

Local development framework

CHELTENHAM

# Local development framework

**14. ST LUKE'S CHARACTER AREA APPRAISAL  
AND MANAGEMENT PLAN**

**JULY 2008**

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





## Central Conservation Area

### 14. St. Luke's Character Area Appraisal and Management Plan

July 2008



<b>Contents</b>	<b>Page</b>
<b>Part 1 – Character Appraisal</b>	<b>1</b>
<b>1. Introduction</b>	<b>2</b>
What is a Conservation Area?	2
The need for an appraisal	2
Planning context	2
The Central Conservation Area	3
St. Luke’s Character Area	3
Summary of special interest	4
St Luke’s Character Area within the Central Conservation Area	4
<b>2. Location and setting</b>	<b>5</b>
Location and context	5
General character and plan form of the St. Luke’s Character Area	5
Wider landscape setting	6
<b>3. Historic development</b>	<b>6</b>
Archaeology	6
Summary of historic development	7
General history of St. Luke’s	7
Development by 1820	8
Development by 1834	8
Development by 1897	8
Development by 1932	8
Development by 2008	9
Historical Development of St Luke’s Character Area	9
<b>4. Spatial analysis</b>	<b>10</b>
The character and interrelationship of spaces within the area and key views/vistas	10
<b>5. Character analysis</b>	<b>12</b>
Use of area and how use creates special interest	12
Architecture and historic qualities of buildings	15
Index of Buildings of Local Importance	17
Contribution of key unlisted buildings	17
Positive buildings	17
Local details	18
Materials	18
Contribution of trees and green spaces	19
Negative factors	20
Neutral areas	21
General condition of area	22
Problems, pressures and capacity for change	22

<b>Part 2 – Management Plan</b>	23
1. Introduction	24
2. Article 4 (2) Directions	25
3. Management Proposals	25
<b>Annex 1 – Cheltenham Central Conservation Area</b>	31
<b>- List of Supplementary Planning Documents</b>	
<b>List of figures</b>	32
<b>Bibliography</b>	33

### **Key characteristics**

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

- The pattern and layout of streets varies throughout the area, with compact artisan terraced housing, grand historic terraced housing, semi-detached historic villas and some modern semi-detached housing;
- The area contains large numbers of Victorian and Edwardian villas and terraces which form a distinct identity for St. Luke's;
- A number of buildings retain original ironwork which greatly enhances the historic character and special qualities of the area;
- St. Luke's Church is an important building which enhances the historical and architectural interest of the area;
- Sandford Park covers a large area, providing a well used open green area for recreation;
- Sandford Lido Open Air Swimming Pool provides a popular space for recreation. The Lido buildings are a well preserved example of early/mid 20<sup>th</sup> century architecture and are "a good example of its type and date...";
- This character area contains 25 statutory listed buildings (some of which are grouped under the same listing) and some locally listed buildings and structures, giving it a rich architectural and historic interest.

### **Key issues**

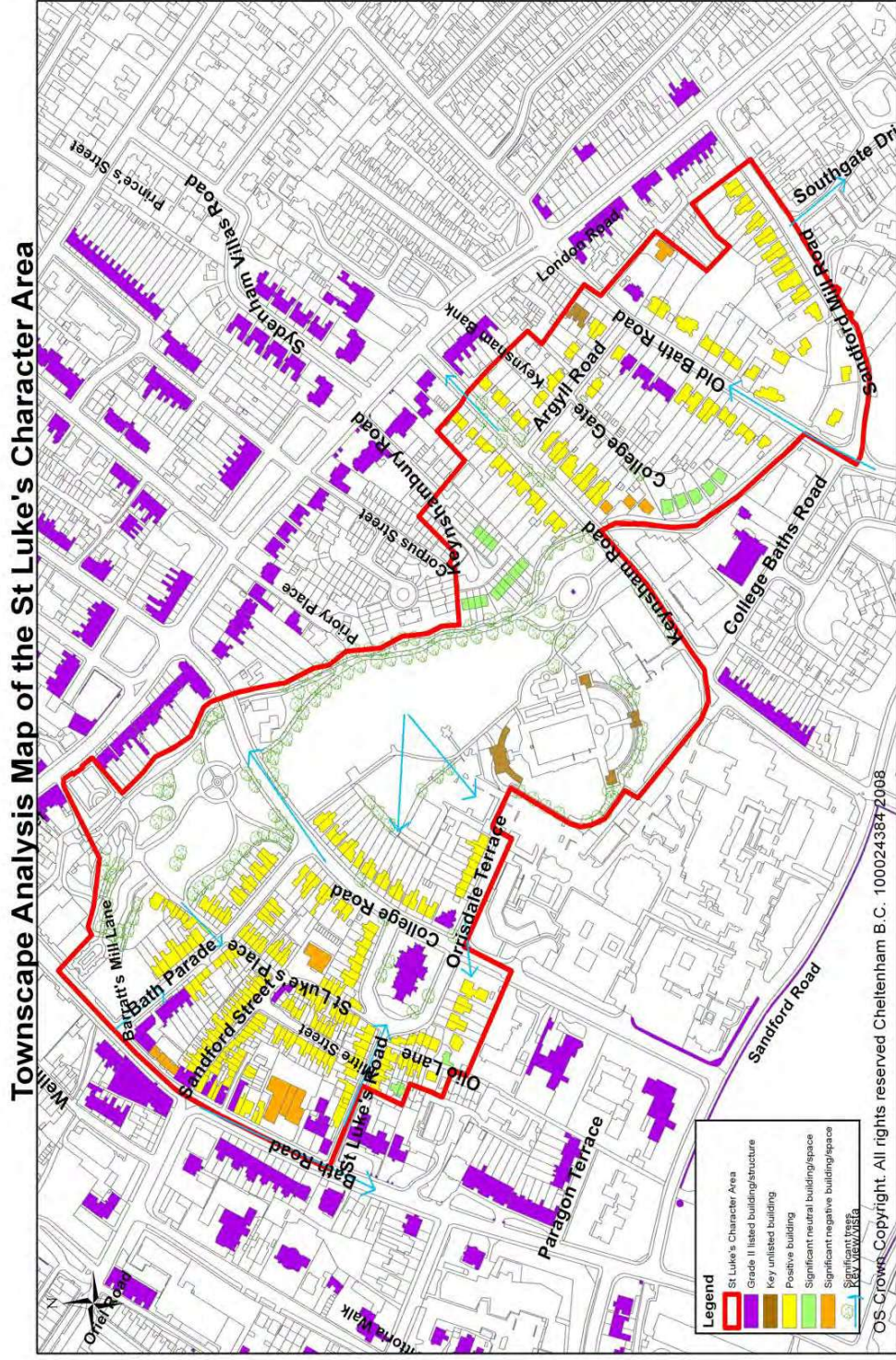
A number of problems and issues have been identified and have a negative impact on the character of the St. Luke's character area. These form the basis for the Management Proposals of the Management Plan in the Part 2 of this document and are summarised below:

- 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 or satellite dishes;
- Poor street furniture;
- Drives and loss of front gardens;
- Tree management;
- Boundary enclosures;
- Enhancement of existing buildings and land;
- Setting and views;
- On-street parking.

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<sup>1</sup> 'Cheltenham Index of Buildings of Local Interest – Item No. 95, adopted 28 June 2007 record 343 out of 422

# Part 1 – Character Appraisal



**Figure 1** Townscape Analysis Map of St Luke's Character Area

# 1 INTRODUCTION

## **What is a Conservation Area**

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

## **The need for an appraisal**

- 1.3 PPG15 stresses the need for local planning authorities to make an assessment of the special character and appearance of all Conservation Areas in their districts. The Government has also made the preparation of such assessment appraisals for all conservation areas a Best Value Performance indicator for local authorities. These assessments should be reviewed by local planning authorities every five years.
- 1.4 This document has been split into two parts. Part 1 of the document forms the character appraisal which provides an assessment of the character of a conservation area or parts of it. This appraisal provides the basis for Part 2, which comprises a management plan which gives guidance on how the preservation or enhancement of the character or appearance can be achieved. It also provides a sound basis for development control decisions made by local authorities (such as the design of highways or the appropriateness of the design of new buildings or open spaces).
- 1.5 Both parts of this document were subject to public consultation between 3<sup>rd</sup> March and 14<sup>th</sup> April 2008. Following consideration of representations received it was adopted by Cheltenham Borough Council on 28<sup>th</sup> 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](http://www.cheltenham.gov.uk). Some of the documents are quite broad in their content, whilst others are thematic, site specific or area specific. However, all fall within the statutory planning framework and all are material considerations in determining planning proposals. 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](http://www.cheltenham.gov.uk) Although this project is outside the St Luke's 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 area has a population of approximately 112,000 people.
- 1.10 Cheltenham's Central Conservation Area was designated by Gloucestershire County Council on 28<sup>th</sup> May 1973 and its boundary was extended by Cheltenham Borough Council on 14<sup>th</sup> August 1987. The Central Conservation Area includes the whole of the town centre, most of the Victorian, Edwardian and some of the later 20<sup>th</sup> 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.

### **St. Luke's 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 St. Luke's character area within Cheltenham's Central Conservation Area (see Fig. 2) have been based on the location of the character areas of Sydenham, Old Town, Montpellier, and College as well as the easternmost limit of the Central Conservation Area along Sandford Mill

Road. Today St. Luke's is a predominantly residential area close to the town centre, which contains a small number of shops and businesses. Approximately one-third of the character area covers the open space of Sandford Park and Lido. There has been some mid-late 20<sup>th</sup> Century development, found mostly to the east of Sandford Park and the Lido Swimming Pool. In some cases the more recent development contrasts with the historic buildings in terms of size, scale, materials and style. Many buildings retain period features such as ironwork, which contribute to the historic character of the area.

### Summary of special interest

1.15 St. Luke's character area is special because:

- a) It contains 25 statutory listed buildings, denoting its historic value.
- b) St. Luke's Church, which gives the area its name, dates from 1854. It was designed by Frederick Ordish. Hodsdon states that the St. Luke's "ecclesiastical parish (was) formed (in) 1855."<sup>2</sup>
- c) It retains period details, including ironwork. Original ironwork has frequently been removed from some buildings, so these remaining features are particularly valuable and need to be protected.
- d) Sandford Lido is a well used and important recreation space in the town which attracts visitors from the surrounding area outside of Cheltenham.
- e) Sandford Park is an important open space in Cheltenham which enhances the character and appearance of the St. Luke's character area considerably.

St Luke's Character Area within the Central Conservation Area

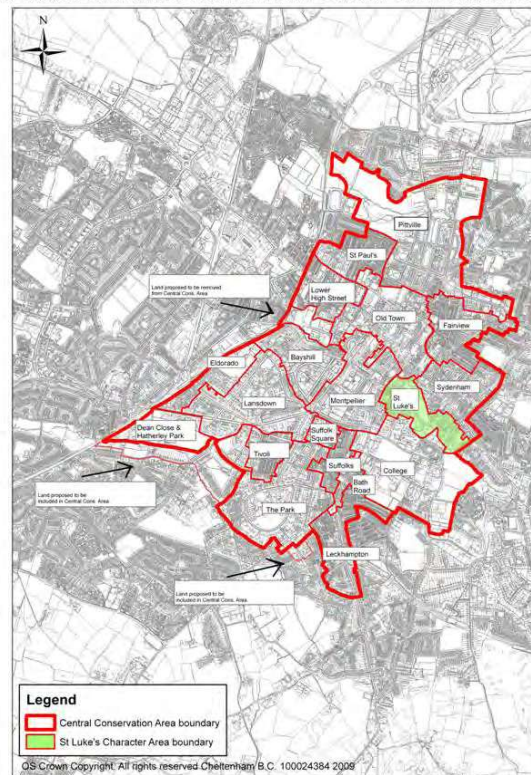


Figure 2 St Luke's Character Area within the Central Conservation Area

<sup>2</sup> J. Hodsdon 'An Historical Gazetteer of Cheltenham' (1997) pg. 159

## 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 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 St. Luke's Character Area**

- 2.2 St. Luke's is positioned to the south east of Cheltenham's town centre. The busy A40 runs through the area along Old Bath Road and forms the eastern border of the character area and Central Conservation Area along Sandford Mill Lane. The roads in St. Luke's are narrow and cluttered with high levels of on-street parking to the north and east of St. Luke's Church. To the west they are wide and contrast in being either congested or relatively empty from traffic. Examples of these are St. Luke's Place, Old Bath Road and College Road respectively. Residential roads tend to be set out in an irregular grid pattern.
- 2.3 The narrow roads such as Sandford Street tend to have the following:
- Small or no front gardens;
  - Overhead telegraph cables and aerials which are very visible;
  - Large amounts of on-street parking;
  - Original features such as canopies, railings, and moulded door surrounds;
  - Some distance views of St. Luke's Church spire and Eagle Tower.
- 2.4 The wide and congested roads such as Old Bath Road tend to have the following:
- Some views of St. Luke's Church spire, Eagle Tower and the Cotswold escarpment;
  - Modern developments such as offices, e.g. 80-86 Bath Road;
  - Large amounts of road-sign street furniture;
  - Trees and greenery, particularly evident in private grounds;
  - Large front gardens.
- 2.5 The wide and relatively empty roads such as Keynsham Road tend to have the following:
- Large amount of street trees and private trees;
  - Large front gardens;
  - Historic villas;
  - Overhead telegraph cables and aerials which are very visible;
  - Significant levels of on-street parking.



**Figure 3** Narrow plan form of Sandford Street



**Figure 4** Buildings along Old Bath Road



**Figure 5** Street scene in Keynsham Road

### **Wider landscape setting**

- 2.6 St. Luke's is surrounded on all sides by urban development of four character areas to the north, west and south, and Charlton Park to the east which is outside the boundary of the Central Conservation Area. A smaller scale of development to the east with a looser plan form allows several views of the Cotswolds to prevail within the street scene. Views of the Cotswold escarpment are also presented in Sandford Park, Bath Parade, Old Bath Road and Sandford Mill Road. This creates a rural connection between the countryside and the urban area.
- 2.7 Some landmark buildings are present, including St. Luke's Church, 5-7 Old Bath Road, and Sandford Lido. The tree canopy along streets often restricts distance views of some buildings in the area. Eagle Tower can be seen from a number of vantage points in the area, including Bath Road, Olio Lane and Orrisdale Terrace. Keynsham Road, St. Luke's Road and College Road provide vistas due to the tunnelling effect created by tree cover and tall buildings.



**Figure 6** Landmark St. Luke's Church



**Figure 7** Distance views of the Cotswold escarpment from Sandford Park

## **3 HISTORIC 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".<sup>3</sup> Many archaeological artefacts

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

would have been lost during the expansion of the town in the 19<sup>th</sup> 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.<sup>4</sup> 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 St. Luke's 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 8<sup>th</sup> 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 19<sup>th</sup> century, and Cheltenham developed other roles in the form of its growing importance as a major educational centre during the latter half of the 19<sup>th</sup> century. In turn this led to the development well into the 20<sup>th</sup> 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 St. Luke's**

- 3.5 The historic development of St. Luke's, based on plans from 1820, 1834, 1897, 1932 and 2007 has been studied in writing this section, which is accompanied by a map of the historic development of the area (see Fig. 8).
- 3.6 St. Luke's predominantly dates from the mid-late 19<sup>th</sup> century, though there is also a significant amount of 20<sup>th</sup> century development. The majority of

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<sup>4</sup> 'Pre-Regency Cheltenham: An Archaeological Survey' Cheltenham Art Gallery & Museum, 1975

buildings comprise Victorian villas, 20<sup>th</sup> century semi-detached and detached houses and historic terraced houses.

### **Development by 1820**

- 3.7 The 1820 Postmaster map shows Old Bath Road (marked as *The Old Road to Cirencester and Bath*) as having very little development; it had three buildings along it, with a narrow road leading off it near the River Chelt, which may be part of the current Sandford Mill Road. The current Bath Road (marked as *New Road to Painswick, Stroud and Bath* on map) was present, but had no development on the section of road which falls within St. Luke's character area. There was no further development in the St. Luke's area at this time.

### **Development by 1834**

- 3.8 There had been little development between 1820 and 1834 in the St. Luke's character area. However, a number of streets had been laid out by this time, including Sandford Street, Mitre Street, St. Luke's Road, Bath Parade, Keynsham Road and part of College Road. None of these were named on Merrett's 1834 map of Cheltenham, and only Sandford Street contained development in the form of a small number of terraced houses. A number of villas were present along Bath Road between Sandford Street and St. Luke's Road, though a number of these have been replaced at some point since with purpose built offices. Land to the north of Sandford Street was occupied by the large terrace which still stands today. The space occupied today by Sandford Park was listed as Sandford Fields. On Bath Road there was a National School where Eaton Place is today.

### **Development by 1897**

- 3.9 The 1897 map shows a great deal of development within St. Luke's. A number of roads had been laid and named, including College Road, Keynsham Road, Argyll Road (marked as *Argyll Road North*), College Gate (marked as *Argyll Road*), St. Luke's Road, Sandford Street, and Bath Parade. Orrisdale Terrace had been laid out, but remained unnamed. Sandford Mill Road was lengthened to join Old Bath Road with London Road via Sandford Mill. Avenalls Parade ran between the Old Bath Road and Sandford Mill Road. St. Luke's Road, Sandford Street, St. Luke's Place, and Avenalls Parade had been developed to the extent seen today. St. Luke's Church was "built (in) 1853-4,"<sup>5</sup> partly funded by donations from the poor of the community. The National School on Bath Road was renamed St. Luke's Church School. Most of the villas seen today on College Road had been built, though no development had taken place on the section where Sandford Park lies today.

### **Development by 1932**

- 3.10 By 1932 most of the development seen today had taken place. Sandford Park was "opened (in) 1928",<sup>6</sup> occupying the area previously known as Sandford Fields. Bath Parade was extended to join College Road, and both were fully developed with the villas seen today. Keynsham Road was developed with five villas, leaving a large space for future development. Argyll Road North was renamed Argyll Road, with the southern section now known as College Gate being converted to a cul-de-sac. Two villas existing along these roads were demolished to leave open spaces. Old Bath Road showed no sign of

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<sup>5</sup> J. Hodsdon 'An Historical Gazetteer of Cheltenham' (1997) pg. 159

<sup>6</sup> J. Hodsdon 'An Historical Gazetteer of Cheltenham' (1997) pg. 162

further expansion, though Sanford Mill Road was developed with eight semi-detached villas on its north-western side.

### Development by 2008

- 3.11 By 2007 much of the character area had been fully developed, leaving little space for expansion. A number of villas and the school on Bath Road were demolished and replaced with offices in the late-20<sup>th</sup> century. A row of six terraced houses and a bungalow were built on Olio Lane in the mid-1980's. The Lido was built in 1935 on the site of the allotment gardens at the end of Orrisdale Terrace. Brooks states that "...swimmers first took the plunge there on 25 May 1935." Nine more semi-detached houses were added to Keynsham Road, filling the remaining space along it. College Gate was developed with five large detached houses in the mid-1980's. Along Old Bath Road, four semi-detached houses were added in the spaces between existing houses in the late 1980's. Sanford Mill Road became developed along its entire length with the addition of three houses.

Historical Development of the St Luke's Character Area

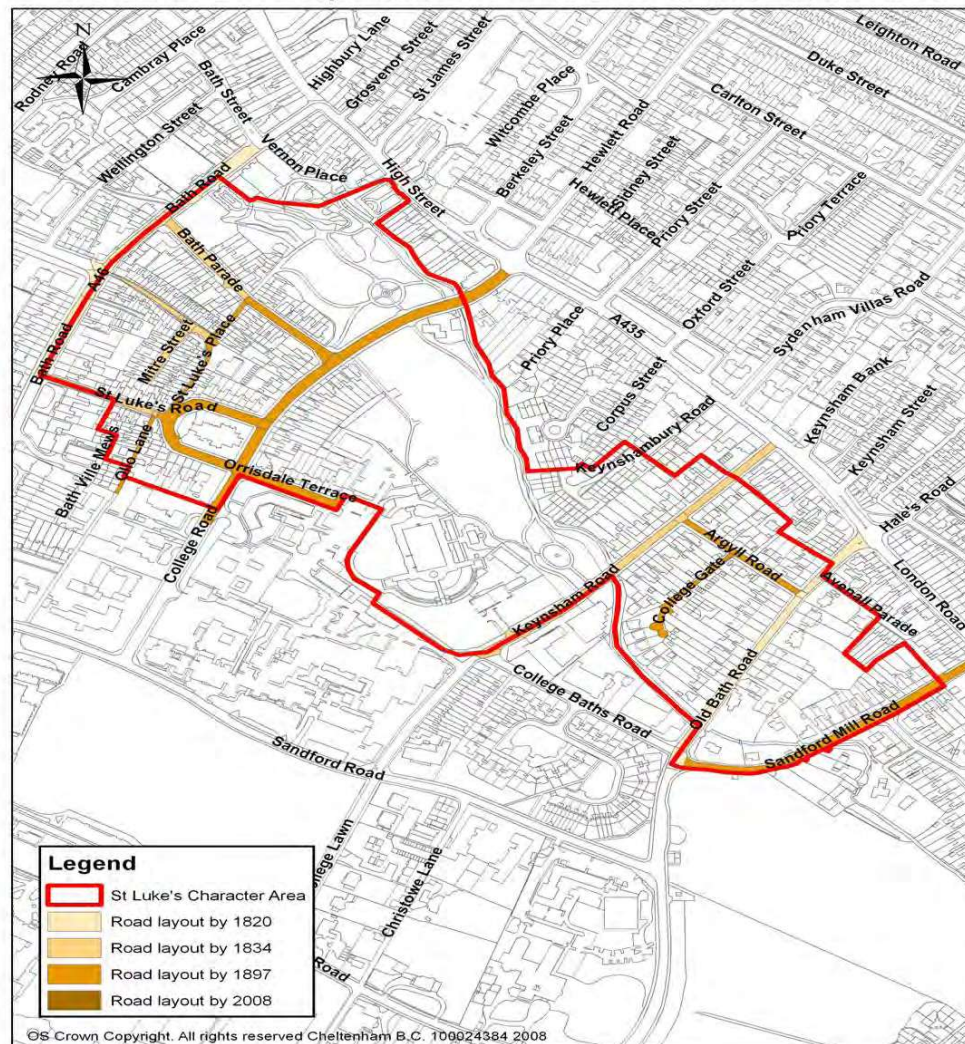


Figure 8 Historical Development of St Luke's Character Area

<sup>7</sup> R. Brooks 'A Century of Cheltenham' (2001) pg. 107

## 4 SPATIAL ANALYSIS

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

#### Public and private space



**Figure 9** View of Eagle Tower from Olio Lane

4.1 Public and private spaces, together with views out of, into and within the St. Luke's character area impact on its character and appearance. A number of roads in the west are narrow and crowded, but the majority of roads in the character area are wide, enabling views of St. Luke's Church, Eagle Tower and the distant Cotswold hills.



**Figure 10** On-street parking in St. Luke's Road

4.2 Although there is a contrast in the character of the streets and the format of the residential accommodation, almost every building whether a terrace or a villa, has a front garden. Most roads contain a high level of on-street parking which makes them appear cluttered and busy, drawing attention away from the historic buildings. Most of the buildings along Bath Road face directly onto the street; however a small number have front garden space with front boundaries and are set back from the road.



**Figure 11** Large plot on Old Bath Road and varying building lines

4.3 20<sup>th</sup> century buildings tend to follow the same line as older buildings along roads such as Keynsham Road which helps create a sense of space and unity and cohesion. The early 20<sup>th</sup> century buildings located on Old Bath Road are significantly closer to the road than the historic buildings and do not achieve the architectural unity of the older buildings.

4.4 The area in the immediate vicinity of St. Luke's Church is filled with villas which both frame and enclose the church. The church is a focal point for all residents living in these villas.

## Boundary treatments



**Figure 12** Boundary treatments on Sandford Street

4.5 Buildings and private gardens are separated from public spaces by the use of various front boundary treatments, which cause a visible and distinct division between public and private space. Boundary treatments take the form of attractive traditional railings, as well as modern and traditional brick walls such as those found on Keynsham Road and Old Bath Road.



**Figure 13** Hedgerow on Old Bath Road

4.6 Hedgerows act as an attractive boundary treatment, which softens the edges between the public and private space. Hedging also complements front gardens by enhancing the green environment in the locality, such as on St. Luke's Road and College Road.



**Figure 14** Wooden fencing on Orrisdale Terrace

4.7 Wooden fencing appears occasionally throughout the area and serves as an unattractive boundary treatment and negative feature within the street scene.



**Figure 15** Front gardens on College Road

4.8 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 can be found on almost every property in St. Luke's character area. Some of the larger plots have retained gardens due to the availability of on-street parking.

## Key views and vistas (see Fig. 1)



**Figure 16** View of Cotswolds from Old Bath Road

- 4.9 Views of landmark buildings or the distant Cotswold escarpment can be seen in every direction, though views of the latter are only available when looking to the south and east.



**Figure 17** Bath Parade vista

- 4.10 Bath Parade forms a vista to view the Cotswolds, whilst College Road and Keynsham Road have long vistas, though they do not frame a view.



**Figure 18** St. Luke's spire and Eagle Tower from Sandford Park

- 4.11 The spire of St. Luke's Church and Eagle Tower can both be seen from many places around the character area, punctuating the skyline and acting as prominent landmarks.

## 5 CHARACTER ANALYSIS

### Use of area and how it creates special interest

#### Residential

- 5.1 The St. Luke's character area has been primarily residential since it was first developed. Some of the larger buildings along Bath Road have been converted into offices or are used as shops. The majority of the domestic buildings are single residence houses, from modest



**Figure 19** Residential villas on St. Luke's Road

artisan terraced housing to elegant villas. A small number of modern buildings can be found in the area due to infill development.

### Commercial / Business



**Figure 20** Bath Road shops

5.2 Due to its proximity to offices on the fringe of the town centre and the hospital, the shops on Bath Road cater for local residents and passers-by; there are two small public houses, a sandwich bar, and a newsagent.



**Figure 21** Clothes shop on Bath Road

5.3 A clothes shop can be found near to the public houses, and contains an interesting and striking shop front design.



**Figure 22** Car repair garage on St. Luke's Road

5.4 St. Luke's Road contains a number of businesses; a car repair garage, an audio-visual shop, a hairdresser and a book binding workshop.

## St. Luke's Church



**Figure 23** St. Luke's Church along St Luke's Road

- 5.5 The grade II listed St. Luke's Church together with the grounds and trees around it have a significant presence in St. Luke's Road and College Road. The church stops the view looking down St. Luke's Road. It contributes to the character and appearance of the area, by providing a traditional and attractive architectural focal point for the area. It also generates some noise and activity during times of worship.

## Sandford Park and Lido



**Figure 24** Sandford Park entrance

- 5.6 The Park and Lido Swimming Pool provide a large open area near the centre of the town. The northern section of the park is landscaped, whilst the southern section is open and can be used for recreational activities. Both the Park and Lido act as important leisure facilities in the community as well as important open spaces within the town.

## Road Use



**Figure 25** Sandford Mill Road road signs

- 5.7 Bath Road and Sandford Mill Road form part of the A40 and experience high levels of through traffic. Whilst the Bath Road forms part of the Cheltenham Ring Road and also experiences a large volume of traffic each day. The Cheltenham Urban Design Framework Transport Strategy<sup>8</sup> suggests that the implementation of the Strategy would cause a very slight increase in traffic flow along Sandford Mill Road during the morning peak period. The Traffic Impact Assessment predicts a 'beneficial' decrease in traffic flow along Sandford Mill Road during the evening peak period. This is a result of the planned reassignment of traffic around the town centre. The other roads in the character area aren't as busy and are used mainly by residential traffic. They therefore

<sup>8</sup> C. Buchanan 'Cheltenham Urban Design Framework Transport Strategy – Traffic Impact Assessment' (2007)

contain large amounts of on-street parking.

### Architecture and historic qualities of buildings

- 5.8 The buildings in St. Luke's tend to be historic semi-detached villas, detached villas or terraced artisan housing. Most of the area was developed in the mid-late 19<sup>th</sup> century, though a significant area was developed in the early-mid 20<sup>th</sup> century, and a smaller amount in the late 20<sup>th</sup> century.

#### Historic villas

- 5.9 Historic villas are generally found throughout the area, apart from in the narrowest streets around St. Luke's Church. The villas tend to be two to three storeys and are set in large plots with large front gardens. Approximately half are rendered, whilst the other half are faced with red-brick. Many have unifying features such as a cornice, overhanging eaves, string course, moulded door and window surround, basement and bay window.



Figure 26 Villas on St. Luke's Road



Figure 27 Villas on Old Bath Road

#### Historic terraces

- 5.10 The historic terraces in St. Luke's are mostly clustered to the north of St. Luke's Church. Sandford Street, Mitre Street, St. Luke's Place, St. Luke's Road and Orrisdale Terrace contain almost all the artisan terraces in the character area. The plots vary in size from being narrow and compact in Sandford Street to wide and long in Orrisdale Terrace.
- 5.11 The terraces are two storey with small front gardens, although a small number front directly onto the street. Historic terraces in Orrisdale Terrace have basements. Boundary treatments for those buildings with front gardens tend to be railings or brick walls. Architectural features on terraces include moulded door surround, canopies, cornice, string course, and ironwork.



Figure 28 Terraces on Bath Parade



Figure 29 Terraces on Mitre Street

**St. Luke's Church**

5.12 The spire of St. Luke's can be seen from many points from within the character area as well as several roads outside of it. Hodsdon points out that the church was "Designed by Frederick Ordish (and) built in 1853-4..."<sup>9</sup> John Middleton enlarged the chancel in 1866. The church is built of "Drilled Cotswold stone with ashlar quoins and dressings and with plain tile roof".<sup>10</sup> The church enhances the character and appearance of the character area, as well as providing a prominent spire in the street scene.

**Late 20<sup>th</sup> and early 21<sup>st</sup> century development**

5.13



**Figure 30** Modern terrace on Olio Lane

Infill development from the 20<sup>th</sup> century can be found throughout the character area. These buildings tend to sit on land formerly occupied by gardens or former buildings. For example, 32-36 Keynsham Road is situated on the former grounds of Keynsham Cottage which was demolished in the mid 1980's. 80-86 Bath Road was built on the site of St. Luke's Hall in the late 1980's. Much of this modern development fails to fit in with the historic context of the area, and ultimately detracts from the overall special qualities of the character area.

5.14 The modern buildings within the site of the General Hospital have a negative impact upon Orrisdale Terrace. Although the whole of the hospital site is located within the College Character Area, the functional design, size and scale of the buildings provides a poor setting for the historic terraces along Orrisdale Terrace. Similarly, Eagle Tower (in Montpellier Character Area) dominates to the south-west of the character area.

**Listed buildings**

5.15 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 25 listed buildings in the St. Luke's character area. Some of these are listed as a group. All listed buildings are displayed in the table below.

<b>BUILDING / STRUCTURE</b>	<b>GRADE</b>	<b>DATE OF LISTING</b>
Nos. 3-11 (Odds) Bath Parade and attached area railings to nos.3-7 and forecourt railings to nos.9 and 11	II	26/11/98
Nos.42 and 44 Bath Road and attached railings	II	14/12/83
Nos.54 and 56 Bath Road and attached railings	II	14/12/83
No.62 Bath Road	II	14/12/83

<sup>9</sup> J. Hodsdon 'An Historical Gazetteer of Cheltenham' (1997) pg. 159

<sup>10</sup> Department of Culture, Media and Sport 'Revised List of Buildings of Special Architectural Or Historic Interest' Borough of Cheltenham 1998, pg. 883

No.68 Bath Road – Bath Tavern	II	15/10/97
No.70 Bath Road – The Bell Inn	II	26/11/98
No.90 Bath Road	II	05/05/72
No.92 Bath Road	II	05/05/72
No.8 Old Bath Road	II	14/12/83
Nos.15 and 17 Old Bath Road	II	26/11/98
Nos.19 and 21 Old Bath Road and attached railings	II	14/12/83
Nos. 23 and 25 Old Bath Road and attached railings	II	26/11/98
Church of St. Luke, St. Luke's Road	II	14/12/83
Aedicule, Sandford Park	II	14/12/83
The Mitre Inn, Sandford Street and attached railings	II	15/07/98

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

### Index of Buildings of Local Importance

- 5.16 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

- 5.17 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 the buildings, such as terraces, have a group value rather than on an individual basis. Please see the Index for further details about these buildings. Key unlisted buildings include –





5 & 7 Old Bath Road • See <i>Index of Buildings of Local Importance</i>	Sandford Lido • See <i>Index of Buildings of Local Importance</i>
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### Positive buildings

- 5.18 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

- 5.19 Local details within the St. Luke's character area collectively enhance the character and appearance of not just St. Luke's but the whole of the Central Conservation Area. Interesting historic local details include –

<p>Sandford Park structures e.g. Fountain</p>  <p><b>Figure 31</b> Sandford Park fountain</p>	<p>Historic bollards, e.g. Sandford Park entrance at St. Luke's Place</p>  <p><b>Figure 32</b> Sandford Park bollards</p>
<p>Historic canopies, e.g. 3 Bath Parade</p>	<p>Historic street name plates, e.g. Sandford Street.</p>
<p>Traditional railings, e.g. 24 College Road &amp; Bath Road</p>  <p><b>Figure 33</b> Traditional railings on Bath Road</p>	<p>Historic lamp posts on some roads, e.g. Olio Lane, Keynsham Road</p>  <p><b>Figure 34</b> Historic lamp-post on Olio Lane</p>

## Materials

### Building materials

- 5.20 The use of building materials reflects the availability of materials at the time of construction of historic buildings. Cheltenham expanded rapidly in the 19<sup>th</sup> 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.
- 5.21 Many buildings in St. Luke's are brick built and faced in render or red-brick. Modern buildings also tend to be faced in brick or render.



**Figure 35** Rendered building on Bath Road



**Figure 36** Brick faced buildings on Olio Lane

### **Ground surface materials**

- 5.22 There is a range of surface materials used in the area, though few are original or have any historic value. Roads are tarmac with concrete kerbs. Paving is predominantly concrete slabs or flags and tarmac. Some houses retain historic paving slabs in their front gardens which help to preserve the context of the building and enhance the historic environment. Many front gardens have been replaced with gravel or tarmac and are used as drives.

### **Street furniture**

- 5.23 There is a significant amount of street furniture in St. Luke's, with much of it being traffic signs. The busy A40 Old Bath Road and Sandford Mill Road, and A46 Bath Road and College Road contain most of the utilitarian traffic signs. Sandford Park contains a large number of benches and bins, which are required because of its intensive use by the public as a park. Bollards are present in several places throughout the area, including the car park on Bath Road, along College Road, and at entrances to Sandford Park. A number of them have some historic value.

### **Contribution of trees and green spaces**

- 5.24 Within St. Luke's there are a significant amount of private and public green spaces. The main public space relates to the expanse of Sandford Park. This space is very important and needs to remain well maintained and protected.

### **Street trees**

- 5.25 The area generally has a low density of street trees, but the mature trees in Sandford Park are visible from many roads. College Road contains a large number of mature trees, which gives the nearby historic villas an added sense of elegance. Many trees screen private properties from the road on Keynsham Road, College Road, Old Bath Road and Orrisdale Terrace. Street trees, comprising of limes, on some roads such as Keynsham Road create vistas by tunnelling views along the street.



**Figure 37** Street tree on Orrisdale Terrace



**Figure 38** Street trees on St. Luke's Road

### **Private green space**

- 5.26 The vast majority of buildings in St. Luke's character area have the opportunity for planting in front gardens and many contain hedges, bushes and trees. Whilst some have been paved and are used as drives, many still retain part of their garden due to the size of space available. Some gardens contain mature trees which are visible from the street and enhance the greenery within the street scene.

5.27



**Figure 39** Greenery in private gardens on College Road

The grounds of St Luke's Church contain some large mature trees, which include a beech and some yew trees. They are attractive features which frame the Church.

5.28

Sandford Park provides a large open space and an attractive feature within the character area. It contains various forms of greenery, such as the bushes and small trees in the section west of College Road and the mature trees found to the east of College Road. The section of Sandford Park between Bath Road and College Road contains formal planting with a variety of indigenous and exotic trees. Species include birch, yews, pine, robinias and judas trees. The extensive green space between College Road and Keynsham Road contains large numbers of mature trees, including lime, sycamore and maple trees. This space contrasts with the formal space to the west, in having an informal parkland character. The trees follow the route of the path and River Chelt flowing along the north side of the park. These trees screen developments on Sandford Park Place, Keynshambury Road and Priory Place, and act as natural enclosure. They also provide important wildlife habitats and encourage biodiversity within the area. Modern buildings tend to have bushes, hedges and trees in front gardens.



**Figure 40** Greenery in Sandford Park



**Figure 41** Sandford Park kiosk

5.29

Formal tree planting has occurred around the Sandford Lido site, which screens it from the General Hospital site. Species within the grounds of the Lido include cyprus, yew and ornamental species. They act as an attractive, natural enclosure and provide some degree of privacy for this popular attraction.

### **Negative factors**

5.30

Due to high levels of development of the St Luke's 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** such as windows and railings has occurred within many historic buildings. Timber sliding sash windows have been replaced with uPVC windows, which sit out of context within the buildings and detract from their special qualities. Traditional railings have been replaced with wooden fencing and brick walls.
- b) The presence of **Velux roof lights** on historic buildings has eroded the visual quality of the historic roofscape. The introduction of some modern **dormer windows** also negatively impacts on the skyline, detailing and built form of the historic houses. 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 additions such as **satellite dishes and large aerials** damage the appearance of buildings and detract from their special historic and architectural qualities. These additions can often be visible from the public space, and damage the appearance of the area as well as the individual buildings.
- d) Boundary treatments such as **wooden fencing** damage the appearance of historic buildings and the area surrounding them.
- e) A small number of **modern buildings do not complement the context of the historic environment**, due to factors such as size, scale, design, and building materials. An example of this problem is 32 Keynsham Road.
- f) **On-street parking** in most of the roads in the area attracts attention to the roads rather than the buildings and open spaces.
- g) **Congestion** of main roads such as Bath Road and Old Bath Road creates a noisy and unpleasant environment for pedestrians and nearby historic buildings.
- h) **St. Luke's Church Hall** on St. Luke's Place is an unattractive structure sitting out of context in an area of historic terraces and villas. The materials used in the building do not enhance the character area.

### **Neutral areas**

- 5.31 Some areas within the St Luke's 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.
- 5.32 The row of six modern terraces in Olio Lane are rendered to fit in with nearby buildings, but have features such as roof-lights, satellite dishes, and uPVC windows which detract from these otherwise positive buildings. The houses in College Gate are similar, though detached.

- 5.33 The offices at 80-86 Bath Road are faced with render and are set back from the road, but the large amount of glass in the structure and its site contrasts negatively with the surrounding buildings.

**General condition of the area**

- 5.34 The condition of St. Luke's buildings is generally very good, with very few requiring immediate attention of any sort, and no derelict or boarded up buildings in the character area. It is important that the physical condition of the historic buildings is preserved in order to retain not just St. Luke's, but Cheltenham's fine distinctiveness and identity.

**Pressures and capacity for change**

- 5.35 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;
- 5.36 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 selective redevelopment.

## **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 St Luke's 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 28<sup>th</sup> July 2008. It will inform the planning and other decisions of the Council.

The special qualities of the St. Luke's 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 5.30 'Negative factors' and 5.31 '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 areas."*

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

## 2. Article 4 Directions

There are some buildings within the St. Luke's 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;
- d. and 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 SL1:** 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 St. Luke's 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 SL2:** In order to preserve and enhance the character and setting of the St. Luke's 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](http://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 St. Luke's 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 SL3:** 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 SL4:** 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 many roads in St. Luke's and within Sandford Park itself. 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 SL5:** 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 SL6:** 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 St. Luke's character area.

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

## 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 SL7:** The Council will use enforcement and other powers under Section 215 of the Planning Act to achieve the enhancement of poorly maintained buildings.

## 8 **Setting and views**

The setting of the St. Luke's 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 SL8:** The Council will ensure that all development respects the important views within, into and from the St. Luke's 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.

## **Project proposals**

### **9 Street furniture**

The character area has a small amount of street furniture (pedestrian signage, bollards, bins, seats etc). There needs to be a consistency of style to help create a cohesive identity for the St Luke's Character Area. The presence of excessive or redundant street signs causes street clutter and is visually unattractive. The potential for additional signs throughout the St Luke's Character Area is a cause for concern because of its detrimental visual impact on the area.

The Civic Pride project is currently considering style, need, use and location of street furniture in order to achieve a consistent design and, to minimise clutter and maximise effectiveness. Although this project is outside the St Luke's Character Area, it is possible that there may be some consequential benefits.

PPG 15 Section 5 gives additional transport measure in historic environments. The Cheltenham Borough Council Local Plan Policy BE 18 relates.

**ACTION SL9:** Cheltenham Borough 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 St. Luke's character area.

### **10 On street parking and traffic management**

The residential streets contain a high level of on-street parking which creates a cluttered appearance in the street scene and a poor use of space. There is possibility of creating a home zone in the area to target these issues.

**ACTION SL10:** Cheltenham Borough Council will work with Gloucestershire County Council to consider ways of improving parking regimes and traffic management in St Luke's. This will improve the environment and its visual quality and address traffic speed and volume in the 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 –

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

## List of Figures

- Figure 1 – Townscape Analysis Map of St Luke's Character Area
- Figure 2 – St Luke's Character Area within the Central Conservation Area
- Figure 3 - Narrow plan form of Sandford Street
- Figure 4 – Buildings along Old Bath Road
- Figure 5 – Street scene in Keynsham Road
- Figure 6 – Landmark St. Luke's Church
- Figure 7 – Distance views of the Cotswold escarpment from Sandford Park
- Figure 8 – Historical Development of St Luke's Character Area
- Figure 9 – View of Eagle Tower from Olio Lane
- Figure 10 – On-street parking in St. Luke's Road
- Figure 11 – Large plot on Old Bath Road and varying building lines
- Figure 12 – Boundary treatments on Sandford Street
- Figure 13 – Hedgerow on Old Bath Road
- Figure 14 – Wooden fencing on Orrisdale Terrace
- Figure 15 – Front gardens on College Road
- Figure 16 – View of Cotswolds from Old Bath Road
- Figure 17 – Bath Parade vista
- Figure 18 – St. Luke's spire and Eagle Tower from Sandford Park
- Figure 19 – Residential villas on St. Luke's Road
- Figure 20 – Bath Road shops
- Figure 21 – Clothes shop on Bath Road
- Figure 22 – Car repair garage on St. Luke's Road
- Figure 23 – St. Luke's Church along St Luke's Road
- Figure 24 – Sandford Park entrance
- Figure 25 – Sandford Mill Road road signs
- Figure 26 – Villas on St. Luke's Road
- Figure 27 – Villas on Old Bath Road
- Figure 28 - Terraces on Bath Parade
- Figure 29 – Terraces on Mitre Street
- Figure 30 – Modern terrace on Olio Lane
- Figure 31 – Sandford Park fountain
- Figure 32 – Sandford Park bollards
- Figure 33 – Traditional railings on Bath Road
- Figure 34 – Historic lamp-post on Olio Lane
- Figure 35 – Rendered building on Bath Road
- Figure 36 – Brick faced buildings on Olio Lane
- Figure 37 – Street tree on Orrisdale Terrace
- Figure 38 – Street trees on St. Luke's Road
- Figure 39 – Greenery in private gardens on College Road
- Figure 40 – Greenery in Sandford Park
- Figure 41 – Sandford Park kiosk

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