

Local development framework

CHELTENHAM

Local development framework

**ST MARY'S (CHARLTON KINGS) CONSERVATION AREA
CHARACTER APPRAISAL AND MANAGEMENT PLAN**

JUNE 2009

Cheltenham Borough Council
www.cheltenham.gov.uk

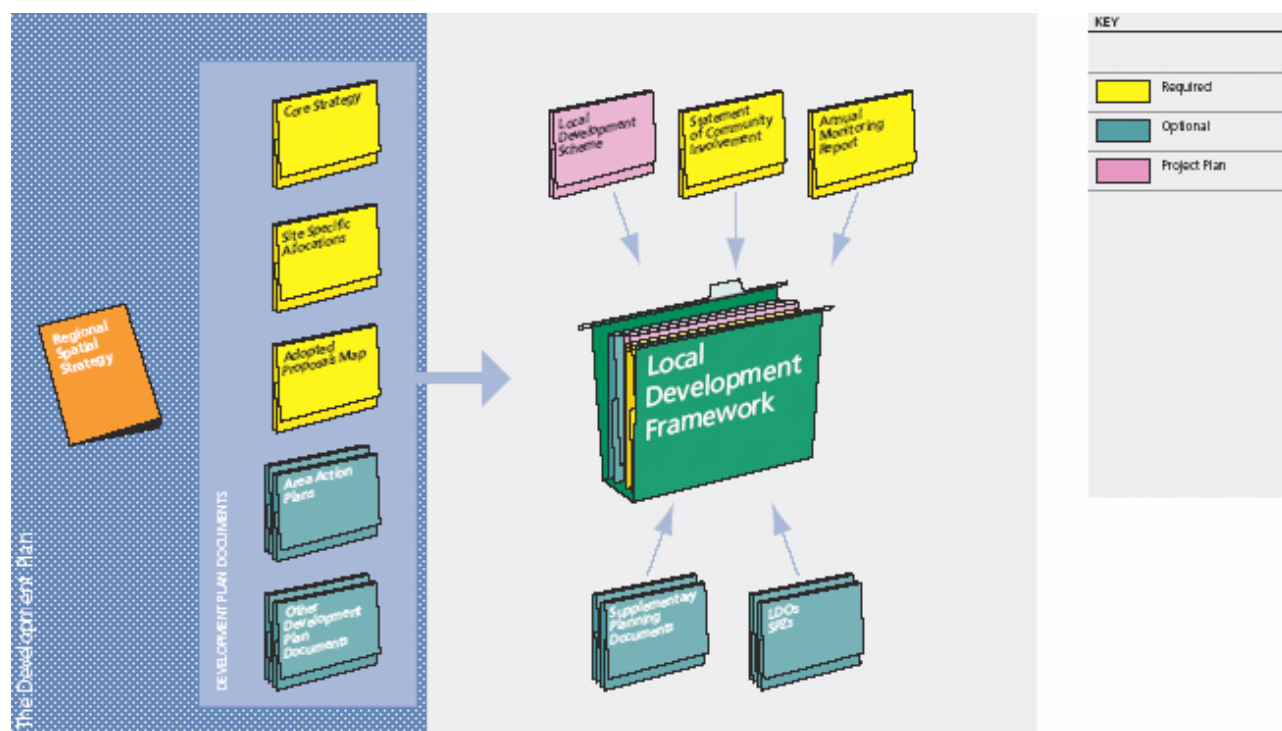
Supplementary Planning Documents & Local Development Frameworks

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

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

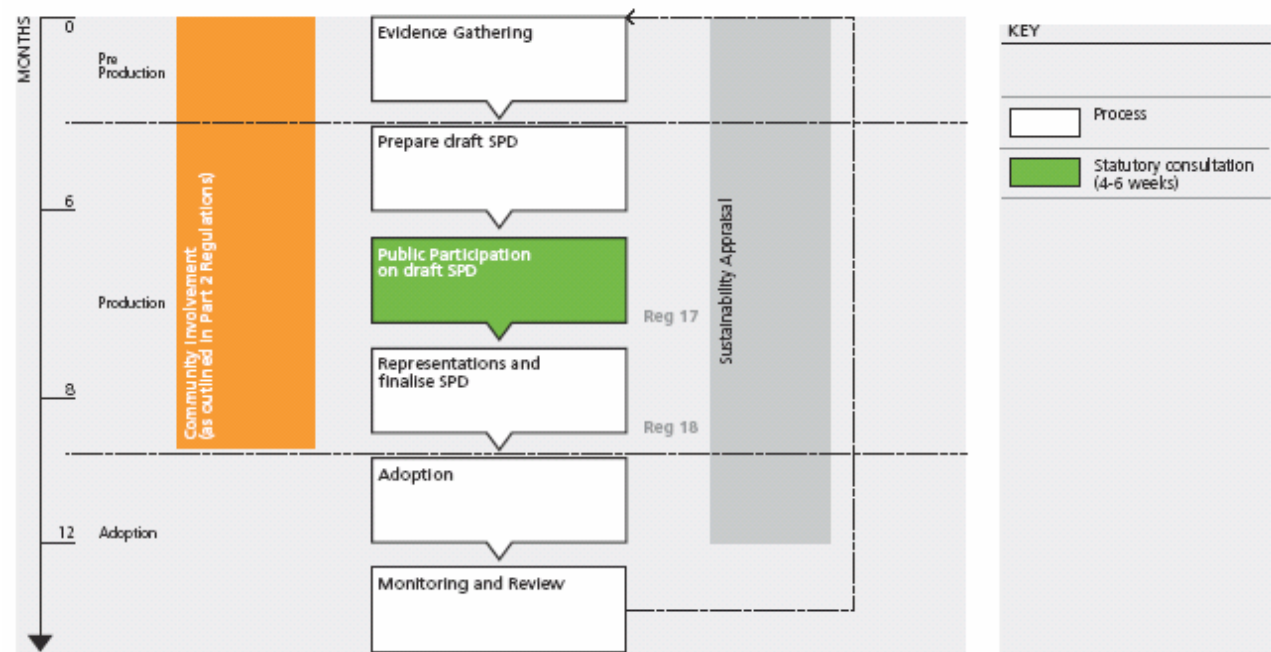
Local planning authorities must undertake a Sustainability Appraisal, which is a process designed to ensure that sustainability is inherent within all plans, policies and programmes throughout the preparation process of a SPD, and to include the timescale of producing this and the SPD in the Local Development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

Diagram 1: Key documents of the Local Development Framework



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

Diagram 2: The Supplementary Planning Document Process





St Mary's (Charlton Kings) Conservation Area

Character Appraisal and Management Plan

June 2009



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Key characteristics

This Character Appraisal of the St Mary's Conservation Area concludes that the special interest of the area derives from the following key characteristics:

- The Conservation Area has two distinctive character areas within it. The first character area comprises the older part of Charlton Kings, around St Mary's Church which has a strong historic village character. This older part developed substantially in the 16th century. The second character area comprises turn of the 19th/20th century red brick houses along Copt Elm Road, Lyefield Road East and Lyefield Road West;
- The older character area has a fine urban grain, with buildings clustered around the churchyard, set along narrow curving roads. In comparison, the character area to the north comprises formally planned development, and whilst still having a fine urban grain, houses are formally planned and set along long, straight roads;
- The area has retained its village character and qualities through the visual dominance of historically and architecturally important buildings, the retention of their attractive historic settings and the retention of many of the historic plot boundaries. This character is particularly evident around St Mary's Church;
- The red brick houses along Copt Elm Road, Lyefield Road East and Lyefield Road West form a visually distinctive group, which contribute to establishing the identity of the Conservation Area;
- The Conservation Area has a diverse mix of building types, styles, ages and functions. This adds to the special interest of the Conservation Area through the architectural variety of buildings, their varied details and materials, and their varied relationships to each other, as well as the varied uses of buildings and land;
- Copt Elm Road has a long, straight plan form which dips towards its middle then rises at either end. The form and gradient of the road is a distinctive characteristic which allows distance views to be prevalent;
- Charlton Kings has rich historic and archaeological interest, containing three of Cheltenham's six scheduled ancient monuments. The Conservation Area itself contains one of these three scheduled ancient monuments, this being the Churchyard cross in St Mary's Churchyard.

Key issues

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

- Control of new building 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;
- Installation of drives and loss of front gardens;
- Tree management;
- Boundary enclosures;
- Setting and views;

- Enhancement of existing buildings and land;
- Traffic management, particularly along Horsefair Street;
- Car parks;
- On street parking.

Part 1 – Character Appraisal

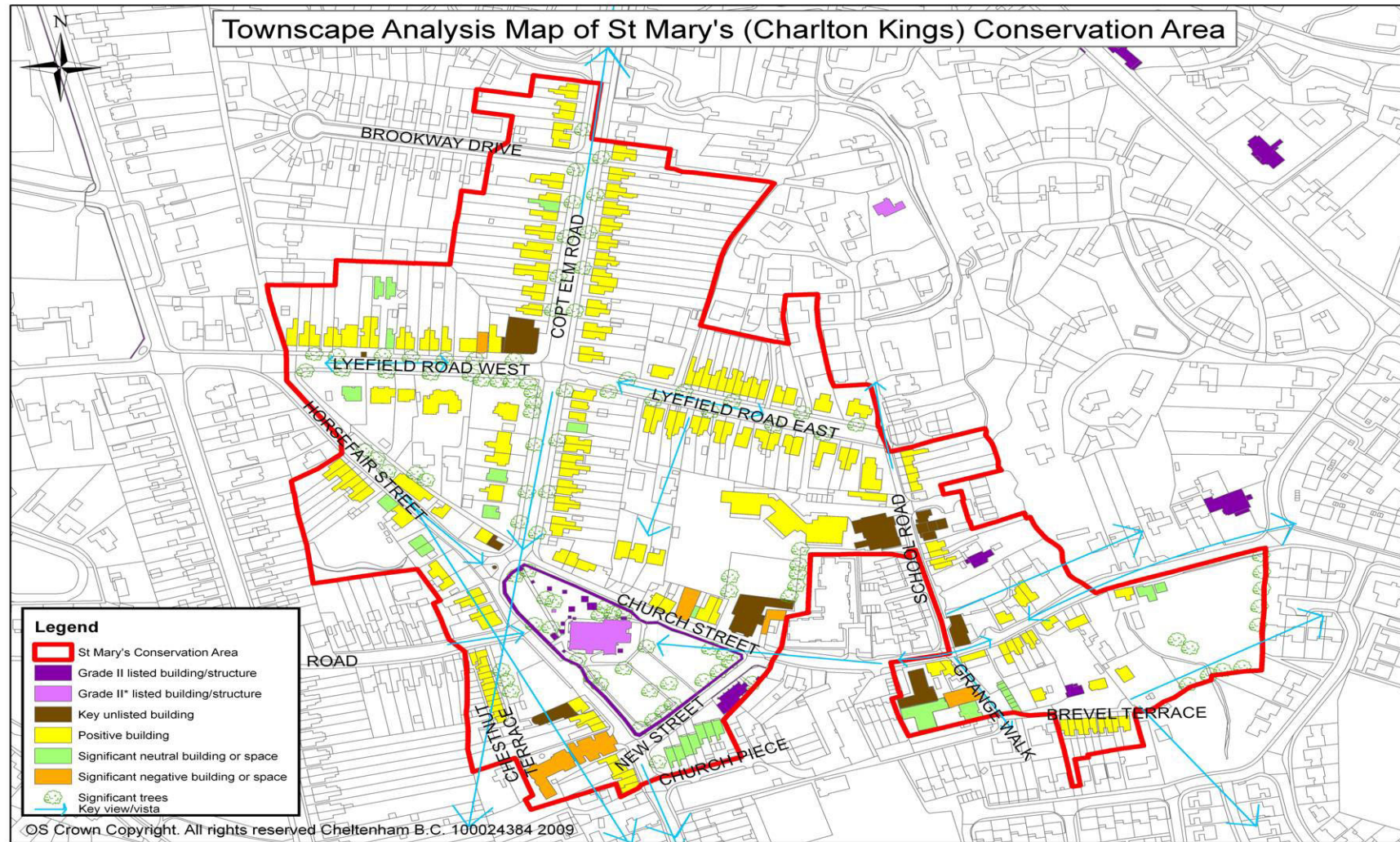


Figure 1 Townscape Analysis Map of St Mary's Conservation Area

1 INTRODUCTION

What is a Conservation Area

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

The need for an appraisal

- 1.3 PPG15 stresses the need for local planning authorities to make an assessment of the special character and appearance of all Conservation Areas in their districts. The Government has also made the preparation of such assessment appraisals for all conservation areas a Best Value Performance indicator for local authorities. These assessments should be reviewed by local planning authorities every five years.
- 1.4 This document has been split into two parts. Part 1 of the document forms the character appraisal which provides an assessment of the character of a conservation area or parts of it. This appraisal provides the basis for Part 2, which comprises a management plan which gives guidance on how the preservation or enhancement of the character or appearance can be achieved. It also provides a sound basis for development control decisions made by local authorities (such as the design of highways or the appropriateness of the design of new buildings or open spaces).
- 1.5 Both parts of this document were subject to public consultation between 2nd March and 13th April 2009. Following consideration of representations received, the Management Plan was adopted by Cheltenham Borough Council on 29th June 2009 as a Supplementary Planning Document. It will be used in conjunction with the Local Plan as a material consideration in determining planning applications.
- 1.6 A statement entitled *The St. Mary's (Charlton Kings) Conservation Area Character Statement – Key Issues and Actions* was produced by Cheltenham Borough Council in 2003. It was adopted as Supplementary Planning Guidance (SPG). The SPG has been referred to in writing this Character Appraisal and Management Plan, which supersede it. The main actions arising from the original SPG relate to the subdivision of gardens for additional development and traffic in Horsefair Street. Traffic management in Horsefair Street remains a concern and Action SM9 in the Management Plan SPD attempts to address this issue.

Planning context

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

Conservation Area boundaries

- 1.9 There is a requirement for existing Conservation Area boundaries to be re-assessed from time to time. The St. Mary's Conservation Area boundary was last reviewed in September 2001. This character appraisal for St Mary's is not intended to look at reviewing the boundary of the Conservation Area. However, it may be desirable to review the boundary in the future, and the following notes have been made for such a time: the Conservation Area could be extended along Church Street to Hearne Road to include The Hearne (Grade II listed) and along School Road to include King's House (Grade II* listed) and the area around Spring Bottom. These buildings and spaces are seen to have historic and architectural interest and are worthy of Conservation Area designation. Additionally, No. 41 Church Street is on the Index of Buildings of Local Interest and could be included within the Conservation Area boundary.

St Mary's Conservation Area

- 1.10 St Mary's Conservation Area is located within the suburb of Charlton Kings. Charlton Kings is situated to the east of Cheltenham's town centre. The 2001 Census from the Office for National Statistics shows that in the ward of Charlton Kings there were 5,514 inhabitants in 2001. Charlton Kings as a whole has a population of "10,875."¹ *"The area constitutes a civil parish. Prior to the Local Government Act 1972 coming into force on April 1, 1972, it had been an urban district."*² Cheltenham Borough Council's boundaries were extended in 1974 to include Charlton Kings. St Mary's Conservation Area was originally designated by Cheltenham Borough Council on the 2nd October 1989, and was subsequently extended and re-designated on the 3rd September 2001. St Mary's Conservation Area covers about 12 hectares.
- 1.11 The Conservation Area contains over 40 Grade II listed buildings/structures, two Grade II* listed buildings/structures and some locally listed buildings/structures. Charlton Kings also contains three of Cheltenham's six scheduled ancient monuments being – a bowl barrow 750 metres north-west of Wood Farm, on land to the north-east of Ham Hill; Battledown Camp and

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

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

the Churchyard cross in St Mary's churchyard. The latter is located in St Mary's Conservation Area.

Summary of special interest

1.12 St Mary's Conservation Area is special because:

- The Conservation Area has two distinctive character areas within it. The first character area comprises the older part of Charlton Kings around St Mary's Church which has a strong historic village character. This older part developed substantially in the 16th century. The second character area comprises turn of the 19th/20th century red brick houses along Copt Elm Road, Lyefield Road East and Lyefield Road West;
- The older character area has a fine urban grain, with buildings clustered around the churchyard, set along narrow curving roads. In comparison, the character area to the north comprises formally planned development, and whilst still having a fine urban grain, houses are formally planned and set along long, straight roads;
- The area has retained its unique village character and qualities through the visual dominance of historically and architecturally important buildings, the retention of their attractive historic settings and the retention of many of the historic plot boundaries. This unique village character is particularly evident around St Mary's Church;
- The red brick houses along Copt Elm Road, Lyefield Road East and Lyefield Road West form a visually distinctive group, which also contribute to establishing the identity of the Conservation Area;
- The Conservation Area contains buildings which have a diverse mix of building type, style, age and function. This adds to the special interest of the Conservation Area through the visual architectural variety of the buildings, their varied details and materials, and their different relationships to each other, as well as the diverse uses of buildings and land;
- Charlton Kings has rich historic and archaeological interest, containing three of Cheltenham's six scheduled ancient monuments. The Conservation Area itself contains one of these three scheduled ancient monuments, being the Churchyard cross in St Mary's Churchyard.

2 LOCATION AND SETTING

Location and context

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

General character and plan form

- 2.2 St Mary's Conservation Area is the historic heart of Charlton Kings and contains two quite different character areas. The first comprises the historic village centre, focused on St Mary's Church and including Church Street, Horsefair Street and part of School Road. The second character area comprises the rows of red brick houses along Copt Elm Road and Lyefield Road East and West, which date from the turn of the 19th/20th centuries. These houses form a distinctive group of mass housing.



Figure 2 St Mary's Church from Horsefair Street



Figure 3 Row of red brick houses on east side of Copt Elm Road

- 2.3 The two distinctive character areas within the Conservation Area each contain very different buildings in terms of their age, architectural style, function, positioning and material. The layout of the roads also varies between them. In the older character area (the southern part of the Conservation Area), the streets around St Mary's Church are narrow and curving in form. Church Street follows the line of a lane existing by the 12th century. This lane in turn would have originated from field boundaries created by ancient ridge and furrow ploughing. This area has an informal character. The church dominates the area and buildings are clustered around the churchyard. The church forms the central focus with its position dictating the road layout around it. The church and church yard are on a triangular island site with roads on all sides. The houses in the area tend to front directly onto the road and the building development is dense. In comparison, the character area in the northern part of the Conservation Area contains red brick houses along Copt Elm Road, Lyefield Road East and Lyefield Road West. These houses together with the shops on the corner of Lyefield Road West and Copt Elm Road have a more formal character, with the roads having a structured layout. They were planned and built as one at the turn of the 19th / 20th centuries and they represent good mass housing of the period. The houses which tend to have uniform characteristics are set behind small front gardens, and follow a strong building line at the front. This formal character is reinforced by the linear plan form of the roads.



Figure 4 Curving form of Church Street



Figure 5 Straight form of Copt Elm Road

- 2.4 The Conservation Area predominantly contains historic buildings, some of which are statutory or locally listed. Buildings dating from the latter part of the 20th century have either been constructed on open land or as infill development, between historic buildings. Although St Mary's Conservation Area has a predominantly residential character, it also has a strong commercial element and contains other important uses including two churches, an infants' school, two public houses and a number of local shops.



Figure 6 The Royal public house



Figure 7 Row of local shops on Lyefield Road West

- 2.5 Traffic passing through the Conservation Area tends to be local traffic, although additional traffic is generated by shops and community facilities at Lyefield Road West, Church Street and around the library, the latter being just outside the Conservation Area. Vehicles travelling between the A40 London Road and A435 Cirencester Road may use the local roads which run through the Conservation Area as a short-cut.

Wider landscape setting

- 2.6 St Mary's Conservation Area is surrounded on all sides by suburban residential development in other parts of Charlton Kings. The Conservation Area is positioned between the A435 and A40. The A40 forms the eastern and western approach into Cheltenham. Cirencester Road (A435) forms the main approach into much of Charlton Kings and Cheltenham from the south. The two roads meet at Holy Apostles Church and are the main routes which structure Charlton Kings. The historic village development sits between them and more recent development straddles these two roads. Copt Elm Road also experiences significant levels of traffic, as it connects the Conservation Area with the busy London Road (A40). To the south of the Conservation Area, the land is slightly less developed, with allotment gardens, playing fields and a cemetery.



Figure 8 Vista of Cotswold scarp from Church Street

The physical character of the Conservation Area is determined by the open spaces and gaps between buildings and extensive views over roof tops to the Cotswold scarp. The hills wrap around the south and east of Charlton Kings and provide a dramatic setting for the village and natural, rural enclosure.

- 2.8 There are a large number of historic buildings in the St Mary's Conservation Area, many of which are landmarks in the immediate street scene. These include St Mary's Church, St Mary's Parish Centre, Merryfellows public house and The Royal public house, Charlton Kings County Infants School and Charlton Kings Club. St Mary's Church dominates views from both within and outside the Conservation Area. The straight plan form of Copt Elm Road, Lyefield Road East and Lyefield Road West creates long vistas whilst the curving and gently sloping form of Church Street to the east restricts views. Buildings positioned against the back edge of the footpath create a sense of enclosed space. Green spaces provide a sense of openness and trees provide natural boundaries.



Figure 9 Landmark buildings within St Mary's Conservation Area

3 HISTORIC DEVELOPMENT

Archaeology within Charlton Kings

- 3.1 Some archaeological research has been conducted within the Borough of Cheltenham and in-depth research can be found in "Pre-Regency Cheltenham: An Archaeological Survey".³
- 3.2 A small number of archaeological remains have been unearthed within Charlton Kings. Remains have been recorded in the Gloucestershire Sites and Monument Record and include a Roman coin of Constantine, 12th – 14th century pottery and Charlton Kings Mill, which was located on the ford across School Road. This mill is thought to date from Medieval times.⁴ These finds were made outside the boundaries of the three Conservation Areas in Charlton Kings.
- 3.3 Additionally, Charlton Kings contains three of Cheltenham's six scheduled ancient monuments; a bowl barrow 750 metres north-west of Wood Farm, on land to the north-east of Ham Hill; Battledown Camp and the Churchyard cross in St Mary's Churchyard. The Churchyard cross is located in St. Mary's Conservation Area.
- 3.4 Archaeological discoveries and buried archaeological remains provide a basis for researching the origins and early development of Charlton Kings, and contribute indirectly to a sense of place, which links the past to the modern era.

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

⁴ Gloucestershire Sites & Monument Record – Summary Report For Areas 5458, 6579 & 6580

- 3.5 Evidence of early settlement in Charlton Kings dates back to the middle Iron Age. Charlton Kings was well suited to early settlement due to well drained soils. The *“Remains of a roman villa were discovered in Charlton Kings in 1980.”*⁵

Summary of Historic Development of Charlton Kings

Origin of place name

- 3.6 *“The name Charlton Kings comes from Anglo-Saxon times, the word Charlton evolved from the term ceorls’ tun, a ceorl being the Saxon term for an independent peasant landowner and tun meaning a fenced enclosure with a dwelling.”*⁶ Charlton Kings Local History Society explains that this particular *“...ceorl’s tun (was) established as part of the royal manor and Hundred of Cheltenham (hence the term Kings in the name).”*⁷ The name appears as Cherlton as early as 1160.

The development of Charlton Kings

- 3.7 Charlton Kings Local History Society explains how Charlton Kings grew in the 16th century - *“With the sixteenth-century demand for extra dwellings, new houses were built opposite the old ones on the ends of common field strips. Most of the older houses were upgraded or rebuilt between 1550 and 1650...Old houses rebuilt and new houses erected after 1750 were all made of brick, and there were many small brickyards in the parish...”*⁸ Houses began to encroach upon land previously used for agriculture and became developed with contained frontages. They tended to follow a similar building line.
- 3.8 The development of Cheltenham as a popular spa resort during the late 18th to early 19th centuries impacted upon Charlton Kings, where visitors found lodging houses - *“...lodgings had filled up at Charlton Kings...”*⁹. Additionally, during the 19th century, *“Charlton Kings, like Cheltenham, became fashionable as a place for retirement for the military, and the solid brick or stucco-faced houses which survive around the village bear witness to the presence of a confident and prosperous Victorian middle class.”*¹⁰ In the mid 19th century, a small part of the population was also employed in the making of gloves.
- 3.9 In contrast, many local residents of Charlton Kings suffered hardship. The Charlton Kings Local History Society explains how *“Assistance (for the poor) was not only financial, but came through the provision of a good basic education in the Charlton Kings schools and Sunday schools, as well as sports and other activities, often provided under the aegis of St Mary’s Church.”*¹¹
- 3.10 A famous poet lived in Charlton Kings in the 1930s. Cecil Day-Lewis (1904-1972) was professor of poetry at Oxford University. He was appointed Poet Laureate in 1968. *“...Cecil Day-Lewis lived at Charlton Kings in 1934-8, while a master at the College Junior School.”*¹²
- 3.11 *“(In) Charlton Kings Urban District in 1921, there were 4,376 houses; in 1931 there were 4,759.”*¹³ This indicates high growth at this time, within a relatively short period. *“In 1931 Charlton Kings Urban District contained 1,335 private families.”*¹⁴

⁵ Cheltenham Areas: History of Charlton Kings

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

⁶ Charlton Kings – Wikipedia, http://en.wikipedia.org/wiki/Charlton_Kings

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

⁸ Charlton Kings Local History Society *ibid.* (pg. 48)

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

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

¹¹ Charlton Kings Local History Society *ibid.* (pg. 6)

¹² Blake, S. & Beacham, R. (1982) The Book of Cheltenham (pg. 61)

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

¹⁴ Payne, G. *ibid.* (pg. 298)

“(Charlton Kings’ population) had grown to 6034 by 1946 and to 10,177 by 1971.”¹⁵ Today, Charlton Kings has a population of “10,875.”¹⁶

- 3.12 The Charlton Kings Local History Society explains how *“By the mid-twentieth century Charlton Kings had grown from its small beginnings to a population of over 6,000, well served by schools, numerous shops and public houses, charities, sports clubs and other societies.”¹⁷ In the 21st century, it has become well established as a popular, affluent suburb within Cheltenham. It has seen many changes but its three distinctive Conservation Areas have managed to retain their special historic character and unique qualities.*

Detailed history of agriculture

- 3.13 Agriculture played a key role in Charlton Kings’ development and the Charlton Kings Wikipedia explains that *“Much of early Charlton Kings was used for agriculture, tended to by small homesteads.”¹⁸ There is evidence in the place names today of “crops previously grown in Charlton Kings, such as Hempcroft (hemp), Flaxley (flax) and Crab End (crab apples). Other crops known to be grown in the area were cherries and grapes.”¹⁹ Charlton Kings Local History Society explains that *“Down to the late nineteenth century, agriculture was naturally the principal means of earning a living for Charlton men. The majority of men...in the years 1813-57 give their occupation as farmer, dairyman, milkman, hurdle-maker, gardener, labourer.”²⁰ The Charlton Kings Local History Society goes onto explain that *“...after farming, building was certainly the chief source of employment...Charlton clay was being turned into bricks.”²¹ Away from these principal industries, The Charlton Kings Local History Society states that *“As one would expect, there were tailors, shoemakers, butchers, bakers, grocers, four millers, five blacksmiths or farriers, a corn factor, four wheelwrights, a coal seller, an ironmonger, a cooper, a chimney sweep, letter carriers, innkeepers and beer sellers, and various professional men.”²²****

Detailed history of prominent churches

- 3.14

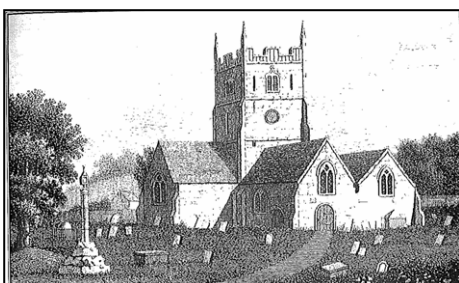


Figure 10 St. Mary’s Church, taken from *The Gentleman’s Magazine*, 1823 (Picture copied from ‘Britain in Old Photographs - Charlton Kings’ by Charlton Kings Local History Society)

*“St Mary’s church, dedicated to Mary in 1190 by William de Vere, Bishop of Hereford, is the oldest church in Charlton Kings. It was built to ease the nearby Cheltenham parish church due to increasing congregation size.”²³ The Charlton Kings Wikipedia explains that *“St Mary’s church houses one of the oldest royal arms in the country, it was acquired in 1660 to celebrate the restoration of Charles II and restored in 1988 to commemorate the 200th anniversary of George III’s visit to Charlton Kings.”²⁴**

¹⁵ Charlton Kings Local History Society (1988) *A History of Charlton Kings* (pg. 176)

¹⁶ Charlton Kings – Wikipedia, the free encyclopedia – http://en.wikipedia.org/wiki/Charlton_Kings

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

¹⁸ Charlton Kings – Wikipedia, http://en.wikipedia.org/wiki/Charlton_Kings

¹⁹ Charlton Kings – Wikipedia *ibid*

²⁰ Charlton Kings Local History Society (1988) *A History of Charlton Kings* (pg. 173)

²¹ Charlton Kings Local History Society *ibid*. (pg. 173)

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

²³ Charlton Kings – Wikipedia, http://en.wikipedia.org/wiki/Charlton_Kings

²⁴ Charlton Kings – Wikipedia *ibid*.

- 3.15 The Charlton Kings Local History Society explains how “...little of the original Norman building (St Mary’s church) has been left after successive enlargements and alterations.”²⁵

3.16

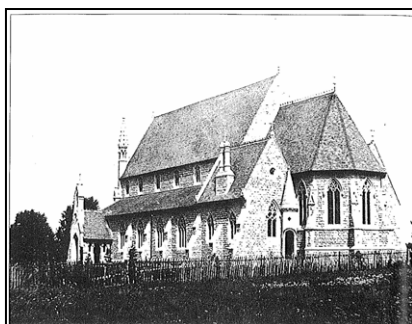


Figure 11 Holy Apostles Church, 1871

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

Holy Apostles Church is another important church located in the west of Charlton Kings. “The foundation stone was laid in March 1866.”²⁶ The church is in the Gothic Revival, Early Decorated style. It was designed by John Middleton, and built by Charles Cook-Higgs and William Jones of Gloucester. The “...interior (was) probably by Boulton’s of Cheltenham and HH Martin of Cheltenham.”²⁷

Detailed history of transport and Industry

- 3.17 The Old London Road originally cut through Charlton Kings. The Charlton Kings Local History Society explains how “Originally this road was a link between Cheltenham, Dowdeswell and Whittington; but by 1700 it had become an alternative way to London, joining the Gloucester-Stow road at The Garricks Head.”²⁸ Its route ran along Cudnall Street through the Six Ways junction in the north, through Spring Bottom, then on passed The Knapp and The Hearne and eventually onto East End Road. Cudnall Street “...formed part of an ancient route to London and was still known as London Road in 1884, and as Old London Road in 1897.”²⁹ The Old London Road was replaced by the current London Road, which forms part of the A40.
- 3.18 Charlton Kings developed good transport links to connect it with surrounding areas and further afield. “Plans for a railway line through Charlton Kings were first drafted in 1872...The line was opened in 1881 with a small station in Charlton Kings.”³⁰ Brooks explains that the railway station served an important purpose where “Until quarrying ended in the late 1920s, a line ran the 1.25 miles from Charlton Kings (railway station) to Leckhampton Hill. An 0-4-0 tank engine named Lightmoor...chuffed along the branch line with locally hewn limestone bound for building sites in distant places.”³¹ “Between 1899 and 1914, the Charlton Kings line had frequent services to Cheltenham, Banbury and Swindon as well as major expresses to destinations such as Manchester, Birmingham and Southampton using the line.”³² “Rail traffic along the M&SWJR (Midland & South Western Junction Railway) line greatly increased due to the transportation of men and munitions southwards during World War I and World War II. The M&SWJR closed on September 9, 1961 and the Cheltenham to Banbury line closed on October 15, 1962, when the station at Charlton Kings finally shut.”³³ As the Charlton Kings Local History Society goes on to explain, “There is some light industry, mainly located

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

²⁶ Charlton Kings Local History Society (1988) *A History of Charlton Kings* (pg. 129)

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

²⁸ Charlton Kings Local History Society (1988) *A History of Charlton Kings* (pg. 18)

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

³⁰ Charlton Kings – Wikipedia, http://en.wikipedia.org/wiki/Charlton_Kings

³¹ Brooks, R. (2001) *A Century of Cheltenham* (pg. 25)

³² Charlton Kings – Wikipedia, http://en.wikipedia.org/wiki/Charlton_Kings

³³ Charlton Kings – Wikipedia, *ibid.*

on the site of the old railway station off the Cirencester Road and on the industrial park that replaced the brickworks near Battledown.³⁴

3.19

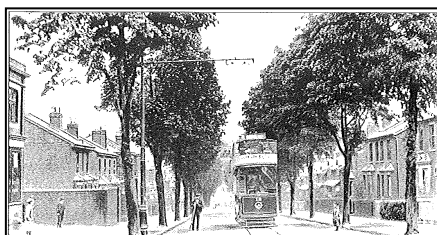


Figure 12 Tram nearly at the top of Copt Elm Road c.1910

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

In the beginning of the 20th century, Charlton Kings also had a tramline which ran along Lyefield Road West, up Copt Elm Road to the Six-Ways junction, then partly along London Road. "Electric trams were also used in Charlton Kings between 1903 and 1930 when they were replaced by buses."³⁵

- 3.20 "...Charlton Kings was the birthplace of the Black and White Coach Company which started in 1926 with two coaches to London a day and two back, operating from a garage in Cirencester Road."³⁶

Development of St Mary's Conservation Area by 1897

- 3.21 On the 1884 map, a number of buildings and structures are depicted in the Conservation Area. These include a police station and hotel on Horsefair Street (the hotel is now named The Royal public house) and the stocks and vestry on New Road (now called New Street). Chestnut Terrace is shown as fully constructed to the south of Gladstone Road. A public house was positioned at the end of Church Piece, just outside the boundary of the Conservation Area. The Baptist Chapel is clearly shown in Church Street, having been built in 1875. Two schools were located in the St Mary's Conservation Area in the 19th century. The school building on the east of School Road "...had been built in 1872, to cater (separately) for boys and girls."³⁷ When this building became inadequate, "land on the other side (of School Road) was bought, and the (school) on the left (side) was built in 1894."³⁸ Cambrian Nursery was positioned in the east of the Conservation Area, off Church Street and continues to occupy a large plot of land. St Mary's Church was mostly rebuilt in 1877-8; however "The churchyard was extended in 1884 to accommodate graves."³⁹ Other noteworthy buildings from the 19th century include a post office and rectory on Church Street. Two sandpits are depicted on the 1884 map, one on Horsefair Street and one on Copt Elm Road.



Figure 13 School buildings on School Road, no date

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

³⁴ Charlton Kings Local History Society (1999) *Britain in Old Photographs – Charlton Kings* (pg. 6)

³⁵ Charlton Kings – Wikipedia, http://en.wikipedia.org/wiki/Charlton_Kings

³⁶ Charlton Kings Local History Society (1988) *A History of Charlton Kings* (pg. 188)

³⁷ Charlton Kings Local History Society *ibid.* (pg. 66)

³⁸ Charlton Kings Local History Society *ibid.* (pg. 66)

³⁹ Charlton Kings Local History Society (1999) *Britain in Old Photographs – Charlton Kings* (pg. 6)

- 3.22 The 1897 map of Cheltenham depicts detached houses as having been built along both sides of Copt Elm Road and significant levels of development had occurred along Lyefield Road East and Lyefield Road West. Very little development was apparent along these roads on the 1884-93 map suggesting these roads became well developed within a short period. There is also development around all sides of St Mary's Church. The area of Charlton Kings around St Mary's Church appears to have experienced the highest levels of development at this time, with the Church forming the core of the historic settlement. There is development along the length of Church Street. Between the roads, much of the land remained undeveloped. The corn mill is shown located at the northern end of School Road. It was powered by the River Chelt and the Hearne Brook flows to the south. The National School is shown located to the west of School Road. The stocks are also shown on the corner of New Street and Church Street where they remain today. The stocks were originally positioned outside the south porch of St Mary's Church. Charlton Kings Railway Station is shown cutting through land to the south of Charlton Kings on a roughly east-west axis. It forms part of the 'Banbury and Cheltenham' line which cuts across Cirencester Road and joins with Leckhampton Railway Station in the west.

Development of St Mary's Conservation Area by 2008

- 3.23 Some of the historic services have been lost in the 21st century, namely the post office in Church Street and the police station and pound on Horsefair Street. These buildings remain, although the police station and pound have been converted to residential use and the post office has been converted to a takeaway.
- 3.24 *"Charlton Kings had been governed by Cheltenham since 1974, when the Urban District Council was abolished. Charlton Kings gained a parish council in 1995."*⁴⁰

3.25

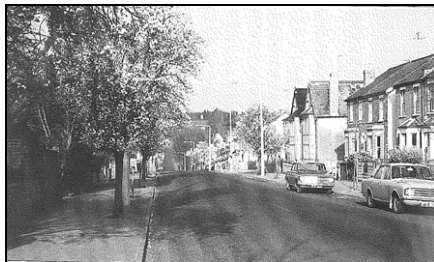


Figure 14 Southern end of Copt Elm Road with late Victorian red-brick houses, 1975

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

The 1923 map of Cheltenham shows further development as having taken place within St Mary's Conservation Area by this time. The southern end of Copt Elm Road had become developed with red brick semi-detached houses.

- 3.26 Lyefield Road East had become further developed with terraced housing along its north side. The north side of Lyefield Road West had also become further developed with semi-detached houses. A tramline is featured running along Lyefield Road West then turning north up Copt Elm Road and then turning west onto London Road. The Charlton Kings Local History Society explains how the trams "...encouraged house building along Cirencester

⁴⁰ Charlton Kings Local History Society *ibid.* (pg. 6)

Road...⁴¹ A post office is marked on Lyefield Road West. Copt Elm Road had become further developed with semi-detached houses on both sides, one of which is marked as a police station on the west side. A row of six terraced cottages had been built on Horsefair Street. The War Memorial and the Lych Gate by the Church are marked on the 1923 map. Other buildings of note to have been established by this time include a smithy and the Charlton Kings Club and Institute on Church Street. The Charlton Kings Club formed an important historic social facility. Brevel Terrace was constructed at the beginning of the 20th century.



Figure 15 Church Street looking east c.1930s

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

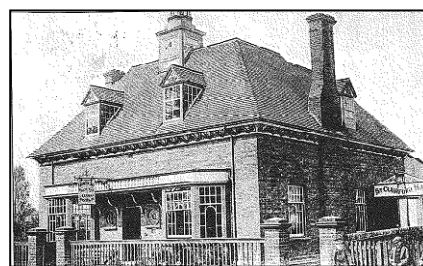


Figure 16 Charlton Kings Club and Institute, 1906

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

- 3.27 Further development has taken place within St Mary's Conservation Area, and is shown on recent maps. A small amount of infill development has occurred between the historic buildings and on previously undeveloped land. Some buildings have changed use or been replaced, for example the hotel on Horsefair Street is now The Royal public house; the building on the junction of Lyefield Road West and Copt Elm Road was replaced c.1930 with a purpose-built restrained art deco shop block and the school building on the east side of School Road has been converted into flats, named old School Mews in the 1980s. The Charlton Kings County Infant School has expanded with the construction of additional buildings. Longleat block of flats have been erected opposite the junction of New Street and Horsefair Street in the latter half of the 20th century. Although Cooper's Court block of flats on Church Street is located outside the Conservation Area, this building provides a poor, unattractive setting for the near-by historic buildings. These flats replaced almshouses which were demolished in 1970. A row of seven terraced houses dating from the 1960s have been built on New Street, opposite St Mary's Churchyard. They were constructed on this site following demolition of several historic houses, including a row of terraced houses called Providence Place. The old schoolroom of the Charlton Kings Baptist Church was replaced in 1975 by a large hall.



Figure 17 Church Street looking west towards St. Mary's Church, 1962. The almshouses can be seen on the right which were replaced by Cooper's Court.

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

⁴¹ Charlton Kings Local History Society (1988) A History of Charlton Kings (pg. 188)

- 3.28 Despite the new development and infill development that has occurred in recent years, the St Mary's Conservation Area has managed to retain its special qualities and its historic character is still very much in evidence. This is particularly so around St Mary's Church. The Charlton Kings Local History Society believe that *"Charlton Kings' official status as a suburb seems confirmed, yet in spite of all it retains its character."*⁴²

⁴² Charlton Kings Local History Society (1999) Britain in Old Photographs – Charlton Kings (pg. 6)

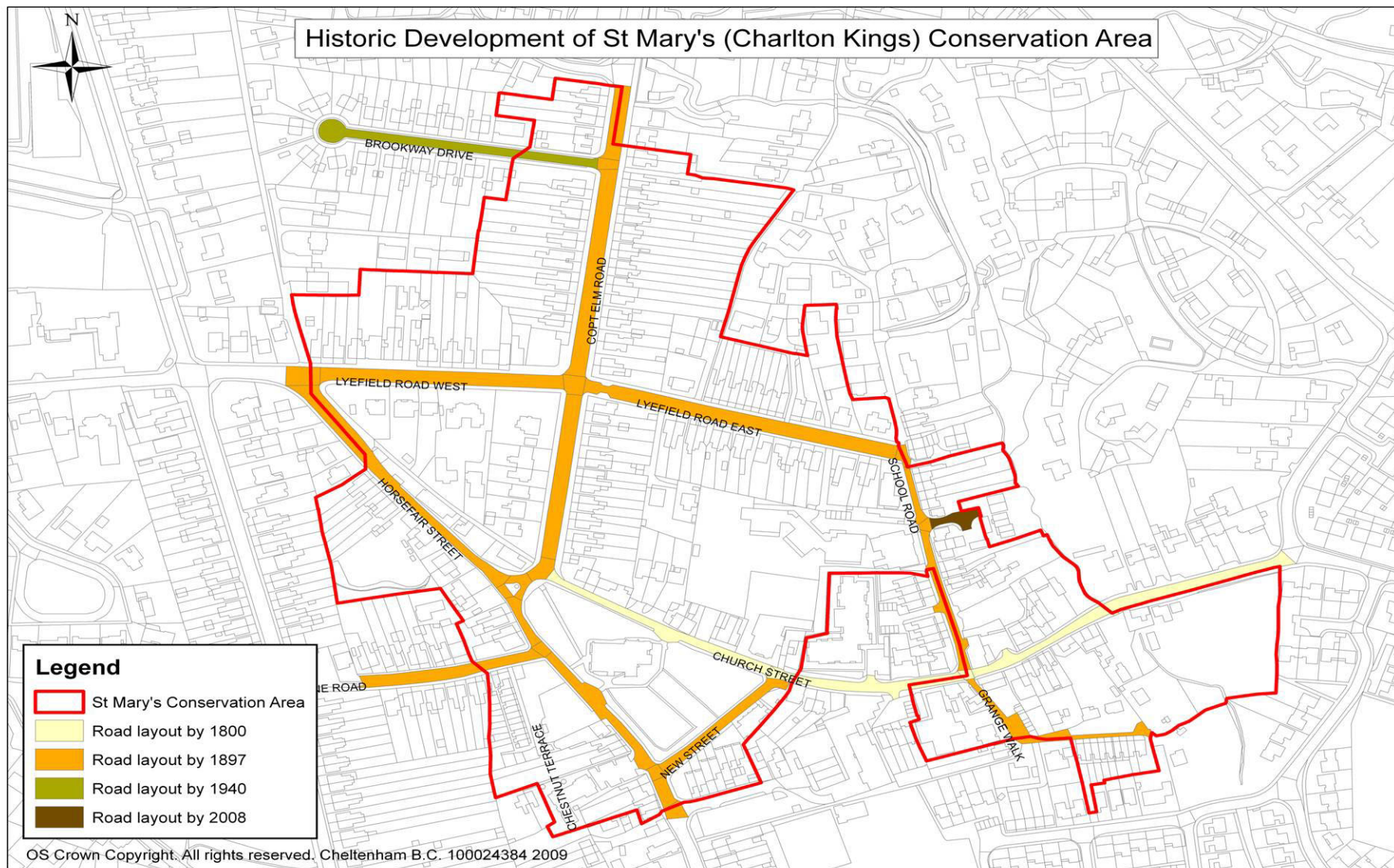


Figure 18 Historical Development of St Mary's (Charlton Kings) Conservation Area

4 SPATIAL ANALYSIS

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

Public and private space

- 4.1 The character of St Mary's Conservation Area can most readily be experienced, through the quality and variety of its spaces and views. The plan form of the settlement has largely determined the character, relationship of spaces and the opportunity for views within the area. St Mary's Conservation Area has an interesting mix of spaces and views, with some areas having contained space and shortened views and other areas being open and spacious where extensive vistas can be seen.
- 4.2 In St Mary's Conservation Area the ratio of buildings to open space is relatively dense giving the area a built-up character. However in contrast, there are a couple of substantial green areas which are key spaces in contributing to the character and appearance of the Conservation Area. These spaces are the St Mary's churchyard and 'Telling and Coates' nursery off Church Street. The nursery was named Cambrian Nursery in the 19th century. Both of these open spaces are important historic sites. The churchyard provides a calm and tranquil atmosphere, where a notable decrease in noise and activity levels is experienced compared to the busier parts of the Conservation Area, such as the commercial parts of Church Street and Lyefield Road West. The green space on Horsefair Street, at its junction with New Street, is a smaller area, but is still significant in enhancing this part of the Conservation Area. Also all of these green spaces allow views to open up and extensive views of the Cotswold escarpment can be seen. These views of the distant hills offer an attractive backdrop for the Conservation Area.

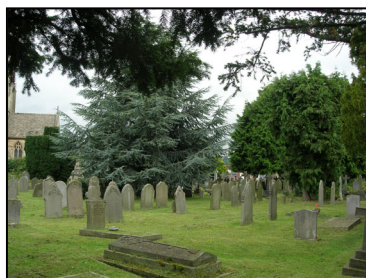


Figure 19 St Mary's Churchyard



Figure 20 'Telling and Coates' nursery

- 4.3 The majority of the buildings in the northern part of the Conservation Area are set back from the public footpath and have contained front gardens. More recent buildings have been sympathetic to the built historic form, in that they follow the established building line. Where buildings are set back from the street, front boundary enclosures consist of railings, red brick walls, stone walls and some fencing and hedgerow. The front boundary enclosures tend to be low enough in height to enable full appreciation of the buildings. Historic listed railings and gate piers surround St Mary's Churchyard and form an attractive boundary treatment. In contrast, some of the shops along Church Street and Lyefield Road West front directly onto the back edge of footpath.



Figure 21 Traditional boundary treatments on Copt Elm Road



Figure 22 Listed railings and gate piers around St Mary's Church

4.4



Figure 23 Pound Walk – example of narrow, historic footpath

There is a variety of road layouts within the St Mary's Conservation Area. Church Street and School Road are both gentle, winding roads and this is common in historic rural settlements which have an Anglo-Saxon and medieval past. When using these roads, the form of them creates a series of staggered views. This gives a sense of surprise as new views and spaces are constantly experienced. A strong sense of enclosure is formed by the narrow, historic footpaths of Church Walk and Pound Walk. In comparison, Copt Elm Road, Lyefield Road East and Lyefield Road West all have a formal, linear road layout which allows distance views and creates a sense of space.

4.5

Gardens form an important part of the Conservation Area, contributing to a sense of space and a verdant character. In addition they also form an attractive traditional front to both historic and more modern buildings, which provides a colourful, interesting setting and enhancing the special qualities of properties and the street scene. Well established front gardens are common in the majority of roads. The front gardens are often enclosed by traditional and historic boundary treatments, such as brick walls and occasionally railings. Trees in front gardens help to create privacy by screening private properties from public view and public spaces. Some front gardens have, however, been partially converted to hard-standing for cars which often forms an unattractive setting for buildings and a negative feature in the street scene.



Figure 24 Front gardens of modern and historic houses on Copt Elm Road



Figure 25 Front gardens of historic houses on Lyefield Road East

Key views and vistas

4.6



Figure 26 View of the Cotswold scarp from Horsefair Street

Views are very important in enhancing the character and appearance of St Mary's Conservation Area. They create a sense of place for this historic part of Charlton Kings. Throughout the Conservation Area, there are long distance views of the Cotswold scarp to the south and east, between buildings and over rooftops. This creates a distant enclosure and an attractive visual setting for the area. The hills frame views and maintain a rural connection. There are extensive views of the Cotswolds from Copt Elm Road, Church Street, Brevel Terrace and Horsefair Street.

4.7

Copt Elm Road has two key long distance views, looking in a northerly and southerly direction. Looking north from its junction with Lyefield Road East/West, a long distance view is experienced along Copt Elm Road as the land steadily falls and rises again towards the 'Six-Ways' junction. Looking in the other direction, the southerly view is stopped by the lych gate of St Mary's church, with a backdrop of trees in the churchyard and the Cotswold Hills. This latter view creates an attractive and traditional village scene.



Figure 27 View towards the 'Six-Ways' junction looking north down Copt Elm Road



Figure 28 View of Cotswold scarp closes view looking south down Copt Elm Road

4.8

There are a variety of views of St Mary's Church from around the Conservation Area. The church stops the view from Gladstone Road, where the rose window is a dramatic feature. The church tower is prominent in views along Church Street and can be glimpsed from other roads, such as Lyefield Road East.



Figure 29 Rose window in western elevation of St Mary's Church



Figure 30 View of St Mary's Church tower from Church Street



Figure 31 Glimpse of St Mary's Church tower between buildings on Lyefield Road East

Urban grain

- 4.9 Urban grain refers to the arrangement, size and pattern of buildings, plots and streets within an area. In the older part of the Conservation Area, to the south around the churchyard there is a fine urban grain. Buildings and plots are loosely set along tight historic streets, within narrow plots. This area has an informal, 'village' character. In comparison, the plots along Lyefield Road East and West, and Copt Elm Road, whilst still having a fine grain, are formally laid out. There is a steady, planned rhythm in the pattern of the plots, which tend to be long and narrow in form. This character area was developed in the late Victorian period and represents mass formally planned development.

5 CHARACTER ANALYSIS

Use of area and how use creates special interest

- 5.1 The whole of the Charlton Kings area, including St Mary's Conservation Area, originated as an agricultural settlement. Its important historic buildings and structures relate to its history. Although in recent years, Charlton Kings has merged with Cheltenham, the village has kept its local shops and services, helping to maintain its individual identity. The historic maps of the area show that from the late 19th century this part of Charlton Kings has contained important services such as shops, school, church, and public houses which served the local community and gave the village a centre.

Residential

- 5.2 Although Charlton Kings grew around its agricultural economy, the area evolved through the years to what is now a predominantly residential suburb of Cheltenham. There has been some residential infill development in recent years. Some of this has been sympathetic to the historic setting of St Mary's, although there have been a small number of significant additions to the Conservation Area which have harmed its setting and character. The residential dwellings have a variety of forms – vernacular cottages from the 16th and 17th centuries, terraced, semi-detached and detached houses. These buildings have a mix of architectural styles, materials, sizes, scales, footprints and ages. This variety provides an interesting and attractive street scene and enhances the character and appearance of the Conservation Area.



Figure 32 Examples of residential buildings within the Conservation Area

Commercial

- 5.3 St Mary's Conservation Area contains a mix of services, which all contribute to its continued vitality and are important to its modern day sense of place and community cohesion. They include two churches; two public houses; a convenience store; a post office; two cafes; solicitors; an infant's school,

playgroup and nursery school; a social club and institute; a takeaway; a DIY store; a pharmacy; a florist and a parish centre.

- 5.4 These services are predominantly located in two separate areas, on Church Street and Lyefield Road West, in both converted historic buildings and modern purpose-built buildings. They are busy and generate significant local activity. While they clearly don't cater for all needs, together with other local centres outside the Conservation Area, they help to foster a strong sense that Charlton Kings is somehow independent in character. These commercial and public services are regularly used and attract residents from the surrounding area, as well as those living in the Conservation Area.



Figure 33 Examples of civic and commercial buildings in the Conservation Area

Road Use

- 5.5 The main roads into Charlton Kings from Cheltenham are the Cirencester Road (A435) and the London Road (A40). St Mary's Conservation Area sits between them and a series of one way roads on Horsefair Street, Church Street, New Street and School Road control traffic flow through these more narrow streets. Horsefair Street frequently experiences high levels of traffic going north into Lyefield Road West. This road is at times used as a rat-run which is totally unsuitable and harmful due to its narrow width. Throughout the Conservation Area, on-street parking and traffic is a modern day intrusion which is detrimental to the area.



Figure 34 Traffic in Horsefair Street



Figure 35 High levels of on-street parking on Lyefield Road West

Architecture and historic qualities of buildings

- 5.6 The majority of historic buildings sited in the Conservation Area date from the late 15th to early 20th centuries. St Mary's Church is the oldest building dating from the 12th century, although it was much altered in the late 19th century. The most of the buildings were constructed for residential use, with the exception of the church, chapel, public house, hotel (now The Royal public house) and the infants' school. The buildings are an interesting and diverse

mix in terms of size, age, architectural style and design, footprint, positioning and construction materials.

Architectural detailing

- 5.7 The majority of buildings within St Mary's Conservation Area are two storey. Although they do have differing ridge and eaves heights which create a variable roof line and interesting street scene. Some of the historic houses have dormer windows. Historic buildings are constructed from a variety of materials, including brick and stone and some are finished in stucco render and some partly in ashlar. A small number of the older properties are timber framed such as No. 10 School Road and No. 42 Church Street. Roof material is typically Welsh slate and stone slate. Brick chimney stacks are common. Roof shapes vary however most roofs are pitched with a projecting eaves line and end gables, but a few have a parapet eaves or occasionally there is a hipped roof. Some roofs have a projecting front gable. Timber sash windows are common in many types of buildings, however some have been altered.
- 5.8 The row of late Victorian/Edwardian houses along Copt Elm Road, Lyefield Road East and Lyefield Road West form a visually distinctive group in the character area which forms the northern half of the Conservation Area. They have distinguishing characteristics, being constructed in red brick and are two storeys in height. They contain bay windows at ground floor level, red brick chimney stacks and some timber sash windows. The row of semi-detached houses on the south side of Lyefield Road East is particularly distinctive in its architectural detailing, having black and yellow brick strong courses, fascia and barge boards and timber panelling to the prominent front roof gables.



Figure 36 Unifying features on houses along Copt Elm Road



Figure 37 Distinctive semi-detached houses on Lyefield Road East

5.9



Figure 38 Red-brick terraced houses on Horsefair Street

There is a distinctive row of red brick terraced houses on Horsefair Street. They have unifying architectural detailing which includes bay windows at ground floor level, timber sliding sash windows and red brick chimney stacks. These houses have been well maintained and are largely unaltered, and they therefore enhance the historic built environment of the Conservation Area.

5.10



Figure 39 Red brick terraced houses on Brevel Terrace

There is another distinctive row of red brick terraced houses along Brevel Terrace. They have a vernacular character to them, with red brick chimney stacks and attractive alternating red and black brick detailing around the windows. There is also a row of three attractive red-brick vernacular cottages on Horsefair Street.

20th – 21st century development

- 5.11 The variety of buildings in St Mary's Conservation Area creates an interesting and diverse built environment which enhances the special qualities of this part of Charlton Kings. Modern residential development tends to fit well into the historic context of the area. They tend to be modest in architectural detailing and often follow a similar building line to nearby historic buildings. However, there are some exceptions, including Longleat, which is an alien feature in the Conservation Area. Longleat forms a block of flats on Horsefair Street, comprising three storeys and constructed from brown brick with a flat roof. The residential development was granted planning permission in 1970. The flats are of a functional design. This block of flats does not sit well in the historic context of the area, in terms of its size, scale, footprint, materials and architectural detailing.



Figure 40 Longleat block of flats

Listed buildings

- 5.12 Listed buildings are protected under the Planning (Listed Buildings and Conservation Areas) Act 1990. Listed buildings are noted for their special architectural or historic interest. There are over 40 Grade II listed buildings/structures and two Grade II* listed buildings/structures in St Mary's Conservation Area. Of these, four are buildings and the remainder are structures, many of which are tombs or headstones located within St. Mary's Churchyard.

- 5.13 The listed buildings and structures are:

BUILDING	GRADE	DATE OF LISTING
Church of St Mary, Church Street	II*	22/04/50
Churchyard cross approximately 15m north-west of west door of Church of St Mary	II*	24/04/50

Ellis and tea caddy tombs approximately 6m NW of west door of Church of St Mary	II	14/12/83
Boundary wall with gates and railings to St Mary's Churchyard	II	14/12/83
Fletcher tomb approximately 10m N of centre of nave wall of St Mary	II	14/12/83
Former sundial approximately 45m north-west of west door of Church of St Mary	II	14/12/83
Four chest tombs and headstone approximately 10m west of Church of St Mary	II	14/12/83
Four headstones and tomb chest 5m W of south-west corner of Church of St Mary	II	26/11/98
Hamlett tomb chest adjacent to vestry door of Church of St Mary	II	14/12/83
Middleton and Royds tomb chests 35m NNW of NW corner of Church of St Mary	II	26/11/98
Pruen tomb chest approximately 30m N of north-west corner of Church of St Mary	II	26/11/98
Three chest tombs approximately 12 metres to north of Church of St Mary	II	14/12/83
Three headstones approximately 6m NW of north-west corner of Church of St Mary	II	26/11/98
Tomb chest and headstone 2m west of north-west corner of Church of St Mary	II	14/12/83
Two headstones approximately 2.5m NE of north-west corner of Church of St Mary	II	26/11/98
Wager tomb chest and four headstones 5-10m N of NW corner of Church of St Mary	II	14/12/83
Walter Higgs tomb chest 1 metre east of south transept of Church of St Mary	II	14/12/83
St Mary's Hall, New Street	II	17/08/82
Railings and gate to St Mary's Hall, New Street	II	26/11/98

Stocks and whipping post, New Street	II	22/04/50
No. 10 School Road	II	14/12/83
Brevels Haye, Brevel Terrace	II	14/12/83

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

Index of Buildings of Local Interest

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

Contribution of key unlisted buildings

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

Charlton Kings Baptist Chapel, Church Street (<i>See Index of Buildings of Local Interest</i>)	GR pillar box, Church Street (<i>See Index of Buildings of Local Interest</i>)
The Merryfellow public house, Church Street (<i>See Index of Buildings of Local Interest</i>)	The Royal public house, Horsefair Street (<i>See Index of Buildings of Local Interest</i>)
Church Cottage, Horsefair Street (<i>See Index of Buildings of Local Interest</i>)	War Memorial, Horsefair Street (<i>See Index of Buildings of Local Interest</i>)
EVIR pillar box, Lyefield Road West (<i>See Index of Buildings of Local Interest</i>)	41a & b Lyefield Road West (<i>See Index of Buildings of Local Interest</i>)
The Old School, School Road (<i>See Index of Buildings of Local Interest</i>)	Charlton Kings Infants School, School Road (<i>See Index of Buildings of Local Interest</i>)
Charlton Kings Club, Church Street: <ul style="list-style-type: none"> This building is historically important, being built as a 'working men's club and institute', in "1888 by Middleton, Prothero and Phillott..."¹³; It provides an important civic use for local residents; It occupies a visually prominent site, located almost opposite the junction of New Street and Church Street; The building has been built in a "...Queen Anne style..." with "hipped roof with cupola (and) decorative covering with swags."¹⁴ 	



Figure 41 Charlton Kings Club, Church Street

Positive buildings

- 5.16 Positive buildings are identified on the Townscape Analysis Map (see Fig. 1) as those buildings which make a positive contribution to the character and appearance of each Conservation Area. They often have a collective group value. In comparison to positive buildings, key unlisted buildings tend to have individual value and qualities which make a greater contribution to enhancing the character and appearance of the Conservation Area.

Some local details

- 5.17 St Mary's Conservation Area contains a variety of interesting historic local details which contribute positively to the character of the Conservation Area and forming its local distinctiveness.

5.18



Figure 42 Church Walk footpath

The Conservation Area contains historic footpaths which make an important contribution to establishing the historic character of this part of Charlton Kings. The footpaths comprise Church Walk, Pound Walk and Grange Walk.

5.19



Figure 43 Smith & Mann traditional shop front, 41 a & b Lyefield Road West

Some of the shops have historic shop fronts. On Lyefield Road West, some of the shop fronts have traditional blinds and canopies which enhance the historic character of the buildings and overall Conservation Area. 41a and b Lyefield Road West has a moulded canopy on brackets.

5.20



Figure 44 Grade II listed stocks and whipping post

The stocks and whipping post, located on the junction of New Street with Church Street are Grade II listed. Although they are statutory listed, they are an important and unique local detail to the Conservation Area and Charlton Kings as a whole. They were originally located outside the south porch of St Mary's Church. The whipping post dates back to 1763 and both structures have special historic local value. They provide a surviving, tangible piece of Charlton Kings' history.

5.21



Figure 45 War memorial

The War memorial cross is a visually prominent local feature at the southern end of Horsefair Street. The war memorial is on the Council's Local Index. It was constructed in 1920 by W H Fry. It comprises of a stone memorial in the form of a medieval preaching cross with a stepped base and plinth inscribed with those who died during World Wars I and II.

5.22



Figure 46
Lych gate

The lych gate is another important local structure which is curtilage listed. The lych gate forms a visually prominent and distinctive historic structure viewed from Copt Elm Road. It is located at the entrance to the St Mary's churchyard where bearers would pause when bringing a corpse for interment. It is timber framed on an ashlar base and has exposed pegs and substantial posts, brackets and studs, under a clay tiled roof of four gables. The Tudor-style flat arched entrances have foliage motifs carved in the spandrels.

Materials

Building material

5.23 The choice of building materials reflects the availability of materials at the time of the construction of particular historic buildings, as well as the importance of the building's use, or the social status of the building's owners. Historic buildings in St Mary's Conservation Area are built mainly in red brick, with some limestone and ashlar also being used as construction materials. Some of the buildings have been finished in render. A small number of the older buildings are timber framed, although they have been altered throughout the years. Houses in the character area forming the northern half of the Conservation Area are predominantly red brick with brick chimney stacks. Red brick boundary walls are common in this area. Modern

developments positioned in the character area forming the southern half of the Conservation Area have frequently been constructed from brown brick.

Roofing material

- 5.24 The predominant roofing material in St Mary's Conservation Area is blue Welsh slate and Cotswold stone slate. The two pairs of red brick semi-detached houses on the south side of Lyefield Road East have red clay tiled roofs. The more recent residential developments tend to have modern concrete tiles on their roofs.

Ground surface material

- 5.25 The public highway is surfaced in tarmac in places with concrete kerbs at the edge of the footway. Private drives are a mixture of brick, tarmac, concrete slabs and gravel. The use of brick and gravel is more in keeping with, and sympathetic to, the character and visual appearance of the area.

Street furniture

- 5.26 Gloucestershire County Council, in conjunction with Gloucestershire Highways, manages the street furniture within Cheltenham. The County Council generally liaises with the Borough Council when implementing street furniture to ensure suitability etc.
- 5.27 Street signs and road markings are the most visually prominent forms of street furniture within St Mary's Conservation Area. They are very noticeable at the busier road junctions, particularly the junction of Church Street with Horsefair Street and the junction of Copt Elm Road with Lyefield Road East and Lyefield Road West. Along the stretch of Church Street which is outside the boundary of the Conservation Area, there are some street signs and road markings. Despite being outside the Conservation Area however they still do impact upon its setting.
- 5.28 The proliferation of road markings and associated traffic paraphernalia at the junction of Horsefair Street with Church Street combine to form an unattractive feature within the street. The road markings and paraphernalia provide a poor setting for the nearby historic structures. These structures form the war memorial, the lych gate and the gate piers and railings around St Mary's Churchyard. The war memorial sits on a traffic island, at the junction of Horsefair Street and Church Street. This busy road junction experiences problems due to the narrowness of the surrounding roads which is overcome to a certain extent by the one way traffic flow system.



Figure 47 Road markings and traffic paraphernalia at the junction of Church Street with Horsefair Street

- 5.29 Other forms of street furniture include utilitarian designed street lamps, a small number of benches, bus stops and shelters, litter bins, pedestrian railings, overhead telegraph wires and poles. Although these items of

street furniture are modern introductions, they do not tend to detract from the nearby historic buildings.

Contribution of trees and green spaces

- 5.30 The green environment makes a significant contribution to the overall character of St Mary's Conservation Area. Green spaces allow distant views, create attractive settings for buildings and enhance the historic village character of this part of Charlton Kings.

Private green space

- 5.31 The majority of the houses, particularly in the character area in the north of the Conservation Area are set back from the road with small front gardens. However many of these front gardens have been converted to hard-standing for cars. Sometimes the fronts of the houses are screened by planting and this does give some privacy to the property. Plants including ornamental trees in front gardens provide an attractive and colourful setting for the buildings. Additionally, hedgerow forms a natural, soft boundary. In the grounds of No. 66 Copt Elm Road there is a distinctive row of tall Lawson Cypress trees.



Figure 48 The hedgerow in Lyefield Road West



Figure 49 Row of Lawson cypress trees in grounds of No. 66 Copt Elm Road

- 5.32



Figure 50 Front gardens of houses on New Street

To an extent, greenery in the front garden space of modern developments softens the impact of these developments, allowing them to sit within their historic surroundings with a little more ease. This is the case with the row of seven houses on New Street and Cooper's Court on Church Street (the latter of which is located outside the St Mary's Conservation Area but nevertheless impacts upon its setting).

Street trees

- 5.33 The width of the pavements along Copt Elm Road, Lyefield Road East and Lyefield Road West has allowed for tree planting along these roads. Attractive rowan trees are particularly prominent along Lyefield Road East. Trees in Copt Elm Road include purple leafed plum and flowering cherry trees. The trees add to the formal, planned nature of these roads. The trees along Copt Elm Road exaggerate the straight plan form of the road and create a tunnelling effect along it.



Figure 51 Rowan trees along Lyefield Road East



Figure 52 Street trees along Copt Elm Road

- 5.34 The plants and trees in Copt Elm Road and Lyefield Road East in particular, offers an attractive and distinctive visual contrast to the red-brick of the houses.

St Mary's Churchyard

- 5.35 St Mary's Churchyard provides a green, tranquil space as well as forming the historic core of the Conservation Area. It contains some fine, well established trees which greatly enhance the character and appearance of this important historic site. Species include lawson cypress, blue atlas cedar, common yew and Irish yew trees.

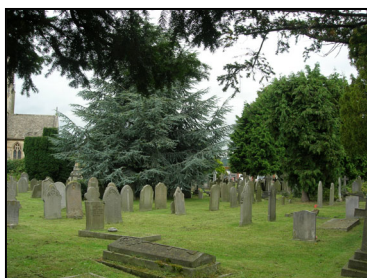


Figure 53 Trees evident in St Mary's Churchyard

- 5.36 The grass in front of the historic stocks provides this important local structure with an attractive setting.
- 5.37 The flower beds around the First World War memorial at the southern end of Horsefair Street offer an attractive feature in the street.

- 5.38



Figure 54 'Telling and Coates' nursery

The 'Telling and Coates' nursery on Church Street in the east of the Conservation Area forms a large green space. The nurseries contain many of plants and trees. The site has an informal nature which enhances the village character of this part of the Conservation Area. The rural character of Church Street is further enhanced by informal planting in the private grounds along this street.

5.39



Figure 55 Public green space on junction of Horsefair Street with New Street

A public green space can be found on Horsefair Street, between New Street and Church Piece. The space contains two wooden benches and a silver maple tree. The green space forms an attractive feature within this part of the Conservation Area.

Negative factors

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

- **Loss of traditional architectural features**, in particular loss of and alterations to traditional casement and timber sash windows and doors;
- **Satellite dishes, large aerials and air-conditioning units.** These are harmful to the overall appearance of buildings and detract from their special historic and architectural qualities. These additions can often be seen clearly from public space which harms the character and appearance not just of individual buildings, but of the area generally;
- **Poor quality boundary treatments** can be seen in the Conservation Area. This is mainly wooden fencing, which is not a traditional form of boundary treatment and does not complement historic buildings;
- There is an **unoccupied, derelict shop** on Church Street. Next to this derelict shop are two unoccupied flats. The buildings are positive; however, the unoccupied condition of the shop and flats gives a sense of neglect;
- **Part of No. 44 Church Street** is in need of repainting;
- **Poor quality modern developments** in the Conservation Area. These include Longleat block of flats, which is a particularly poor and harmful modern development. Also harmful is some infill development in Lyefield Road West and Copt Elm Road. These buildings are visually unattractive and do not sit well within their historic context in terms of their size, scale, footprint, positioning, architectural detailing and use of materials;

- **Overhead telephone wires** can be seen in a number of roads, and these are aesthetically unattractive;
- **Traffic paraphernalia** (road markings, signs and traffic islands) can be seen particularly at the junctions within the Conservation Area – namely the junction of Copt Elm Road with Lyefield Road East/West and the junction of Copt Elm Road with Church Street and Horsefair Street. These spaces consist of hard landscaping and are cluttered with traffic paraphernalia. They form unattractive, negative features in the street;
- **Lyefield Road West and Copt Elm Road experience high levels of traffic** as vehicles use these roads as a short-cut between London Road and Cirencester Road. Such use is detrimental to the Conservation Area;
- **Horsefair Street is frequently used as a traffic rat run.** It is not suited to being used in this way because of the narrow form of the street. However in parts, it is one-way which does ease some of the problems. It is a residential street and the quantity of traffic creates pressure on the road system which in turn detracts from the nearby historic houses;
- A significant amount of **on-street parking** is can be seen in the Conservation Area, being most noticeable in Copt Elm Road, Lyefield Road East and Lyefield Road West. On-street parking creates active streets, but can appear as clutter and focuses attention on the road rather than on the historic buildings and the spaces between buildings;
- Some gardens in the Conservation Area have been either partially or totally converted to **parking for cars**. This has caused the loss of the garden which often results in a poor setting for the house. The use of tarmac on front driveways is particularly inappropriate and harmful;
- The **car parks** in front of Longleat block of flats; between Nos. 15 and 17a Church Street and at the rear of Charlton King's Baptist Church are poor quality spaces which detract from the special qualities of the Conservation Area.



Figure 56 Car parks comprise poor quality, unattractive spaces in the Conservation Area

Neutral areas

- 5.41 Some areas within St Mary's Conservation Area neither enhance nor detract from the character or appearance of the Conservation Area, but have the potential for enhancement. They tend to be visually prominent within the street. The identification of buildings as being neutral in this section and on the Townscape Analysis map is an indication of a need for improvement, not necessarily demolition.
- 5.42 There is some modern development in the Conservation Area, which is mainly housing dating from the latter half of the 20th century. These developments sit with varying degrees of success within the historic context of their surroundings.
- 5.43 The row of seven terraced houses on New Street was constructed in the 1960s. They replaced historic housing previously on this site. The houses are constructed from brown brick and have a functional design. However, their impact is lessened by attractive front gardens and their positioning, being stepped back along the street.
- 5.44 There is some residential development in Grange Walk, including the Manse, which was built in 1976 and a garage block. These buildings and structures do not enhance the character or appearance of the Conservation Area, because of their materials and detailing. However, they are set back from public space and do not physically dominate near-by historic buildings. The garage block could be enhanced to enable it to have a more positive impact upon the street scene.
- 5.45 There has been some residential infill development throughout the Conservation Area between the 1970s and 1990s. Often the architectural detailing and materials of these houses is alien to that of the older buildings. However, these houses tend to be subservient in size and follow a similar building line to that of the older houses.

General condition of area

- 5.46 St Mary's Conservation Area is generally in a very good condition. Historic buildings have largely been well maintained with credit to their owners and occupiers, and remain in a generally satisfactory condition. It is important that the physical condition of the historic buildings continues to be well maintained in-order to retain the Conservation Area's unique character and special qualities.
- 5.47 There appear to be very few problems such as vandalism and littering in the Conservation Area.

Problems, pressures and capacity for change

- 5.48 St Mary's Conservation Area has remained relatively well preserved, despite modern development and modern-day pressures. This preservation has enabled the Conservation Area to retain its special qualities, and distinctive characteristics. However, some modern day intrusions are creating problems and pressures for St Mary's and need addressing.

- 5.49 The Conservation Area experiences a significant amount of traffic travelling through the area. The area copes with the traffic, and the one-way system around St Mary's Church helps. However, as explained earlier, Horsefair Street is frequently used as a rat-run by cars which use it as a short-cut which is a local problem because of its regular narrowing form and increasing traffic pressure.
- 5.50 The Conservation Area is already well developed, particularly the character area in the north of the Conservation Area, where building is compact and laid out in a structured form. The only undeveloped green space in the character area in the south of the Conservation Area is the 'Telling and Coates' nursery and the green space on Horsefair Street, at its junction with New Street. This substantial space has historically been a nursery, being named the Cambrian Nursery in the late 19th century. The Conservation Area forms a popular residential and shopping area within Charlton Kings. Any future development or redevelopment of the Conservation Area will be required to preserve or enhance the character and appearance of the Conservation Area.

Part 2 – Management Plan

1. Introduction

Purpose of the management plan

The purpose of Part 2 of this document is to present proposals to achieve the preservation and enhancement of St Mary's Conservation Area's special historic character and appearance. It has been subject to public consultation. Part 2 was adopted as a Supplementary Planning Document on 29th June 2009. It will be used as a basis to inform the planning and other decisions of the Council. Both the Character Appraisal and Management Plan have superseded *The St. Mary's (Charlton Kings) Conservation Area Character Statement – Key Issues and Actions* which was adopted as Supplementary Planning Guidance in 2003.

The special qualities of St Mary's Conservation Area have been identified in the Character Appraisal which forms the Part 1 of this document. The Management Plan draws upon the themes identified in sections 5.40 'Negative factors' and 5.41 'Neutral areas'.

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

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

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

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

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

Legislative background

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

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

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

2. Article 4 directions

There are some buildings within the St Mary's Conservation Area which, although not listed, have qualities of age, style and materials which make a positive contribution to the character and appearance of the Conservation Area. These properties are however vulnerable to future change. Some of them have already suffered from modern intrusions by way of alterations and inappropriate additions e.g. replacement windows and doors, aerials and satellite dishes.

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

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

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

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

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

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

3. Management proposals

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

Development control proposals

1 Control of Development

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

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

ACTION SM1: The Cheltenham Borough Local Plan requires that new development shall preserve or enhance the character of the Conservation Area. The policies of the Local Plan set out a general approach to the consideration of planning and related applications for development in conservation areas – they cover a range of issues including:

- new buildings
- extensions
- loss of green space
- impact on views
- demolition

In applying Local Plan policies, the Council will use the assessment of character set out in the appraisal accompanying this Management Plan as a basis for establishing the important aspects of context.

2 Loss of traditional architectural features on some historic buildings

Some of the older buildings within the St Mary's Conservation Area have been adversely affected by the use of inappropriate modern materials or details such as the replacement of original timber sash windows, the loss of

original timber front doors and introduction of roof lights which all erode local building detail and fail to preserve or enhance the character of the Conservation Area. The Council's document Living and Working in a Conservation Area – Some Questions You Might Ask gives advice to building owners on their responsibilities.

Cheltenham Borough Local Plan policy CP 3 relates.

ACTION SM2: In order to preserve and enhance the character and setting of St Mary's Conservation Area, the Council will:

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

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

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 St Mary's Conservation Area and in some cases the special architectural qualities of the buildings. There is also the potential for domestic wind turbines and other elements to impact similarly. To minimise their visual impact, they should normally be positioned away from public view or prominent positions; a judgment then needs to be made between this and the optimization of energy generation.

The Cheltenham Borough Council Local Plan Policy CP 3 relates.

ACTION SM3: In order to preserve and enhance the character of the Conservation Area the Council will:

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

c. Consider producing guidance regarding the design and siting of renewable energy infrastructure in St Mary's Conservation Area.

4 Drives and loss of front gardens

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

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 SM4: The Council will seek to limit the adverse impact of on-plot front area parking by using its powers under planning and other legislation to secure the use of appropriate, traditional and complementary boundary and surface treatments which will in turn greatly reduce levels of surface water run-off.

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

**Residential Alterations and Extensions* SPD - http://www.cheltenham.gov.uk/site/scripts/documents_info.php?documentID=388&pageNumber=5

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

5 Tree Management

The presence of trees makes an important contribution to the overall character and appearance of the Conservation Area. They occur throughout St Mary's Conservation Area, both as street trees and as trees in private grounds. However, there is scope for more planting away from the churchyard and tree lined streets. Trees play an important role in reducing the effects of

climate change through carbon fixing, absorbing carbon dioxide and providing shade. They need to be well protected and managed in the future.

ACTION SM5: Cheltenham Borough Council will continue to maintain and protect trees by implementing Tree Preservation Orders (TPOs) where appropriate, and when possible replant with new trees when old trees die or when trees have otherwise been removed. Trees located in pavements or grass verges at the side of roads and which are designated as within the public highway are maintained by Gloucestershire Highways with guidance from Cheltenham Borough Council. The removal of trees from public highways within a Conservation Area or which have a TPO placed on them are required to be replaced. If the tree in the public highway does not fall into these categories (i.e. if it is not located in a Conservation Area or does not have a TPO), and is not dead, dying, dangerous or causing a nuisance, it may be removed and a replacement tree would not be required. The replacement of trees in highways is a partnership between Cheltenham Borough Council and Gloucestershire Highways.

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

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

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

6 Boundary enclosures

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

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

Further guidance on suitable boundary treatments is given in the *Residential Alterations and Extensions* Supplementary Planning Document which can be found at www.cheltenham.gov.uk

ACTION SM6: The Council will use enforcement and other powers under Section 215 of the Planning Act to secure the repair of poorly maintained boundary treatments and the reinstatement of traditional boundary treatments to enhance the historic character of St Mary's Conservation Area.

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

7 Setting and views

The setting of St Mary's Conservation Area is very important. Any proposals for development will be required to demonstrate how the setting and long distant views, into and from the Conservation Area have been taken into account. The important views are identified on the Townscape Analysis map. The Council will seek to ensure that all development serves to respect these important views.

ACTION SM7: The Council will ensure that all development respects the important views within, into and from St Mary's Conservation Area. These views are noted but not exclusively identified on the Townscape Analysis map. The Council will ensure that these remain protected from inappropriate forms of development and redevelopment and that due regard is paid to these views in the formulation of public realm works or enhancement schemes in accordance with the Cheltenham Borough Local Plan.

8 Enhancement of existing buildings and land

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

ACTION SM8: The Council will use its powers under Section 215 of the Planning Act to achieve the enhancement of buildings and land which detract from the character of the Conservation Area.

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

Project proposals

9 Traffic management along Horsefair Street

Horsefair Street experiences significant levels of traffic passing along it throughout the day. The road is often used as short-cut through the area and also forms part of a bus route. It has a narrow form towards its junction with Church Street and consequently movement through this section of the road is

controlled through a one-way traffic system in place. The significant levels of traffic place pressure on the existing road and to an extent detract from the nearby historic buildings. The associated traffic paraphernalia, located at its junction with Church Street, is another negative feature within the street scene.

ACTION SM9: Cheltenham Borough Council, together with Gloucestershire County Council, will assess the situation of traffic movement along Horsefair Street and attempt to find new possible vehicular solutions through the area, subject to available funding.

10 Longleat block of flats' car park, the car park between Nos. 15 & 17a Church Street and the car park at the rear of Charlton King's Baptist Church

Three car parks in the Conservation Area comprise of poor quality spaces which are very visible from the public realm. A combination of hard landscaping and a lack of suitable boundary treatments create poor quality and unattractive spaces.

ACTION SM10: The Council will, where possible and where suitable opportunities arise, work with the owners of the above named car parks to improve the visual quality of the car parks and introduce appropriate and attractive boundary treatments to contain the space. This will in turn enhance the street scene of these important areas within St Mary's Conservation Area.

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Useful websites

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

Charlton Kings Local History Society

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

Cheltenham Borough Council Local Plan

http://www.cheltenham.gov.uk/downloads/local_plan_2006_1_.pdf

Cheltenham Borough Council Index of Buildings of Local Interest SPD

http://www.cheltenham.gov.uk/downloads/Index_of_Buildings_of_Local_Interest.pdf

Cheltenham Borough Council Residential Alterations and Extensions SPD

http://www.cheltenham.gov.uk/downloads/Residential_Alterations_and_Extensions.pdf

Cheltenham Borough Council Shopfront Design Guide SPD

http://www.cheltenham.gov.uk/downloads/Shop_Front_Design_Guide.pdf

Department for Culture, Media and Sport

<http://www.culture.gov.uk/>

English Heritage

<http://www.english-heritage.org.uk/>

Gloucestershire County Council – Archaeology

<http://www.gloucestershire.gov.uk/index.cfm?articleid=1949>

Planning Policy Guidance Note 15 – Planning and the Historic Environment

<http://www.communities.gov.uk/publications/planningandbuilding/ppg15>

Planning Policy Guidance Note 16 – Archaeology and Planning

<http://www.communities.gov.uk/publications/planningandbuilding/planningpolicyguidance9>

Planning (Listed Buildings and Conservation Areas) Act 1990

http://www.opsi.gov.uk/acts/acts1990/Ukpga_19900009_en_1

Society for the Protection of Ancient Buildings

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

The Georgian Group

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

The Victorian Group

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

