

DRAFT

Prestbury Conservation Area

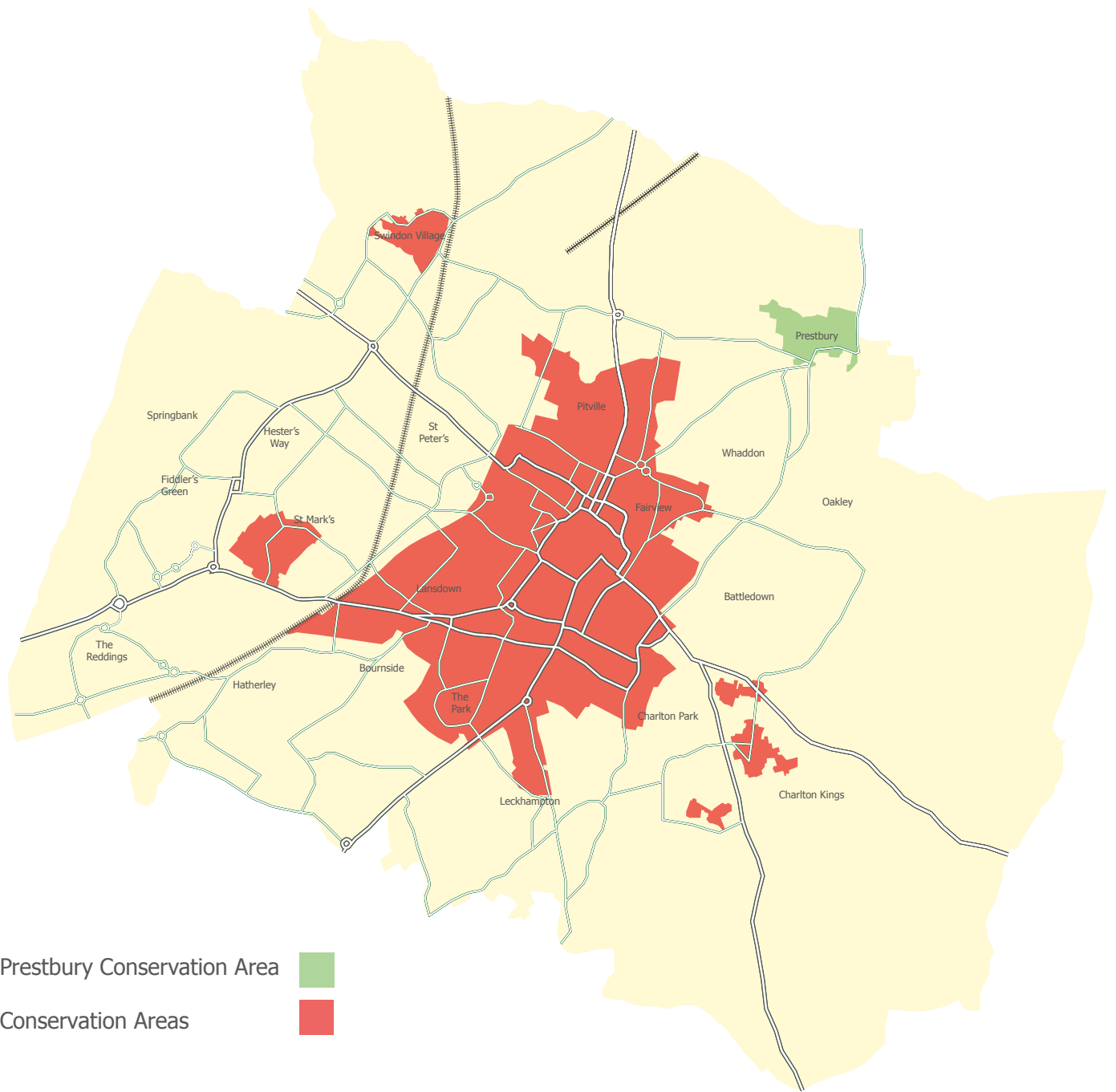
Character Appraisal and Management Plan

Cheltenham Borough Council
Planning Policy Team
Local Plan Draft Document
May 2017

The Prestbury Conservation Area Appraisal is a draft document and will not come into force until the consultation stage is completed and they have been adopted by Cheltenham Borough Council. Any suggested boundary change will not take place until that time.

For any comments please contact localplan@cheltenham.gov.uk

For more information on the existing Conservation Area Appraisals please [click here.](#)



(c) Crown copyright and database rights 2016 Ordnance Survey 10024384

Map 1. The location of Prestbury Conservation Area and other conservation areas in Cheltenham

Contents

1.0	Introduction	01	6.0	Assessment of Condition	24
1.1	What is a Conservation Area?	01	6.1	General Condition	24
1.2	What is a Conservation Area Appraisal and Management Plan?	01	6.2	Key Threats	24
1.3	Implications of Conservation Area Designation	01	6.3	Threats to Buildings	25
1.4	Community Involvement	01	6.4	Threats to Streetscape	25
1.5	Dates of survey, adoption and publication	01			
1.6	Proposed extensions	01			
1.7	Statement of Special Character	02			
Part 1: Appraisal					
2.0	Context	05			
2.1	Location and Setting	05			
2.2	Historic Development	05			
2.3	Garden Suburb Principle	08			
2.4	Archaeological Significance	08			
3.0	Townscape Character	09			
3.1	Layout and Plan Form	09			
3.2	Land Uses	09			
3.3	Building Height and Massing	09			
3.4	Key Views	10			
4.0	Streetscape Character	12			
4.1	Public Realm and Open Space	12			
4.2	Street Furniture	13			
4.3	Private Drives	13			
4.4	Boundary Treatments	14			
4.5	Trees	14			
5.0	Architectural Character	16			
5.1	General Architectural Character	16			
5.2	Historic and Architectural Significance of Buildings	16			
5.3	Architectural Analysis	17			
5.4	Positive Unlisted Buildings	17			
5.5	Locally Listed Buildings	23			
5.6	Neutral Buildings	23			



Map 2. The boundary of Prestbury Conservation Area and proposed alterations

1.0 Introduction

1.1 What is a conservation area?

1.1.1 A conservation area is an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance. The power to designate is given to councils through the Planning (Listed Buildings and Conservation Areas) Act 1990 (Sections 69-78). Under section 69 local planning authorities must also review their conservation area from time to time. This document supersedes the previous appraisal and management plan which was previously reviewed in 2009.

1.2 What is a conservation area appraisal and management plan?

1.2.1 A Conservation Area Appraisal and Management Plan is a document which supplements Cheltenham Borough Council's Local Plan.

1.2.2 The Appraisal aims to describe the special historic and architectural character of an area. A conservation area's character is defined by a combination of elements such as:

- Architecture
- Uses
- Materials
- Detailing
- Relationship between buildings and their setting
- Appearance and placement of buildings within their plots
- Key views and vistas
- Relationship between the street and the buildings
- Trees and green spaces
- Historic structures/artefacts

1.2.3 A Management Plan addresses the issues raised in the Appraisal and provides area specific guidelines, in addition to potential enhancement schemes are also explored.

1.3 Implications of Conservation Area Designation

1.3.1 Planning proposals for new development within a conservation area will be subject to the relevant policies of the Council's adopted Local Plan and national policy guidance outlined within the National Planning Policy

Framework (NPPF) and National Planning Practice Guidance (NPPG). Part 12 of the NPPF relates specifically to the historic environment.

1.3.2 National and local planning policies seek to achieve a high standard of architectural design in development. It should complement and respect neighbouring development and the character of the locality, prevent harm to the historic fabric, layout and setting of listed buildings and seek to preserve or enhance the character and appearance of the Conservation Area.

1.4 Community Involvement

1.1.4 As part of the initial stages of drafting the Appraisal and Management Plan meetings were held with the Parish Council and Prestbury History Society in order to gain as much input as possible in the creation of the document.

1.1.5 The working draft document was circulated to the key groups, where comments and feedback were received and reviewed before re-drafting of the Appraisal. The subsequent document was then put online to allow for further comments.

1.5 Designation Background

1.5.1 Prestbury Conservation Area was designated by Gloucestershire County Council on 15th August 1971. Designation of the Conservation Area was taken over by Tewkesbury Borough Council on 1st April 1974. On April 1st 1991, designation was then taken over by Cheltenham Borough Council when the council's boundaries were revised. The boundary was last revised in 2001, and today the conservation areas covers roughly 26 hectares.

1.6 Proposed Boundary Changes

1.6.1 The proposed boundary changes aim to provide a more uniform border to Prestbury Conservation Area. This therefore involved encompassing both sides of the High Street, Deep Street and all of the buildings of Lake Street.

1.6.2 The proposed removal at the end of Prestbury Green Drive would ensure that a building that detracts away from the conservation area is removed, bringing it in line with the neighbouring buildings that are of a similar design and currently excluded.

1.7 Statement of Special Character

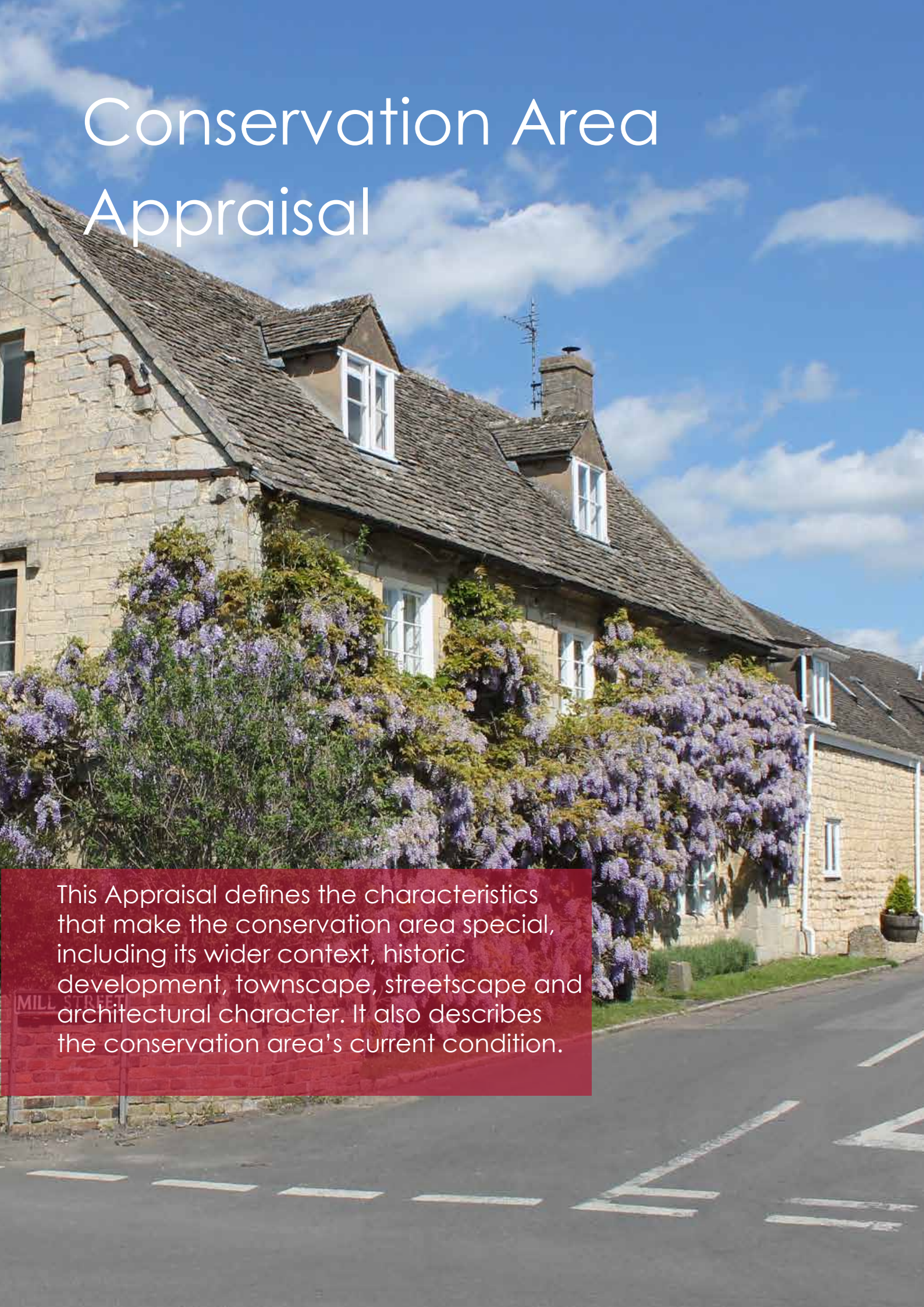
1.7.1 Prestbury Conservation Area encompasses the historic core of Prestbury village which despite its proximity to Cheltenham still retains a distinctive village character through the visual dominance of many historically and architecturally important buildings. It has largely retained its historic plan form with burgage plots likely to date back to the 13th century. It also contains a significant number of statutory listed buildings and locally listed buildings (i.e those buildings included in the Council's Index of Locally Listed Buildings).

1.7.2 There is a diverse range of building types, style and ages, dating from the 13th century to the present day. The different periods contribute to the varied roofscape and appearance in the village.

1.7.3 The retention of a number of agricultural structures including barns, stables and farm houses, particularly to the west of the conservation area makes a significant contribution and adds to the special interest of the area through the architectural variety of buildings, their details and materials.

1.7.4 The physical character of the conservation area is determined by the form of the roads, enclosed and open spaces and distant views of Cleeve Hill and Agg's Hill. The straight plan form of the main streets creates long vistas whilst buildings positioned at the back edge of footpaths create a sense of enclosure. Green spaces provide a sense of openness and trees often mark boundaries. Cleeve Hill to the east and Greenbelt land to the north provide an open, attractive setting to the village.

Conservation Area Appraisal



This Appraisal defines the characteristics that make the conservation area special, including its wider context, historic development, townscape, streetscape and architectural character. It also describes the conservation area's current condition.



Map 3. Aerial photograph of Prestbury Conservation Area and surrounding area

2.0 Context

2.1 Location and Setting

2.1.1 Prestbury Conservation Area is located in the historic core of the village of Prestbury approximately 1½ miles north-east of the centre of Cheltenham. In the Middle Ages Prestbury had a market and fair, but today Prestbury is overshadowed by the growth of modern Cheltenham, and although the village centre has preserved its identity and retained a character distinct from the town, the parish has largely become a residential suburb of Cheltenham.

2.1.2 Prestbury Road is the main route into the village from Cheltenham town centre, connecting to Deep Street and the High Street before joining with Southam Road, part of the B4632. These roads experience significant volumes of traffic throughout the day and especially at peak times. There has also been a noticeable increase in HGV traffic in recent years.

2.1.3 Prestbury is set at the foot of Cleeve Hill, which forms part of the Cotswolds escarpment and plays a key role in the setting of the conservation area by providing an attractive backdrop to the village and key vistas across the rural countryside. The Cotswold Area of Outstanding Natural Beauty (AONB) runs very close to the boundary of Prestbury Conservation Area at its north-east corner.

2.1.4 The Conservation Area contains 60 Grade II and 2 Grade II* listed buildings/structures; St Mary's Church and adjacent a monument of Francis Kemmet(t). There are also 8 buildings on the Index of Buildings of Local Importance (Local List).

2.2 Historic Development

2.2.1 The village of Prestbury dates from the 9th Century with the Anglo-Saxon Chronical referring to it as Preosdabyrig, meaning 'the priests' fortified place'. The Domesday book of 1086 records that at that time Prestbury had a population of 36.



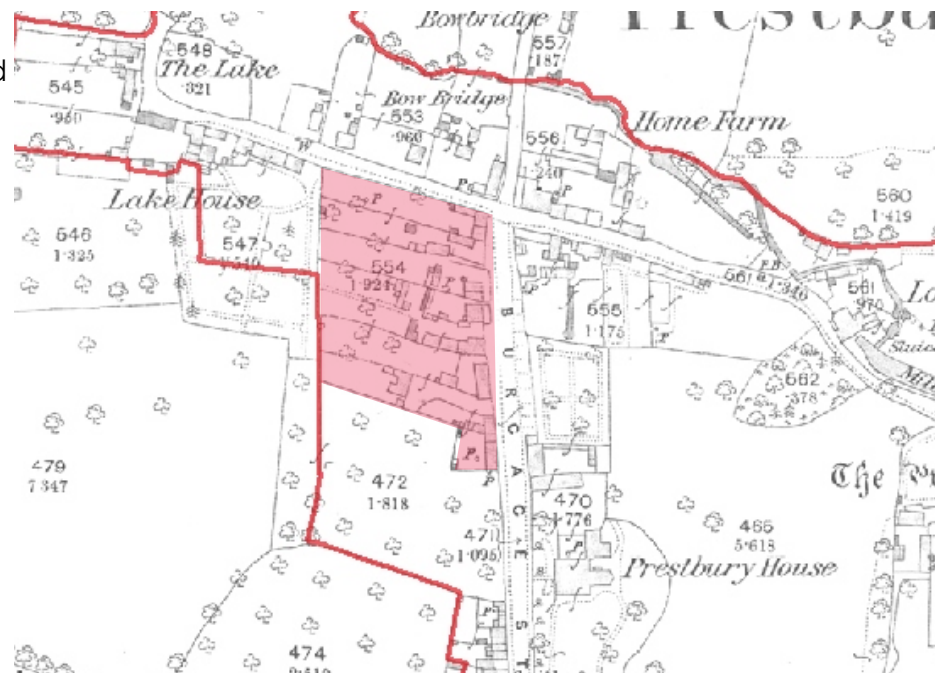
Fig.2.1 St Mary's Church, Prestbury

2.2.2 The Manor of Prestbury, which belonged to the Bishop of Hereford, is located to the north-west of Prestbury village and is thought to date from the late 9th century. However, the earliest excavated evidence dates from the 11th Century. By 1136 the Bishop of Hereford had turned a large area in the north-west of the Parish into Prestbury Park. Today this land is occupied by Cheltenham Racecourse. Prestbury began to grow loosely around St Mary's Church (Fig.2.1), which was consecrated in 1136, and it is likely that the main settlement formed around that time, but possibly as early as 1086.



Map 4. 1884-1893 OS Map demonstrating the historic core of Prestbury

2.2.3 In 1249 Prestbury was granted a market charter. The market took place in The Burgage, where it is likely burgage plots began to be established. The Burgage is a wide street with houses and cottages lining the west side; on the east side former burgage tenements were replaced circa 1700 by a large house and its grounds. It is thought that the houses and market in The Burgage were destroyed by a fire in the reign of Henry VII. Today the earliest houses survive from the 16th and 17th centuries, however the burgage plots remain clearly evident (MAP 5).



Map 5. 1884-1893 OS Map demonstrating burgage plots

2.2.4 It is possible that the Cheltenham-Winchcombe road once followed the line of the Burgage but the decline of the market and the establishment of the course of the main road along the angled street south of the church confirmed that street as the main one in the village. It was known as Deep Street until the 14th century but today the eastern part is called High Street, while the southern part has remained Deep Street. On Deep Street the older houses include a row of three altered 16th or 17th



Fig. 2.2 Henry Lamb's print of Prestbury High Street and The Bank demonstrating very much a rural scene c1820S. Gloucestershire archives A254

Century stone houses with new welsh slate roofs; these houses traditionally associated with Llanthony Priory's property.

2.2.5 In the early 18th Century the population is estimated to be 445, however this remained concentrated in the core of the village.

2.2.6 In spite of some fluctuations, the population of Prestbury remained fairly constant until the first quarter of the 19th Century when the number of houses doubled as Cheltenham expanded in to the south side of the parish. This development followed, in the main, the line of the 1824 road layout. By the late 19th Century many of the smaller farm holdings in and around the village became building land, resulting in the population steadily rising from 1,231 in 1831 to 3,254 in 1931.

2.2.7 The first quarter of the 20th Century saw improved transport connections between Cheltenham and Prestbury, with the electric tramway running from Cheltenham to Cleeve Hill passing through the village until its decommissioning in the 1930s (FIG.2.3). This period saw the decline of agriculture as the dominant occupation as workers commuted to commercial and manual jobs in Cheltenham.

2.2.8 After World War II the village grew rapidly, with large scale residential development taking place around the south and west of the original village centre (MAP 6.) and in Noverton to the east.

2.2.9 In the conservation area there were a number of new developments including the construction of Capel Court retirement flats in 1986 and the



Fig.2.3 Prestbury High Street with tram and cyclists C1910. Gloucestershire Archives GP5254/8



Map 6. Prestbury and the growth of modern Cheltenham highlighted



Fig.2.4. Prestbury High Street c1970. Gloucestershire Archives 52370.65

adjacent library in 1978 which were erected in the grounds of Prestbury House. Other significant development includes Morningside Courtyard, and Morningside Close located in the former grounds of Morningside House, which was demolished in order to allow for these residential developments. Residential development has also taken place in the grounds of Prestbury Manor House, now named The Hayes.

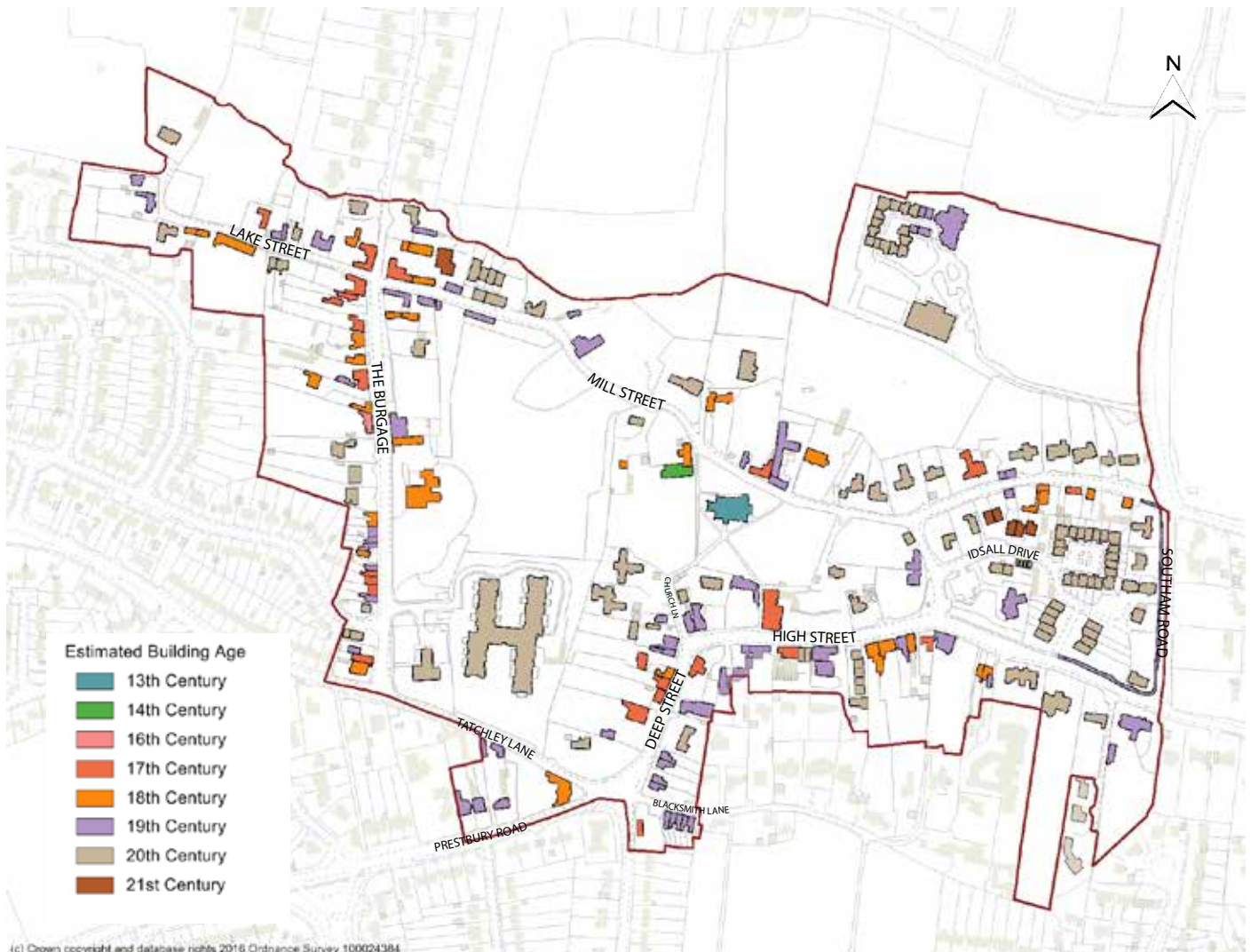
2.2.9 Today Prestbury is a popular area to live, being easily commutable to Cheltenham whilst also retaining its village character. Over time, some of the early buildings have been converted into houses, including two mills, in addition to various stages of infill development from the 20th century as demonstrated. It is however clear from Map 7 the various stages of growth of Prestbury and the vast mixture of buildings dating from the 13th century to today.

2.3 Archeological Significance

2.3.1 A small number of insignificant archaeological remains have been unearthed within the Conservation Area which have been recorded in the Gloucestershire Sites and Monument Record and include pottery sherds, a portion of thick glass bottle, a piece of iron slug and a truncated pit.

2.3.2 To the north-east of the conservation sits a particularly prominent archaeological asset which is recorded in Historic England's list of Scheduled Monuments. The site contains the remains of a manor house belonging to the Bishops of Hereford. It is possible that this moated site helped to attract early settlement for the area of Prestbury, prompting the development of the town and the acquisition of market and borough charters.

2.3.3 Details of archeological finds in the area, including grid references of their location are held by the Gloucestershire County Council: Historic Environment Record Archive.



(c) Crown copyright and database rights 2016 Ordnance Survey 100024384

Map 7. Estimated Building Age Prestbury Conservation Area

3.0 Townscape

Townscape is the arrangement and appearance of buildings, spaces and other physical features in the built and natural environments.

3.1 Layout and Planform of the Conservation Area

3.1.1 The Conservation Area's shape and layout is largely defined by the historic heart of the village, which has generally retained its historic plan form with two main roads; Mill Street and High Street running on an east-west axis, linked by The Burgage, The Bank and Southam Road (B4632) which run on a north-south axis. Buildings have largely been developed along the edges of these main roads.

3.1.2 Road layout varies throughout, with Mill Street having a gentle, winding form. Deep Street and High Street have a more exaggerated curved form as they merge with one another. The form of these roads creates a series of staggered views and interest as new views and spaces are experienced along the route. In comparison, The Burgage, Lake Street and Bowbridge Lane are straight, which permit long views though the village (FIG.3.2).

3.1.3 The layout and density levels vary considerably throughout the area but continue to be strongly influenced by historic

development. The size and shape of the plots along The Burgage are determined by the historical pattern of the burgage plots; which are long and narrow and have resulted in houses in close proximity to each other (FIG 4.1 POINT A & FIG.3.1.). Many front directly on to the pavement or have narrow enclosed frontage strips.

3.1.4 In other areas the layout of the buildings is more informal with a number of large buildings loosely positioned around St Mary's Church and set within spacious grounds (MAP 8. POINT B).

3.1.5 Housing from the latter half of the 20th century as found in Idsall Drive and Morningside Close, has been more densely developed on smaller, compact plots (MAP 8. POINT C & FIG.3.3). These properties were frequently built in the grounds of earlier buildings.



(c) Crown copyright and database rights 2016 Ordnance Survey 100024381

Map 8. Figure ground Plan of Prestbury Conservation Area and surrounding area



Fig.3.1 Houses following the original Burgage plot boundaries



Fig.3.2 Long views evident on Lake Street



Fig.3.3 Morningside Close

3.2 Land Uses

3.2.1 As of 2016, land use in the Conservation Area is predominantly residential. High Street on the whole remains more varied where there is a mixture of employment, community and residential uses including a butcher, public house and a post office among other services.

3.2.2 Prestbury's agricultural roots are evident in many of the historic buildings and plan of the village and are particularly evident in Lake Street and Mill Street where a variety of historic barns, cottages farmhouse and a stable remain. However, a significant number have been converted for residential purposes, for example in The Burgage the former stables of Prestbury House have been converted into two dwellings.

3.3 Building Height and Massing

3.3.1 Buildings in the Conservation Area are generally two storeys in height, however on High Street they vary considerably between one and half storeys to two and three storeys.

3.3.2 The eastern end of both Mill Street and the High Street have higher levels of massing with

detached houses set within large grounds. This is in addition to a number of other larger buildings such as Prestbury House and The Hayes but these occupy expansive grounds and are set back from the street.

3.3.3 Some more recent 20th Century development within the village is notable for being out of character with the predominant scale of development within the Conservation Area. Morningside Close, which at three to four storeys, is considerably taller than neighbouring buildings and Capel Court, whilst only single storey is notable for its large massing.

3.4 Key Views (Map 9)

3.4.1 For the purpose of this character appraisal three types of views have been identified:

- Linear Views- Long, straight views within the conservation area.
- Local Views- These tend to be shorter and confined to a specific locality within the conservation area. They include views of landmarks, attractive groups of buildings, views into open spaces and square.
- Long Views- Long-distance views across the town, to key features or landmark buildings.



Crown copyright and database rights 2016 Ordnance Survey 100024384

MAP 9. Key views map of Prestbury Conservation Area

3.5.1 Throughout the village, long panoramic views of Cleeve Hill are apparent from between buildings and over rooftops. This creates an attractive visual setting for Prestbury and forms an important backdrop to the Conservation Area. Particularly extensive views of Cleeve Hill are presented from The Burgage (FIG.3.7), St Marys churchyard (FIG.3.9), Southam Road and High Street. Long views of open fields outside the conservation area to the west of Lake Street (FIG.3.8) and north of Mill Street help to the conservation areas rural characteristics and enhance the setting. Views from the Hayes overlooking the open fields play an important part of the setting of both the building and area (FIG.3.4).

3.5.3 Views into the Conservation Area are an important feature, and St Mary's Church and surrounding buildings can be clearly seen from The Hayes and Southam Road on the approach into Prestbury. Extensive views of Prestbury House can be seen accross from Mill Street.

3.5.6 Throughout the Conservation Area the views within the streets are also important. For example, linear views along The Burgage (FIG.3.10) and Lake Street (FIG.3.11) are an important element

which add character to the area.

3.5.7 Local views form an important element within the Conservation Area, with staggered views along High Street, Deep Street and Mill Street. Local views overlooking the war memorial form important element and adding to the spaciousness of the area.



FIG.3.4



FIG.3.5



FIG.3.6



FIG.3.7



FIG.3.8



FIG.3.9



FIG.3.10



FIG.3.11

4.0 Streetscape

Streetscape is the outward facing visual appearance and character of a street or locality.

4.1 Public Realm and Open Space

4.1.1 The quality of the public realm is generally of high quality within the conservation area, and there is a strong village character throughout.

4.1.2 Open spaces vary in character and form throughout the area according to the road layout and positioning of houses within their plots. Many of the period buildings, particularly those along the High street and The Burgage stand directly on the back edge of the pavement. Often these properties have extensive gardens to the rear.

4.1.3 In more residential streets such as Mill Street and Lake Street buildings are often set back from the road with well established contained front gardens which contribute to a sense of space and greenery evident within Prestbury.

4.1.4 There are a number of substantial areas of green space within the conservation area; these include:

- Open field north & west of Lake Street
- Land to the east of Prestbury House Hotel (Fig.4.4)
- St Mary's churchyard (Fig.4.1)
- Land around the Hayes
- Area surrounding the war memorial (Fig.4.5)

These spaces, although not all visible from the public realm, contribute significantly to the rural character and appearance of the conservation area.

4.1.5 The condition of the asphalt footways within the conservation area is generally good and the grass verges on Mill Street and Lake Street make a valuable contribution to the area and should be retained (Fig.4.2). Within the Conservation Area there are several locations where the footways are in need of attention, particularly in the High Street and at the junction of The Burgage and New Barn Lane. The Conservation Area is poorly provisioned with dropped kerbs to assist users of mobility scooters. However, this is soon to be addressed with funding from Highways Local. The roads



Fig.4.1. Open space, St Mary's Churhyard



Fig.4.2 Grass Verges Lake Street



Fig.4.3 Grass Verges Lake Street

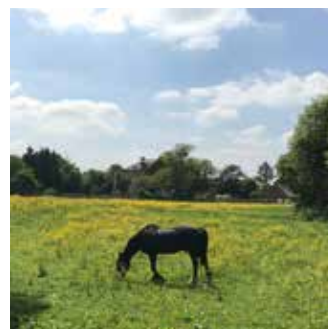


Fig.4.4. Land surrounding Prestbury House



Fig.4.5 Open space surrounding the War Memorial



Fig.4.6 Street signs

are tarmacked and all are in a fair condition, however the High Street has seen considerable patching over the years

4.1.6 Parking arrangements include on street parking and off road parking on driveways; many front gardens to properties having been hardsurfaced to accommodate cars. Although generally throughout the area this is considered to be a minor issue.

4.1.7 There is a large car park adjacent to the King's Arms public house on High Street. This dominates and visually disrupts the rhythm of the streetscape and is therefore out of character with the area.

4.2 Boundary Treatments

4.2.1 Traditional and historic boundary treatments of Cotswold stone and brick are common throughout the conservation area and form important features of the streetscape (FIG.4.8 & FIG. 4.11). Many of these are low set and therefore allow full appreciation of buildings, landscaping and features behind. A wall of particular prominence is the locally listed, approximately 2m high wall running along Southam Road and to the north of High Street.

Bordering this is a set of metal railings on High Street which, while being of good quality add to the clutter of the street.

4.2.2 Overall, boundary treatments are in good condition, however the metal railings along Mill Street are in a noticeably poor state of repair.

4.3 Street Furniture

4.3.1 Historic street furniture plays an important role in enhancing the conservation area. Of particular prominence is the Grade II telephone box located on the High Street (FIG.4.9) and the locally listed GR post box on Southam Road (FIG.4.10). The war memorial by John Coates Carter, 1920 on High Street considerably adds to the character of the street (FIG.4.5).

4.3.2 Traditional black and white street and directional signs help to enhance the area for example, the signs located at either end of the Burgage. However, these are not widespread and instead there is variety in the style of street signs which

does little to enhance the conservation area. Furthermore, the complicated Prestbury Road junction at the entrance to the conservation area is cluttered with numerous advertisements and signs positioned on pavements and traffic islands. This ultimately creates a poor gateway into the conservation area. Furthermore, there appears to be a maintenance issue with the signs, with many needing to be cleaned.

4.3.3 Overall, street furniture is generally of good quality; and the lack of street furniture in Mill Street, The Burgage and Lake Street (FIG.4.13) creates a sense of space which enhances their rural character.

4.3.4 Streetlighting is functional in design, and while set back from the road does not enhance the character and appearance (FIG.4.12).

4.3.5 Street clutter in the Conservation Area is a particular issue, and includes overhead cables and the storage of commercial refuse



Fig.4.7 Traditional street signs



Fig.4.8 Cotswold Stone Wall



Fig.4.9 Phone Box



Fig.4.10 Post Box



Fig.4.10 Brick Boundary Wall, Mill Street

bins on the pavement in both the Burgage and within the The Kings Arms site on the High Street adds to visual clutter and harms the character of the area (Fig.4.14 & Fig.4.15). The poorly placed charity clothes recycling bin on High Street is similarly harmful (Fig.4.11).

4.4 Trees

5.4.1 The green environment makes a strong and important contribution to the overall character. There is a large amount of green space in the area which permits long views across creating attractive settings for buildings.

5.4.2 The extensive grounds of The Hayes forms an impressive setting for the early 19th century manor house (Fig.4.18). Large wellingtonia and other substantial mature trees including poplar, cedar, hornbeam and horse chestnut grow in the lawns. The grounds, accompanied by the sweeping drive convey a sense of importance, status and grandeur of the buildings.

5.4.3 Mature trees are evident throughout the conservation area. Of particular note is the substantial row of trees along the eastern boundary of Capel Court and includes plane, horse chestnut, lime and holm oaks. In addition to the mature yew trees that are found growing within the churchyard of St Mary's Church (Fig.4.20) and form an attractive feature. Significant tree groups are also present adjacent to St Mary's Church and Idsall Drive (Fig.4.16).



Fig.4.11 Charity bin, High Street



Fig.4.13 Lack of street furniture, Lake Street



Fig.4.12 Street lighting and clutter



Fig.4.14 Excessive signage



Fig.4.15 Commercial Bins, High Street



Fig.4.16 Large tree groups, Idsall Dr



Fig.4.17 Pine Tree, Idsall Dr



Fig.4.18 Large trees, The Hayes



Fig.4.19 Significant Tree Group, Mill St



Fig.4.20 Significant Tree Group St Mary's



Map copyright and database rights 2016, Ordnance Survey 100024334

5.0 Architectural Character

5.1 General Architectural Character

5.1.1 The architectural character of the conservation area is defined by the piecemeal development of the village which today results in buildings of various styles, forms and layouts. The majority of buildings present today date from the 17th century onwards and range from vernacular with local materials to Regency villas.

5.1.2 Buildings in the conservation area are of a architectural quality and many are statutory or locally listed.

5.2 Building Contribution

5.2.1 This section explains the contribution buildings make to the special architectural or historic interest of the area as outlined in MAP 11.

A) Grade II* Buildings

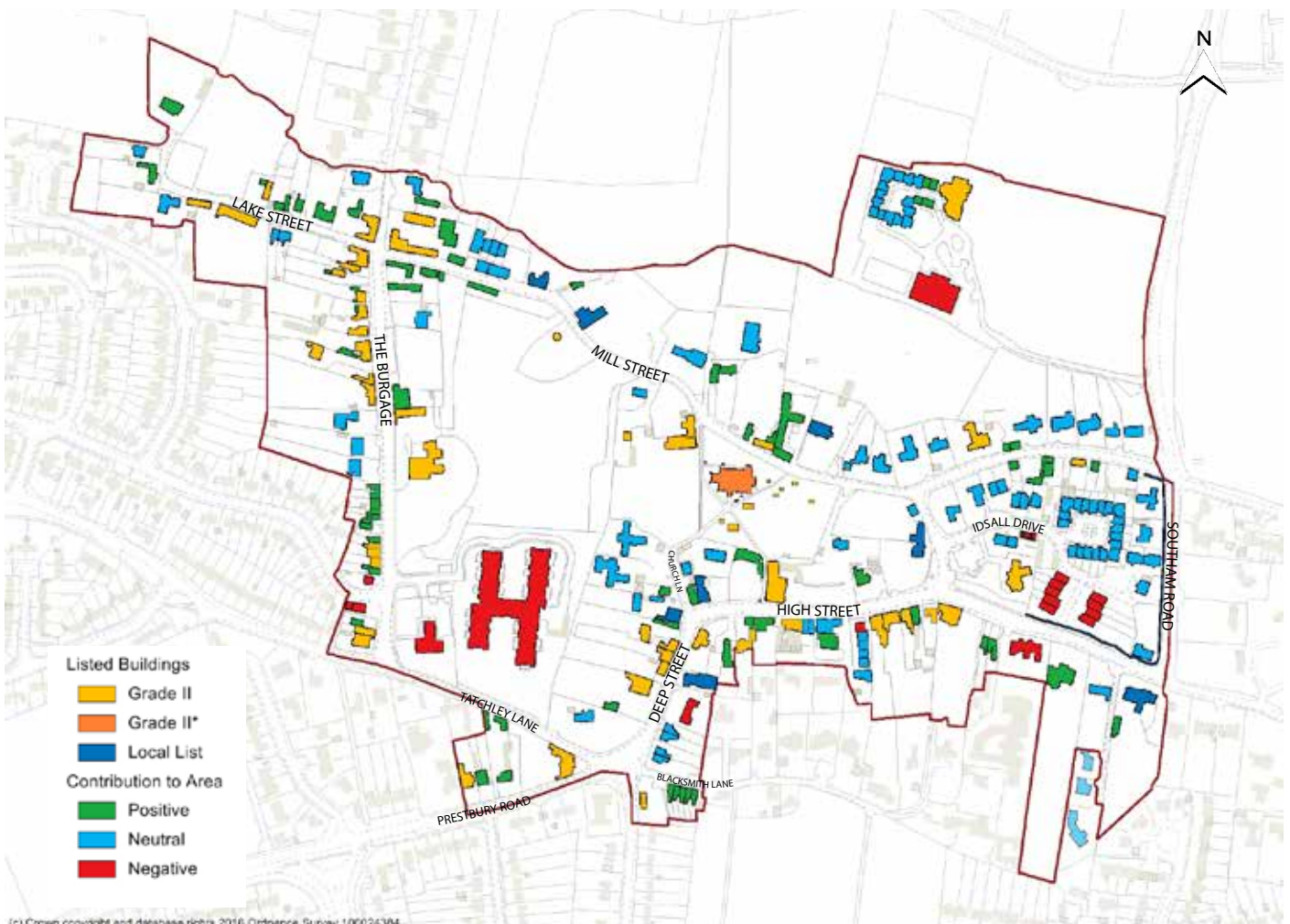
5.2.2 Two buildings/structures are Grade II* listed within Prestbury Conservation Area, indicating that they are particularly important and of 'more than special interest'.

B) Grade II Buildings

5.2.3 There are 60 Grade II buildings/structures within the conservation area. These buildings are of 'special interest, warranting every effort to preserve them' since they make a positive contribution to the area.

C) Locally Listed Buildings

5.2.4 Eight buildings in the conservation area are on Cheltenham's Index of Buildings of Local Interest. These buildings, although not statutorily listed, have been identified as having a significant level of local value and considered to make a positive contribution to the special character of the conservation area. Demolition



(c) Crown copyright and database rights 2016 Ordnance Survey 100024304

MAP 11. Building Contribution Map

of these buildings is considered to constitute substantial harm and there is a presumption in favour of their retention.

D) Positive Unlisted Buildings

5.2.5 Buildings that positively contribute to the conservation area's overall character and appearance. Demolition of these buildings is also considered to constitute substantial harm. Special attention should be paid towards preserving important historical features present on these buildings

E) Neutral Buildings

5.2.6 A number of buildings in the area, particularly 20th century developments, do not positively contribute nor actively detract from the conservation area's special character. In principle, redevelopment of these sites would not be resisted, provided the proposed replacement buildings adhere to the objectives of relevant planning policy and are of high quality design consistent with the conservation area's special character.

F) Buildings that Detract Away from the Areas Special Character

5.2.7 Some development detracts from the character and appearance of the conservation area. In principle, the redevelopment of these sites would be encouraged, provided proposals for their replacement are of a high quality architectural design and would make a positive contribution to the conservation area.

5.3 Architectural Analysis

5.3.1 The purpose of this section is to expand on the statement of special interest in Section 2 and to assess and analyse individual characteristics and prominent features found throughout individual streets that particularly contribute towards the areas special character.

The Burgage

5.3.2 The Burgage is wide and straight' the west side characterised by modest cottages and houses from the 17th and 18th centuries. These generally follow a uniform building line, fronting the road, with the exception of Burgage Close (Fig.5.1) and three 20th century detached houses set back from the road. House types vary from detached, semi-detached and terraced properties.

5.3.3 The Royal Oak forms an important landmark building The Burgage, dating from the 17th century with a coursed limestone façade it features prominently in the streetscape (Fig.5.2).

5.3.4 The east side of The Burgage contains Prestbury House which dates from the early 18th century (Fig.5.3). Today it is mostly pebble dashed with exposed quoins and continues to form an important element in the street. The adjacent 18th century, predominantly brick stables, also makes an important contribution (Fig.5.4).



Fig.5.1 Burgage Close



Fig.5.2 The Royal Oak



Fig.5.3 Prestbury House



Fig.5.4 Prestbury House Stables



Fig.5.5 Home Farm, Mill

5.3.5 Conversely, Capel Court and the Library on the east side, both date from the 20th century and are out of context of the conservation area in terms of scale and materials.

5.3.6 At the cross roads of Lake Street and The Burgage, The Manor House and Home Farm sit prominently (Fig.5.5)

Lake Street

5.3.7 Lake Street has largely retained its semi-agricultural character with buildings spaced out, affording views over open fields and a number of surviving agricultural buildings. This includes the large 18th century timber framed barn, however this has been partially clad in weatherboarding.

5.3.8 Lake House features prominently within the street, and is a large 18th century house with 19th century gothic wood windows and with its striking chimneys forms a significant feature in the street (Fig.5.6).

Bowbridge Lane

5.3.9 This forms one of the entrances to the conservation area, and includes predominantly 20th century developments of substantial houses of stone construction which make a neutral contribution to the area. However, the 18th century Tythe Barn can clearly be seen from this road and helps to provide a clear gateway into the conservation area (Fig.5.7).



Fig.5.6 Lake House, Lake Street



Fig.5.8 Converted Barn, Mill Street



Fig.5.7 Tythe Barn



Fig.5.9 2 Home Farm



Fig.5.10 St Mary's Church



Fig.5.11 The Priory



Fig.5.12 The Cottage/Monks Grange

Mill Street

5.3.10 Mill Street has a more varied character and includes largely detached houses set within open grounds. The east side of Mill Street comprises houses dating from the 20th century which make a neutral contribution to the area.

5.3.11 The western end largely maintains its rural character with a range of agricultural buildings including Home Farm and the associated barns which date from 18th and 19th centuries. Some of these have been converted either into residential accommodation or holiday cottages (Fig.5.8). The former mill has likewise been converted into residential use, and has had many alterations and additions over the years.

5.3.12 There are two particularly good examples of modern architecture in an historic setting; 2 Home Farm Court and The Tallet (Fig.5.9). These buildings are constructed of traditional materials, including Cotswold stone and slate that fit in well with the character of the area but are completed in a contemporary style.

5.3.13 St Mary's Church forms a significant feature of the road, and is set within expansive grounds that contain a number of Grade II and one Grade II* listed monument (Fig.5.10). The church dates back to the 13th century although was heavily restored in the mid-19th century.

5.3.14 Surrounding the church there are a number of particularly significant buildings including The Plough and The Priory (Fig.5.11), both Grade II

listed. The Cottage a mid C17 house of coursed squared and dressed limestone is notable for its large massing and prominent positioning off Mill Street (Fig.5.12)

Southam Road & The Hayes

5.3.15 The Hayes (Prestbury Manor House) can clearly be seen from the surrounding fields and roads and forms a key feature at the entrance to the conservation area (Fig.5.13) It dates from the 19th century and constructed in a Tudor Gothic style. The surrounding open fields significantly contribute to the setting of the building and the conservation area.

5.3.16 There has been subsequent development over the course of the 20th century behind the house, largely in a Cotswold architectural style (Fig.5.14). This development is mostly subservient in scale and appearance to The Hayes, however the associated rendered car park building detracts from the conservation area.

5.3.17 Along the west side of Southam Road there is a 19th century locally listed wall which, historically, formed the boundary of Morningside House.

High Street

5.3.18 Today, the High Street continues to form the heart of the village and contains a variety of uses including retail, community and residential.



Fig.5.13 The Hayes



Fig.5.14 Development at the rear of The Hayes



Fig.5.15 Lynworth House, High Street



Fig.5.16 18th Century Cottage, 38 High Street



Fig.5.17 Mansard House



Fig.5.18 Georgian House



Fig.5.19 The Kings Arms



Fig.5.20 Bakery Stores

5.3.19 The massing varies considerably along the street, with closer and more compact properties towards the centre. The eastern end of the street has larger detached houses from the 19th and 20th century set within extensive gardens (Fig.5.15).

5.3.20 The road contains a number of cottages and houses dating from the 18th century (Fig.5.16), some of which are timber framed, in addition to the 17th century Bakery Stores (Fig.20). It also has a variety of higher status buildings such as the ashlar faced Mansard House (Fig.5.17) and stuccoed Georgian House (Fig.5.18). The Kings Arms makes a significant contribution to the road with its partial timber framed panels and striking red brick facades making an important contribution (Fig.5.19).

5.3.21 Almost all buildings in the High Street are of architectural merit, with a number of Grade II and Locally Listed buildings. However, there has been some 20th century development along the road, although largely neutral in impact.

Deep Street

5.3.22 As with High Street, there is a mixture of cottages and higher status buildings, including two timber framed thatched cottages (Fig.5.22) and a row of stone cottages dating from the 17th and 18th century which make an important contribution to the street. The Three Queens (Fig.23), which is fronted in Ashlar forms a significant element of the street, along with the 19th century United Reform Church which

is one of the landmark buildings on one of the approach roads into the village core (Fig.5.24).

Church Lane

5.3.23 Located off Deep Street, Church Lane comprises predominantly 20th century bungalows and leads to The Priory and Dovecot.

Prestbury Road

5.3.24 Prestbury Road heads towards Cheltenham and contains a number of Regency buildings, and forms an interesting entrance to the conservation area (Fig.5.25).

Bouncers Lane

5.3.5 Forms the entrance to the conservation area, which encompasses a 17th century timber framed, with exposed brick, thatch cottage.

Blacksmiths Lane

5.3.26 Consists of 6 Victorian brick terrace houses, all with uPVC windows all of architectural merit (Fig.5.27).

Idsall Drive

5.3.27 A mid 20th century development of houses. Recent developments have been more sympathetic to the conservation area in style, size and appearance. It contains a number of detached small garages which are in a mixed condition and are a negative feature in the conservation area.

Morningside Close

5.3.28 A late 20th century of houses of which are largely out of proportion with the area and are therefore negative to the conservation area (Fig.5.28).

Mornside Close

5.3.29 A low level twentieth century retirement property development of neutral contribution to the area.



Fig.5.25 Regency Houses, Prestbury Road



Fig.5.26 C17 Timber Framed Cottage



Fig.5.27 Victorian Cottages, Blacksmith Lane



Fig.5.28 Morningside Close



Fig.5.21 5 Deep Street



Fig.5.23 Three Queens



Fig.5.22 12 Deep Street



Fig.5.24 United Reform Church

5.4 Common Building Materials and Finishes

The patchwork effect (Map 12) of materials helps to demonstrate the piecemeal development of Prestbury and its agricultural past.

Cotswolds Lime Stone

5.4.1 Stone used in a variety of different ways adds to the character of the village. Finely-tooled ashlar (Fig.5.29) is a feature on many of the more formal houses of higher status, with rubble stonework commonly used on cottages.

5.4.2 Pointing should generally be undertaken with lime mortar, in a colour similar to the stone itself however; today this unfortunately is often replaced or repaired with cement mortar.

Brick

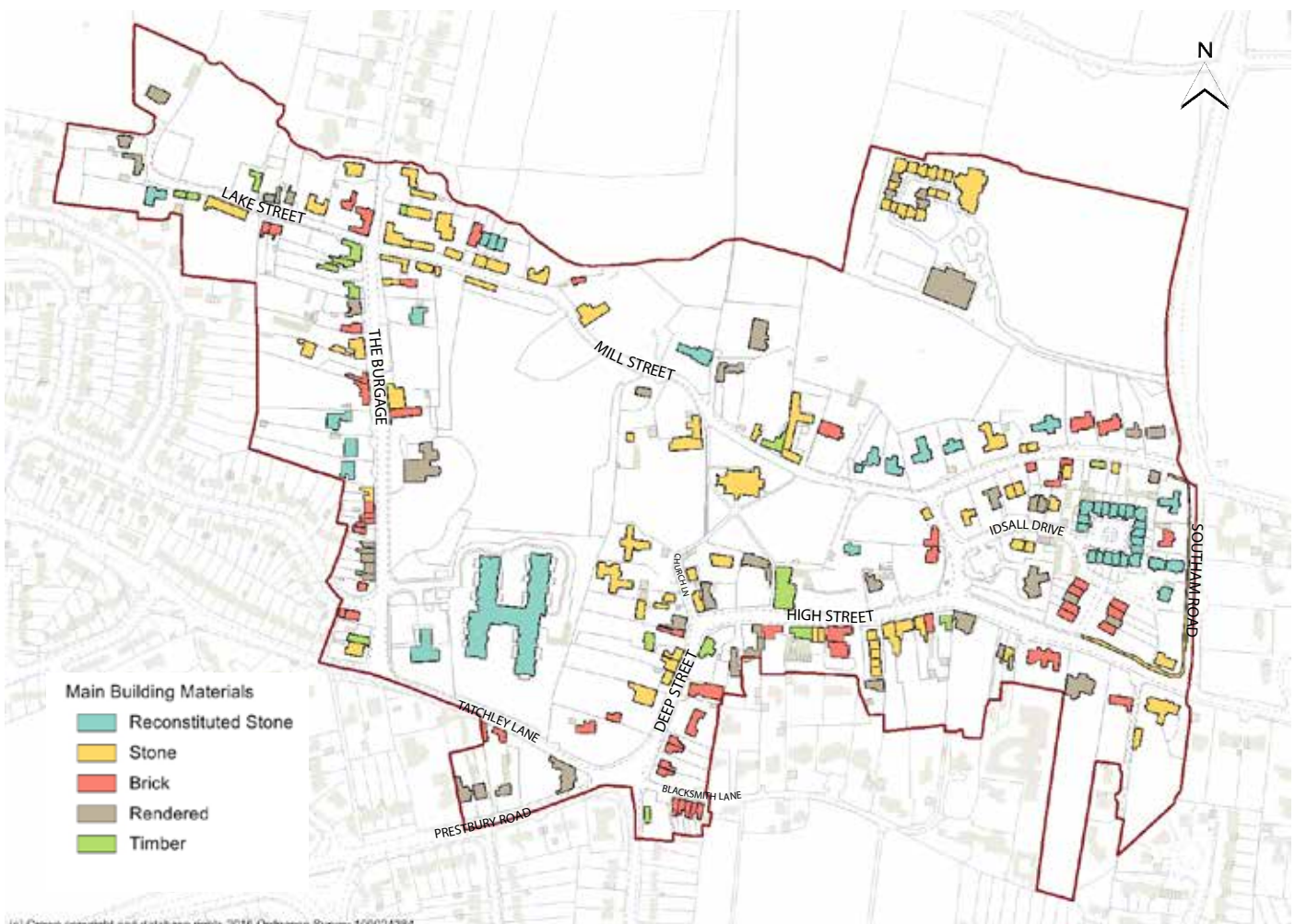
5.4.2 Became more common at the end of the 18th and 19th century and is present on a significant number of buildings throughout the conservation area (Fig.5.30).

Render/Stucco

5.4.3 A large number of buildings have been rendered with cement. This has unfortunately meant that the building material and age at times is difficult to distinguish. Many would have been traditionally rendered in lime, but today cement has become commonplace.

Timber Frame

5.4.4 Many of the earlier buildings are timber framed and form a significant feature of the village, although a proportion have been rendered over. Original infill was likely to have been wattle and daub, although from the 17th century onwards this was often replaced with brick infill panels.



[c] Crown copyright and database rights 2016 Ordnance Survey 100024304

Map 12. Building Material Map

5.5 Common Roof Materials and Form

5.5.1 The roof materials and shapes are varied throughout Prestbury and the different ridge and eaves heights create alternating roof lines and interesting street scenes. The most common roof forms are hopped, mansard and parapet. Common materials include:

Thatch

5.5.2 Characterised by steep angle pitches to encourage run off due to the lack of gutters and deep overhangs to encourage water run off away from the building. Many also contain eyebrow dormers although these are possibly later additions.

Cotswold Stone Slates (FIG.5.31)

5.5.3 These are often laid in diminishing courses from the eaves to the ridge. The irregularities in the stone face means that the slates rarely lie flat, hence the often steep pitch to prevent rain driving into the gaps. The heavy weight of the stone is also better carried on a more steeply pitched roof. Increasingly these have been replaced with artificial stone slates due to the cost of replacements and relatively limited supply.

Slate

5.5.4 This became increasingly common throughout the course of the 19th century but can also be found on earlier houses where the roof has been replaced.

Tiles

5.5.5 Pantiles are common on the agricultural buildings, whereas flat concrete and clay tiles are a feature throughout the village, either as replacements or on 20th century buildings.

6.0 Assessment of Condition

6.1 General Condition

6.1.1 The general appearance and condition of buildings of the conservation area are good with care and maintenance demonstrated throughout. All of the buildings appear to be occupied with the majority maintained to a high standard. A small proportion suffer from a lack of maintenance, which, if continued, could lead to further deterioration.

6.1.2 There have been various incremental installations and alterations to buildings which, if they continue, could cumulatively harm the character and appearance of the conservation area. This includes the introduction of alarm boxes and satellite dishes on front elevations, unsightly flues, rainwater goods and signage. Furthermore, there has been widespread replacement of original windows with uPVC which negatively contributes to the area. In the majority of cases there is no control over this type of external paraphernalia other than those installed on listed buildings. Similarly, windows can normally be replaced on dwellings without requiring planning permission unless it is a flat or a listed building.

6.1.3 The streetscape is in a good condition, although there is evidence of some cracking of tarmac on certain pavements such as the top of Mill Street, but overall it is well managed. Certain junctions are cluttered and arguably over complicated.

6.2 Key Threats

6.2.1 While insensitive development can instantly harm the conservation area's special character, negative change can often occur incrementally through alterations that do not require planning permission or that have occurred prior to the areas designation. The quality of the public realm also has an impact on the area.

6.2.1 The conservation area is therefore under pressure from change which could result in a threat to its special character and appearance. Existing and potential threats are outlined in the box below, and are categorised as to whether they impact directly on buildings or the wider streetscape.

Threats to Buildings

- New development/extensions of poor quality design/materials or inappropriate siting, scale and massing
- Poor maintenance of buildings
- Loss of historic features/characteristic architectural detail
- Replacement of timber windows with uPVC
- Rendering, painting or cladding of buildings
- Installation of external paraphernalia visible from the street (FIG.6.3)
- The use of non-traditional roofing and facing materials and construction methods

Threats to Streetscape

- Signage, clutter and inconsistencies in signage throughout the area (FIG.6.2)
- Poor condition of signage
- Road traffic, particularly at the entrance to the conservation area
- Poor condition boundary treatments (FIG.6.4)
- Streetlamps of poor design unsuitable for conservation areas
- Poorly located commercial bins in prominent locations
- Patchy footpath asphalt in Mill Street

Conservation Area Management Plan

