

Local development framework

CHELTENHAM

Local development framework

8. TIVOLI CHARACTER AREA APPRAISAL AND MANAGEMENT PLAN

JULY 2008

Cheltenham Borough Council
www.cheltenham.gov.uk



Central Conservation Area

8. Tivoli Character Area Appraisal and Management Plan July 2008



Contents	Page
Part 1 – Character Appraisal	1
1. Introduction	2
What is a Conservation Area?	2
The need for an appraisal	2
Planning context	2
The Central Conservation Area	3
Tivoli Character Area	3
Summary of special interest	4
Tivoli Character Area within the Central Conservation Area	4
2. Location and setting	5
Location and context of Cheltenham	5
General character and plan form of Tivoli Character Area	5
Wider landscape setting	6
3. Historic development	6
Archaeology within the town of Cheltenham	6
Summary of Historic Development of Cheltenham	7
General history of the Tivoli character area	7
Development by 1820	7
Development by 1834	8
Development by 1897	8
Development by 1923	9
Development from 1923 into the 21 st century	9
Historical Development of the Tivoli Character Area	10
4. Spatial Analysis	11
The character and interrelationship of spaces within the area and key views/vistas	11
5. Character Analysis	13
Use of area and how use creates special interest	13
Architecture and historic qualities of buildings	15
Index of Buildings of Local Importance	18
Contribution of key unlisted buildings	18
Positive buildings	19
Some local details	20
Materials	20
Contribution of trees and green spaces	21
Negative factors	22
Neutral areas	23
General condition of area	24
Problems, pressures and capacity for change	24

Contents	Page
Part 2 – Management Plan	25
1. Introduction	26
2. Article 4 directions	27
3. Management proposals	27
Annex 1 – Cheltenham Central Conservation Area - List of Supplementary Planning Documents	33
List of figures	34
Bibliography	35

Key characteristics

This Character Appraisal of the Tivoli Character Area within Cheltenham's Central Conservation Area concludes that the special interest of the area derives from the following key characteristics:

- The streets throughout the area have a distinctive plan form, being laid out in a compact grid pattern;
- Tivoli has an interesting historic background, which was developed as an area of artisan housing;
- The uniformity of the houses provides Tivoli with a unique and distinctive character;
- The southern part of the character area encompasses red-brick Victorian and Edwardian terrace housing which is an interesting architectural contrast to the Georgian Neo-Classical style buildings which dominate large areas of the Central Conservation Area;
- Many original features survive in the area including railings and other architectural features;
- Historic lamp posts are positioned throughout the character area, which enhance the historic character and appearance of Tivoli.

Key issues

A number of problems and issues have been identified and have a negative impact on the character of the Tivoli character 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 and satellite dishes;
- Drives and loss of front gardens;
- Boundary enclosures;
- Setting and views;
- Enhancement of existing buildings and land;
- Conservation of historic lamp posts.

Part 1 – Character Appraisal

Townscape Analysis Map of Tivoli Character Area

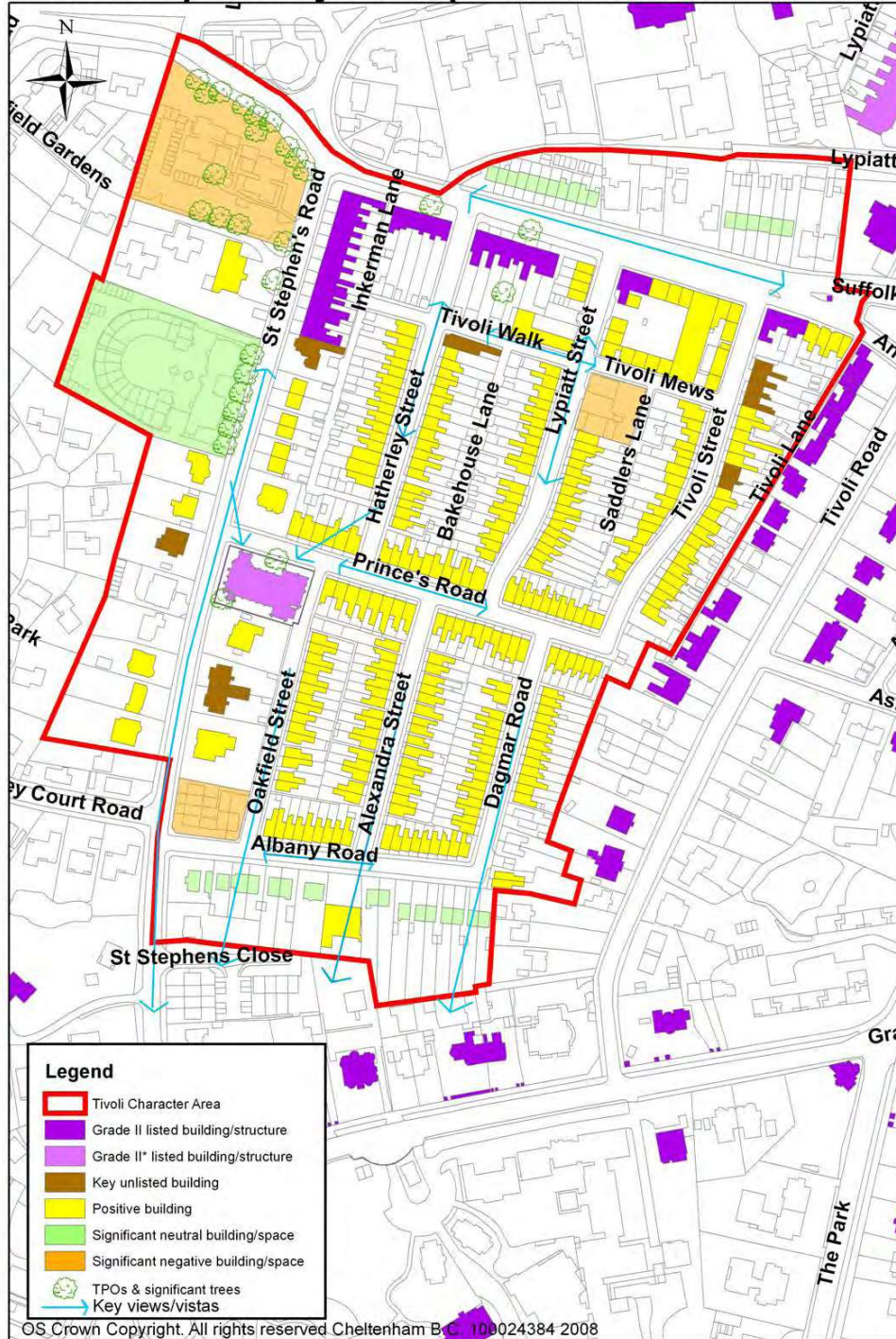


Figure 1 Townscape Analysis Map of Tivoli Character Area

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 seen 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 and other 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 3rd March and 14th April 2008. Following consideration of representations received it was adopted by Cheltenham Borough Council on 28th July 2008 as a Supplementary Planning Document. It will be used in conjunction with the Local Plan as a material consideration in determining planning applications.

Planning context

- 1.6 Cheltenham Borough Council has various adopted and emerging planning related documents. They can be found on the Council's website - www.cheltenham.gov.uk. Some of the documents are quite broad in their content, whilst others are thematic, site specific or area specific. However, all fall within the statutory planning framework and all are material considerations in determining planning proposals. All these documents together look at various aspects of the built environment and need to be read as a whole within a particular context.
- 1.7 This document is part of that overall framework. The Character Appraisal (Part 1) is one of a number of such documents each assessing the character

of parts of the conservation area and highlighting 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.

- 1.8 Cheltenham's Civic Pride project aims to regenerate specific areas within the town. The project intends to develop and deliver public realm enhancement schemes and redevelop under-utilised council land including car-parks. More information on Civic Pride can be found at www.cheltenham.gov.uk Although this project is outside the Tivoli Character Area, it is possible that there may be some consequential benefits.

The Central Conservation Area

- 1.9 Cheltenham is known as the most complete Regency town in England. It lies at the foot of the Cotswold scarp, where the valley of the River Chelt meets the Severn Vale. Currently the whole of the Cheltenham Borough has a population of approximately 112,000.
- 1.10 Cheltenham's Central Conservation Area was designated by Gloucestershire County Council on 28th May 1973 and its boundary was extended by Cheltenham Borough Council on 14th August 1987. The Central Conservation Area includes the whole of the town centre, most of the Victorian, Edwardian and some of the later 20th century suburbs. It covers commercial, industrial, retail and residential areas, as well as the University campus complexes, some extensive school campuses and the hospital complex.
- 1.11 There is a Government requirement for existing Conservation Area boundaries to be re-assessed from time to time. Due to the size of the Central Conservation Area (reputedly the largest Conservation Area in Europe covering 600 hectares), it has been necessary to establish approximately 19 character areas. These have been appraised separately, in-order to identify their individual key components and in turn establish how each area may best be preserved and enhanced.

Tivoli Character Area

- 1.12 In May 2001 Cheltenham Borough Council published a draft Urban Design Framework for Cheltenham, produced by Latham Architects (the "Latham" Study). It was never formally adopted by the Council, but has been a useful stepping stone for the development of a number of subsequent initiatives. It included a plan which divided the whole town into character areas and is the basis of the character area boundary used in this study.
- 1.13 The selection of the 19 character area boundaries has no impact on the overall boundary of the Central Conservation Area. Although as part of the work for the preparation of the character area appraisals, consideration has been given to possible boundaries of the Central Conservation Area being revised in the future as a separate piece of work.
- 1.14 The boundaries of the Tivoli character area encompass distinctive 19th and early 20th century dense artisan terrace housing. This housing gives the area a unique character. Tivoli is clearly visible in plan form as a compact grid of terraced streets. It is positioned in a contained area adjacent to the more spacious character areas of The Park and Dean Close and Hatherley Park (see Fig. 2).

- 1.15 The name Tivoli is taken from the site of the celebrated gardens and waterfalls near Rome.¹
- 1.16 The delineation of the character area boundaries has no impact on the overall boundary of the Central Conservation Area.

Summary of special interest

- 1.17 Tivoli character area is special because:
 - a) It has an interesting historic background, which was developed as an area of artisan housing;
 - b) The uniformity of the houses provides Tivoli with a unique and distinctive character;
 - c) The southern part of the character area encompasses red-brick Victorian and Edwardian terrace housing which is an interesting architectural contrast to the Georgian Neo-Classical style buildings which dominate large areas of the Central Conservation Area;
 - d) Many original features survive in the area including railings and other architectural features.

Tivoli Character Area within the Central Conservation Area

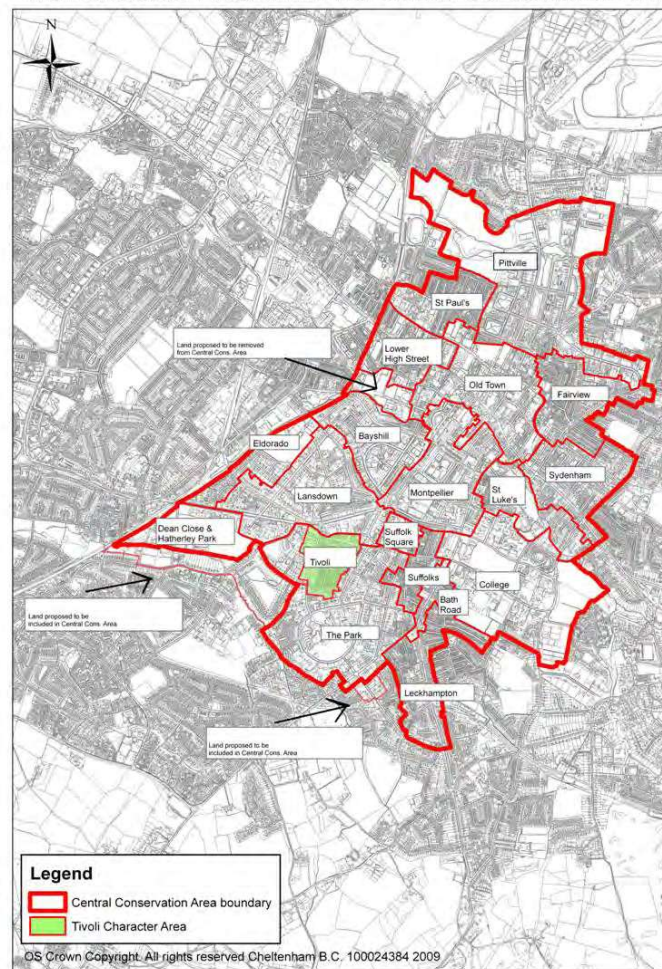


Figure 2 Tivoli Character Area within the Central Conservation Area

¹ J. Hodsdon 'An Historical Gazetteer of Cheltenham' (1997)

2 LOCATION AND SETTING

Location and context of Cheltenham

- 2.1 Cheltenham is located in Gloucestershire. It is approximately 8 miles east of Gloucester, 40 miles west of Oxford and is immediately to the east of the M5 motorway. The town is set on low-lying land at the foot of the Cotswold scarp. Views of the Cotswold scarp from within the Conservation Area contribute to its character and setting. The town is surrounded by open countryside. Much of this is protected by the statutory Cheltenham/Gloucester Green Belt (to the west and north) and the Cotswolds Area of Outstanding Natural Beauty (AONB) to the south and east. To the west of Cheltenham is the River Severn, with the Forest of Dean and Wales beyond the Severn.

General character and plan form of the Tivoli Character Area

- 2.2 The Tivoli character area is comprised of a now fashionable suburb of artisan housing laid out in formal terraced streets with an offset grid pattern. The character area has a compact plan form. The structured grid pattern enables distance views. Tivoli contains predominantly residential housing, with the presence of some shops along Andover Road and commercial premises and light industry in other roads.
- 2.3 The streets display two different forms – the wide main road of St Stephen's Road and Andover Road and smaller roads within the heart of Tivoli. Their characteristics are explained in detail below -

- a) The wider roads of St Stephen's Road and Andover Road both encompass:



Figure 3 Street scene in St Stephen's Road

- Development within generally spacious plots and large urban blocks;
- A long street with a generally linear plan form;
- Medium and long distance views are offered;
- Greater opportunities for planting in the street.

- 2.4 Although having some similar characteristics as listed above, St Stephen's Road and Andover Road are also quite different in character. Andover Road contains a significant commercial element and is highly utilised as a through route travelling on an east-west axis. The buildings in St Stephen's Road are set in larger plots and have a predominantly residential character. St Stephen's Road acts as a strong boundary to Tivoli and transitory to Bournside in the west.

- b) The grid of terraced streets encompass:

- Comparatively small urban blocks;
- A tight network of streets;
- Some narrow service lanes (e.g. Inkerman Lane and Saddlers Lane);
- Little street planting;



Figure 4 Example of terraced street – Prince's Road

- Buildings which often front directly onto the street which conveys a sense of enclosure;
- Few long distance views although some short and medium distance views are offered through the overall linear plan form of the streets;
- Terraces on narrow plots, which are the prevailing form of buildings in Tivoli character area.

Wider landscape setting

2.5



Figure 5 View of Leckhampton Hill along Alexandra Street

The Tivoli character area is surrounded on all sides by the urban development of other character areas of the Central Conservation Area. However, views of Leckhampton Hill over the roof tops of houses in the south creates a rural connection between the countryside and urban area.

2.6



Figure 6 Landmark St Stephen's Church

A small number of landmark structures with varying heights are present. These include St Stephen's Church and some of the historic villas along St Stephen's Road. These structures reinforce the historic character of the area and create a sense of place.

3 HISTORICAL DEVELOPMENT

Archaeology within the town of Cheltenham

- 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".² Many archaeological artefacts would have been lost during the expansion of the town in the 19th century, and so medieval and post-medieval finds have been very limited.
- 3.2 A few prehistoric remains have been found within the town, raising the possibility that people from Neolithic, Bronze and Iron Age periods travelled or lived here. An Iron Age enclosure ditch was uncovered on the site of the present day Children's Library in Clarence Street in 1986-87. This indicates

² Pre-Regency Cheltenham: An Archaeological Survey' Cheltenham Art Gallery & Museum, 1975

that an area of Iron Age occupation was likely situated nearby.³ During the last 30 years, archaeologists have pinpointed several areas within the town which have been identified as likely areas of Roman occupation, and where Roman artefacts such as coins and pottery have been discovered. Within the Tivoli character area, however, no finds have been noted under the Gloucestershire Sites and Monuments Record. The “Chelt” element of Cheltenham’s name is amongst a number of the very oldest names in the country – believed to be of pre-Celtic origin.

- 3.3 Archaeological remains unearthed provide a basis for researching the origins and early development of Cheltenham, and contribute indirectly to a sense of place evident in the modern era.

Summary of Historic Development of Cheltenham

- 3.4 The first documentary reference to Cheltenham itself occurs in an account of the Council of Cloveshoe held in 803. It is highly likely, given the archaeological finds and possible place-name derivation that Cheltenham was in existence as a farming village for a long time before the 8th century. Its status was raised to that of a market town in 1226 and the market played a key role in its economy for several centuries. From c.1247 Cheltenham was also a Liberty. Spa waters were discovered adjacent to the town in 1716 and after King George III’s visit to sample the waters in 1788, Cheltenham grew rapidly as a fashionable spa resort. The popularity of the town as a summer resort resulted in Cheltenham having a wealth of tree-lined walks and rides, squares and gardens. Its popularity led to expansion of the town away from the ancient High Street, and many fine classical style buildings were built for the growing population. The popularity of the spa waters waned from the middle of the 19th century, and Cheltenham developed other roles in the form of its growing importance as a major educational centre during the latter half of the 19th century. In turn this led to the development well into the 20th century of some acclaimed public schools and churches. Before World War II, light industry boosted the town’s economy. The establishment of GCHQ in Cheltenham immediately after World War II has had an enormous impact on employment in the town. Today, the town’s attractions include fine shops and events such as the races and numerous cultural festivals as well as its legacy of Regency architecture, with trees, parks, gardens and public spaces.

General history of Tivoli

- 3.5 Maps of Cheltenham dating from 1820, 1834, 1884, 1897, 1902, 1923 and modern day have been studied in writing this section, and the map depicting the historic development of Tivoli character area accompanies this section (see Fig. 7).
- 3.6 The residential suburb predominantly dates from the mid to latter half of the 19th century, and into the early part of the 20th century. Tivoli consists primarily of dense terraced artisan housing, the uniform design of which is significantly different from the grand villas which dominate The Park, Lansdown and Suffolk Square which surround Tivoli.

Development by 1820

- 3.7 The 1820 Post Office map of Cheltenham does not depict the area covered by Tivoli character area. This suggests the area remained undeveloped

³ Pre-Regency Cheltenham: An Archaeological Survey’ Cheltenham Art Gallery & Museum, 1975

during the early Regency period and not of any major significance or importance.

Development by 1834

- 3.8 Andover Road (at this time named Lipplate Street) was present and forms part of the northern boundary to the character area. Andover Road formed part of the route of the tramway which ran from Leckhampton Hill to Gloucester Road where it joined the main Cheltenham to Gloucester tram road. Terraced housing was positioned on the south side of Andover Road (consisting of No's 38-80 Andover Road). The north side of Andover Road remained undeveloped at this time. A further terrace of four houses was planned to the east but not realised by this time. Tivoli Lane (the east boundary of the character area) was formed with some residential building on either side. The northern entrance to Tivoli Street was roughly planned, positioned between the terrace housing on Andover Road. The remainder of the land in the character area remained open and undeveloped. However, the space where Tivoli was awaiting development is clearly defined on Merrett's 1834 map.

Development by 1897

- 3.9 By this time, much residential development had occurred within Tivoli. There is a clear distinction on the 1897 Plan of Cheltenham between the well developed northern half of the character area, and the relatively undeveloped southern half. The northern half was predominantly developed in the mid 19th century; with many terrace buildings and villas of a Neo-Classical design. Torode explains that "*The houses were occupied by trades people, upwards of thirty different occupations being identified: coachman, laundress, bricklayer, servant, accountant, dairyman, messenger, to name but a few*".⁴ Roads were formed in the southern half, but little building work had occurred.
- 3.10 Roads were constructed in a grid pattern with mainly terrace building on either side. A few villas had been constructed within spacious grounds on the west side of St Stephen's Road for the wealthy retired and professionals. A small number of detached houses had also been built on the north side of Andover Road. Hatherley Street, Lypiatt Street, Prince's Road and Tivoli Street had large amounts of terrace blocks on either side of the street, in the northern half of Tivoli. Service lanes including Inkerman Lane and Bakehouse Lane were present. In the southern half, the plan form of Oakfield Street, Alexandra Street and Dagmar Road was evident but there was little residential development here at this time.
- 3.11 St Stephen's Church was present and occupied a prominent position on the southern corner of St Stephen's Road and Prince's Road junction. The Church was constructed between 1873-83 and "*...St Stephen's served as a chapel-of-ease to Christ Church, Malvern Road*".⁵ In 1878 the chancel was completed but it was considered necessary to enlarge the church to accommodate more people. Further work was undertaken and the completed church, seating around 650 people, was opened in December 1883.
- 3.12 Tivoli Gardens occupied a large plot of land in the south east of the character area, on the south side of Albany Road.

⁴ B. Torode "Cheltenham The Story of Tivoli" "near this town" (1998) pg. 47

⁵ Department for Culture, Media and Sport 'Revised List of Buildings of Special Architectural or Historic Interest' Borough of Cheltenham (1998) pgs. 897-898

Development by 1923

- 3.13 By this time, the southern part of the Tivoli character area had become further established. Villas had been built south of St Stephen's Church on both sides of St Stephen's Road, which were sited within large plots. Long stretches of red brick Victorian and Edwardian terraces had been constructed along Oakfield Street, Alexandra Street and the north side of Albany Road. The south side of Albany Road remained undeveloped, apart from the Parish Hall opposite the end of Alexandra Street. The Parish Hall was a landmark building occupying a prominent position, which closed the view at the end of Alexandra Street. Tivoli Gardens remained, with no further development to its buildings.
- 3.14 The overall plan and building form of today's Tivoli had been established by this time, with villas in spacious plots and terraces compactly built between streets.

Development from 1923 into the 21st century

- 3.15 Some infill development has occurred within Tivoli character area in the 20th century. This development has predominantly taken place in the southern half of the character area.
- 3.16 A small development of modern terraces has been built on previously undeveloped land on the junction of St Stephen's Road and Albany Road. A large amount of housing development in the form of semi-detached and detached brick houses dating from the 1980s has been erected along the southern side of Albany Road. Much of this area was historically Tivoli Gardens. In the middle of this housing is positioned Albany Park which has been converted in recent years from a nursing home to eight flats. The building originally contained a Parish Hall at the beginning of the 20th century.
- 3.17 Some infill development has occurred along the west side of St Stephen's Road in the form of detached houses set amongst the older villas. They follow a similar building line to the historic buildings and generally sit comfortably within their historic context. The housing development of Pegasus Court, consisting of blocks of flats and garages has been constructed on a large plot of land south of Hanover House. Pegasus Court was built in the 1970s as retirement homes. Some infill development has also occurred on the east side of St Stephen's Road, which consists of semi-detached 1930s houses on previously open land. A mixed style of housing has been constructed on the north side of Andover Road. Housing includes Andover Terrace, which comprises of "6 neo-Georgian houses of c.1968".⁶
- 3.18 Many of the large historic houses have been converted into flats, for example the grand terrace on the east side of St Stephens Road.
- 3.19 The special qualities and characteristics of Tivoli have been retained. The dominance of the extensive terraced houses prevails on the street scene and gives the area its distinct, unique character.

⁶ J. Hodson 'An Historical Gazetteer of Cheltenham' (1997) pg. 7

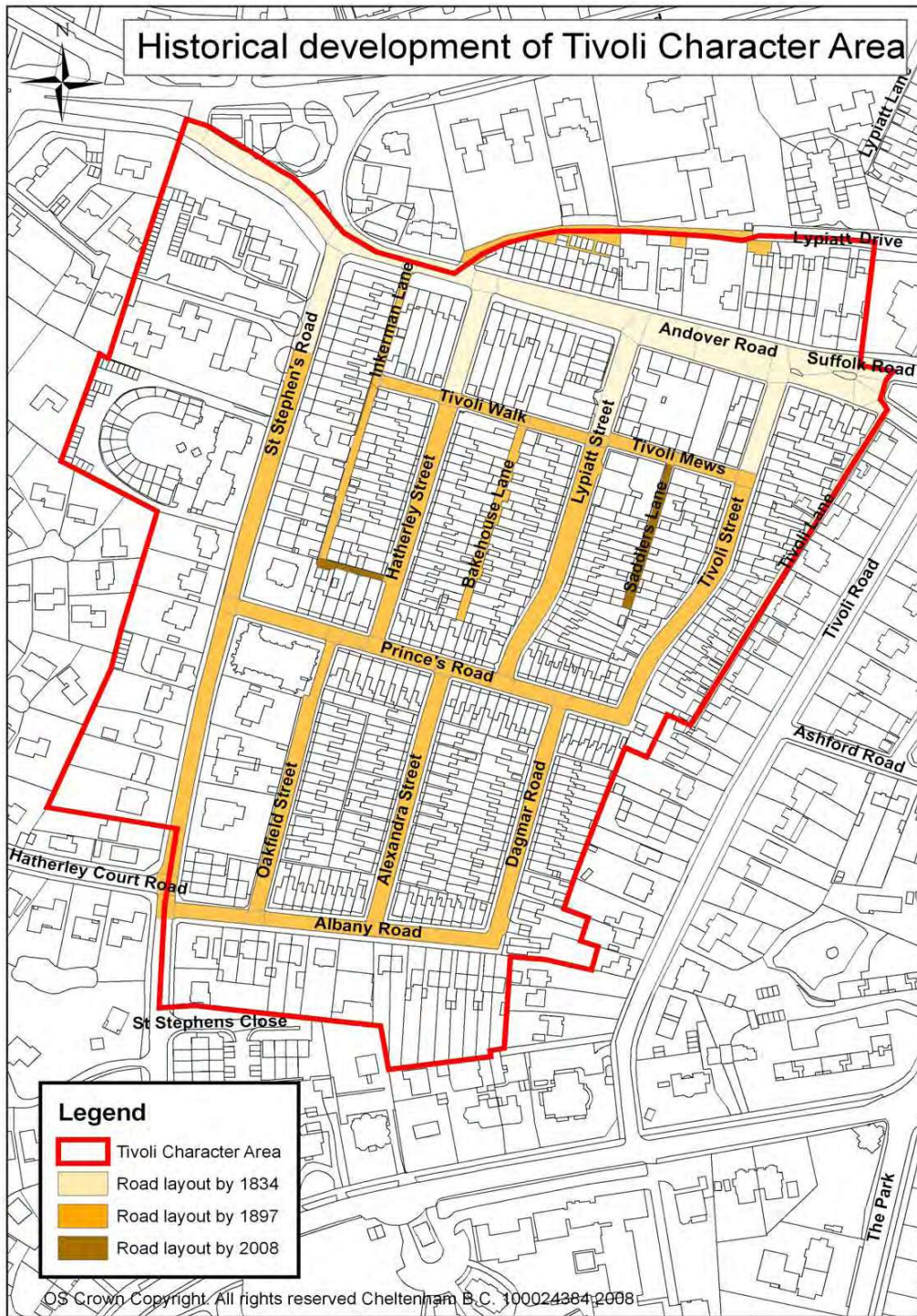


Figure 7 Historical Development of Tivoli Character Area

4. SPATIAL ANALYSIS

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

Public and private space

4.1



Figure 8 Andover Road

The section of Andover Road within the character area is wide and spacious. Its plan form and character contrasts with the tight urban space of the adjacent streets to the south.

4.2



Figure 9 Compact space within character area

Public and private spaces, together with views out of, into and within the Tivoli character area impact largely on the area's character and appearance. Spaces are generally quite compact within Tivoli due to a tight, structured grid pattern of streets and dense housing. This creates a sense of contained space.

4.3



Figure 10 Inkerman Lane

The service lanes present in Tivoli particularly contribute to a sense of enclosure. Frequently there is a high brick wall between the lane and the property's rear yard in such service lanes as Inkerman Lane. Some lanes contain small mews houses and garages which front directly onto the footpath.

4.4



Figure 11 Terraced houses along Albany Road with enclosed front gardens

Historically, Tivoli's extensive terraces address the street in a uniform pattern, typically set back from the pavement behind traditional low brick walls or railings present on the building boundary. They have small, contained front gardens. The buildings follow the same building line which creates consistency along the street. Occasionally, however, terraced buildings front directly onto the street with no distinction between public and private space.

4.5

Some frontages of the buildings on St Stephen's Road have been partially



Figure 12 Villa on St Stephen's Road, with frontage converted into hard-standing

given over to parking. This frequently has a detrimental impact on the street scene. The development of poor settings detracts from the special historic and architectural qualities of buildings.

Garden space

- 4.6 Gardens, historically and today, form an attractive, traditional frontage to both historic and more modern buildings, providing them with a colourful, interesting setting and enhancing the special qualities of properties and the street scene. Trees and shrubbery in gardens help screen properties from public view, creating privacy. Front gardens are prevalent on St Stephen's Road, parts of Albany Road and there are very contained front gardens and yards along the terraces in Tivoli Street, Alexandra Street, Lypiatt Street, Hatherley Street and Prince's Road.



Figure 13 Front garden space along Albany Road



Figure 14 Front garden space along Prince's Road

Boundary treatments

- 4.7



Figure 15 Example of railings used as a traditional boundary treatment

Buildings are separated from public space by the employment of various boundary treatments, which cause a visible and distinct division between public and private space. Boundary treatments predominantly take the form of attractive and traditional brick walls and railings dating from the Victorian and Edwardian periods. The retention of railings is a particularly special quality within the character area.

- 4.8 Historic gate piers are an attractive boundary treatment present outside the historic villas on St Stephen's Road.
- 4.9 Some modern brick and stone walls fail to sit comfortably within their historical context.
- 4.10 Hedgerow acts as an attractive, natural boundary treatment, which softens edges between public and private space. Although it is not a traditional boundary



Figure 16 Hedgerow present within the character area

treatment, it complements front gardens by enhancing the green environment.

- 4.11 A small amount of both wooden and wire fencing present acts as a poor, unattractive boundary treatment.

Key views and vistas (see Fig. 1)

- 4.12 With the exception of the section of Andover Road and St Stephen’s Road included in the character area, the roads are laid out in a tight grid pattern. They are of a linear plan form. This allows medium and long distance views to be prevalent within the street scene. Views are important in enhancing the character and appearance of Tivoli character area.
- 4.13 Views are often closed by the presence of buildings, for example Albany Park closes the view down Alexandra Street, the rears of the grand imposing terraces on St Stephen’s Road close the view down Tivoli Walk and terraced houses in Prince’s Road close the view down Tivoli Street, Dagmar Road, Lypiatt Street, Alexandra Street, Hatherley Street and Oakfield Street. In places, the low rise form of terraces permits views over roof tops of the countryside in the distance. Such views are important in establishing a rural connection and providing enclosure which provokes a sense of security.



Figure 17 View down Alexandra Street closed by Albany Park



Figure 18 View down Tivoli Walk closed by the rear of the terraces on St Stephen’s Road

5 CHARACTER ANALYSIS

Use of area and how use creates special interest

- 5.1 The Tivoli character area has several different uses due to its close proximity to Cheltenham town centre. Mixed uses create activity throughout the day and contribute to the special interest of the area.

Residential

- 5.2 The dominant use within the Tivoli character area is residential, with Tivoli recognised as a popular, affluent area consisting of modest artisan housing.



Figure 19 Residential terraced houses, many of which have been converted to flats

The high number of extensive terraces forms the prevailing housing type. Their uniform styles and architectural details give a sense of cohesion and unity. The semi-detached and detached housing on Albany Road and St Stephen's Road consist of various ages and styles of building which provide an interesting and valuable contrast to the dominance of the terraces in the character area. Some historic villas have been converted into flats.

Light industry

5.3



Figure 20 Prinbox Works

There is a small amount of light industry located within the character area. This consists of the Prinbox Works on the junction of Lypiatt Street and Tivoli Walk where offices are located. Groves Batteries occupies a plot of land diagonally opposite, which was formally part of a coal yard in the late 19th century, which was linked with the nearby tram road. These developments generate noise and activity levels within the area and provide economic prosperity.

Church of St Stephen

5.4



Figure 21 Church of St Stephen

The Church has a significant presence within the street scene, positively contributing to Tivoli's character and appearance. The Church provides a traditional feature and focal point within the community and generates noise and activity levels.

Commercial / Business

5.5



Figure 22 Shops positioned along Andover Road

A number of shops are located along Andover Road and a small number are situated in Tivoli Street. These shops appear to be used frequently and generate noise and activity levels and bring economic prosperity to the area. The shops situated along Andover Road are positioned within originally residential dwellings which form a distinctive row. Road side parking is provided outside on Andover Road. Two public houses in the character area also generate activity.

Road use

5.6



Figure 23 On-street parking and traffic in St Stephen's Road

Andover Road and St Stephens Road both experience high levels of vehicular use and significant pedestrian movement. Andover Road forms part of the A40 and St Stephen's Road connects Andover Road with The Park. These roads are utilised throughout the day, with Andover Road generating high noise and activity levels. High levels of on-street parking are particularly present in St Stephen's Road.

Architecture and historic qualities of building

5.7 The built environment of Tivoli character area consists of a variety of ages and architectural styles of building. The principal building form is, however, artisan terraced housing built in the late Georgian and Victorian/Edwardian periods. The uniformity and architectural details of the housing gives Tivoli a unique and highly distinctive character and appearance. The area is recognised as a popular suburb in close proximity of the town centre.

Historic terraces

5.8 The artisan terraced housing has two distinctive ages and styles. The northern half of the character area consists of Neo-Classically styled terraced houses constructed from the 1830s. Whilst the southern half is later, dating from the late Victorian and Edwardian periods. Each style of terrace has distinctive unifying features which create cohesion and unity.

5.9 Within the northern part of the character area, the terraced houses are typically two storeys above ground and some of them also contain basements. The unlisted buildings are generally of a simple, modest design built along a similar building line. They contain unifying features such as - brick chimney stacks; simple window surrounds; some wide eaves with brackets; some timber sliding sash windows which emphasise the classically based proportion of the Neo-Classical style; low brick boundary walls and some traditional railings. Construction materials, typical of the town, consist predominantly of low pitched slate roofs and walls of render over brick. The pastel shades that some of the render has been painted further enhance the distinctive character of Tivoli and makes it visually attractive.



Figure 24 Unifying architectural detailing on terraced houses within northern part of Tivoli character area

5.10 The Victorian and Edwardian houses within the southern half of the character area are typically made up of two storeys, some with basements. They are

constructed in brick which has frequently been left exposed, although some of the houses are rendered. They contain unifying features such as – a bay window at ground floor; brick chimney stacks; eaves with brackets; some sliding sash windows and some traditional railings on the front boundary.



Figure 25 Unifying architectural detailing on terraced houses within southern part of Tivoli character area

Villas on St Stephen's Road

- 5.11 Large villas are situated along St Stephen's Road. Some have a Neo-Classical style of architecture and date from the Victorian period. The Neo-Classically designed villas are constructed from brick with a painted render finish and contain sliding sash windows, slate roofs, bay windows and wide eaves. Late Victorian/Edwardian properties are constructed from red-brick with slate roofs, and some contain projecting ground and first floor bay windows and a black brick string course.



Figure 26 Rendered historic villa on St Stephen's Road



Figure 27 Red brick villas on St Stephen's Road

Church of St Stephen

- 5.12



Figure 28 Detailing on St Stephen's Church

St Stephen's Church is positioned on a visually prominent corner plot. It was built in two main stages from 1873 by locally renowned architect John Middleton. St Stephen's Church was the last of his five churches, and his smallest church, but had one of his best interiors. Author David Verey draws attention to "the most successful and carefully detailed interior of the richest Dec".⁷ The Church is constructed from rough-faced stone with ashlar quoins and dressings in Bath stone, blue Forest of Dean sandstone and red Mansfield stone. The

⁷ Department for Culture, Media and Sport 'Revised List of Buildings of Special Architectural or Historic Interest' Borough of Cheltenham (1998) pg. 898

Church features a plain tile roof with decorative ridge tiles and coped gables.

Mid-20th century to 21st century buildings

5.13



Figure 29 1980's houses along the south side of Albany Road

The row of semi-detached 1980's houses positioned along Albany Road do little to complement the Victorian and Edwardian houses sited opposite, through their design and architectural detailing. However, they do attempt to fit into their historical context by being subservient to the historic houses in terms of their size and positioning set back from the street.

5.14



Figure 30 Residential development on the corner of St Stephen's Road and Albany Road

The modern row of terraced houses on the corner of St Stephens Road and Albany Road is alien to the historical context of the area. It consists of three storeys with a mansard roof. Its functional style and construction materials do little to complement the historic housing styles within close proximity.

5.15 The terraces on the north side of Andover Road have a Neo-Georgian style of architecture and date from c.1968. They generally fit well with their surroundings and do not detract from the historic terraces opposite.

5.16



5.17 **Figure 31** Pegasus Court residential development

Pegasus Court flats date from the latter half of the 20th century and have been designed as a Regency imitation block. Though its four-storey size is visually prominent within the street scene, it generally sits comfortably within the locality.



5.18 **Figure 32** Hanover House & Court residential development

Hanover House dates from the mid 19th century with two more recent blocks from the latter half of the 20th century positioned at its rear. Hanover House is two storeys with dormer windows in its roof slope and a basement. It contains sliding sash windows, wide eaves and slate roof.

Regent Court block of flats dates from the latter half of the 20th century and has a functional design. It is five storeys high and is visually prominent within the street scene, occupying a corner plot on the north-western edge of the character



Figure 33 Regent Court residential development

area. It does not sit comfortably within its historic surroundings.

Listed Buildings

- 5.19 Listed buildings are protected under the Planning (Listed Buildings and Conservation Areas) Act 1990. All listed buildings due to their listed status are extremely important. There are several statutory listed buildings and structures within the Tivoli character area, details of which are listed below:-

BUILDING/STRUCTURE	GRADE	DATE OF LISTING
Church of St Stephen, St Stephen's Road	II*	14/12/83
Boundary walls, railings and gates to Church of St Stephen	II	26/11/98
Nos. 60A, 60B and 62-70 (Even) Andover Road	II	12/03/55
Nos. 54 and 56 Andover Road	II	14/12/83
Nos. 32, 34 and 36 Andover Road	II	14/12/83
Lamp post opposite No. 30 Andover Road	II	14/12/83
Nos. 72-80 Andover Road	II	12/03/55
Nos. 2-24 St Stephen's Road	II	12/03/55


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

Index of Buildings of Local Importance

- 5.20 An Index of Buildings of Local Importance has been prepared for Cheltenham. Buildings and structures on the Index are protected by a Supplementary Planning Document.

Contribution of key unlisted buildings

- 5.21 A number of buildings are not statutory listed and are therefore less important. 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 character area and Conservation Area. The unlisted buildings within the Tivoli character area tend to have collective group value rather than special value on an individual basis. This is particularly apparent with the numerous terraces in Tivoli, which share qualities of age, style and materials which are locally distinct. All key unlisted buildings in the table below (with the exception of the Royal Union public house) are on the Index of Buildings of Local Importance. Please see the Index for further details about these buildings. Key unlisted buildings include -



<p>The Royal Union public house:</p> <ul style="list-style-type: none"> • It was constructed in the mid 19th century and has historic value; • It occupies a large and prominent site, positioned on the corner of Tivoli Walk and Hatherley Street; • The size and scale of the building gives it significance in its immediate area; • The pub provides an important use in being a social meeting place for residents of Tivoli. 	<p>25 St Stephen's Road (See <i>Index of Buildings of Local Importance</i>)</p>  <p>Figure 35 25 St Stephen's Road</p>
 <p>Figure 34 Royal Union public house</p>	<p>26 St Stephen's Road (See <i>Index of Buildings of Local Importance</i>)</p>  <p>Figure 36 26 St Stephen's Road</p>
<p>As group - 12 & 12A Tivoli Street (See <i>Index of Buildings of Local Importance</i>)</p>  <p>Figure 38 12 & 12A Tivoli Street</p>	<p>As group - 44 & 46 St Stephen's Road (See <i>Index of Buildings of Local Importance</i>)</p>  <p>Figure 37 44 & 46 St Stephen's Road</p>
<p>As group - 3, 4, 5 & 6 Tivoli Street (See <i>Index of Buildings of Local Importance</i>)</p>  <p>Figure 39 3, 4, 5 & 6 Tivoli Street</p>	<p>As group - 12 & 12A Tivoli Street (See <i>Index of Buildings of Local Importance</i>)</p>  <p>Figure 38 12 & 12A Tivoli Street</p>

Positive buildings

5.22 Positive buildings are identified on the Townscape Analysis Map as those buildings which make a positive contribution to the character and appearance of each character area. They often have a collective group value. Although a small number of buildings in the overall Central Conservation Area are in a poor condition, they may still be identified as positive if the building itself makes a positive contribution. 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 each character area.

Local details

5.23 Local details within the Tivoli character area collectively enhance the character and appearance of not just Tivoli but the whole of the Central Conservation Area. Interesting historic local details include –

Specialist shops in Tivoli (which include an antiques shop and 'Tivoli Glass') located within converted residential properties	Historic workshops
Pastel colours of many of the painted terraces	Traditional railings in Alexandra Street, Tivoli Street, Prince's Road, Andover Road and St Stephen's Road for example
Historic blue engineering paving blocks used as front paths in Alexandra Street	External horizontal sliding sashes in Prince's Road
<p>The lamp post positioned outside the shops on Andover Road which is Grade II listed and dates from the late 19th century</p>  <p>Figure 40 Grade II listed lamp post</p>	<p>The nameplate on Oakfield Street – <i>"has one of Cheltenham's very few blue and white enamel street nameplates..."</i>⁸</p>  <p>Figure 41 Historic street nameplate</p>
<p>Historic GR pillar box in Andover Road</p>  <p>Figure 42 Historic GR pillar box</p>	<p>Door canopies to 54 Tivoli Street and side door to wine merchants in Andover Road</p>  <p>Figure 43 Door canopy</p>

Materials

Building materials

5.24 The use of building materials reflects the availability of materials at the time of construction of historic buildings. Cheltenham expanded rapidly in the 19th century, and the readily available Lias clay and local sand allowed enough bricks to be produced to build most of the original spa town. The majority of these houses were built of locally-fired bricks, and were faced with either stucco or ashlar limestone. Much of the stone used in Cheltenham would have been quarried at Leckhampton Hill or Birdlip. Unfortunately neither of the quarries continues to produce stone.

⁸ J. Hodson 'An Historical Gazetteer of Cheltenham' (1997) pg. 125

- 5.25 Within the Tivoli character area, bricks tend to be covered in painted stucco in the northern part of the area. Fair faced red semi-engineering bricks were used for the houses in the southern part of the area. Red bricks are also commonly used in the construction of boundary walls.

Ground surface material

- 5.26 There is a range of surface materials used throughout the area – few are original or have any historic value. Roads are tarmac, with concrete kerbs. Paving is predominantly concrete slabs or flags and tarmac although some blocks have been used on pavements and private spaces and enhance the character and visual appearance of the area.

Street furniture

- 5.27 There is little furniture but many traffic signs in parts of Tivoli, which is typical of a built-up urban area within close proximity of the town centre. This signage is largely evident on the main vehicular through routes within Tivoli, namely Andover Road and St Stephen's Road.
- 5.28 There are a number of historic lamp posts positioned throughout the character area, which enhance Tivoli's historic character and appearance.

Contribution of trees and green spaces

- 5.29 Within the Tivoli character area there are generally significant amounts of private green space but very little public green space. This is due to the distinctive residential character of Tivoli and its compact grid-like plan form. The overarching lack of street greenery is important in contributing to Tivoli's distinctive character as an historic urban suburb. Some of the houses have historic blue engineering paving blocks used as front paths.

Street trees

- 5.30 There is generally a lack of tree-lined streets within Tivoli, due to the size and scale of the streets and the plan form where many buildings front directly onto the street. The lack of large street trees reflects the 'modest' and artisan character of Tivoli. Significant trees are, however, positioned in the front gardens of properties along St Stephen's Road (which is of a significant size), where they act as a soft boundary treatment and screen some properties from the public realm. Andover Road also permits the presence of some street trees.



Figure 44 Trees along St Stephen's Road



Figure 45 Trees along Andover Road

Private green space

- 5.31 There is very little greenery within the historic service lanes due to their size and scale. This gives them a visually stark appearance. There is evidence of some greenery in the contained front gardens of the majority of terraced properties. Small ornamental trees, hedging, shrubs and potted plants are

present within their frontages. They partially screen properties and hedging acts as a soft boundary treatment. Back gardens accommodate some small trees. Larger amounts of greenery are found in the frontages of the villas on St Stephens Road and the more recent red-brick houses on Albany Road, which are set back further from the public highway.



Figure 46 Private green space within Tivoli Character Area

5.32



Figure 47 Greenery around St Stephen's Church

Some greenery is present in the contained site of St Stephen's Church. The well established trees help further convey the age and grandeur of the Church, as well as acting as a soft boundary treatment.

Greenery within mid-20th century to 21st century developments

5.33



Figure 48 Greenery within Pegasus Court residential development

The residential blocks of flats on the west side of St Stephen's Road (the majority of which date from the latter part of the 20th Century) are set back from the public highway within good sized, landscaped plots. Trees are often used to screen the properties from the road and act as a 'soft' boundary treatment. The presence of vegetation and grassed areas allows some of the blocks to sit more comfortably within their surroundings.

Negative factors

5.34

Due to high levels of development of the Tivoli character area, modern changes and intrusions have, to a degree, negatively impacted on the area's overall character and appearance. Negative factors include significant negative buildings and spaces, which are identified as those buildings and spaces that detract from the character and appearance of the area but offer potential for enhancement. This identification may result from the visual prominence of the site, or the development's inappropriate scale, design or materials, amongst other factors. The identification of buildings as negative factors in this section and as significant negative buildings or spaces on the Townscape Analysis map is an indication of a need for improvement, not necessarily demolition. Negative changes and intrusions include –

- a) **Loss of traditional architectural features**, particularly alterations to windows, has occurred within some of the historic buildings. A large number of timber sash windows have been replaced with modern uPVC windows. Also a number of the rendered Neo-Classically styled houses have lost the projecting cornice, just below the parapet level, on the front elevation;
- b) The frequent presence of large, projecting **Velux roof lights** on historic buildings has eroded the visual quality of the historic roofscape. Where there is evidence of historic roof lights or where new conservation roof lights may be appropriate, each case will be considered on its own merits;
- c) Modern intrusions in the form of **satellite dishes and large aerials** 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 of not just the individual buildings, not the area generally;
- d) A **small number of the historic buildings are in need of minor maintenance** e.g. re-facing and re-painting;
- e) There has been some **loss of historic railings** which are an attractive and traditional form of boundary treatment;
- f) Some **poor boundary treatments** have been put in place, which consist of wooden fencing and wire fencing;
- g) A number of **historic lamp posts** set at back of footpath throughout Tivoli have started to deteriorate and need attention.
- h) A **small number of developments** from the latter part of the 20th Century **fail to sit comfortably within the historical context of Tivoli**, due to factors such as the size, scale, mass and construction materials of the developments. Such developments include the Regent Court blocks of flats, the Prinbox works building, the terrace of four houses making up 50a-d St Stephen's Road and 37 and 39 Albany Road;
- i) A large amount of **on-street parking** is particularly evident within the Tivoli character area. This is apparent in the vast majority of roads due to the overall compact plan form of the area. High levels of parking create active streets, but focuses attention and activity on the road rather than the historic buildings and the open spaces between buildings;
- j) There is a strong visual presence of **overhead telephone wires** throughout the area, which are aesthetically unattractive.

Neutral areas

- 5.35 Some areas within the Tivoli character area neither enhance nor detract from the character or appearance of the character 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 as significant neutral buildings or spaces on the Townscape Analysis map is an indication of a need for improvement, not necessarily demolition.

- 5.36 The row of red-brick semi-detached houses on the south side of Albany Road. The construction materials differ from those used on historic buildings, although the red-brick fits with the Victorian/Edwardian red-brick properties. The houses are also set back from the pavement within landscaped gardens, preventing them from being visually prominent within the street scene;
- 5.37 The architectural style and construction materials of Albany Park are somewhat alien to the historical context of the area. However, it is set back from the road and provides an interesting contrast to the other buildings within the locality;
- 5.38 The housing development of Tivoli Mews differs from the overall building form within Tivoli. However, the vertical pattern of the tall windows is complementary to the strong vertical rhythm which is characteristic of the Neo-Classical style of architecture found on many of the buildings;
- 5.39 Pegasus Court is set back from the pavement following the building line of historic properties along the road. The use of materials and architectural style of the building is generally complementary to the historic buildings in the area.

General condition of area

- 5.40 The condition of the built and physical environment of the Tivoli character area within the Central Conservation Area as a whole is very good. Tivoli's distinctive character and special qualities are demonstrable through a combination of factors such as the area's compact plan form and its historic character as an area of artisan housing.
- 5.41 It is highly important that the physical condition of the historic buildings is preserved in-order to retain not just Tivoli's, but Cheltenham's fine distinctiveness and identity.

Problems and capacity for change

- 5.42 The designation of the Conservation Area is not intended to prevent change, especially that which would enhance the character or appearance of the area. It seeks to ensure that future development is appropriate to the character of the area;
- There is generally little capacity for new development on open land due to a very limited amount of suitable vacant land;
 - The replacement of a small number of inappropriate modern buildings with a more attractive well-designed development which is in keeping with, and enhances the character of the area may be an option but careful consideration would need to be given to this.

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 Tivoli character area's special historic character and appearance. It has been subject to public consultation. Part 2 was adopted as a Supplementary Planning Document on 28th July 2008. It will inform the planning and other decisions of the Council.

The special qualities of the Tivoli character 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 5.34 'Negative factors' and 5.35 '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. 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 Character 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 area."

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

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

Permitted development rights are more restricted in conservation areas for works including –

- a. the addition of dormer windows to roof slopes;
- b. various types of cladding;
- c. the painting of render on the terraced houses;
- d. erection of satellite dishes fronting a highway; and
- e. there is a reduction in the size of extensions which have permitted development rights.

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, it is advisable that the Council uses 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 then need planning permission.

If introduced to cover this character area, an Article 4 (2) Direction will mean planning consent is required for a range of external works fronting a public space, including:

- 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 of: Development control proposals and project proposals which relate to specific areas.

Development control proposals

1 **Control of Development**

It is essential that any development should preserve the setting of any adjacent listed buildings and the existing landscape features and trees 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 in any 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 and 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 TV1: The Cheltenham Borough Local Plan states 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 build
- 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 Tivoli character area have been adversely affected by the use of inappropriate modern materials or details such as the replacement of original timber sash windows with uPVC, 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 TV2: In order to preserve and enhance the character and setting of the Tivoli character area, the Council will:

- a. Keep under review the need to bring in additional planning controls over minor works in the Conservation area through Article 4 directions;
- b. Use its powers to enforce against unauthorised development;
- c. Encourage owners to repair rather than replace original features;
- d. Consider producing detailed design guidance and information regarding materials appropriate for use in the Central Conservation Area;
- e. Consider producing guidance to highlight to property owner's the importance of regularly maintaining gutters to ensure they function to their full potential, thus preventing ceilings and roofs collapsing due to heavy rain and blocked gutters.

In undertaking any works to buildings in the character 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 (www.cheltenham.gov.uk).

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 the Tivoli character 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 TV3: In order to preserve and enhance the character of the character 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 character 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 character area. This will look at balancing the visual impact against energy generations. Where the Council has no powers property owners are encouraged to position such equipment with regard to this guidance;
- c. Consider producing guidance regarding the design and siting of renewable energy infrastructure in the Central Conservation Area.

4 Drives and loss of front gardens

Very often the frontage of buildings in conservation areas is essential to the character of the conservation area. Historically, many buildings in the character area had front gardens with enclosing low railings, hedges or walls.

Their gardens would be planted. This was particularly the case along St Stephen's Road. The loss of front gardens to parking detracts from the historic setting. This can result from the nature of the materials used, the loss of boundary treatments, 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. Where it is considered acceptable the use of brick or gravel instead of tarmac, with the retention of some garden space and the use of appropriate boundary treatments would reduce run-off, offer a more attractive setting for buildings and give a more sustainable approach than some current practice.

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 TV4: The Council will seek to limit the adverse impact of on-plot frontage 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.

5 **Boundary enclosures**

At present, some poorly maintained boundary treatments harm the character and appearance of buildings and the overall street scene. Increased use of railings or trees and hedgerow as a 'soft' boundary treatment would enhance the historic qualities, character and appearance of the area. Additionally, trees and hedgerow contribute to biodiversity by providing wildlife habitats. If the same sympathetic boundary treatment were to be implemented along the length of a street where possible, this would enhance its character and appearance, by uniting properties within it.

See Cheltenham Borough Local Plan Policies BE 5 and CP3.

ACTION TV5: 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 and historic boundary treatments to enhance the historic character of the Tivoli character area.

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

6 **Setting and views**

The setting of the Tivoli character area is very important. Any proposals for development will be required to demonstrate how the setting and long distance views, into and from the character 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 TV6: The Council will ensure that all development respects the important views within, into and from the Tivoli character 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.

7 **Enhancement of existing buildings and land**

Some land and buildings fail to contribute to the preservation or enhancement of the conservation area. In some cases, these are poorly maintained historic buildings. In other cases, these are modern buildings which have some aspect which fails to respond to its historic context. In the case of historic and modern buildings, the Council will, where necessary, use enforcement or other planning powers (e.g. Section 215 notices) to achieve repair and preservation. Some land in the curtilage of buildings is poorly maintained and in a prominent location – here, it may be appropriate to use powers to achieve improvement.

ACTION TV7: The Council will use enforcement and other powers under Section 215 of the Planning Act to achieve the enhancement of poorly maintained buildings.

Project proposals

8 **Historic street lamps**

There are a number of historic street lamps positioned throughout Tivoli character area, which enhance the historic character and appearance of the area. They have started to deteriorate and are in need of attention. There is uniformity not only in their historic character, design and height but also in their position within the street – generally at the back of the kerb edge. There is a risk that they could be replaced with modern, utilitarian streets lamps, which would have a negative impact on the character, appearance and historic interest of the area. If this happens, there is also a risk that the work could both be ad hoc and could adopt a different approach to positioning, as has already happened in one instance.

ACTION TV8: The Council will lobby Gloucestershire County Council to secure the repair and refurbishment of the historic lamp posts, to enable them to remain as an important historic feature in the street scene. If this is not possible, the Council will ensure that the lamp posts are replaced with lamp

posts of a suitable design, positioned to enable them to sit comfortably in the historical context of the street.

Annex 1:

Cheltenham Central Conservation Area – list of Supplementary Planning Documents

19 character areas make up Cheltenham's Central Conservation Area. Each has a separate character appraisal and management plan. These comprise –

Title of document	Status
1). Old Town character area appraisal and management plan	Adopted as a SPD on 23 rd February 2007
2). Montpellier character area appraisal and management plan	Adopted as a SPD on 23 rd February 2007
3). Bayshill character area appraisal and management plan	Adopted as a SPD on 23 rd February 2007
4). Lansdown character area appraisal and management plan	Adopted as a SPD on 28 th July 2008
5). Suffolk Square character area appraisal and management plan	Adopted as a SPD on 28 th July 2008
6). Eldorado character area appraisal and management plan	Adopted as a SPD on 28 th July 2008
7). Dean Close & Hatherley Park character area appraisal and management plan	Adopted as a SPD on 28 th July 2008
8). Tivoli character area appraisal and management plan	Adopted as a SPD on 28 th July 2008
9). The Park character area appraisal and management plan	Adopted as a SPD on 28 th July 2008
10). The Suffolks character area appraisal and management plan	Adopted as a SPD on 28 th July 2008
11). Bath Road character area appraisal and management plan	Adopted as a SPD on 28 th July 2008
12). Leckhampton character area appraisal and management plan	Adopted as a SPD on 28 th July 2008
13). College character area appraisal and management plan	Adopted as a SPD on 28 th July 2008
14). St Luke's character area appraisal and management plan	Adopted as a SPD on 28 th July 2008
15). Sydenham character area appraisal and management plan	Adopted as a SPD on 28 th July 2008
16). Fairview & All Saints' character area appraisal and management plan	Adopted as a SPD on 28 th July 2008
17). Pittville character area appraisal and management plan	Adopted as a SPD on 28 th July 2008
18). Lower High Street character area appraisal and management plan	Adopted as a SPD on 28 th July 2008
19). St Paul's character area appraisal and management plan	Adopted as a SPD on 28 th July 2008

List of figures

- Figure 1 – Townscape Analysis Map of Tivoli Character Area
- Figure 2 - Tivoli Character Area within the Central Conservation Area
- Figure 3 – Street scene in St Stephen’s Road
- Figure 4 – Example of terraced street – Prince’s Road
- Figure 5 – View of Leckhampton Hill along Alexandra Street
- Figure 6 – Landmark St Stephen’s Church
- Figure 7 – Historical Development of Tivoli Character Area
- Figure 8 – Andover Road
- Figure 9 – Compact space within character area
- Figure 10 – Inkerman Lane
- Figure 11 – Terraced houses along Albany Road with enclosed front gardens
- Figure 12 – Villa on St Stephen’s Road, with frontage converted into hard-standing
- Figure 13 – Front garden space along Albany Road
- Figure 14 – Front garden space along Prince’s Road
- Figure 15 – Example of railings used as a traditional boundary treatment
- Figure 16 – Hedgerow present within the character area
- Figure 17 – View down Alexandra Street closed by Albany Park
- Figure 18 – View down Tivoli Walk closed by the rear of the terraces on St Stephen’s Road
- Figure 19 – Residential terraced houses, many of which have been converted into flats
- Figure 20 – Prinbox Works
- Figure 21 – Church of St Stephen
- Figure 22 – Shops positioned along Andover Road
- Figure 23 – On-street parking and traffic in St Stephen’s Road
- Figure 24 – Unifying architectural detailing on terraced houses within northern part of Tivoli character area
- Figure 25 – Unifying architectural detailing on terraced houses within southern part of Tivoli character area
- Figure 26 – Rendered historic villa on St Stephen’s Road
- Figure 27 – Red brick villas on St Stephen’s Road
- Figure 28 – Detailing on St Stephen’s Church
- Figure 29 – 1980’s houses along the south side of Albany Road
- Figure 30 – Residential development on the corner of St Stephen’s Road and Albany Road
- Figure 31 – Pegasus Court residential development
- Figure 32 – Hanover House & Court residential development
- Figure 33 – Regent Court residential development
- Figure 34 – Royal Union public house
- Figure 35 – 25 St Stephen’s Road
- Figure 36 – 26 St Stephen’s Road
- Figure 37 – 44 & 46 St Stephen’s Road
- Figure 38 – 12 & 12A Tivoli Street
- Figure 39 – 3, 4, 5 & 6 Tivoli Street
- Figure 40 – Grade II listed lamp post
- Figure 41 – Historic street nameplate
- Figure 42 – Historic GR pillar box
- Figure 43 – Door canopy
- Figure 44 – Trees along St Stephen’s Road
- Figure 45 – Trees along Andover Road
- Figure 46 – Private green space within Tivoli Character Area
- Figure 47 – Greenery around St Stephen’s Church
- Figure 48 – Greenery within Pegasus Court residential development

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