

CHELTENHAM

Local development framework

7. DEAN CLOSE AND HATHERLEY PARK CHARACTER AREA APPRAISAL AND MANAGEMENT PLAN

JULY 2008



Central Conservation Area

7. Dean Close & Hatherley Park 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 |
| Dean Close and Hatherley Park Character Area | 3 |
| Summary of special interest | 4 |
| Dean Close and Hatherley Park Character Area within the Central Conservation Area | 5 |
| 2. Location and setting | 6 |
| Location and context of Cheltenham | 6 |
| General character and plan form of Dean Close and Hatherley Park Character Area | 6 |
| Wider landscape setting | 7 |
| 3. Historic development | 8 |
| Archaeology within the town of Cheltenham | 8 |
| Summary of Historic Development of Cheltenham | 8 |
| General history of the Dean Close and Hatherley Park character area | 9 |
| Development by 1617 | 9 |
| Development by 1820 | 9 |
| Development by 1834 | 9 |
| Development by 1897 | 9 |
| Development in the 20 th – 21 st centuries | 10 |
| Historical Development of Dean Close and Hatherley Park Character Area | 11 |
| 4. Spatial Analysis | 12 |
| The character and interrelationship of spaces within the area and key views/vistas | 12 |
| 5. Character Analysis | 14 |
| Use of area and how use creates special interest | 14 |
| Architecture and historic qualities of buildings | 16 |
| Index of Buildings of Local Importance | 19 |
| Contribution of key unlisted buildings | 19 |
| Positive buildings | 20 |
| Some local details | 20 |
| Materials | 20 |
| Contribution of trees and green spaces | 21 |
| Negative factors | 23 |
| Neutral areas | 24 |
| 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 Dean Close and Hatherley Park Character Area within Cheltenham's Central Conservation Area concludes that the special interest of the area derives from the following key characteristics:

- The overall variety in age and style of residential properties adds historical and architectural interest to the area;
- The concentration of 1930s houses creates a strong, distinctive identity for the area surrounding Hatherley Park;
- Hatherley Park and Court Gardens provide important recreational spaces within the otherwise built-up area. The green space positively contributes to the character and appearance of the character area;
- Mature tree-lined streets greatly enhance the street scene within parts of the character area;
- Dean Close School, which was opened in May 1886 as a memorial to Francis Close. The school consists of a series of large buildings set in significant grounds and playing fields.

Key issues

A number of problems and issues have been identified and have a negative impact on the character of the Dean Close and Hatherley Park 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;
- Street furniture;
- Drives and loss of front gardens;
- Tree management;
- Hatherley Park & Hatherley Court Gardens;
- Boundary enclosures;
- Setting and views.

Part 1 – Character Appraisal

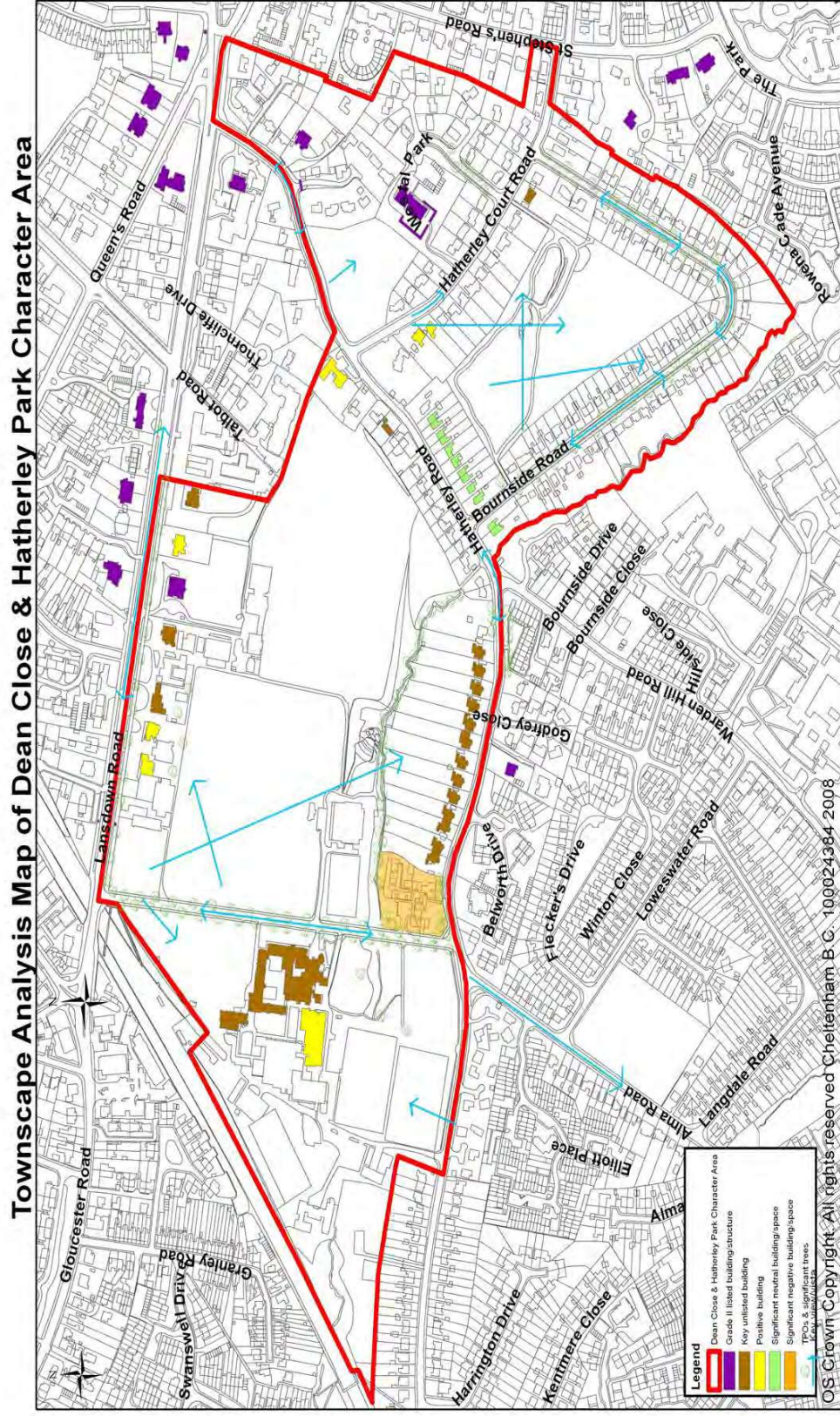


Figure 1 Townscape Analysis Map of Dean Close & Hatherley Park Character Area

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 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 as 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 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 Dean Close and Hatherley Park 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 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 may best be preserved and enhanced.

Dean Close & Hatherley Park 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 Dean Close and Hatherley Park character area within Cheltenham's Central Conservation Area encompass a range of ages and styles of development, from 19th century Victorian through to 21st century buildings (see Fig. 2). A large portion of the land within the Dean Close and Hatherley Park character area is taken up with the land and buildings of Dean Close School. The remainder of the character area predominantly contains

residential housing. Hatherley Park and Court Gardens also provide valuable and well utilised recreational resources.

- 1.15 The boundaries of this character area have been devised to encompass –
- a). The historic Dean Close preparatory and senior schools and playing fields;
 - b). Red brick Edwardian houses along Hatherley Road;
 - c). Hatherley Park and surrounding houses;
 - d). Hatherley Court, Court Gardens and surrounding houses.
- 1.16 As part of the “Latham” study, architect Derek Latham suggested his boundary for the Dean Close character area be drawn to encompass the whole of the Dean Close School playing fields and the row of Edwardian houses along Hatherley Road (excluding Morris Court) to the south of Hatherley Brook. At present, this area is just outside the southern boundary of the Central Conservation Area, which roughly follows the route of Hatherley Brook. It has been determined that the boundary suggested by Latham will form part of the southern boundary for the Dean Close and Hatherley Park character area, due to the value of incorporating the Edwardian properties and whole of the playing fields. Morris Court will also be included within the boundary to follow the continuation of Hatherley Road up to its junction with Shelburne Road. It will be suggested that this area which is currently outside the boundary of the Central Conservation Area should be included as part of the Central Conservation Area, when the boundary is able to be reviewed in the future.
- 1.17 Latham’s southern and eastern boundary to the character area has been altered to follow the route of Hatherley Brook and the rear of houses fronting Bournside Road. In doing so it includes the Grade II listed Hatherley Court and the surrounding houses as well as houses along Bournside Road and Hatherley Park itself, which are currently not within the boundaries of the Central Conservation Area. The special qualities of this area are analysed within the character appraisal, which will be of use when the boundary of the Central Conservation Area is reviewed in the future.
- 1.18 The Dean Close and Hatherley Park character appraisal cannot amend the boundary of the Central Conservation Area. However, notes have been made for such a time when it is deemed appropriate to review and amend its boundaries.

Summary of special interest

- 1.19 Dean Close and Hatherley Park character area is special because:
- a). The overall variety in age and style of residential properties adds historical and architectural interest to the area;
 - b). The concentration of 1930s houses creates a strong, distinctive identity for the area surrounding Hatherley Park;
 - c). Hatherley Park and Court Gardens provide important recreational space within the otherwise built-up area. The green space positively contributes to the character and appearance of the character area;
 - d). Mature tree-lined streets greatly enhance the street scene within parts of the character area;

- e). It includes Dean Close School which was opened in May 1886 as a memorial to Francis Close. The school consists of a series of large buildings set in significant grounds and playing fields.

Dean Close & Hatherley Park Character Area within the Central Conservation Area

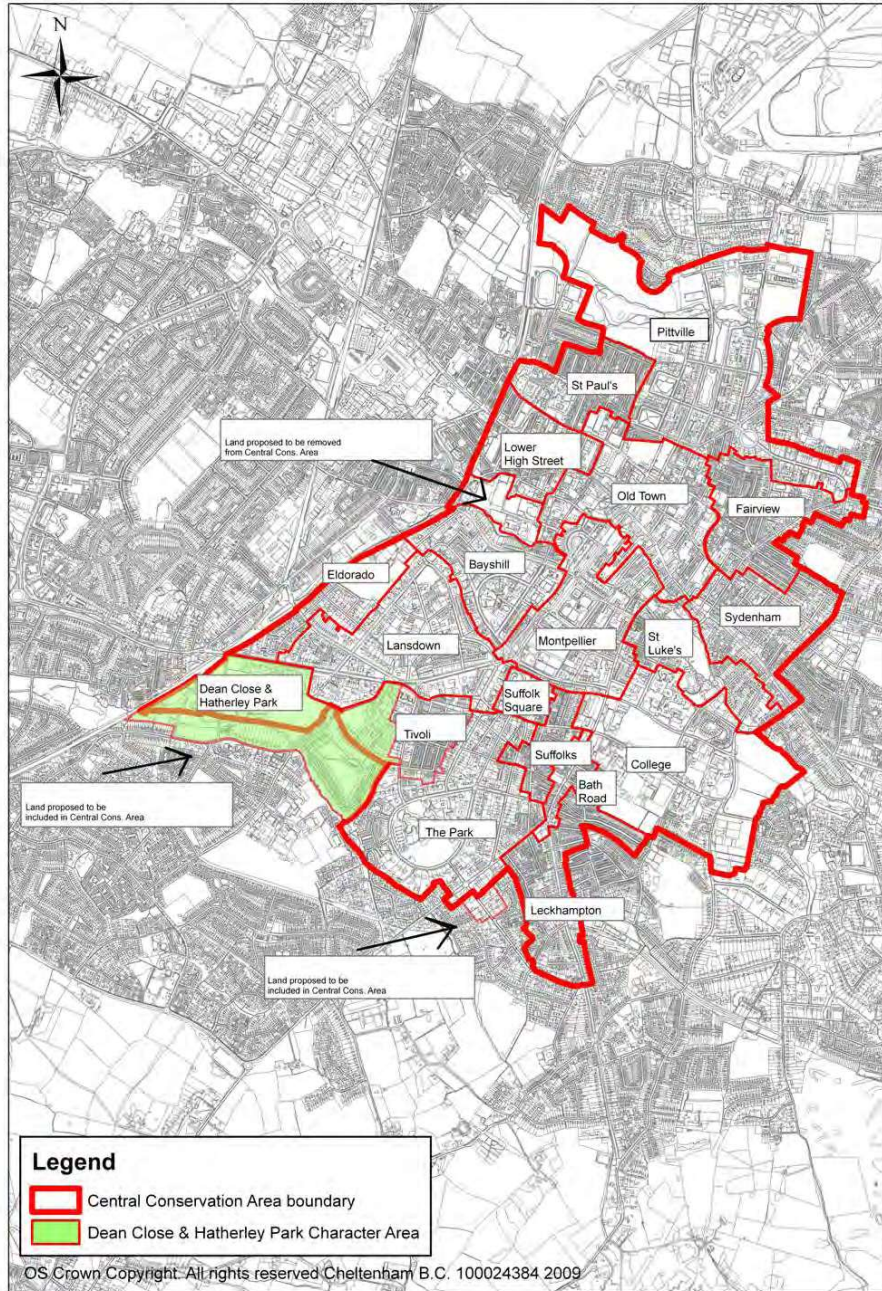


Figure 2 Dean Close & Hatherley Park Character Area within the Central Conservation Area

2 LOCATION AND SETTING

Location and context of Cheltenham

- 2.1 Cheltenham is located on the A40 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 Cotswold 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 Hatherley Park & Dean Close character area

- 2.2 Dean Close and Hatherley Park covers a mixed area where a distinct shift in character is apparent moving through the area from east to west. The varying character includes the grand villas in large plots along the south side of Lansdown Road, the majority of which are part of Dean Close School; the Victorian red-brick school set in spacious playing fields; the distinctive Edwardian houses along Hatherley Road and Hatherley Park with its surrounding 1970s houses, which are individually contained in smaller plots and give this particular area a tighter urban grain.



Figure 3 Villa on south side of Lansdown Road



Figure 4 Dean Close School



Figure 5 Edwardian houses on Hatherley Road



Figure 6 1970s houses on Bournside Road

- 2.3 The plan form of the character area largely encompasses linear roads which offer distance views, particularly evident from Lansdown Road and Shelburne Road. The plan form of Bournside Road follows the rectangular form of Hatherley Park. Streets such as Hatherley Road curve gently providing a series of short and staggered views.

- 2.4 Across the character area as a whole there is a distinct shift in character. The tighter urban grain on the east side loosens to the west giving way to large historic houses, broad tree-lined streets and spacious playing fields which combine to create a sense of space.
- 2.5 Generally, the eastern half of the character area encompasses -
- Contained 20th century urban blocks;
 - A network of streets – although not necessarily narrow streets;
 - Grass verges along Bournside Road allows for tree planting which enhances the linear plan form of the road. However, little street planting is evident in other roads such as Hatherley Court Road;
 - Few medium or distance views;
 - Contained front and back gardens although much space at the front has given way to hard-standing;
 - Hatherley Park establishes the basis for the form and character of this area.
- 2.6 Generally, the western half of the character area encompasses -
- Less dense development with buildings grouped together to form large blocks;
 - Broad and long streets;
 - Greater opportunities for planting in the street (particularly evident on Shelburne Road which contains mature trees along its length);
 - More extensive views and vistas – both medium and long distance;
 - Detached historic villas, Dean Close school buildings and large Edwardian houses form the character of the buildings;
 - Properties within large plots, set back from the road with contained frontages;
 - Extensive playing fields which establish the basis for the form and character of this area.

Wider landscape setting

- 2.7 The Dean Close and Hatherley Park character area is surrounded on all sides by urban development, both within and outside the Central Conservation Area. However, views of Leckhampton Hill and Churchdown Hill evident from open spaces and gaps between buildings create a rural connection linking the countryside and urban area. This in turn establishes character and enhances the area's physical appearance and spacious atmosphere.
- 2.8 A number of landmark buildings with varying heights are present within the Dean Close and Hatherley Park character area. These include the original Dean Close school building, Dean Close senior school, the villas along Lansdown Road, Hatherley Court and Polefield House. These buildings have a striking visual impact upon the street scene. They dominate views of the skyline both from within and outside the character area. Some of the buildings enhance Dean Close and Hatherley Park's historic character and create a sense of atmosphere and grandeur within the locality.



Figure 7 View of Leckhampton Hill from Hatherley Court Road



Figure 8 Landmark Hatherley Court

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”.¹ 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 1986-87. This indicates that an area of Iron Age occupation was likely situated nearby.² 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 Dean Close and Hatherley Park 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

¹ ‘Pre-Regency Cheltenham: An Archaeological Survey’ Cheltenham Art Gallery & Museum, 1975

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

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 Dean Close and Hatherley Park character area

3.5 Maps of Cheltenham, including those dating from 1617, 1820, 1834, 1897 and modern day have been studied and the map depicting the historic development of Dean Close and Hatherley Park character area accompanies this section (see Fig. 9).

3.6 The area of Dean Close was not developed until the latter years of the 19th century. It was developed as a predominantly residential area. Blake and Beacham state that Dean Close School "...opened in 1886..."³ and it occupied a large area of land in the west of the character area. The character area is today surrounded by residential suburbs and contains predominantly educational and residential uses. It is positioned to the south west of Cheltenham's town centre. It largely consists of Neo-Classically designed villas (many now taken over by Dean Close School), a row of distinctive Edwardian houses and a number of 1930s houses.

Development by 1617

3.7 The area of Dean Close is not featured on the 1617 map of Cheltenham, suggesting the land was not of any major importance or significance at this time. It is presumed it would have existed as open fields.

Development by 1820

3.8 Dean Close continued to remain as open undeveloped land in the early 19th century. It is not featured on the 1820 Postmaster map of Cheltenham. A large amount of development was occurring within the town centre at this time, during Cheltenham's heyday as a spa town.

Development by 1834

3.9 The area of Dean Close continued to remain un-featured on Merrett's 1834 map of Cheltenham. Large amounts of formally planned development had occurred within the town by this time – notably the Imperial Square, Suffolk Square, the Promenade and much development along the medieval High Street. It is likely that the land where Dean Close and Hatherley Park is sited was too remote from the main focus of development at the time to be of any interest to developers. New Gloucester Road (now named Lansdown Road) existed, as today, running along the northern boundary of the Dean Close character area.

Development by 1897

3.10 An 1884-93 map details five villas set within spacious plots, positioned along the south side of Lansdown Road. Shelburne Road is also featured, believed to be formed in 1869. A rail-link between the Great Western Railway and the Banbury and Cheltenham line is shown cutting through open land in the west

³ S. Blake & R. Beacham 'The Book of Cheltenham' (1982) pg. 95

of the character area. This rail-link clearly had a strong visual presence upon the landscape during this period, which otherwise remained mostly undeveloped.

- 3.11 On the 1897 map of Cheltenham, Dean Close School is featured, having “...opened in (May) 1886...”⁴ The school and its land were divided into two areas, split by the presence of Shelburne Road. The School was built as a memorial to the Reverend Francis Close, a former Rector of Cheltenham from 1826-1856 and one of the founders of Cheltenham College and of St Paul’s Teacher Training College. Hart explains that “...it was ‘resolved that the most fitting memorial (to Francis Close) would be a middle class school for the West of England which would provide a thoroughly useful education based on the scriptural and evangelical principles of the Church of England.’”⁵

Development in the 20th – 21st centuries

- 3.12 By 1904, further detached villas had been constructed along the south side of Lansdown Road, to the west of existing villas.
- 3.13 By the time the 1923 map was published, a row of red-brick Edwardian houses had been constructed in former fields along the north side of Hatherley Road.
- 3.14 Hatherley Court came up for sale in 1934⁶ and has since been sub-divided into flats. It was part of the former Hatherley Court Estate which at one time consisted of 11 acres of land – some of which was purchased by the Council and opened as Hatherley Park in April 1939.⁷ The Park included a large pavilion, attendants’ room and aviary. Bournside Road was constructed and followed the plan form of the Park, with the erection of a number of detached and semi-detached residential properties along the road.
- 3.15 In the 20th century, Dean Close School was extended significantly, to include further school buildings, hockey and tennis courts. The School’s chapel, built as a First World War memorial, was completed in 1923. In 1934, Mr Tuckwell (the School’s producer of plays) devised an open-air theatre in what was then wasteland. The theatre became known as the Tuckwell Theatre, located in the playing fields. In the mid 20th century, Caynham House on Lansdown Road was bought as a residence for the Headmaster. It became known as Dean Close House. Under headmaster Mr Bacon, a number of new buildings were built in the 1980s and 1990s, including The Bacon Theatre and the Music School.
- 3.16 The dominance of the Edwardian houses, 1930s houses and the buildings of Dean Close School remain, despite some infill development. The combination of these impressive buildings, the large expanse of the playing field, the public open spaces and the mature tree-lined roads continue today to shape the character and appearance of this character area.

⁴ S. Blake & R. Beacham ‘The Book of Cheltenham’ (1982) pg. 95

⁵ G. Hart ‘A History of Cheltenham’ (1965) pgs. 360-361

⁶ Hatherley Park Information Board located in Hatherley Park

⁷ Hatherley Park Information Board located in Hatherley Park

Historical development of Dean Close & Hatherley Park Character Area

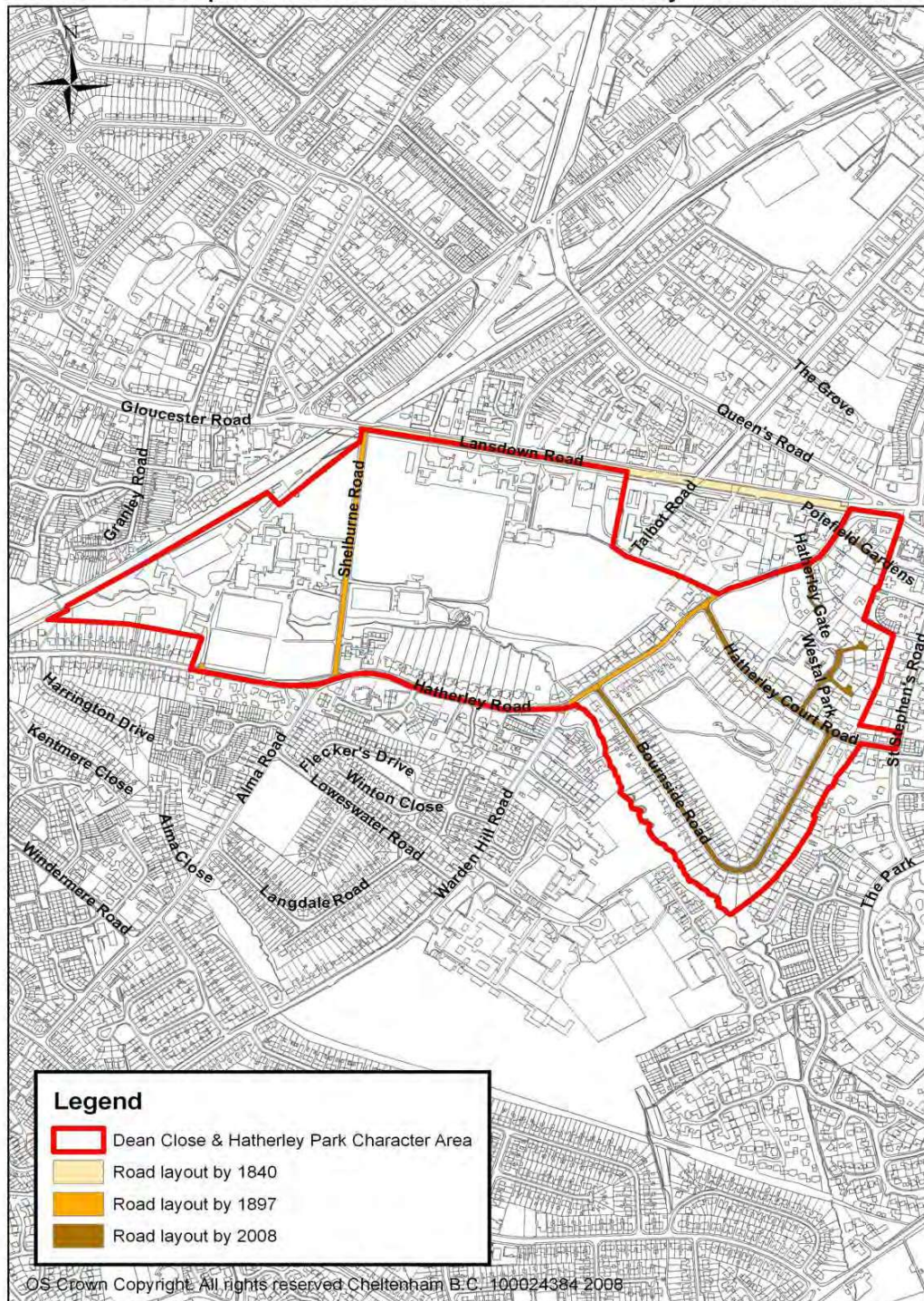


Figure 9 Historical Development of Dean Close & Hatherley Park Character Area

4 SPATIAL ANALYSIS

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

Public and private space

4.1



Figure 10 Linear plan form of Shelburne Road

Within the Dean Close character area there is generally a linear plan form which creates a sense of space by permitting distance views of the countryside. This plan form is particularly apparent in Shelburne Road, Bournside Road and Hatherley Court Road.

4.2



Figure 11 Gently curving form of Hatherley Road

In contrast, the gently curving Hatherley Road restricts views and adds character and interest within the street scene.

4.3



Figure 12 Semi-detached houses along Hatherley Road

Buildings, both residential and educational, are generally set back from the public highway in large plots with contained frontages. 20th century development along Hatherley Court Road, Hatherley Road and Bournside Road has been constructed in a denser pattern, but properties remain sited within good sized plots and follow a similar building line.

4.4



Figure 13 Dean Close School playing fields

The extensive playing fields of Dean Close School provide an important private space within the character area. They create a spacious atmosphere in their locality and the fields also permit distance views of the faraway hills.

4.5



Figure 14 Hatherley Park

Hatherley Park and Hatherley Court Gardens provide significant public spaces. Hatherley Park is enclosed in a perimeter block of housing. Court Gardens is open on two sides and visually prominent on Hatherley Road.

They are well utilised green spaces which create a sense of space and enhance the character and appearance of the character area.

Garden space

4.6



Figure 15 Hard-standing outside Edwardian houses on Hatherley Road

Many residential properties have contained frontages. The combination of well-maintained front gardens and tree-lined streets strongly contributes to character within street scenes. Some hard-standing have partially replaced front gardens in the character area, although the use of varying surface treatments can soften their impact within the street scene.

Boundary treatments

4.7

Various boundary treatments are employed within Dean Close and Hatherley Park character area. These include historic and traditional low red brick boundary walls outside Edwardian properties. These are non-intrusive, permitting views of the houses and complementing them in terms of materials. The walls also provide a unifying feature within the streetscape. Some railings are found on top of these red brick walls. Railings in plinths are an attractive, traditional boundary treatment and are evident around the buildings of Dean Close School, where they act as a unifying feature within the street scene. Their attractive and traditional design also visually complements the historic buildings. The gold painted spear tops of the railings, however, are historically inappropriate and the Council would welcome the painting of the spears in a historically accurate black colour.

4.8

Hedging is commonly used as a soft and attractive boundary treatment which restricts views of properties providing privacy and seclusion.



Figure 16 Examples of boundary treatments employed within Dean Close & Hatherley Park Character Area

Key views and vistas (see Fig. 1).

4.9

Extensive distance views of Leckhampton Hill are presented at the top of Shelburne Road looking across the Dean Close School playing fields.

4.10

Looking in a north easterly direction from Shelburne Road across the playing fields, there are long distance views of



Figure 17 View of villas on Lansdown Road across Dean Close School playing fields

the villas on Lansdown Road. Their roofs and chimney stacks punctuate the skyline between trees.

4.11



Figure 18 View of Churchdown Hill along Alma Road

Long distance views of Churchdown Hill are apparent at the top of Alma Road, on the boundary of the character area. The hill terminates the extensive vista down the road.

4.12



Figure 19 Vista of Leckhampton Hill across Hatherley Park

Extensive views of Leckhampton Hill are prevalent from Hatherley Park, over the roofs of houses on Bournside Road. Expansive views of the hill are also offered at various points along Hatherley Court Road where it closes the long vista down this road.

4.13 There are medium distance views across many of the open spaces in the character area, which are usually terminated by housing.

5 CHARACTER ANALYSIS

Use of area and how use creates special interest

5.1 Dean Close and Hatherley Park character area has three principal uses – residential, educational and recreational in broadly equal proportions. These have remained the dominant uses since the area started to be developed in the late 19th century.

Residential

5.2 High levels of housing are present in the majority of streets in the character area. The housing provides much of the area with a suburban character. The predominant residential types are detached and semi-detached dwellings, although there are a small number of blocks of flats, in both 20th century purpose built blocks and in converted historic properties.



Figure 20 Mix of residential properties

Education

- 5.3 The buildings of Dean Close School have a strong impact on the western side of the area. The main school building is the large Edwardian building on Shelburne Road. A number of historic and originally residential villas located along the south side of Lansdown Road have been converted for educational purposes. Some of the school’s buildings, however, remain in residential use. Some school development has occurred within the playing fields in the form of a sports hall, courts etc.
- 5.4 The school playing fields and courts occupy a large area in the west of the character area. Their use generates pleasant levels of activity levels during the day which benefits the character of the area.



Figure 21 Buildings and playing fields of Dean Close School

Recreation

- 5.5 Court Gardens and Hatherley Park provide important public green recreational spaces. Their presence is particularly valuable in this suburban area. Hatherley Park is well used and greatly enhances the character and appearance of the overall area. Court Gardens provide an attractive setting for Hatherley Court.



Figure 22 Court Gardens



Figure 23 Recreational space of Hatherley Park

- 5.6 The extensive school grounds of Dean Close School are an important, though private, recreational resource.

Road use

- 5.7 Roads within the character area are generally busy, as they provide routes to residential suburbs such as Warden Hill and Bournside. Hatherley Road and Shelburne Road are particularly well used as bus routes and by vehicular traffic, connecting with the A40 Lansdown Road. A further analysis of the A40 Lansdown Road can be found in the Lansdown Character Area Appraisal. The presence of Dean Close School generates significant levels of traffic throughout the east of the area (especially at dropping off and picking up times) and parking throughout the day (particularly along Shelburne Road).



Figure 24 Hatherley Road



Figure 25 Shelburne Road

Architecture and historic qualities of buildings

- 5.8 The built environment of Dean Close and Hatherley Park character area consists of various ages and style of building. These are broadly made up of the following:
- a) the grand, predominantly Neo-Classically designed villas on Lansdown Road, dating from the mid to late 19th century;
 - b) the main Victorian Dean Close School building;
 - c) the distinctive Edwardian houses on Hatherley Road;
 - d) 1930s houses on Hatherley Road and Bournside Road;
 - e) more recent housing developments from the latter part of the 20th century.

Dean Close School buildings

- 5.9 The Victorian building of Dean Close School is a visually prominent landmark building which dominates the street scene within its locality. It was constructed in the late Victorian period in a Gothic style of architecture. The building is three storeys high and constructed in red brick. It contains attractive and ornate detailing in the form of stone balustrades, a bell tower and stone mullioned windows. An attractive red brick Chapel was introduced into the School grounds in the 1920s. These buildings relate well to the row of Edwardian properties on Hatherley Road.



Figure 26 Original Victorian building of Dean Close School



Figure 27 Dean Close School chapel

- 5.10 Other buildings owned by Dean Close School consist of a mixture of modern constructions and historic villas on Lansdown Road. The more modern

buildings, including the Bacon Theatre and recent new sports hall, which date from the latter half of the 20th century and the 21st century, are often striking in appearance and enhance and diversify the character of the character area. They are sympathetic to the older school buildings, and do not detract from their special qualities.

Historic villas

- 5.11 A row of grand historic villas dating from the mid to late 19th century are located along the south side of Lansdown Road. They are typically two or three storeys high, some containing basements. Some are faced in ashlar whilst others are painted. Roofs are of a low pitch (typical of Neo-Classically designed buildings) with high brick chimney stacks. Unifying architectural features between the villas include pilasters, stone window surrounds, some porches with Doric columns, sliding sash windows, keystones, quoins, cornices and wide eaves.



Figure 28 Architectural detailing on historic villas along Lansdown Road

Edwardian houses

- 5.12 

Figure 29 Architectural detailing on Edwardian houses along Hatherley Road

A row of attractive, semi-detached and detached Edwardian houses with unifying features run along Hatherley Road. They are set within long, narrow plots of land which back onto Hatherley Brook. These houses have a striking visual impact on the street scene. They are typically two storeys, of a red brick construction with high pitched roofs. Unifying architectural detailing includes black brick string courses, dormer windows, ashlar window surrounds, sliding sash windows and decorative tiling along roof ridges.

Other forms of housing

- 5.13 

Figure 30 Brick and render faced houses on Bournside Road

Semi detached and detached residential properties located along Hatherley Court Road and Bournside Road have been developed from the 1930s, on land previously part of the Hatherley Court Estate. The houses on Bournside Road are both brick faced and faced with render. Some have hipped roofs but there tends to be a common building height in evidence along the street scene. Uniform characteristics on these

properties include ground and first floor projecting bays and tall brick chimney stacks.

5.14 A small number of houses on Hatherley Road and Hatherley Court Road have been built in the Modernist style of architecture and were developed from 1939. They contrast well with other styles of architecture apparent within the character area.

5.15



Figure 31 Westal Park residential development

There are some modern housing developments present within the character area such as Westal Park, which was developed in the 1980s. These modern developments tend to have a common building height and are subservient to the near-by historic buildings and do not detract from their special qualities.

5.16



Figure 32 Morris Court residential development

Some modern infilling has occurred in the area during the latter half of the 20th century. This has included small buildings in the curtilage of the historic villas on Lansdown Road. Morris Court was constructed in the 1970s on land between Shelburne Road and the Edwardian properties on Hatherley Road. It was built on the site of the 19th century Shelburne Cottage.

Listed Buildings

5.17 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 Dean Close and Hatherley Park character area, details of which are listed below:

| BUILDING/STRUCTURE | GRADE | DATE OF LISTING |
|--|-------|-----------------|
| Lamp post to east of Shelburne Road Junction, Lansdown Road (North side) | II | 14/12/83 |
| Dean Close House, Lansdown Road | II | 26/11/98 |
| Hatherley Court, Hatherley Road | II | 30/05/74 |
| Balustrade to Hatherley Court, Hatherley Road | II | 26/11/98 |
| Gates and gate piers to Hatherley Court | II | 14/12/83 |
| Nos. 10 and 10A The Beauthorns, Hatherley | II | 26/11/98 |

| | | |
|--|----|----------|
| Road | | |
| Gate piers and walls to Nos. 10 and 10A Hatherley Road | II | 26/11/98 |

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

Index of Buildings of Local Importance

- 5.18 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

- 5.19 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. Some of these buildings make a positive contribution as part of a larger group. All key unlisted buildings in the table below (with the exception of Dean Close School and its chapel and 59 to 83 Hatherley Road) are on the Index of Buildings of Local Importance. Please see the Index for further details about these buildings. Key unlisted buildings include –

| | |
|--|---|
| 11 Hatherley Court Road (<i>See Index of Buildings of Local Importance</i>) | 25 Hatherley Road (<i>See Index of Buildings of Local Importance</i>) |
| Fortfield, 69 Lansdown Road (<i>See Index of Buildings of Local Importance</i>) | Wilton, 77 Lansdown Road (<i>See Index of Buildings of Local Importance</i>) |
| <p>59 – 83 Hatherley Road as a group:</p> <ul style="list-style-type: none"> • The houses date from the Edwardian period and enhance the historic interest of the area; • The row of houses as a group contains distinct and uniform architectural features such as dormer windows, black string courses, projecting ground and first floor bays with ashlar surrounds and decorative tiling along roof ridges; • The red brick and greenery on trees nearby is an attractive visual contrast; • Their combined size, positioning and distinctive characteristics have a striking and positive impact upon the street scene. | <p>Dean Close School and its Chapel:</p> <ul style="list-style-type: none"> • The school has historic value, dating from 1886; • The school contains interesting architectural features such as a bell tower, ashlar detailing around windows, stone mullioned windows on both school and chapel and a series of dormer windows; • The size and scale of both buildings allows it to be clearly visible from outside the character area, with the school's towers punctuating the skyline. It also dominates the skyline within its locale; • They occupy a prominent position within the School's playing fields. Its setting within the spacious grounds provides it with a sense of importance and status. |
| Hardy House, 73 Lansdown Road (<i>See Index of Buildings of Local Importance</i>) | |

Positive buildings

- 5.20 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

- 5.21 Local details within the Dean Close and Hatherley Park character area collectively enhance the character and appearance of not just the character area but the whole of the Central Conservation Area. Interesting historic details include –

| | |
|--|---|
| <p>Traditional railings</p>  <p>Figure 33 Railings evident in Lansdown Road</p> | <p>Historic gate piers</p>  <p>Figure 34 Historic gate piers of Oakdene</p> |
| <p>Traditional brick boundary walls</p> | <p>Historic lamp posts</p> |

Materials

Building material

- 5.22 The use of building materials reflects the availability of materials at the time of construction of historic buildings.
- 5.23 The majority of the historic houses along the Lansdown Road and also Hatherley Court were built of locally fired bricks, and were faced with either stucco or ashlar limestone. However, the predominant material in the west of the character area is red brick, with more varied bricks used in the east of the area. The use of the same building materials on some of these historic properties provides Dean Close and Hatherley Park character area with a distinctive identity which creates cohesion and unifies properties. Large amounts of glass and concrete are commonly employed on Modernist buildings. The more modern buildings within the school grounds are constructed from materials such as brick, concrete and steel with high levels of glass in their facades.

Ground surface material

- 5.24 Public roads are tarmac, with concrete kerb stones at the edge of the public highway. The presence of grass verges at the edge of pavements breaks up the dull hard surface in places.

Street furniture

- 5.25 There is little street furniture within Dean Close and Hatherley Park character area. Traffic signs are present, as the area tends to be more utilised by through vehicular traffic than it does by local traffic or pedestrians.
- 5.26 Telegraph poles and overhead wires have a strong visual impact within the character area, particularly in Hatherley Road and Hatherley Court Road.

Contribution of trees and green spaces

- 5.27 Within the Dean Close and Hatherley Park character area there are significant amounts of both public and private green space. This creates a sense of space and positively contributes to the setting, character and appearance of the character area. The main public green space takes the form of Hatherley Park and Hatherley Court Gardens. Hatherley Park is particularly well utilised, and is an important recreational resource. Dean Close school grounds are private, but the green space positively impacts upon the character and appearance of the overall area.

Impact of street trees

- 5.28 There is a strong presence of tree-lined streets throughout the character area, evident along Lansdown Road, Shelburne Road and Bournside Road. Species include lime, cherry and other ornamental trees. The size of the mature well-established lime trees, particularly evident in Shelburne Road and Lansdown Road, helps establish grandeur and character within the area. The varying species and their colours also create interest. The impact of trees upon the street scene is particularly appreciated from the ends of Shelburne Road and Bournside Road. Their visual impact is striking as they stretch over Shelburne Road toward each other, which creates enclosure as trees overhang the road.



Figure 35 Street trees within Dean Close & Hatherley Park Character Area

- 5.29 Ornamental cherry trees are evident along the length of Bournside Road. Their size and scale fits comfortably within the overall street scene.

5.30



Figure 36 Trees and pond within Hatherley Park

There are several mature trees located within Hatherley Gardens. Species include conifer, cedar, willow and plane trees. These trees are predominantly positioned along the route of the footpath through the gardens and around the ponds. They offer shelter and seclusion.

Other forms of greenery

- 5.31 As well as trees, other forms of greenery such as grass verges along pavement edges contain trees and contrast well with the colours of the built environment. This is particularly evident on Lansdown Road, parts of Hatherley Road and Shelburne Road which are heavily utilised by traffic and as bus routes. Hedging is used as a natural boundary treatment to soften edges and enhance the setting of buildings. Some form of hedging is prevalent in the majority of roads.



Figure 37 Examples of grass verges and hedging within the Character Area

Private green space

- 5.32



Figure 38 Dense row of trees positioned along the route of Hatherley Brook

There is a dense row of trees growing along the route of Hatherley Brook. Species include sycamore, ash, conifer and oak. They frame the open space of the playing field and act as a natural barrier between the field and row of Edwardian houses on Hatherley Road.

- 5.33



Figure 39 Example of front gardens within the Character Area

Private green space is particularly valuable within the Dean Close and Hatherley Park character area as properties (particularly historic villas) are generally sited within spacious grounds. Neatly planted gardens enhance the setting of properties, although many front gardens have been partially converted to hard-standing for cars.

- 5.34



Figure 40 Trees within grounds of Dean Close School playing field

The Dean Close School playing fields make a major contribution to the character, appearance and use of the character area. They have a strong impact upon the landscape, covering a large area of land. Trees located within the grounds include large specimen trees, such as wellingtonia and pine trees.

- 5.35 Some trees in the rear gardens along Bournside Road have T.P.Os placed on them. This has been a very important and valuable protection for them. The existence of the trees in these positions positively contributes to the setting of the gardens, and enhances the sense of privacy and enclosure prevalent.

Negative factors

- 5.36 Due to high levels of development of the Dean Close and Hatherley Park 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;
 - b) The 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 also harmful to the overall appearance of buildings and detract from their special qualities. These additions can often be seen clearly from public space which harms the character and appearance of not just the individual buildings, but the area generally;
 - d) **Many front gardens have been changed either totally or partially into hard-standing areas** for cars. This change has reduced the area of green and soft landscaped private gardens, and generally increased the hard urban appearance of the Dean Close and Hatherley Park area. It has resulted in a negative impact on the appearance of the area. However, where properties have retained their front gardens, there has been a continuing enhancement to the street scene;
 - e) **Morris Court** consists of blocks of flats developed around the 1970s. They do not sit comfortably within their historical context, in terms of their visual prominence and use of materials. The blocks are however sited within landscaped grounds with the presence of tree growth around its edges to act as enclosure;
 - f) Some **boundary treatments**, in particular fencing are in need of maintenance and currently have a negative impact upon the street scene and setting of buildings. This form of boundary enclosure is not historic or traditional;
 - g) Modern **street signage** is evident on the main roads, in particular the highly utilised A40 Lansdown Road. Although signage and functional

street lamps are clearly needed due to the high volume of traffic passing through some of these roads, they do not complement the setting of historic buildings often within close proximity;

- h) Large amounts of **overhead telegraph wiring** are particularly prevalent on Hatherley Road. This is visually prominent within the street scene and is an unattractive modern intrusion. It detracts slightly from the special qualities of nearby historic buildings.

Neutral areas

- 5.37 Some areas within the Dean Close and Hatherley Park 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.
- 5.38 Some properties within Hatherley Road dating from the 1980s do not sit particularly well within their historic context in terms of architectural design and use of materials. However, they are set back from the road within good sized plots. Their positioning prevents them from being too visually prominent within the street scene.

General condition of area

- 5.39 Much of the building stock in the Dean Close and Hatherley Park Character Area is in good condition, reflecting high property values within this popular residential area. Dean Close and Hatherley Park's character is demonstrable through factors such as the area's plan form, variety of ages, architectural styles and uses of buildings, tree-lined streets and presence of the Dean Close School playing fields and the two areas of public open space.
- 5.40 It is highly important that the physical condition of the historic buildings is preserved in-order to retain not just the character area's, but Cheltenham's fine distinctiveness and identity.

Pressures and capacity for change

- 5.41 The designation of the Conservation Area is not intended to prevent change, especially that which would enhance the character and appearance of the area. It seeks to ensure that future development is appropriate to the character of the area.
- 5.42 There is generally little capacity for new development on open land due to a very limited amount of suitable vacant land, although there may be pressure for the intensification of residential development in the larger gardens.
- 5.43 There may be pressure for further intensification of the built form of Dean Close School, which is likely to be in the form of school buildings within the grounds of the playing fields.
- 5.44 The replacement of some 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 Dean Close and Hatherley Park 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 Dean Close and Hatherley Park 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 5.36 'Negative factors' and 5.37 '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 Dean Close and Hatherley Park 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 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; and
- d. 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 DC&HP1: 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 Dean Close and Hatherley Park 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 DC&HP2: In order to preserve and enhance the character and setting of the Dean Close and Hatherley Park 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 Dean Close and Hatherley Park 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 DC&HP3: 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. 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 DC&HP4: 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 **Tree management**

The presence of trees makes an important contribution to the overall character and appearance of the character area. They are particularly important features in the street scene along the length of Lansdown Road, Shelburne Road, in the school playing fields following the route of Hatherley Brook and in Hatherley Park. Trees play an important role in reducing the effects of climate change through climate fixing, absorbing carbon dioxide and providing shade. They need to continue to be well protected and managed in the future.

ACTION DC&HP5: Cheltenham Borough Council will continue to maintain and protect trees by implementing Tree Preservation Orders (TPOs) where appropriate, and replant with new trees when old trees die. 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. Trees located in parks or 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 land within the conservation area, because it was dead, dying or dangerous, the land owner has a legal obligation under section 213 (1) of the Town and Country Planning Act 1990

to plant a replacement tree of an appropriate size and species. The Council will 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. Where appropriate the Council may decide to serve a tree replacement notice under section 207 of the Act.

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

6 **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 DC&HP6: 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 Dean Close and Hatherley Park character area.

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

7 **Setting and views**

The setting of the Dean Close and Hatherley Park 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 DC&HP7: The Council will ensure that all development respects the important views within, into and from the Dean Close and Hatherley Park 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.

8 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 DC&HP8: 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

9 Street furniture

There is generally little street furniture apparent within the character area. With street furniture that is present, there needs to be a consistency of style to help create a cohesive identity for Dean Close and Hatherley Park. Adequate levels of seating and litter bins need to be provided to accommodate pedestrian needs.

ACTION DC&HP9: The Council will lobby the Highway Authority to minimise signage, markings and other street furniture in its traffic management projects. Where it is safe to do so it will liaise with the Highway Authority to remove redundant signage and street furniture and ensure that any new signage and traffic management schemes preserve and enhance the setting of the Dean Close and Hatherley Park character area.

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 Dean Close & Hatherley Park Character Area
- Figure 2 - Dean Close & Hatherley Park Character Area within the Central Conservation Area
- Figure 3 – Villa on south side of Lansdown Road
- Figure 4 – Dean Close School
- Figure 5 – Edwardian houses on Hatherley Road
- Figure 6 – 1970s houses on Bournside Road
- Figure 7 – View of Leckhampton Hill from Hatherley Court Road
- Figure 8 – Landmark Hatherley Court
- Figure 9 – Historical Development of Dean Close & Hatherley Park Character Area
- Figure 10 – Linear plan form of Shelburne Road
- Figure 11 – Gently curving form of Hatherley Road
- Figure 12 – Semi-detached houses along Hatherley Road
- Figure 13 – Dean Close School playing fields
- Figure 14 – Hatherley Park
- Figure 15 – Hard-standing outside Edwardian houses on Shelburne Road
- Figure 16 – Examples of boundary treatments employed within Dean Close & Hatherley Park Character Area
- Figure 17 – View of villas on Lansdown Road across Dean Close School playing fields
- Figure 18 – View of Churchdown Hill along Alma Road
- Figure 19 – Vista of Leckhampton Hill across Hatherley Park
- Figure 20 – Mix of residential properties
- Figure 21 – Buildings and playing fields of Dean Close School
- Figure 22 – Court Gardens
- Figure 23 – Recreational space of Hatherley Park
- Figure 24 – Hatherley Road
- Figure 25 – Shelburne Road
- Figure 26 – Original Victorian building of Dean Close School
- Figure 27 – Dean Close School Chapel
- Figure 28 – Architectural detailing on historic villas along Lansdown Road
- Figure 29 – Architectural detailing on Edwardian houses along Hatherley Road
- Figure 30 – Brick and render faced houses on Bournside Road
- Figure 31 – Westal Park residential development
- Figure 32 – Morris Court residential development
- Figure 33 – Railings evident in Lansdown Road
- Figure 34 – Historic gate piers of Oakdene
- Figure 35 – Street trees within Dean Close & Hatherley Park Character Area
- Figure 36 – Trees and pond within Hatherley Park
- Figure 37 – Examples of grass verges and hedging within the Character Area
- Figure 38 – Dense row of trees positioned along the route of Hatherley Brook
- Figure 39 – Example of front gardens within the Character Area
- Figure 40 – Trees within grounds of Dean Close School playing field

Bibliography

Blake, S. & Beacham, R. (1982) The Book of Cheltenham Buckingham, Barracuda Books Limited

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

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

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

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

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

Hatherley Park Information Board

http://www.deanclose.co.uk/snrhist_1.asp