



# **Park Lane Conservation Area**

## **Character Area and Management Plan**

Cheltenham Borough Council  
Planning Policy Team  
Draft - Supplementary Planning Document (SPD)  
January 2018

The Park Lane Conservation Area Appraisal and Management Plan is a draft document and will not come into force until the formal consultation stage is completed and it has been adopted by Cheltenham Borough Council.

For any comments please contact [localplan@cheltenham.gov.uk](mailto:localplan@cheltenham.gov.uk)

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

**To follow:** Map 1. The location of the Park Lane Conservation Area and other conservation areas in Cheltenham

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Map 2. The boundary of the Park Lane Conservation Area

# 1.0 Introduction

## 1.1 What is a Conservation Area?

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).

## 1.2 What is a Conservation Area Appraisal and Management Plan?

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

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

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

Conservation Area designation introduces controls over the way owners can develop or alter their properties. These controls include:

- The requirement in legislation and national planning policies to preserve and/or enhance the character and appearance of the

Conservation Area.

- Local planning policies which give special attention to the desirability of enhancing or preserving the character and appearance of the area.
- Control over the demolition of unlisted buildings in the Conservation Area.
- Restriction on the forms of development which can be undertaken without the need for planning permission (permitted development rights).
- Control over works to all trees in the Conservation Area.

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.

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

(To be completed at a later date once consultation/meetings have taken place)

## 1.5 Designation Background

(To be completed at a later date once the Conservation Area has been designated via the adoption of the Cheltenham Plan 2011-2031 and the adoption of the Character Appraisal and Management Plan as a Supplementary Planning Document (SPD))

## 1.6 Statement of Special Character

Park Lane developed in the early 20th century as a small housing development on the boundary of the site of a former moated Manor House belonging to the Bishops of Hereford, dating back to at least the 13th century. The architectural style of the housing and the history of the site provide the fundamental significance of the conservation area.

The original fourteen houses of c.1909 built in variations of a Domestic English Revival style and the two buildings of 1926 executed in the Arts & Crafts style, with their unusual 'butterfly' plan form, provide the area with a particular built identity.

The extent, physical form and protected status of the moated site has influenced built development and provides the open space which characterises a significant part of the conservation area. The Scheduled Ancient Monument is important in defining the character and appearance of the area.

The Conservation Area is situated on the edge of Prestbury and the wider town of Cheltenham. The surrounding countryside and the extensive open space of Cheltenham Racecourse, together with views of the rural setting, racecourse and escarpment of the Cotswold Hills, are significant in establishing the character of the conservation area.

The 14 buildings of c.1909 are an example of an early 20th century planned housing development, which contributes to the historic and architectural significance of the conservation area.

The prevalent materials used across the historic properties of Park Lane: rough cast white painted render, red clay roofing tiles and natural local stone, together with the common architectural features of: applied timber (faux framing), gables, steeply pitched roofs, porches, canopies, multi-paned glazing and windows with a horizontal emphasis. Provide an established readily legible palette that are is important part of the character and appearance of the conservation area.



# Conservation Area Appraisal

A photograph of a two-story house with a steep, tiled roof. The house has white walls and blue window frames. A red brick chimney is visible on the left side. The house is partially obscured by a red text box in the lower-left corner. The foreground shows a stone wall and some greenery.

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 the Park Lane Conservation Area (taken in 2014)



## 2.0 Context

### 2.1 Location and Setting

The Park Lane Conservation Area is situated to the north-west of the historic core of the village of Prestbury, which itself is approximately 1 ½ miles north-east of the centre of Cheltenham.

The Conservation Area is situated on a low and narrowing section of land. The ground slopes on three sides and on the fourth is the route of an ancient approach along the line of Shaw Green Lane.

Park Lane is adjacent to the expansive Cheltenham Racecourse to the west and just north of the junctions of Bowbridge Lane, Spring Lane and Shaw Green Lane with their varying degrees of linear development. Agricultural land is pre-dominant to the north and east, giving a rural aspect to the area. The escarpment of the Cotswold Hills dominates views to the east.

The Conservation Area and much of the surrounding area is situated in the Green Belt.

### 2.2 Historical Development

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.

The Bishop of Hereford had a manor house at Prestbury by the 13th century and pottery found on the site suggests that there may have been a house there in the 11th century. By 1136 the Bishop of Hereford had turned a large area in the north-west of the Parish into a park stocked with game including deer. Today this land is occupied by Cheltenham Racecourse.

The Manor House was moated and excavations of the site carried out in 1937 and 1951, revealed part of the plan of a stone house with possibly a timber-framed upper storey, and a gatehouse and a chapel. Documentary evidence makes reference to the existence of



Fig.2.1 Kennan House from the south-west.

an ox-house, a great stable, a pigsty, the sow-house and three barns within the site.

During the 16th Century the Manor House came into the ownership of the Crown and then was occupied and owned by various individuals. In September 1643 the Parliamentary Army camped at Prestbury and a garrison occupied the manor-house.

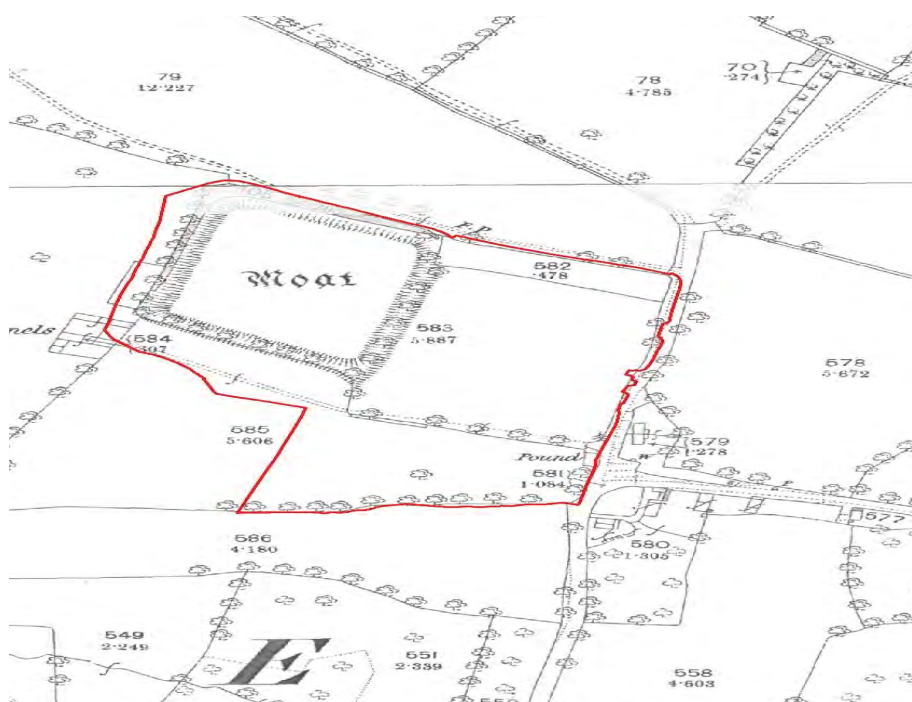
The manor house had probably fallen into disrepair by 1698, when stone was taken from the manor to the Church of St. Mary in Prestbury, where it was used to repair the north door of the church and for building a buttress to the church tower.

By 1893 the land covered by the conservation area was undeveloped. The dominant features were the earthworks and partial remains of the moat of the Bishop of Hereford's manor-house. A few buildings clustered around the west end of Shaw Green Lane, immediately to the west of the conservation area, and kennels were located to the south-west of the moated site. By 1902 the kennel buildings were used as stables.

By 1923 a road had been constructed running to the west of Spring Lane. In c.1909 houses by Prothero, Phillott &

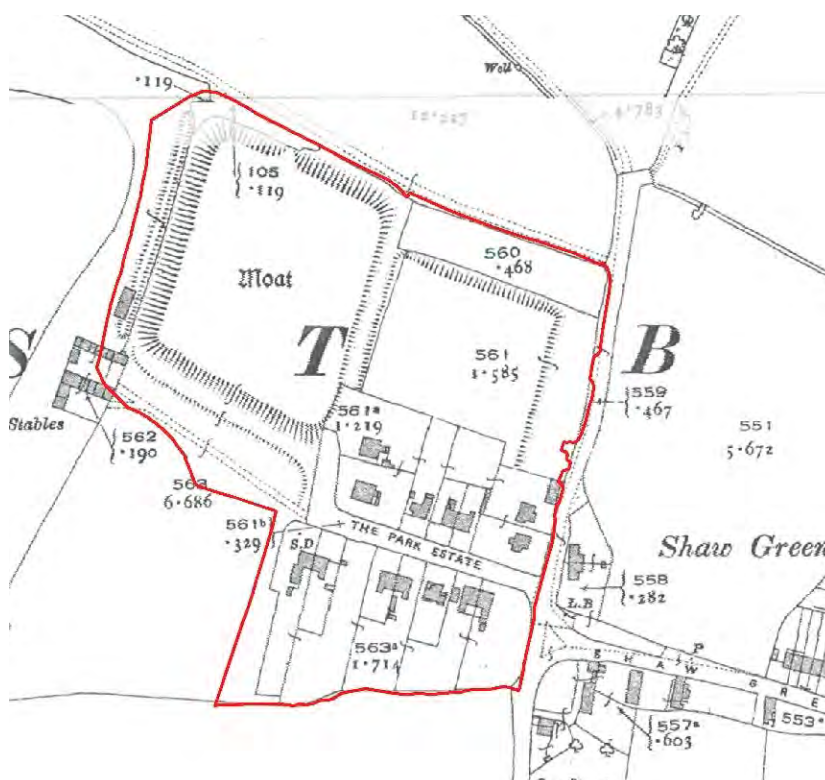
Barnard were built to the north and south side of the road known as the Park Estate.

Two houses, by Walter Rosser, were built toward the western end of Park Lane in 1926 and work in preparation for the construction of a housing estate started within the moated site. A curving roadway and a deep drainage system were formed across the enclosure containing the site of the manor house. The housing development was never taken further.



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Map 4 Park Lane, Prestbury 1884-1893



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Map X Park Lane, Prestbury 1923

After World War II several additional houses were constructed on the Park Estate and across the moated site. By 1960 a few more houses were built, including a number within the conservation area facing Spring Lane. The number of buildings has changed very little during the intervening years.





## 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

The shape and layout of the Conservation Area is largely defined by the extent of the scheduled monument, and Park Lane running on an east-west axis (Fig.3.1) and Spring Lane on a north-south axis. Buildings have on the whole been developed along these roads.

The layout of the roads, though Spring Lane itself is outside of the Conservation Area, is linear with two short spurs running north-south off of Park Lane. The form of the roads provides regularity to the majority of the building lines and views through and along the conservation area.

The density and built relationship of the housing is generally consistent, particularly to the south of Park Lane. To the north of the lane a number of the buildings have a more irregular relationship in plan.



Fig.3.1 Park Lane, looking east.



Map X Figure ground plan of the Park Lane Conservation Area

### 3.2 Land Uses

The Park Lane Conservation Area is a residential area. The extensive ancient monument is used as private residential garden space or paddocks, due to the keeping of some livestock.

### 3.3 Building Height and Massing

The residential buildings are of two storeys (Fig.3.2). A number of single storey outbuildings such as garages are associated with properties.

On the whole the houses are of individual design and the scale is fairly uniform (Fig.3.3).



Fig.3.2 Semi-detached houses in Park Lane





Fig.3.3 Houses in Park Lane

Monk's Meadow, with an additional single storey range set in a prominent position, appears to be the largest of the buildings. The majority of properties are detached with a few pairs of semi-detached houses. The massing of the buildings is domestic in scale.

### 3.4 Key Views

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 and views into open spaces.
- Long Views - Long-distance views across and out of the Conservation Area, to key features or landmark buildings.

The views on an east-west axis along Park Lane provide key linear views, to the edges of the conservation area. The views reveal the predominant architectural style and building line which are an important aspect of the character and appearance of the conservation area. The building known as St. Francis is important in this view revealing a different building type and relationship to the prevalent building line.

From the northern boundary of the conservation area, from the embankment, views across the ancient monument show the expanse of the site and earthworks including part of the moat. These local views are important in revealing the historic origins and physical features of the area (Fig.3.4).

Views from Park Lane to the east provide sight of the Cotswold escarpment. Prospects of the encircling hills can also be viewed from the conservation area, particularly on the footpaths to the north and west (Fig.3.5). These long views provide a vital visual link to the wider setting of the conservation area.

At the western extremities of the area, panoramic views of Cheltenham Racecourse, with the Malvern Hills in the distance, give long views that emphasize the position of the conservation area within the wider landscape.

Views from Park Lane across the paddock to the south-west of the conservation area provide long views to the built fringes of prospect highlights the conservation area's detached nature from the town and enforces the rural aspect of the area's character.

This prospect highlights the conservation area's detached nature from the town and enforces the rural aspect of the area's character.

Long views on an east-west axis of the wider



Fig.3.4 View across the moated site

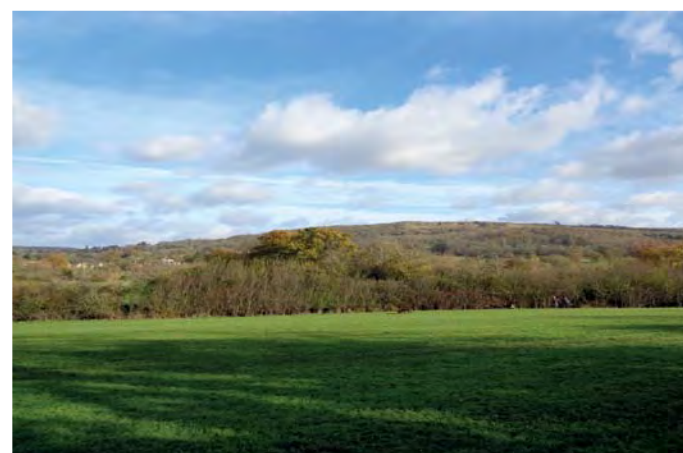
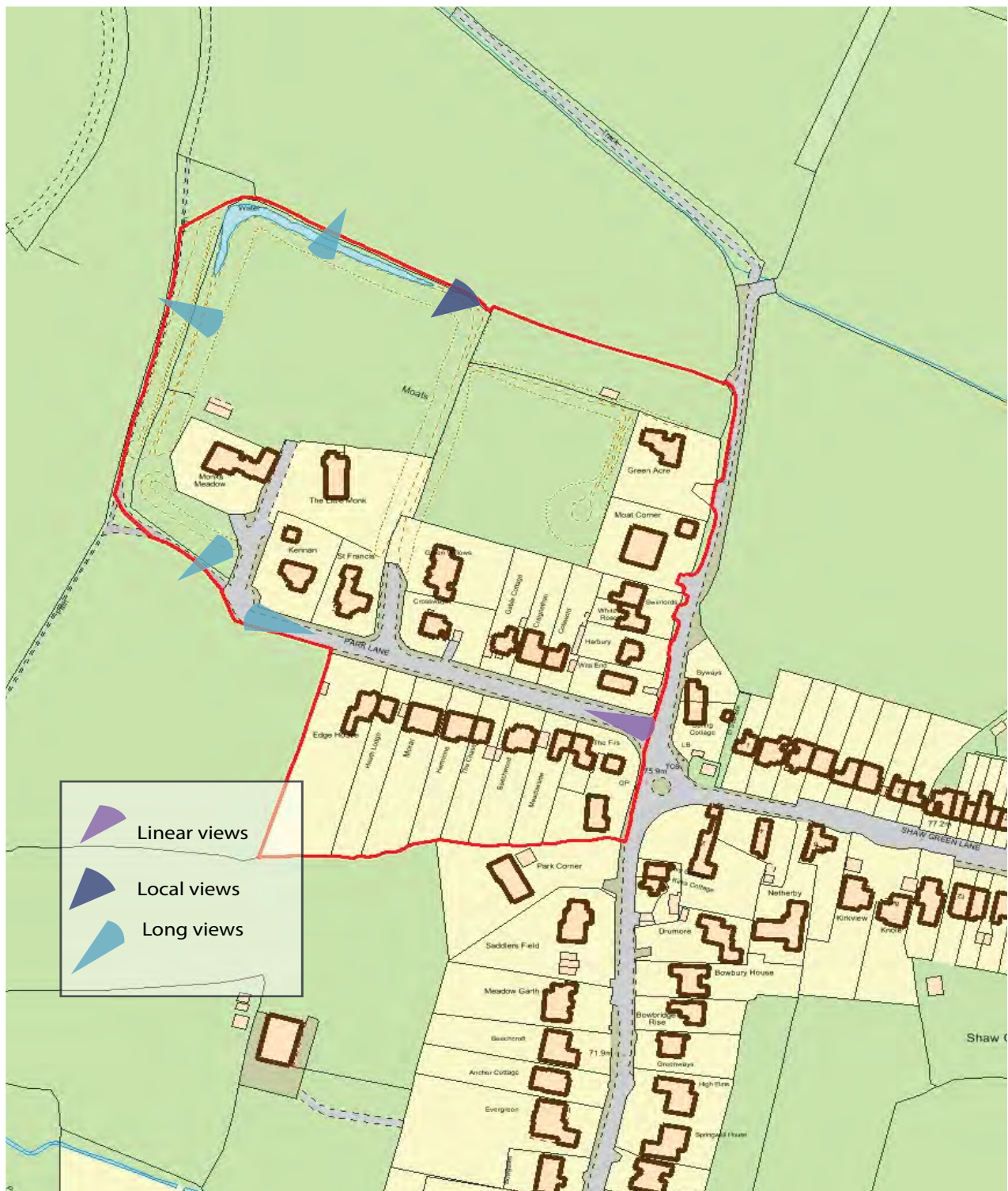


Fig.3.5 View to the north of the Conservation Area



countryside and the open space of the race-course, emphasises the significance of the rural setting of the conservation area.



Map 9. Key views map of the Park Lane Conservation Area

## 4.0 Streetscape

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

### 4.1 Public Realm and Open Space

The extent of public realm within the conservation area is limited. The roads and pavements are of asphalt. The concrete kerbs that line Park Lane and its entrance are worn and the definition between the road and pavement is somewhat lost. Later replacements using different aggregates stand out from the original kerbs.

Approximately 50% of the conservation area is the open space of the ancient monument, providing a significant contribution to the character of the area, both physically and historically. Whilst not publicly accessible, good views of the western section of the site can be obtained from the northern boundary of the conservation area.

The parcel of open space land at the north-east corner of the conservation area does not form part of the designated ancient monument; however its well-kept appearance gives it a more domestic character in keeping with the dominant residential nature of the conservation area.

Formal and informal footpaths to the north and west of the conservation area (Fig.4.1) are well used following the physical extent of the area and provide access to the wider landscape, reinforcing the significance of the area's rural setting to its character.

### 4.2 Street Furniture

Street furniture within the conservation area is generally limited due to the residential nature of Park Lane. The few street lighting columns are of contemporary design and the timber telegraph poles are of typical form.

The metal street signs at the entrance to Park Lane (Fig.4.2) appear to have some age and contribute to the character of the area.

### 4.3 Boundary Wall Treatments

The boundary treatments to the front of the properties are varied and include hedges, dry stone walls (Fig.4.3), timber fencing both (picket and close boarding) and bonded reconstituted stone. The materials are used individually or in combination.

Along Park Lane a number of the boundaries are relatively low and formed of dry stone walling or picket timber fencing. In places hedges have given added height to the boundaries. On the whole the boundaries allow views of the buildings which contribute to the character of the area. In places hedges over 2m in height limit views from and to properties, disrupting the general inter-visibility in the street-scene (Fig.4.4).

There are a few examples of boundary treatments that are not so traditional, such as coped and bonded walling and painted render walling. Whilst they often detract from the character of the area, their prevalence at



Fig.4.1 Path along the embankment.



Fig.4.2 Street signs.



Fig.4.3 Dry stone boundary wall



Fig.4.4 Boundary hedge wall



present is not too harmful. The construction of parking areas to the front of a number of properties has meant the loss of boundary treatments due to the formation of access points.

The low stone walling, piers and timber fencing forming parts of the boundaries of St. Francis and Kennan to the west of the conservation area may be contemporary with the respective properties. Regardless of their age, the form contributes positively to the character of the properties and the area (Fig.4.5).

The northern and western boundaries of the conservation area are defined by established hedges, providing a distinct and established boundary to the site.

## 4.4 Trees

Various species of trees can be found throughout the Conservation Area, a number of which are subject to Tree Preservation Orders (TPOs).

Trees are located within gardens (Fig.4.6), on the edge of the moated site (Fig.4.7) and within the ancient monument. The trees emphasize the rural setting of the Conservation Area and provide visual amenity; they are a significant aspect of the established character of the area.

Map10 shows the location of significant individual trees and groups of trees in and adjacent to the Park Lane Conservation Area.



Fig.4.5 Boundary treatment

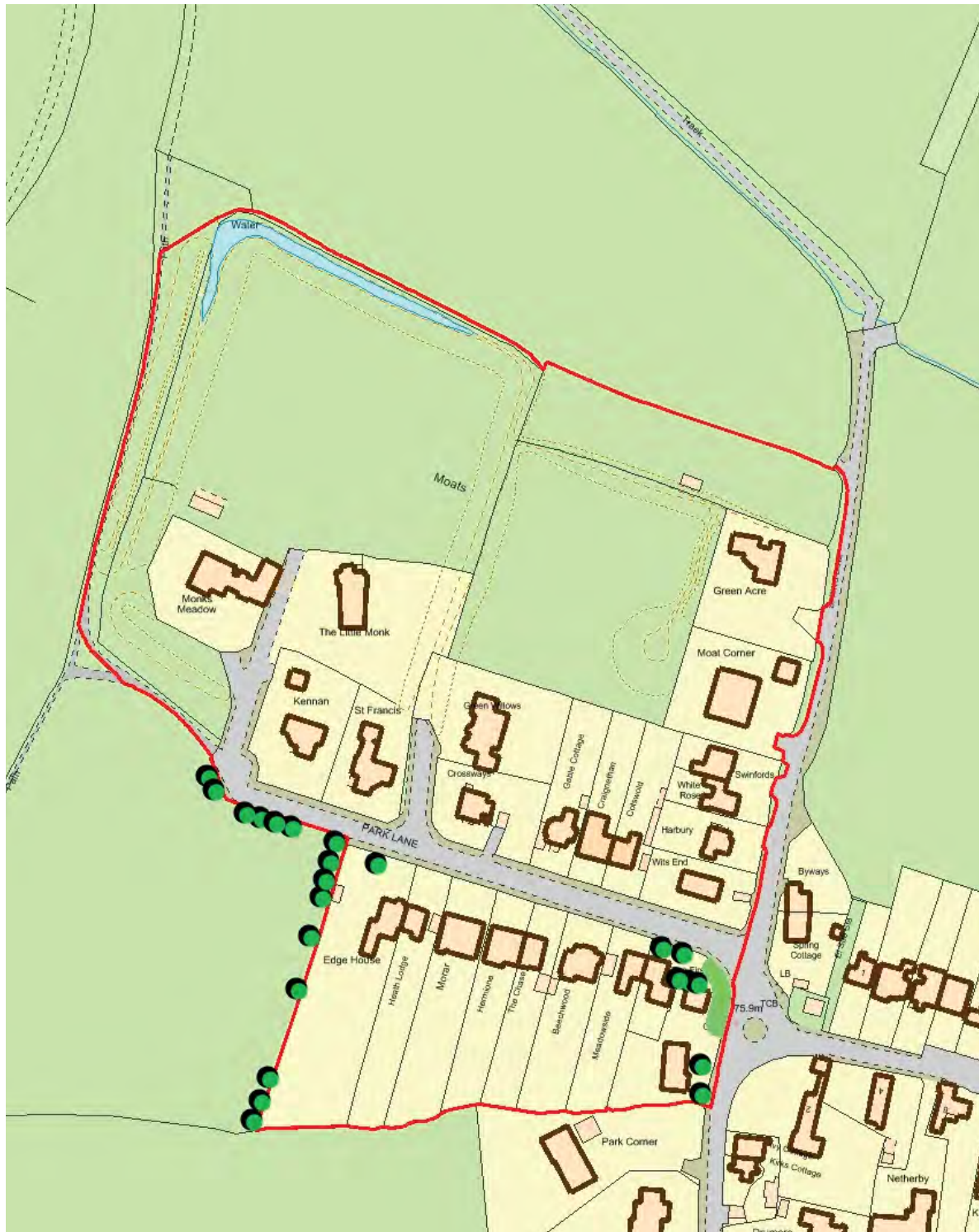


Fig.4.6 Trees at the entrance to Park Lane



Fig.4.7 Trees at the edge of the moat





Map 10 Significant individual trees and groups of trees in and around the Conservation Areas

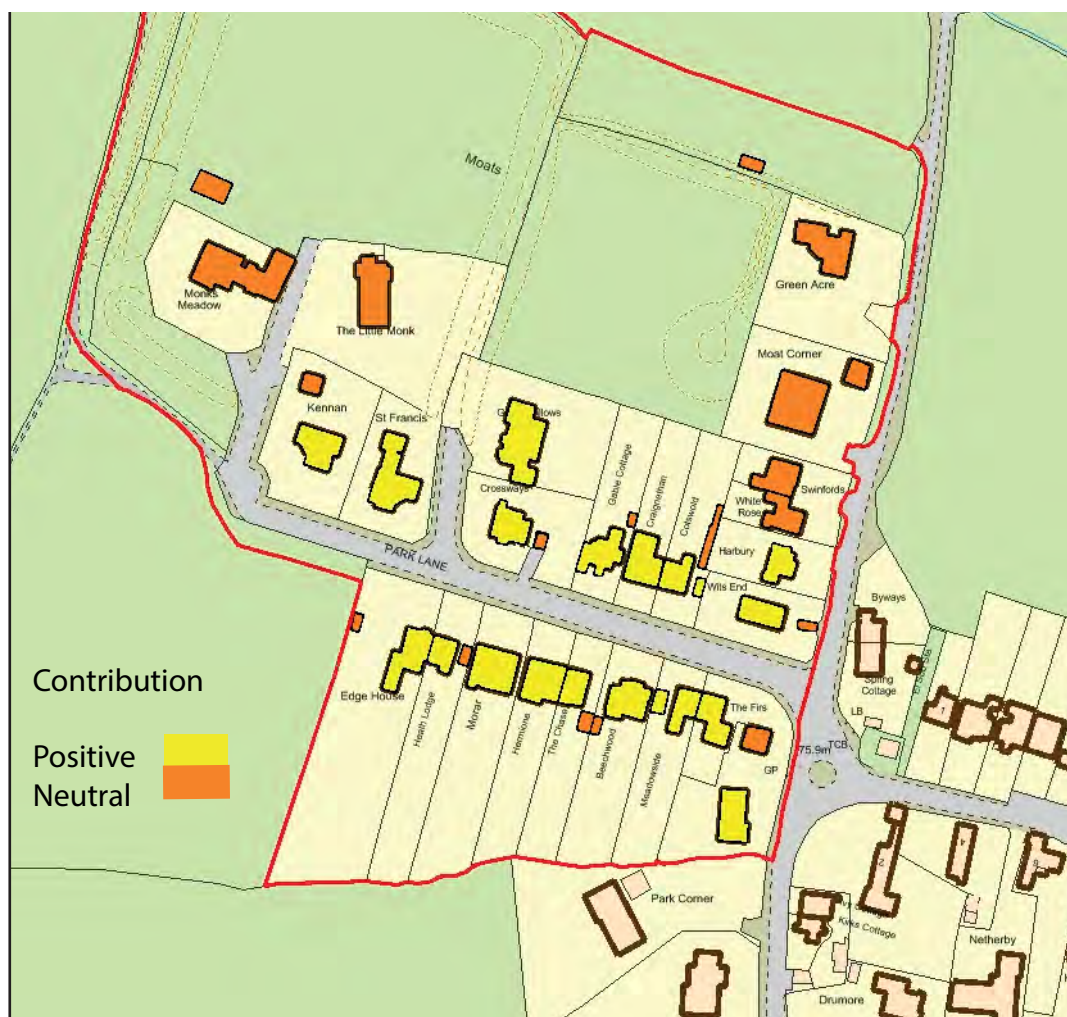
The prevalent architectural style of the properties of Park Lane provides the special built identity of the conservation area. The dominant typology, echoing an historic style, presents unifying themes and variations in design. The houses share materials: red clay roofing tiles, applied timber (Fig.5.1) and white painted roughcast render; and architectural aspects: steep roofs, numerous gables, windows with horizontal emphasis and porches or canopies. How these common aspects have been utilised varies in order to give a sense of organic growth within the planned development. The majority of the earlier Park Lane properties have replaced the original timber windows with uPVC; however in many instances multi-pane glazing has been used

Park Lane contains two properties to the western end that utilise some of the materials and architectural features that dominate the lane, and have rather distinct plan forms.

The architectural character of the remainder of the conservation area is defined by houses with fairly typical styles and use of materials of their respective times. These buildings have a largely neutral impact on the character and appearance of the area.

## 5.2 Building Contribution

This section explains the contribution buildings make to the special architectural or historic interest of the area as depicted on map 11.



### Map 11. Building Contribution Map

**Positive Unlisted Buildings:**

Buildings that positively contribute to the Conservation Area's overall character and appearance. Demolition of these buildings is considered to be undesirable and would constitute substantial harm to the character and appearance of the Conservation Area. Special attention should be paid to preserving important historical features present on these buildings.

**Neutral Buildings:**

A number of buildings in the area 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 relevant planning policy and are of high quality design consistent with the conservation area's special character.

There are no statutorily listed buildings or locally listed buildings in the conservation area.

### 5.3 Key Architectural Features and Materials

Though there is variation in style, form and layout of buildings throughout the conservation area, there are discernible groups of buildings that display key architectural features and common building materials. The dominant typology for the area is the revived historic forms of the houses fronting Park Lane.

The adjacent table lists the general key features and building materials found in Park Lane.

**Common Architectural Features:**

Applied timber (faux framing)  
Gables  
Steeply pitched roofs  
Windows with a horizontal emphasis  
Porches and canopies  
Multi-paned glazing

**Common Building Materials:**

White painted roughcast render  
Red clay roofing tiles  
Natural local stone



Fig.5.1 Applied timber (faux framing)



## 5.4 Architectural Analysis

The purpose of this section is to expand on the statement of special interest in section (1.6) and to assess and analyse individual characteristics and prominent features found in individual buildings that particularly contribute towards the special character of the area.

**Chase House** (Fig.5.2) is later than the houses fronting Park Lane and whilst it fails to match some of the key characteristics of the Park Lane buildings it sufficiently echoes aspects of their design, materials and scale, at a significant location adjacent to the entrance to the lane.

**The Firs and Meadowside** form a pair of semi-detached properties. The symmetry of the whole building, the multiple gables and materials introduce the prevalent character at the entrance to Park Lane.

**Beechwood** has been subject to alterations, not all of which have been sympathetic. As the materials reflect the historic palette and the overall scale respects the prevalent form, the building makes a positive contribution to the Conservation Area.

**The Chase and Hermione** are semi-detached buildings forming a pair. The flanking roof slopes sweep around to form canopies at the front of the building, giving emphasis to the four gables of the front elevation. The scale and unity in both materials and form provide a readily identifiable character.

**Morar** (Fig.5.3) is later than the majority of houses fronting Park Lane. Not wholly in keeping with the principal style of the lane, its scale, painted render, glazing and horizontal emphasis in a number of the windows, is a sympathetic addition to the street. The retained original metal window frames are a key characteristic of the building.

**Heath Lodge & Edge House** form a pair of semi-detached houses. The two central gables, the extensive surrounding roofs and common materials are a further example of the important built character of the area.

**Kennan** (Fig. 5.4) and **St Francis** are somewhat later than the initial Park Lane development and their distinctive forms, use of various materials and unusual 'butterfly' plan, provide

another important element to the character and appearance of the area.

**Greenwillows and Crossways** (Fig.5.5) have been subject to alterations including changes to the form of glazing; however the prominent gables and painted render echo significant features of Park Lane.

**Gable Cottage** (Fig.5.6) has had a prominent front extension; however some of the character of the original property remains, in the painted render, porch and the form of the windows.

**Craignethan & Cotswold** (Fig. 5.7) are another pair of semi-detached houses. The multiple gables, roof tiles, applied timber and painted render adds to the significant character of the street scene.

**Wits End** (Fig.5.8) is dominant at the junction of Park Lane and Spring Lane. The gables, roofing tiles and the form and glazing of the windows (timber) typifies the prevalent architectural style.

**Harbury** appears to have been subject to alteration. Its significance lies in its principal elevation not facing Spring Lane. When the original Park Lane development was constructed it would have had un-hindered views to the north.



Fig.5.2 Chase House



Fig.5.3 Morar



Fig.5.4 Kennan



Fig.5.5 Crossways



Fig.5.6 Gable Cottage



Fig.5.8 Wits End



Fig.5.7Craignetan and Cotswold



## 6.0 Assessment of Condition

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### 6.1 General Condition

The overall condition of the Park Lane Conservation Area is good, with the properties being generally well maintained. There are a few elements which have a negative impact on the character and appearance of the conservation area and are in need of careful consideration.

The majority of the older buildings have had replacement windows of uPVC which has harmed their significance. This loss has been off-set to some extent by the use of multi-pane windows echoing the historic influence in the original design.

### 6.2 Key Threats

Whilst insensitive development can cause immediate harm to the character and appearance of the Conservation Area, detrimental change can often occur incrementally through alterations that do not require planning permission. Existing and potential threats are listed in the adjacent table.

### 6.3 Threats to Buildings Analysis

New development or alterations of a poor quality, design, materials or inappropriate siting, scale and massing. Given the strong architectural style prevalent in Park Lane, any new development or alterations that do not respect the existing design, quality, scale, siting and massing of the historic buildings will harm the fundamental aspect of the character of the conservation area.

#### Loss of architectural details

The loss of architectural detailing can harm the character and appearance of the Conservation Area. Of particular note would be the loss of the applied timber that is such a distinctive feature of the area, windows with a horizontal

#### Threats to Buildings:

- New development or alterations of a poor quality, design, materials or inappropriate siting, scale and massing.
- The poor maintenance of buildings.
- Loss of historic architectural details.
- Replacement of historic timber or metal windows with uPVC
- Unsympathetic changes to the design of window glazing
- Poorly cited building services, including; alarm boxes and satellite dishes.
- Replacement of historic timber doors with uPVC.

#### Threats to Streetscape:

- Poorly maintained road, pavement surfaces and kerbs.
- On-street parking

emphasis and multi-pane glazing. Changes to these details are not prevalent, however these seemingly minor alterations would have a significant impact on the character of the Conservation Area and should therefore be resisted.

## 6.4 Threats to Streetscape Analysis

### Poorly maintained road, pavement surfaces and kerbs

The roads have been subject to patching as a result of works relating to utilities and the pavements are worn and uneven in places. The original kerb stones have deteriorated significantly and unsympathetic replacements have been used. Whilst these elements can be easily overlooked, poor maintenance can detract from the overall well kept character and appearance of the Conservation Area.

Very worn kerbs can make the distinction between pavement and road less discernible and would harm the legibility of this aspect of the Conservation Area.

### On-street parking

Given the rural setting of the Conservation Area on the edge of Prestbury and the limits of Cheltenham. The ease of access to the wider-countryside attracts people to Park Lane, some of whom travel by car. At peak times Park Lane is subject to on-street car parking that runs the length of the street. High levels of on-street parking does detract from the character of the Conservation Area.



# Conservation Area Management Plan



(A Management Plan for the Conservation Area will be drafted after public consultation on the Draft Conservation Area Appraisal has taken place. Comments made on the appraisal will inform the Draft Management Plan).