### The development of Charlton Kings

- 3.7 Charlton Kings Local History Society explains how Charlton Kings grew in the 16<sup>th</sup> 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..."*<sup>8</sup> Houses began to encroach upon land previously used for agriculture and became developed with contained frontages. They tended to follow a similar building line.
- 3.8 The development of Cheltenham as a popular spa resort during the late 18<sup>th</sup> to early 19<sup>th</sup> centuries impacted upon Charlton Kings, where visitors found lodging houses - *"...lodgings have been filled up at Charlton Kings..."*<sup>9</sup>. Additionally, during the 19<sup>th</sup> 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."*<sup>10</sup> In the mid 19<sup>th</sup> century, a small part of the population was also employed in the making of gloves.

<sup>4</sup> Gloucestershire Sites & Monument Record – Summary Report For Areas 5458, 6579 & 6580

<sup>5</sup> Cheltenham Areas: History of Charlton Kings

[http://www.cheltenham4u.co.uk/charltonkings\\_history.asp?area=Charlton+Kings](http://www.cheltenham4u.co.uk/charltonkings_history.asp?area=Charlton+Kings)

<sup>6</sup> Charlton Kings – Wikipedia, [http://en.wikipedia.org/wiki/Charlton\\_Kings](http://en.wikipedia.org/wiki/Charlton_Kings)

<sup>7</sup> Charlton Kings Local History Society (1988) A History of Charlton Kings Gloucester, Gloucestershire County Library (pg. 3)

<sup>8</sup> Charlton Kings Local History Society *ibid.* (pg. 48)

<sup>9</sup> Hart, G. (1965) Cheltenham A History of Cheltenham 1<sup>st</sup> ed. (pg. 146)

<sup>10</sup> Charlton Kings Local History Society (1999) Britain in Old Photographs – Charlton Kings (pg. 5)

- 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.”*<sup>11</sup>
- 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.”*<sup>12</sup>
- 3.11 *“(In) Charlton Kings Urban District in 1921, there were 4,376 houses; in 1931 there were 4,759.”*<sup>13</sup> This indicates high growth at this time, within a relatively short period. *“In 1931 Charlton Kings Urban District contained 1,335 private families.”*<sup>14</sup> *“(Charlton Kings’ population) had grown to 6034 by 1946 and to 10,177 by 1971.”*<sup>15</sup> Today, Charlton Kings has a population of “10,875.”<sup>16</sup>
- 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.”*<sup>17</sup> In the 21<sup>st</sup> 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.”*<sup>18</sup> 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.”*<sup>19</sup> 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.”*<sup>20</sup> The Charlton Kings Local History Society goes on to explain that *“...after farming, building was certainly the chief source of employment...Charlton clay was being turned into bricks.”*<sup>21</sup> 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.”*<sup>22</sup>

<sup>11</sup> Charlton Kings Local History Society *ibid.* (pg. 6)

<sup>12</sup> Blake, S. & Beacham, R. (1982) *The Book of Cheltenham* (pg. 61)

<sup>13</sup> Payne, G. (date unknown) *Gloucestershire – A Physical, Social and Economic Survey and Plan* (pg. 74)

<sup>14</sup> Payne, G. *ibid.* (pg. 298)

<sup>15</sup> Charlton Kings Local History Society (1988) *A History of Charlton Kings* (pg. 176)

<sup>16</sup> Charlton Kings – Wikipedia, the free encyclopedia – [http://en.wikipedia.org/wiki/Charlton\\_Kings](http://en.wikipedia.org/wiki/Charlton_Kings)

<sup>17</sup> Charlton Kings Local History Society (1999) *Britain in Old Photographs – Charlton Kings* (pg. 6)

<sup>18</sup> Charlton Kings – Wikipedia, [http://en.wikipedia.org/wiki/Charlton\\_Kings](http://en.wikipedia.org/wiki/Charlton_Kings)

<sup>19</sup> Charlton Kings – Wikipedia *ibid*

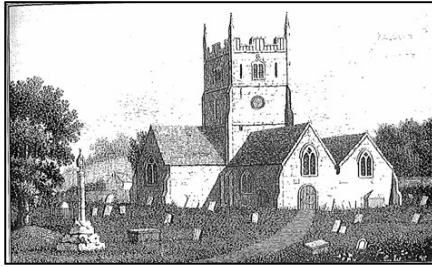
<sup>20</sup> Charlton Kings Local History Society (1988) *A History of Charlton Kings* (pg. 173)

<sup>21</sup> Charlton Kings Local History Society *ibid.* (pg. 173)

<sup>22</sup> Charlton Kings Local History Society *ibid.* (pg. 173)

### Detailed history of prominent churches

3.14

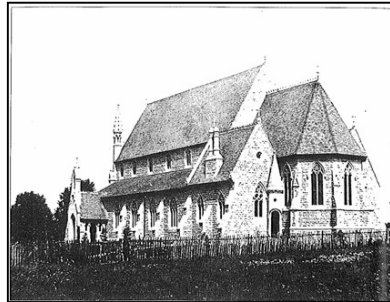


**Figure 8** St. Mary's Church, taken from *The Gentleman's Magazine*, 1823  
(Picture copied from 'Britain in Old Photographs - Charlton Kings' by Charlton Kings Local History Society)

*"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."<sup>23</sup> 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 200<sup>th</sup> anniversary of George III's visit to Charlton Kings."<sup>24</sup>*

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."<sup>25</sup>

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."<sup>26</sup> 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."<sup>27</sup>*

### 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."<sup>28</sup> 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."<sup>29</sup> The Old London Road was replaced by the current London Road, which forms part of the A40.*

<sup>23</sup> Charlton Kings – Wikipedia, [http://en.wikipedia.org/wiki/Charlton\\_Kings](http://en.wikipedia.org/wiki/Charlton_Kings)

<sup>24</sup> Charlton Kings – Wikipedia *ibid.*

<sup>25</sup> Charlton Kings Local History Society (1999) *Britain in Old Photographs – Charlton Kings* (pg. 6)

<sup>26</sup> Charlton Kings Local History Society (1988) *A History of Charlton Kings* (pg. 129)

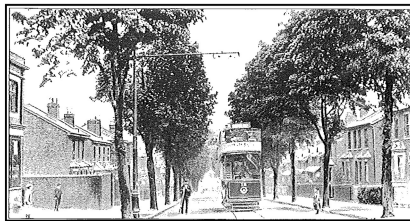
<sup>27</sup> Department for Culture, Media and Sport (1998) *Revised List of Buildings of Special Architectural or Historic Interest – Borough of Cheltenham* (pg. 74)

<sup>28</sup> Charlton Kings Local History Society (1988) *A History of Charlton Kings* (pg. 18)

<sup>29</sup> Hodsdon, J. (1997) *An Historical Gazetteer of Cheltenham* (pg. 18)

- 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.”*<sup>80</sup> 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.”*<sup>81</sup> *“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.”*<sup>82</sup> *“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.”*<sup>83</sup> 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.”*<sup>84</sup>

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 20<sup>th</sup> 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.”*<sup>85</sup>

- 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.”*<sup>86</sup>

### **Development of Cudnall Street Conservation Area by 1884**

- 3.21 Historic maps dating from 1884, 1902, 1932 and 2008 have been studied in analysing the historic development of the Cudnall Street Conservation Area.
- 3.22 Cudnall Street was named London Road at this time, and formed part of the main road through Charlton Kings, onto East End Road and eventually onto London. The Historical Gazetteer of Cheltenham explains how 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.”*<sup>87</sup> Kerb stones lining Cudnall Street are a surviving reminder of the function of this road as an important route. Houses were constructed on either side of Cudnall Street. The new London Road was cut to the north of Cudnall Street in 1825.

<sup>80</sup> Charlton Kings – Wikipedia, [http://en.wikipedia.org/wiki/Charlton\\_Kings](http://en.wikipedia.org/wiki/Charlton_Kings)

<sup>81</sup> Brooks, R. (2001) *A Century of Cheltenham* (pg. 25)

<sup>82</sup> Charlton Kings – Wikipedia, [http://en.wikipedia.org/wiki/Charlton\\_Kings](http://en.wikipedia.org/wiki/Charlton_Kings)

<sup>83</sup> Charlton Kings – Wikipedia, *ibid.*

<sup>84</sup> Charlton Kings Local History Society (1999) *Britain in Old Photographs – Charlton Kings* (pg. 6)

<sup>85</sup> Charlton Kings – Wikipedia, [http://en.wikipedia.org/wiki/Charlton\\_Kings](http://en.wikipedia.org/wiki/Charlton_Kings)

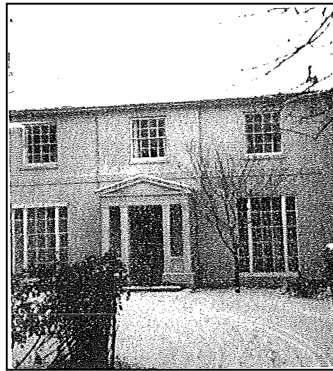
<sup>86</sup> Charlton Kings Local History Society (1988) *A History of Charlton Kings* (pg. 188)

<sup>87</sup> Hodsdon, J. (1997) *An Historical Gazetteer of Cheltenham* (pg. 49)

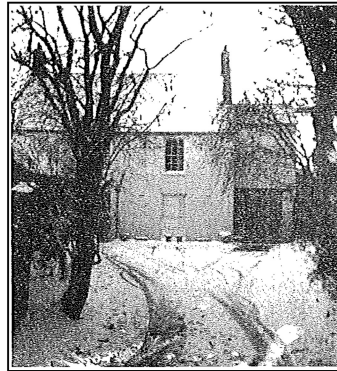
- 3.23 A number of houses existed within the Conservation Area by 1884. These included the large, detached houses of Hetton Lawn, Hamilton House, Ivy Cottage, Elborough Cottage, Langton Lodge, Lexham Lodge, Charlton Lawn, The Firs and The Elms. Lexham Lodge and Charlton Lawn had been built by 1870 and “...Hetton Lawn was built in 1862 by the Reverend Henry George Liddell, grandfather of ‘Alice in Wonderland.’”<sup>38</sup> In contrast to these larger houses, a number of small terraced cottages on the west side of Brookway Road, Hamilton Street, Overbury Street and on the east side of Oakland Street were constructed in a more dense and compact fashion.



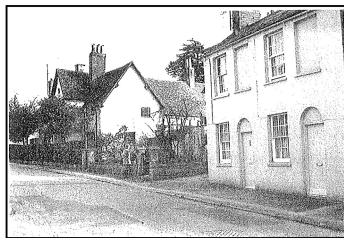
**Figure 11** Cudnall Street c.1900  
(Photograph copied from ‘Britain in Old Photographs - Charlton Kings’ by Charlton Kings Local History Society)



**Figure 12** Hamilton House  
(Photograph copied from ‘A History of Charlton Kings’ by Charlton Kings Local History Society)



**Figure 13** Ivy Cottage  
(Photograph copied from ‘A History of Charlton Kings’ by Charlton Kings Local History Society)



**Figure 14** Elborough Cottage  
(left)  
(Photograph copied from A History of Charlton Kings by Charlton Kings Local History Society)

<sup>38</sup> Charlton Kings Local History Society (1988) A History of Charlton Kings (pg. 83)

- 3.24 Away from the dominance of residential development, a saw mill was located at the southern end of Greenway Lane.
- 3.25 Hamilton Street, Overbury Street and Oakland Street were constructed with a straight plan form. Cudnall Street was developed with a gently curving plan form, and had a more informal character.
- 3.26 Extensive areas of undeveloped, open space remained in the Conservation Area by 1884. These spaces formed the land between Cudnall Street and London Road and the land between Cudnall Street and the River Chelt.

### **Development of Cudnall Street Conservation Area by 1903**

- 3.27 The Conservation Area experienced some change between 1884 and 1903. Further development had occurred with the construction of houses forming Moreton Terrace on Brookway Road. The extensive grounds north of what is now No. 11 Cudnall Street had become developed, with semi-detached houses positioned on either side of Langton Grove Road. Langton Grove Road was formed in 1893 and is positioned just outside the Conservation Area boundary.
- 3.28 London Road had become known as Old London Road, and then became renamed again as Cudnall Street around the turn of the 20<sup>th</sup> century. Oakland Street was named as London Inn Street at this time.
- 3.29 The saw mill at the south end of Greenway Lane had closed by 1903.

### **Development of Cudnall Street Conservation Area by 1932**

- 3.30 By 1932, a small amount of further development had occurred within the Conservation Area. The Charlton Kings village hall had been constructed on the north side of London Road. The terrace of houses along the north side of Cudnall Street, to the west of Oakland Street, was extended to meet the building which is now No. 11 Cudnall Street.
- 3.31 A tram line is shown on the 1932 map running north up Copt Elm Road and turning west along London Road. The Charlton Kings Wikipedia explains how *“Electric trams were also used in Charlton Kings between 1903 and 1930 when they were replaced by buses.”*<sup>39</sup>
- 3.32 The Firs on Ryeworth Road changed its name to Firsden. London Inn Street had changed to its current name of Oakland Street by this time.

### **Development of Cudnall Street Conservation Area by 2008**

- 3.33 Further changes and development has taken place within the Conservation Area between 1932 and 2008.
- 3.34 The line of Cirencester Road has been altered and widened. Land between the current route of Cirencester Road and its older section, running south from Cudnall Street, forms a green space. This space is located at the junction of Cirencester Road with Cudnall Street.
- 3.35 A small row of buildings which function as local shops and services has been constructed on the south side of London Road.

<sup>39</sup> Charlton Kings – Wikipedia, [http://en.wikipedia.org/wiki/Charlton\\_Kings](http://en.wikipedia.org/wiki/Charlton_Kings)

- 3.36 Further residential development has occurred along Greenway Lane, north of the Conservation Area boundary. The previously open, undeveloped land on the west side of Hamilton Street has been developed with five houses. This area is just outside the Conservation Area boundary.
- 3.37 A small amount of infill development has occurred on Cudnall Street, notably Nos. 14 and 16 Cudnall Street.
- 3.38 A small number of houses have been demolished on the north side of Cudnall Street and replaced with No. 43 Cudnall Street.
- 3.39 There has been a change of use for some of the buildings. At Sixways the former Charlton Kings Village Hall on London Road is now in a derelict condition. It was last used as a martial arts centre. Lexham Lodge became used as the Urban District Council offices and is now owned and used by the Gloucestershire NHS Trust.
- 3.40 To a small extent, private garden space has been lost in the Conservation Area. Planning permission was granted for the erection of a house in the grounds of Charlton Lodge in 1965. Part of Hetton Lawn was removed to make way for Hetton Gardens cul-de-sac, which was built in the extensive grounds of Hetton Lawn. The cul-de-sac comprises of 11 detached houses and bungalows which were constructed in the mid-1960s. This cul-de-sac is located outside the Conservation Area boundary but impacts upon its setting. The grounds of Charlton Lawn have partially become developed on with semi-detached housing, which is located to the south of the Conservation Area boundary.
- 3.41 Despite the infill development, and some development in the grounds of historic buildings, Cudnall Street Conservation Area still retains its historic character and Cudnall Street particularly, has a special charm about it. The Conservation Area has an interesting mix and variety of buildings and spaces which largely contribute to forming the special character and appearance of this area.

# Historical Development of Cudnall Street Conservation Area

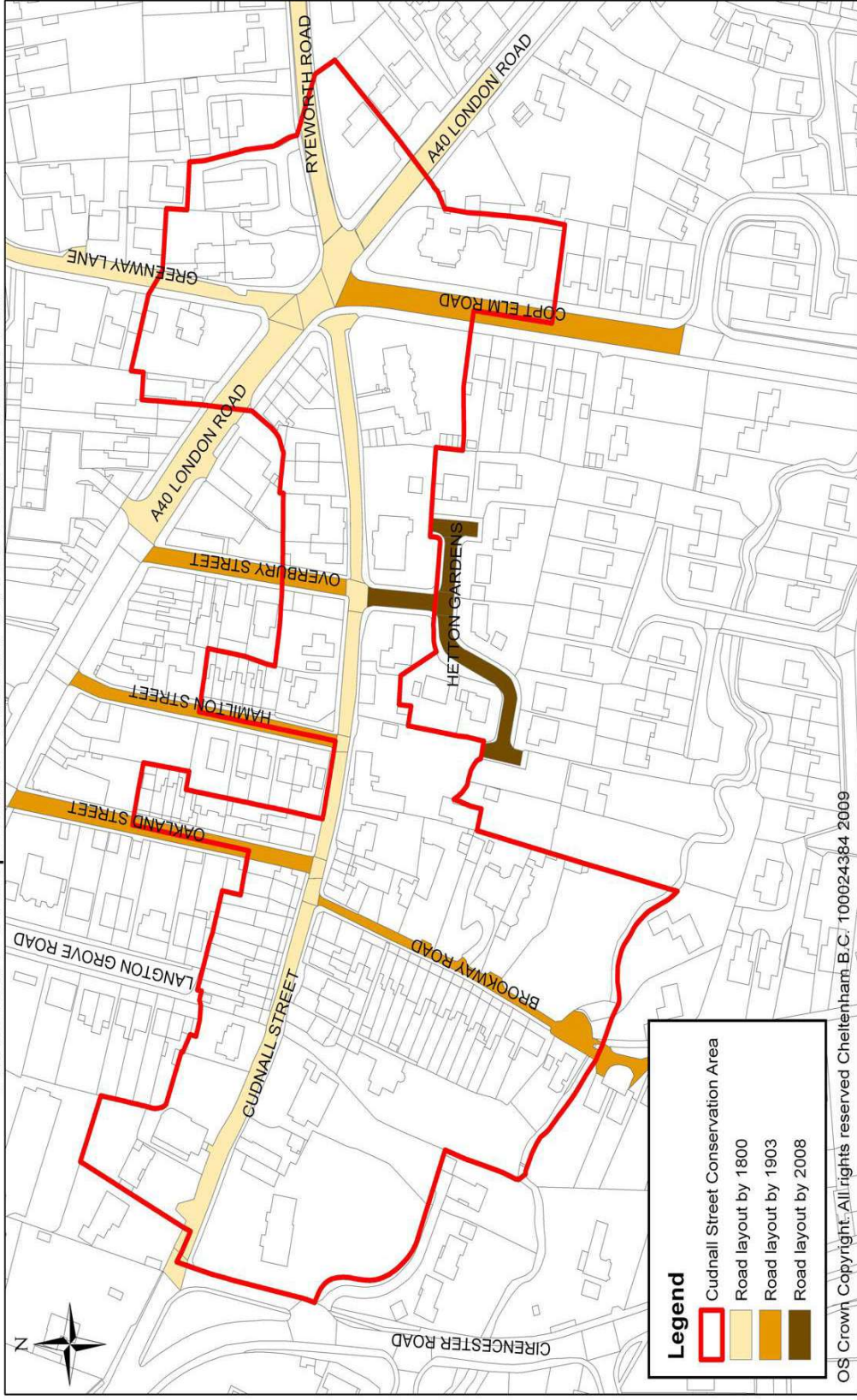


Figure 15 Historical Development of Cudnall Street Conservation Area

## 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 Cudnall Street Conservation Area can most readily be experienced, is through the quality and variety of its spaces and views. Cudnall Street 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 Cudnall Street Conservation Area has a relatively built-up character. There is little open space apparent in the area, other than land to the south of Wraxhall House on Brookway Road and some substantial gardens of the larger private houses. However this private green space nevertheless makes an important contribution to the character and appearance of the Conservation Area.
- 4.3 The Six-Ways junction (where London Road, Cudnall Street, Copt Elm Road, Greenway Lane and Ryeworth Road meet) forms a significant area of public space. It largely detracts from the character and special qualities of the Conservation Area.
- 4.4 The majority of the buildings in the Conservation Area are set back from the public footpath and have contained front gardens. The larger houses are set further back from the footpath, within substantial grounds. These larger houses have more privacy as they are set further away from the public areas. There are a number of terraced houses throughout the Conservation Area which follow a strong building line along the street. They have contained front areas. Front boundary enclosures consist of hedging, red brick walls and stone walls, some railings and some fencing. Some of the larger statutory listed houses have gate piers. On the terraced houses, the front boundary enclosures tend to be low enough in height to enable full appreciation of the buildings. This creates a more informal setting for the houses. In contrast, high walls and hedging enclose Hetton Lawn, Abbotsdene, Langton Lodge, Courland, Hamilton House and Wraxhall House. The height of these boundary treatments creates a more formal setting for these properties, which are all Grade II listed (with the exception of Hetton Lawn). Additionally, high walls and hedging create a strong road frontage and sense of enclosure along Cudnall Street. This sense of enclosure is lost, however, at the eastern end, which opens up onto London Road.



**Figure 16** Low brick walls enclose frontages on Cudnall Street



**Figure 17** High stone wall and hedging on Cudnall Street enclose Hetton Lawn

- 4.5 The plan form of the roads varies within the Cudnall Street Conservation Area. Cudnall Street has a gentle, winding form and the land rises in the east. This form creates a series of staggered views as new views and spaces are constantly experienced as one travels along this road. In comparison, Oakland Street, Hamilton Street and Overbury Street have a straight plan form. Additionally, land rises sharply as one moves north up the street, towards London Road. From the southern end of these roads, one can barely see the northern end due to the height of the land, which creates a sense of interest. The heightened land along these roads enables impressive vistas of the Cotswold scarp to be experienced to the south, viewed over rooftops. These extensive views create a sense of space and an attractive backdrop for the Conservation Area.



**Figure 18** Restricted view up Overbury Street towards London Road



**Figure 19** Vista from Hamilton Street of Cotswold over rooftops

- 4.6 Gardens and frontages form an important feature within the Conservation Area, which contribute to a sense of space and greenery evident within the Conservation Area. Although many of the terraced houses have small, contained front gardens, the presence of greenery provides an attractive traditional setting to the front to both historic and more modern buildings. It gives them a colourful, interesting setting which enhances the special qualities of these properties and the street in general. The gardens along Cudnall Street are particularly attractive and well maintained. Well established front gardens are also evident in the larger, detached properties found along Cudnall Street, the east side of Brookway Road and London Road. The front gardens are often enclosed by traditional and historic boundary treatments, such as brick walls and occasionally by railings. Trees in front gardens help to create privacy by screening properties from public view and public spaces. Some front gardens have, however, been partially converted to hard-standing for cars which often forms an unattractive setting for buildings and a negative feature in the street.



**Figure 20** Greenery in the contained front gardens of the cottages on Cudnall Street



**Figure 21** Grounds of Charlton Lawn

### Key views and vistas

- 4.7 Views are highly important in enhancing the character and appearance of Cudnall Street Conservation Area. They create a sense of place for this historic part of Charlton Kings. From various parts of the Conservation Area, long distance views of the Cotswold scarp are apparent to the south and east, between buildings and over rooftops. This creates a distant enclosure and an attractive visual setting for the area. The hills frame views and maintain a rural connection, and reinforce Charlton Kings' agricultural past with the surrounding countryside. Extensive views of the scarp can be seen from Copt Elm Road, London Road, Overbury Street, Hamilton Street and Oakland Street.
- 4.8 The extensive views of the Cotswold scarp from Overbury Street, Hamilton Street and Oakland Street are particularly impressive. The steep gradient of these roads allows striking views of the surrounding countryside. The attractive views create a sense of place for the area and natural enclosure. The rising land enhances the physical character and appearance of the Conservation Area and creates visual interest in these streets. These views enable a full appreciation of the difference in the gradient of the land between the northern and southern parts of the Conservation Area. Cudnall Street is set down from London Road and the gradient of the land slopes further away to the south down Brookway Road and Copt Elm Road. The River Chelt flows along part of the southern boundary of the Conservation Area. The special character of Cudnall Street itself is enhanced by the low lying land which provides the street with special charm and uniqueness.



**Figure 22** Extensive vista of Cotswold from Oakland Street and Cudnall Street set on low-lying land



**Figure 23** View of Cotswold from Hamilton Street

- 4.9 There is a striking long distance vista experienced from London Road, looking south down Copt Elm Road. Although this vista is looking out of the Conservation Area, it is important, as it impacts upon its setting and links the Conservation Area with other parts of Charlton Kings, including St Mary's Conservation Area. The straight plan form and gradient of Copt Elm Road enables an impressive and extensive view to be presented as the road slopes then rises again towards its southern end. The road's linear form creates a tunnelling view down the road, which is increased by tall street trees on either side of the road. These trees also frame the view. The view terminates with the lych gate, which belongs to St Mary's Church. The lych gate is positioned opposite the end of Copt Elm Road. The lych gate forms an attractive and historic village scene. This vista is further enhanced by the Cotswold scarp which forms an attractive backdrop to this important scene.



**Figure 24** Extensive view down Copt Elm Road



**Figure 25** View down Copt Elm Road dating from the early part of the 20<sup>th</sup> century  
(*Photograph copied from 'Britain in Old Photographs - Charlton Kings' by Charlton Kings Local History Society*)

4.10



**Figure 26** Gently curving plan form of Cudnall Street

Cudnall Street itself offers attractive views looking in a westerly direction. Its gently curving plan form enables views to develop along the street. The views are staggered as one travels along the street. Views comprise of the historic houses on either side of the narrow street, their attractive boundary treatments and front gardens. These well established scenes have been largely unspoilt and enhance the special qualities of the Conservation Area.

### Urban grain

- 4.11 Urban grain refers to the arrangement, size and pattern of buildings, plots and streets within an area. Cudnall Street Conservation Area, though small, has three distinct urban grains. At its core are a number of streets which have a very fine grain – regular, tight plots of uniform depth and buildings with short gardens (or occasionally no garden). These buildings are set onto the street frontage and have a strong street presence. At either end are areas with a much coarser grain – larger plots with larger less formally positioned buildings and an apparently more haphazard relationship to the street.

## 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 of Cheltenham. In the Conservation Area, there has been a small amount of residential infill development in recent years. The majority of this has been sympathetic to the historic setting of the Conservation Area. Houses take a variety of forms – vernacular historic cottages dating from the 15<sup>th</sup> century, terraced, semi-detached and larger, detached houses. These buildings have

a mix of architectural styles, materials, sizes, scales, footprints and ages. Their variety presents interesting and attractive street scenes and enhances the character and appearance of the Conservation Area. The predominantly residential character of Cudnall Street allows this street to have relatively low noise and activity levels.



Figure 27 Residential properties in Cudnall Street Conservation Area

## Commercial

5.2



Figure 28 Shops on London Road

Cudnall Street Conservation Area contains a mix of services, which are part of Six Ways neighbourhood centre (mostly outside the Conservation Area). They contribute to ensuring the continued vitality and activity within this area. Such commercial and public services include part of the Gloucestershire NHS Trust, which is contained in Lexham Lodge, two fast food takeaways, a pet supply shop and an estate agents. These commercial services are predominantly located along London Road. These services are regularly used and attract residents from the surrounding area, as well as those living in the Conservation Area. Additionally, there is a shop unit for sale which was formerly a hairdressers and the former village hall on London Road is currently empty and in a derelict condition.

## Road Use

5.3

The main road into Cudnall Street Conservation Area from Cheltenham is the Cirencester Road (A435). Access into Cudnall Street is restricted at its eastern end. Cudnall Street historically formed a principal route through Charlton Kings, and was historically named London Road and then Old London Road. Cudnall Street formed a principal route before “...the new London Road was cut at Charlton in 1825...”<sup>40</sup> It is now predominantly used just by local residents. However, Oakland Street, Hamilton Street and Overbury Street are at times used as short-cuts for vehicles travelling from London Road via Cudnall Street, onto Cirencester Road. The narrow form of these streets, combined with high levels of on-street parking, makes these streets highly unsuitable for such activity. Throughout the Conservation Area, on-

<sup>40</sup> Charlton Kings Local History Society (1988) [A History of Charlton Kings](#) (pg. 89)

street parking and traffic is a modern day intrusion which is detrimental to the area.



**Figure 29** Cudnall Street historically formed a principal route



**Figure 30** Overbury Street has a narrow plan form and suffers from on-street parking

5.4



**Figure 31** Six-Ways junction

The 'Six Ways' junction is situated within the Conservation Area boundary. There are heavy volumes of traffic at this junction and high noise and activity levels are generated in this area. The London Road forms part of this junction and carries particularly high levels of traffic.

### **Architecture and historic qualities of buildings**

5.5

The majority of historic buildings sited in the Conservation Area date from the late 15<sup>th</sup> to early 20<sup>th</sup> centuries. Elborough Cottage is the oldest building in the Conservation Area, dating from the 15<sup>th</sup> century, although it has had later additions and alterations. The buildings were largely constructed for residential use, with the exception of the stables associated with Langton Lodge on Cudnall Street. The buildings are an interesting and diverse mix in terms of size, age, architectural style and design, footprint, positioning and construction materials.

### **Architectural detailing**

5.6

Within the Cudnall Street Conservation Area, historic buildings date from the 15<sup>th</sup> century. The majority of buildings are two storey and some have basements. Although they do have differing ridge and eaves heights which create an alternating roof line and an interesting variety within the street. Some of the historic houses have dormer windows. Historic buildings are constructed from a variety of materials, including brick and stone and some are dressed in stucco render or ashlar. A small number of the older properties are timber framed such as No. 11 Cudnall Street (Bank Cottage) and No. 36 Cudnall Street (Elborough Cottage). Roofing material is typically blue/grey Welsh slate, although Elborough Cottage has Cotswold stone slates. Roof shapes are predominantly pitched or hipped. Most houses have brick chimney stacks and timber sash windows are common in many of the houses, although many have been replaced.



**Figure 32** Architectural detailing on historic buildings in Cudnall Street Conservation Area

- 5.7 Several of the statutory listed buildings within the Conservation Area were designed by Thomas Billings, who was responsible for laying out The Park development in Cheltenham. Many of the larger houses display ornate architectural detailing, which conveys their grander and importance. Such detailing includes louvred shutters on Courland, Brookway Road, a tripartite Doric portico with central pediment on Hamilton House, Brookway Road, a tented iron porch with diamond latticework to stanchions on Wraxhall House, Brookway Road and early 19<sup>th</sup> century style patterned lead and timber casements of Tudor-Gothic lights on Elborough Cottage, Cudnall Street.
- 5.8 Within the Conservation Area, there are some distinctive groups of terraced housing, which largely contribute to the built form of the area. There is a row of red-brick and rendered cottages on the north side of Cudnall Street. They are two storeys in height and the majority of them have Welsh slate roofs. There is a vernacular character to them, which enhances the simple charm of Cudnall Street. The houses have unifying characteristics, such as brick chimney stacks and attractive brick detailing above the windows. Some retain timber sliding sash windows. The red brick on some of the terraces contrasts well with the greenery in the front gardens. Cottages further east along Cudnall Street have dormer windows. These terraces follow a similar building line which creates cohesion along the street.



**Figure 33** Red brick and rendered cottages along Cudnall Street

- 5.9 Another distinctive row of 19<sup>th</sup> century terraced housing is located on Brookway Road. The houses are two storeys with basements and slate roofs. They have a simple, vernacular character to them. Unifying architectural characteristics include a projecting stucco band, drip moulds on brackets and eaves on brackets. Unfortunately no original windows survive.



**Figure 34** Terraced houses on Brookway Road

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

- 5.10 The variety of buildings in Cudnall Street Conservation Area creates an interesting and diverse built environment which enhances the special qualities of this part of Charlton Kings. Modern residential development, dating from the mid 20<sup>th</sup> century, fits with varying degrees of success into the historic context of the area. Houses have been built either in the grounds of larger historic properties, or as infill development between historic buildings. Overall, these buildings tend to be set back from public space and do not dominate the historic buildings within the street scene. They tend to have little architectural detailing and a functional design. Planning permission was granted for the construction of Nos. 14 and 16 Cudnall Street in 1968. These brick built semi detached houses are set back from the footpath but have little architectural merit and do not complement the nearby historic buildings or enhance the street scene. No. 282 London Road forms part of the mid 20<sup>th</sup> century planned residential development along this section of London Road. It is constructed from brick and has a tile roof. The house is set away from historic buildings and public space but its inclusion within the Conservation Area is questionable. A pair of bungalows forms Nos. 49 and 51 Cudnall Street. They were constructed in around the 1970s. The bungalows have a functional design and are set back from the public footpath. They do not enhance the historic character or appearance of the Conservation Area. These more recent houses tend to have a horizontal emphasis in their elevation, which contrasts with the general vertical emphasis of the older buildings.



**Figure 35** Modern developments on Cudnall Street Conservation Area

### **Listed buildings**

- 5.11 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 over 30 Grade II listed buildings/structures in Cudnall Street Conservation Area.

<b>BUILDING</b>	<b>GRADE</b>	<b>DATE OF LISTING</b>
No. 24 Brookway Road	II	26/11/98
No. 26 & 28 Brookway Road	II	26/11/98
No. 30 & 32 Brookside (No. 32) & attached area railings, Brookway Road	II	26/11/98
Courland, Brookway Road	II	14/12/83
Gate piers to Courland, Brookway Road	II	14/12/83
Hamilton House, Brookway Road	II	14/12/83
Gates, gate piers & boundary walls to Hamilton House, Brookway Road	II	14/12/83
Wraxhall House, Brookway Road	II	11/03/80
Gate piers, boundary walls & gates to Wraxhall House, Brookway Road	II	11/03/80
Lexham Lodge, Copt Elm Road	II	26/11/98
No. 2 Langton Lodge, Cudnall Street	II	14/12/83
Gate piers, gates & boundary wall to north & west of No. 2, Langton Lodge, Cudnall Street	II	14/12/83
Stables & coach house to No. 2 Langton Lodge, Cudnall Street	II	14/12/83
Nos. 5 & 7, Charlton Lodge (No.5) & Wing Cottage (No. 7), Cudnall Street	II	14/12/83
No. 6 Abbotsdene & attached railings, Cudnall Street	II	14/12/83
No. 8 Ivy Cottage, Cudnall Street	II	11/09/80
No. 10 Milford Cottage, Cudnall Street	II	14/12/83
No. 11 Bank Cottage, Cudnall Street	II	14/12/83
No. 36 Elborough Cottage, Cudnall Street	II	14/12/83
Charlton Lawn, Cudnall Street	II	26/11/98
No. 1 Calder, Crossways & Roadlands, Greenway Lane	II	14/12/83
Boundary wall, three gate piers & gate to No. 1, Greenway Lane	II	14/12/83

Refer to [www.cheltenham.gov.uk](http://www.cheltenham.gov.uk) for full list descriptions and [www.imagesofengland.org.uk](http://www.imagesofengland.org.uk) for photographic records.

### Index of Buildings of Local Interest

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

### Contribution of key unlisted buildings

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

3 Brookway Road ( <i>See Index of Buildings of Local Interest</i> )	2-10 (even) Brookway Road ( <i>See Index of Buildings of Local Interest</i> )
12-18 (even) Brookway Road ( <i>See Index of Buildings of Local Interest</i> )	20 & 22 Brookway Road ( <i>See Index of Buildings of Local Interest</i> )
30 & 32 Cudnall Street ( <i>See Index of Buildings of Local Interest</i> )	Hetton Lawn, Cudnall Street ( <i>See Index of Buildings of Local Interest</i> )
34 Cudnall Street ( <i>See Index of Buildings of Local Interest</i> )	Lodge, 40 Cudnall Street ( <i>See Index of Buildings of Local Interest</i> )
Village Hall, 278 London Road ( <i>See Index of Buildings of Local Interest</i> )	Springhill House, 280 London Road ( <i>See Index of Buildings of Local Interest</i> )

### Positive buildings

- 5.14 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.

### Local details

- 5.15 Cudnall Street Conservation Area contains some interesting historic local details which contribute positively to the character of the Conservation Area and help form its local distinctiveness.
- 5.16 An historic footpath connects Brookway Road with Lyefield Road West, which is positioned in St Mary's Conservation Area. The footpath is still in use and makes an important contribution to establishing the historic character of this part of Charlton Kings.

5.17



**Figure 36** Traditionally designed shop front on London Road

The 'Animates' pet supplies store (No. 235 London Road) makes a positive contribution to the character and appearance of the Conservation Area. The traditional shop front comprises of a canopy and traditionally designed shop signs which contributes to enhancing the historic character of the area. Its traditional design is of particular value due to the functional design of the shops on either side.

5.18



**Figure 37** Derelict Charlton Kings Village Hall

The derelict former village hall (No. 278 London Road) is on the Council's Index of Buildings of Local Interest. The building dates from 1901 and makes an important contribution to enhancing the historic character of St Mary's Conservation Area. The Local Index entry reads that the former village hall is a "*highly distinctive Edwardian baroque building of great character.*"<sup>41</sup>

5.19



**Figure 38** Historic kerb stones line Cudnall Street

Historic Staffordshire blue engineering brick kerb stones line large sections of Cudnall Street. They are a surviving reminder of the Cudnall Street's important historic past as a main route through Charlton Kings.

5.20



**Figure 39** Historic vernacular cottages on Cudnall Street

The prominence of historic vernacular cottages, in particular along Cudnall Street and Brookway Road, is a special characteristic of the Cudnall Street Conservation Area. These houses contribute to the built form of the Conservation Area and help establish its historic character.

<sup>41</sup> Cheltenham Borough Council (2007) [Index of Buildings of Local Interest](#) Item No. 378

5.21



**Figure 40** Copt Elm Road historic street sign

There is an attractive, historic black and white street sign at the Six-Ways junction, where Copt Elm Road meets London Road. There is a larger, modern sign positioned next to the historic sign. As a consequence, the older sign has been somewhat forgotten as it is set further back than its replacement.

5.22



**Figure 41** Bridge over River Chelt. at Brookway Road

The River Chelt. flows to the south of the Conservation Area and forms part of its southern boundary. There is an attractive historic bridge over Brookway Road at which point the river is culverted underground through a front garden. The bridge is an attractive historic feature which enhances the special historic qualities of the Conservation Area.

## Materials

### Building material

5.23 The choice of building materials reflects the availability of materials at the time of the construction of the particular historic building, as well as the importance of the building's use, or the social status of the building's owners. Historic buildings in the Conservation Area were mainly constructed in red brick, with some Cotswold limestone and ashlar also being used as construction materials. Some masonry buildings have been finished in render or stucco and then painted. A small number of the older buildings are timber framed, although they have been altered over the years.

### Roofing material

5.24 The predominant roofing material in Cudnall Street Conservation Area is Welsh blue/grey slate. Bank Cottage (No. 11 Cudnall Street) has a pantile roof. Elborough Cottage (No. 36 Cudnall Street) has a Cotswold stone slate roof. Some of the more modern houses have concrete tiled roofs.

### Ground surface material

5.25 The public highway is surfaced in tarmac in places with concrete kerbs at the edge of the footway. The rows of historic kerb stones along Cudnall Street are an attractive and historically important feature. There are relatively few driveways present in the Conservation Area due to the built form of many of the houses. Drives which are present are a mixture of gravel, concrete and brick. The use of brick and gravel is more in keeping with, and sympathetic to, the character and visual appearance of the area.

### Street furniture

- 5.26 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.
- 5.27 Street signs and other traffic paraphernalia is the most visually prominent form of street furniture within Cudnall Street Conservation Area. Street signs are most evident at road junctions. There are a number of functionally designed 'no entry' and 'dead end' signs around the junction of Cudnall Street with Hetton Gardens and Overbury Street. These signs are modern intrusions which are aesthetically poor features within the street.



**Figure 42** Poor quality space at eastern end of Cudnall Street

The eastern end of Cudnall Street has been blocked off to traffic so vehicles can only enter and exit Cudnall Street at its western end. Space at the eastern end comprises of hard surfacing, with two sets of pedestrian railings and some traffic paraphernalia close by. These items combine to form a poor, unattractive space. This space is a negative feature in the Conservation Area and provides a poor setting for the western entrance into Cudnall Street.



**Figure 43** Traffic paraphernalia on Six-Ways junction

There are a number of traffic lights, signs and pedestrian crossings on the Six-Ways junction. They visually clutter the street.

- 5.30 The street lamps within the Conservation Area are of a functional design. They are relatively small in scale in Cudnall Street, Oakland Street, Hamilton Street, Overbury Street and Brookway Road. They therefore do not dominate in the street and do not tend to harm the setting of buildings. The street lamps on London Road are also of a utilitarian design, but are of a larger scale due to the width of the road and the intensity of the traffic.

### Contribution of trees and green spaces

- 5.31 The green environment makes an important contribution to the overall character of Cudnall Street 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.

### Private green space

- 5.32 There is comparatively little public green space in the Conservation Area, compared with the amount of private green space. Consequently, gardens make a strong contribution to forming the green character of the area and enhancing its appearance. Large tree species including lime, beech, elm, ash and yew can all be found in the grounds of the larger houses.



**Figure 44** Trees in private grounds



- 5.33



**Figure 45** Hedgerow present in Cudnall Street

The majority of houses in the Conservation Area are set back from the road and have contained front gardens. Greenery is apparent in the majority of frontages 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.

- 5.34



**Figure 46** Greenery in front gardens on Cudnall Street

The greenery in the front gardens of the red-brick cottages on Cudnall Street offers an attractive visual contrast to the red brickwork.

- 5.35 Flower pots positioned up the front steps of some properties on Cudnall Street are an attractive feature which enhances the overall appearance of houses.

- 5.36 Greenery in the gardens of residential developments which date from the latter half of the 20<sup>th</sup> century softens the impact of these developments. These developments being No. 282 London Road, No. 49 and No. 51 Cudnall Street and No. 14 and No. 16 Cudnall Street. The greenery allows them to sit within their historic surroundings with a little more ease.

### Street trees

- 5.37 The width of the pavements along Copt Elm Road has allowed for tree planting in the pavements along this road. Whilst London Road is wide, which enables it to function as a busy 'A' road. There are street trees along some sections of London Road, although the space around the Six-Ways junction does not contain any street trees. The narrow width of Cudnall Street and Brookway Road and the accompanying narrow pavements does not allow for street planting. However, both Cudnall Street and Brookway Road have a significant green character due to high levels of greenery in private front gardens, especially in the gardens of the larger properties.



**Figure 47** Street trees along Copt Elm Road



**Figure 48** Greenery evident in Cudnall Street

### Other areas of greenery

- 5.38



**Figure 49** Greenery in grounds of Lexham Lodge

Greenery in the grounds of Charlton Lawn and Lexham Lodge softens the boundaries which front Copt Elm Road and London Road. To an extent, large trees in the grounds screen the properties and create a natural enclosure.

- 5.39



**Figure 50** Trees in private grounds towards the western end of Cudnall Street

Large trees are located in private grounds towards the western end of Cudnall Street. When viewed from mid-way down Cudnall Street, it appears that they are growing over the street and blocking distant views.

5.40



**Figure 51** Hedgerow above Hetton Lawn's stone boundary wall

Hedgerow acts as an attractive and natural boundary enclosure on Cudnall Street. Dense hedgerow is found growing behind and above Hetton Lawn's stone boundary wall.

5.41



**Figure 52** Greenery of Cotswold viewed from Oakland Street

Significant amounts of greenery can be in Overbury Street, Hamilton Street and Oakland Street. Extensive views can be appreciated over tree tops of the southern parts of Charlton Kings, with the Cotswold scarp forming an attractive backdrop.

5.42



**Figure 53** Trees on west side of Brookway Road

There is a large area of green space to the south of Wraxhall House on Brookway Road. This space contains numerous large, mature Lombardy poplar trees which greatly enhance the character and appearance of Brookway Road. Trees in this space partially grow over Brookway Road, and consequently restrict light levels in the street.

### **Negative factors**

5.43

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

- **Loss of traditional architectural features**, in particular loss of and alterations to original timber sash windows and doors on prominent locations;
- **Satellite dishes, large aerials and projecting skylights.** These are harmful to the overall appearance of buildings and detract from their special historic and architectural qualities. These additions can often be seen clearly from public space which harms the character and appearance not just of individual buildings, but of the area generally;
- **Poor quality boundary treatments** in the Conservation Area. This is mainly wooden fencing. It is not a traditional form of boundary treatment and does not complement historic buildings;
- There is a particularly poor boundary treatment enclosing the southern boundary of Milton Cottage, which is situated on the junction of Cudnall Street with Overbury Street. This boundary treatment comprises of wooden fencing and corrugated iron held in place by railings, which is aesthetically unattractive and a poor feature within the street scene;



**Figure 54** Poor boundary treatment on junction of Cudnall Street with Overbury Street

- The **wall belonging to No. 35 Cudnall Street**, on the junction of Cudnall Street with Oakland Street, is in a state of disrepair. Its current poor condition is a negative feature in the street scene. A window on the building is also in a state of disrepair;
- **Overhead telephone wires** can be seen in a number of roads, and these are aesthetically unattractive;



**Figure 55** Former village hall (No. 278) London Road

The **former village hall (No. 278) London Road** is currently in a derelict condition. It was last used as a martial arts centre. Its derelict state has meant that the building has fallen into a state of disrepair. The building is designated as a locally-listed building, as well as being designated a 'key unlisted building' on the Townscape Analysis map. The poor condition of this building is a negative feature in the street scene;

- **No. 237b London Road** is a poor and negative building. It is currently occupied by an estate agents. The building has a functional design

and has no architectural merit. It does not enhance the character of appearance of the Conservation Area;

- 



Figure 56 Six Ways junction

The **Six Ways junction** currently forms a poor space within the Conservation Area. The hard landscaping, combined with road signs, road markings, traffic lights, pedestrian crossings, railings and constant high volumes of traffic, means the junction is a negative space, which is in need of enhancement. Additionally, despite a number of pedestrian crossings in place at the junction, it remains difficult for pedestrians to cross the roads;

- 

**Oakland Street, Hamilton Street and Overbury Street are at times used as rat runs** by vehicles cutting along the streets from London Road to get onto Cirencester Road. This places pressure on the existing road network. These streets are unsuitable for the increased levels of traffic, due to their narrowness. In addition they already suffer from restricted vehicle movements due to high levels of on-street parking along them. The Cudnall Street Conservation Area Character Statement – Key Issues and Actions (SPG) confirms that *“Attempts have been made to reduce through traffic in the past but there are still shortcuts available between London Road and Cirencester Road even though they can be quite tortuous due to parked vehicles on narrow streets.”*<sup>42</sup>;

- 



Figure 57 High levels of on-street parking on Cudnall Street

There is a significant amount of **on-street parking** in the Conservation Area, with most being in Cudnall Street, Oakland Street, Hamilton Street and Overbury Street. These narrow streets are particularly unsuitable for this activity. On-street parking creates active streets, but focuses attention and activity on the road rather than on the historic buildings and the spaces between buildings;

- 

Some gardens in the Conservation Area have been either partially or totally converted to **parking for cars**. This has caused loss of garden space and often results in a poor setting for houses. Some front gardens have been sympathetically converted with materials such as gravel. However, the use of tarmac and concrete on driveways is particularly inappropriate and harmful. Additionally, some cars park in front of the terraced houses on Brookway Road. This creates a poor

<sup>42</sup> Cheltenham Borough Council (2003) The Cudnall Street Conservation Area Character Statement – Key Issues and Actions (SPG)

setting for the houses and is inappropriate due to the narrowness of this road;

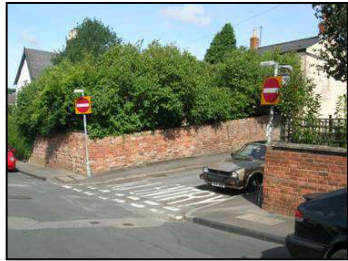
- 



**Figure 58** Space at the eastern end of Cudnall Street

The **eastern end of Cudnall Street** comprises a poor quality space, which is dominated by hard surfacing, pedestrian barriers and road markings. The space provides a poor approach for pedestrians into Cudnall Street from the east and a poor setting for nearby historic buildings. In its current condition, it is a negative feature within the Conservation Area;

- 



**Figure 59** Traffic signage at junction of Cudnall Street with Overbury Street

**Traffic paraphernalia** (road markings and street signs) is particularly evident at the busier junctions within the Conservation Area – namely the junction of Cudnall Street with Overbury Street, Cudnall Street with Hetton Gardens and most noticeably, the Six-Ways junction. These spaces comprise of hard landscaping and are cluttered with traffic paraphernalia, which form unattractive, negative features in the street.

### Neutral areas

- 5.44 A small number of buildings and spaces within Cudnall Street Conservation Area neither enhance nor detract from the character or appearance of the Conservation Area but have the potential for enhancement. They tend to be visually prominent within the street scene. The identification of buildings as being neutral in this section and on the Townscape Analysis map is an indication of a need for improvement, not necessarily demolition.
- 5.45 There is some residential development in the Conservation Area, which dates from the latter half of the 20<sup>th</sup> century. These developments sit with varying degrees of success within the historic context of their surroundings. The houses tend to have a functional design and very little, if any, architectural merit. These houses tend to have a horizontal emphasis in their elevation which contrasts with the vertical proportions of the older buildings. However, the developments are set back from public space and do not detract from the special historic qualities of the older buildings or the street scene.
- 5.46 The car park to the south of Lexham Lodge, on Copt Elm Road, is a neutral space within the Conservation Area. The car park has been constructed from concrete and forms a contained space. There is some greenery along its eastern edge. However, it has inconsistent boundary treatments and a visually bland appearance, which would benefit from enhancement.

### **General condition of area**

- 5.47 Cudnall Street Conservation Area is generally in a very good condition. Historic buildings have largely 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.
- 5.48 In the Conservation Area there are very few problems such as vandalism and litter.

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

- 5.49 Cudnall Street 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.
- 5.50 The Conservation Area experiences problems with rat-running. Traffic frequently uses Oakland Street, Hamilton Street and Overbury Street as a short-cut from London Road to travel via Cudnall Street onto Cirencester Road. This use is particularly inappropriate due to the narrowness of these roads, and this narrowness is decreased further by high levels of on-street parking in these roads. The rat-run traffic problem needs addressing as additional traffic pressure is being placed on these narrow streets.
- 5.51 The Six-Ways junction on London Road is congested with high and constant volumes of traffic. There is also a significant level of pedestrian movement around the junction. Despite several pedestrian crossings being in place, the junction is difficult for pedestrians to negotiate, due to its size and the high traffic volumes passing through the junction. These traffic volumes place pressure on the existing road network.
- 5.52 There is a lack of opportunity for further development within the Cudnall Street Conservation Area, due to a lack of suitable, vacant land on which to develop. Some of the larger, historic houses have retained their extensive grounds. However, others have been lost by the encroachment of residential development close to the historic house, i.e. at Charlton Lawn and Hetton Lawn. It is therefore important that the existing extensive grounds which do remain are protected from further development, as these open spaces provide attractive, historic settings for the buildings and are an important element in contributing to the special character of the 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 Cudnall Street Conservation Area's special historic character and appearance. It has been subject to public consultation. Part 2 was adopted as a Supplementary Planning Document on 29<sup>th</sup> June 2009. It will be used as a basis to inform the planning and other decisions of the Council. Both the Character Appraisal and Management Plan have superseded *Cudnall Street Conservation Area Character Statement – Key Issues and Actions* which was adopted as Supplementary Planning Guidance in 2003.

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

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

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

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

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

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

### **Legislative background**

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

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

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

## 2. Article 4 directions

There are some buildings within the Cudnall Street 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, aerials and satellite dishes.

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

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

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

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

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

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

### 3. Management proposals

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

#### **Development control proposals**

##### **1 Control of Development**

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

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

**ACTION CS1:** 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 Cudnall Street Conservation Area have been adversely affected by the use of inappropriate modern materials or details such as the replacement of original timber sash windows, the loss of original timber front doors and introduction of roof lights which all erode local building detail and fail to preserve or enhance the character of the

Conservation Area. The Council's document Living and Working in a Conservation Area – Some Questions You Might Ask gives advice to building owners on their responsibilities.

Cheltenham Borough Local Plan policy CP 3 relates.

**ACTION CS2:** In order to preserve and enhance the character and setting of Cudnall Street 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 Cudnall Street Conservation Area;
- e. Consider producing guidance to highlight to property owners the importance of regularly maintaining gutters to ensure they function to their full potential, thus preventing ceilings and roofs collapsing due to heavy rain and blocked gutters.

In undertaking any works to buildings in the Conservation Area, owners should consider the implications for sustainable building practices. This could take a number of forms, including sustainable sourcing of materials and use of energy efficient designs. Additional information is available in the Council's supplementary planning guidance on Sustainable Buildings [http://www.cheltenham.gov.uk/downloads/Sustainable\\_Buildings\\_2003.pdf](http://www.cheltenham.gov.uk/downloads/Sustainable_Buildings_2003.pdf)

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

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

The Cheltenham Borough Council Local Plan Policy CP 3 relates.

**ACTION CS3:** In order to preserve and enhance the character of the Conservation Area the Council will:

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

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

Very often the front gardens of buildings in Conservation Areas are essential to the character of the Conservation Area. A small number of front gardens within the Cudnall Street Conservation Area have been partially or totally given over to car parking. The introduction of parking can detract from the historic character of streets. This can result from the nature of the materials used, the intensity or volume of the parking or the loss of soft garden features which can cause a reduction in biodiversity and 'wildlife corridors'. The loss of front gardens in this manner is also an unsustainable form of development – increasing run off, reducing planting available for carbon fixing and encouraging car use. Brick or gravel instead of tarmac, retention of some green space and appropriate boundary treatments would reduce run-off, offer a more attractive setting for buildings and give a more sustainable approach than some current practice. The Town and Country Planning (General Permitted Development) (Amendment) (No. 2) (England) Order 2008 addresses this issue, requiring planning permission to be sought for hard surfacing on front gardens where impermeable drainage methods are used. Further guidance is given in the *Residential Alterations and Extensions Supplementary Planning Document*.<sup>\*</sup> Some useful design principles can be found in guidance available from the Royal Horticultural Society.<sup>\*</sup>

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

**ACTION CS4:** The Council will seek to limit the adverse impact of on-plot front area parking by using its powers under planning and other legislation to secure the use of appropriate, traditional and complementary boundary and surface treatments which will in turn greatly reduce levels of surface water run-off.

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

<sup>\*</sup>Residential Alterations and Extensions SPD - [http://www.cheltenham.gov.uk/site/scripts/documents\\_info.php?documentID=388&pageNumber=5](http://www.cheltenham.gov.uk/site/scripts/documents_info.php?documentID=388&pageNumber=5)

<sup>\*</sup>Royal Horticultural Society guidance - <http://www.rhs.org.uk/NR/rdonlyres/CAAB7116-B48D-4FEB-A68A-B91730EFC07E/0/FrontGardens.pdf>

#### 5 **Tree Management**

The presence of trees makes a highly significant contribution to the overall character and appearance of the Conservation Area. They occur throughout Cudnall Street Conservation Area, both as street trees 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 CS5:** Cheltenham Borough Council will continue to maintain and protect trees by implementing Tree Preservation Orders (TPOs) where

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

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

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

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

## 6 **Boundary enclosures**

At present, some poor boundary treatments harm the character and appearance of buildings and the overall street scene. Some wooden fencing can be seen which is not visually appropriate and provides a poor setting for buildings. 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 [www.cheltenham.gov.uk](http://www.cheltenham.gov.uk)

**ACTION CS6:** 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 Cudnall Street Conservation Area.

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

## **7 Setting and views**

The setting of Cudnall Street 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 CS7:** The Council will ensure that all development respects the important views within, into and from Cudnall Street Conservation Area. These views are noted but not exclusively identified on the Townscape Analysis map. The Council will ensure that these remain protected from inappropriate forms of development and redevelopment and that due regard is paid to these views in the formulation of public realm works or enhancement schemes in accordance with the Cheltenham Borough Local Plan.

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

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

**ACTION CS8:** The Council will use its powers under Section 215 of the Planning Act to achieve the enhancement of buildings and land which detract from the character of the Conservation Area.

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

## **Project proposals**

## **9 Rat-running through the Conservation Area**

Cudnall Street Conservation Area experiences vehicles using Oakland Street, Hamilton Street and Overbury Street as short-cuts. Traffic frequently uses these routes to travel from London Road, down these roads and via Cudnall Street, to get onto Cirencester Road. These roads also experience significant levels of on-street parking. Their narrow plan form, combined with the on-street parking makes these roads highly unsuitable for use as rat-runs. This is placing additional pressure on these routes and the traffic is a negative feature in the Conservation Area.

**ACTION CS9:** Cheltenham Borough Council will lobby and work with Gloucestershire County Council to address the problem of rat-running within the Conservation Area. It will work with the County Council to find ways of encouraging traffic to move along London Road (A40) to reach Cirencester Road (A46).

## 10 **Six-Ways junction**

The Six-Ways junction forms a busy junction where five roads meet (London Road, Greenway Lane, Ryeworth Road, Copt Elm Road and Cudnall Street). The London Road forms part of the A40 and passes through this junction on a south-east / north-west axis. London Road carries high volumes of traffic into and out of Cheltenham town centre and experiences high traffic volumes throughout the day and evening. The Six-Ways junction is cluttered with traffic, road markings and signage, barriers, traffic lights and pedestrian crossings. These elements combine to create a visually poor and unattractive, hard landscape.

The space at the eastern end of Cudnall Street is particularly poor and comprises of a turning area for vehicles. It is cut off from the Six-Ways junction by a pavement and pedestrian barriers. Hard landscaping, road markings, and other traffic paraphernalia clutter the space. Overall, the Six-Ways junction detracts from the special qualities of the Conservation Area.

**ACTION CS10:** As opportunities arise, Cheltenham Borough Council will work with Gloucestershire County Council to secure the enhancement of the Six-Ways junction, through the implementation of appropriate schemes. This will enable the junction to sit within the Conservation Area with more ease and enhance the approach into the adjoining roads.

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Wikipedia - Charlton Kings [http://en.wikipedia.org/wiki/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](http://www.cheltenham.gov.uk/downloads/local_plan_2006_1_.pdf)

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

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