

Enhancement

Proposals for enhancement of a conservation area are usually best left to those who live and work there. They have a feel for, and greater knowledge of, what needs to be done and can sort out the priorities better than having them imposed from outside. As there is no Council budget allocation for enhancement works in conservation areas, any proposals will need to be locally achievable, or subject to the submission of bids for funding to appropriate bodies. The Council will provide advice and support wherever possible, and will encourage the formation of a local group to consider enhancement proposals. If such a group is formed, it may wish to seek representation on the already existing Conservation Areas Advisory Panel (CAAP) which considers issues relating to all the town's conservation areas and provides comment and advice to the Council on these matters.

Note For information on the implications of conservation area designation and the answers to some frequently asked questions, please see the general leaflet "living and working in a conservation area".

For more information please contact:

The Conservation Section
Built Environment Division
Cheltenham Borough Council
Municipal Offices, Promenade
Cheltenham GL50 1PP

Telephone 01242 264174 or 264295
Email conservation@cheltenham.gov.uk

If English is not your first language and you would like a translation or audio tape of this information we can get one for you. Please contact the Equal Opportunities Officer on 01242 264 112

Gujarti तमारी पहेली भाषा अंग्रेजी नहि होय अने तमोने या माहितीनुं भाषांतर/सांभलवानी कसेट जोडती होय तो यामे तेनी व्यवस्था करी शकतीचे छीथें. महेश्वरानी करीले छकवल ओपोर्युनीटीज ओफिसरनो ०१२४२ २६४११२ नंबर पर संपर्क सांघशो.

Hindi यदि अंग्रेजी आपकी पहली भाषा नहीं है और आपको इस जानकारी का अनुवाद चाहिए या यह जानकारी ऑडियो टेप पर चाहिए, तो हम आपके लिए यह तैयार करवा सकते हैं। कृपया ईक्वल आपर्युनिटीज अफसर के साथ फोन नम्बर 01242 264112 पर संपर्क करें।

Bengali ইংরেজী যদি আপনার মাতৃভাষা না হয় এবং এই তথ্যের একটা অনুবাদ/কানে শোনার টেপ চান, তাহলে আপনার জন্য আমরা তা যোগাড় করে দিতে পারি। দয়া করে ০১২৪২ ২৬৪১১২ নম্বরে ইকোয়াল অপর্যুনিটিজ অফিসারের সাথে যোগাযোগ করুন।

Cantonese 如果英文不是你的第一語言，而你希望索取這份資料的中文譯本/錄音帶的話，我們可以為你安排。請聯絡平等機會主任，電話是 01242 264112。

Urdu اگر انگریزی آپ کی مادری زبان نہیں ہے اور آپ کو ان معلومات کا ترجمہ / آڈیو ٹیپ درکار ہے تو ہم اس کا ہندوستان کر سکتے ہیں۔ براہ مہربانی ایکویل اپارٹیونٹی آفیسر کو اس 01242 264112 نمبر پر فون کریں۔

The Bafford Conservation Area

Character Statement

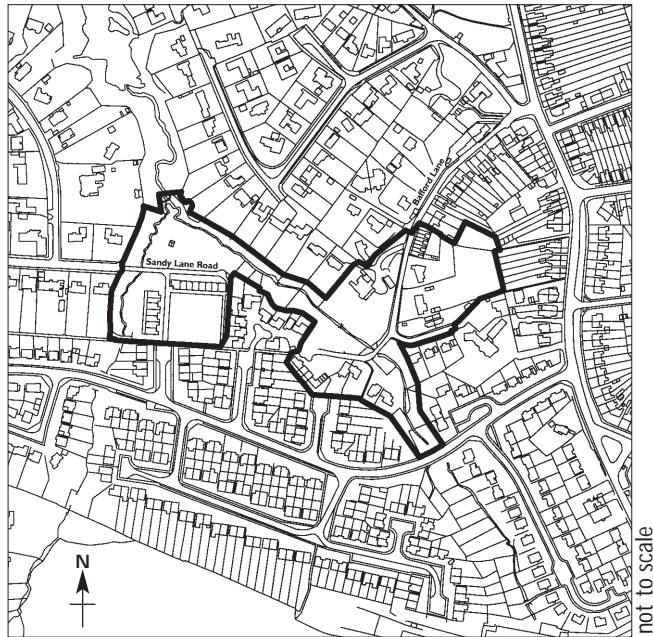
- Key Issues and Actions



CHEL TENHAM
BOROUGH COUNCIL

Bafford Conservation Area

The Bafford conservation area was first designated by Cheltenham Borough Council on 2nd October 1989. It was redesignated with some amendments on 15th November 2001.



A larger scale plan is available from the council upon request.

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Character

The first reference to the name in its now recognisable form of Bafford(e) dates from the mid 15th century, though in other forms it is thought to predate that time. The conservation area recognises the remaining character of the lower part of Bafford Lane and the area bounding the Lilly Brook in contrast to the suburban sprawl which has surrounded it. That character is of a forgotten and secret place protected by narrow lanes, high walls, sitting in the bottom of the wooded valley created by the course of the Lilly Brook and its tributary.

The surrounding modern housing turns its back on the brook and the older properties, with only small areas where the public can appreciate the tranquillity of this wooded valley. The almshouses and their green surroundings are included as they hark back to an earlier time, and also command a degree of open space and trees linking the two watercourses. They form a buffer or transition between the hard modern surroundings and the shaded, green enclosure of the valley. In a similar way, the Victorian terrace on Bafford Lane marks the change in character from modern times back to an earlier age.

Unusually, parts of the boundary of this area do not follow a clear line on the ground. This is deliberate and the boundary is clearly specified in the designation schedule by reference to a defined distance from the centre line of the watercourse. The reason for this becomes clear on the ground where modern houses have long back gardens which start off close to the house as manicured suburban plots but become tree'd wildernesses as they approach the brook. A line has been identified to separate one from the other, and this forms the boundary.

Key Issues and Actions

(The policies in the Cheltenham Local Plan apply equally here as in any other part of the Borough. These additional considerations are applicable only within the Bafford Conservation Area)

The treatment of the watercourses

The brooks are an essential part of this conservation area and their wild tree'd banks are central to its individual character.

- *The Council will seek to preserve the character of the brooks by resisting proposals which will impinge on the natural environment which has grown up here. When resources permit it will publish guidance on habitat management relevant to this area so that land owners can manage trees and ground cover to maintain the area to best advantage whilst retaining its wild and unkempt appearance.*

Open spaces

The lack of density here is in stark contrast to that in the surrounding estates, though even that is low by current standards. The open areas which remain are vital to the character of the conservation area and to the setting of the buildings within it.

- *The Council will resist new development within this area where it would have an adverse effect on the character, especially the brooks, trees and the setting of existing buildings.*

Trees

The management of trees in the area has been noted as being of local concern. With designation trees are protected so proposed works must be notified to the Council.

- *The Council will seek to retain existing trees where they remain healthy. Where felling is unavoidable, replacement planting will be required to maintain the character of the area as one of a wooded and undeveloped enclave.*