

Appendix 3: Non-designated Local Heritage Assets

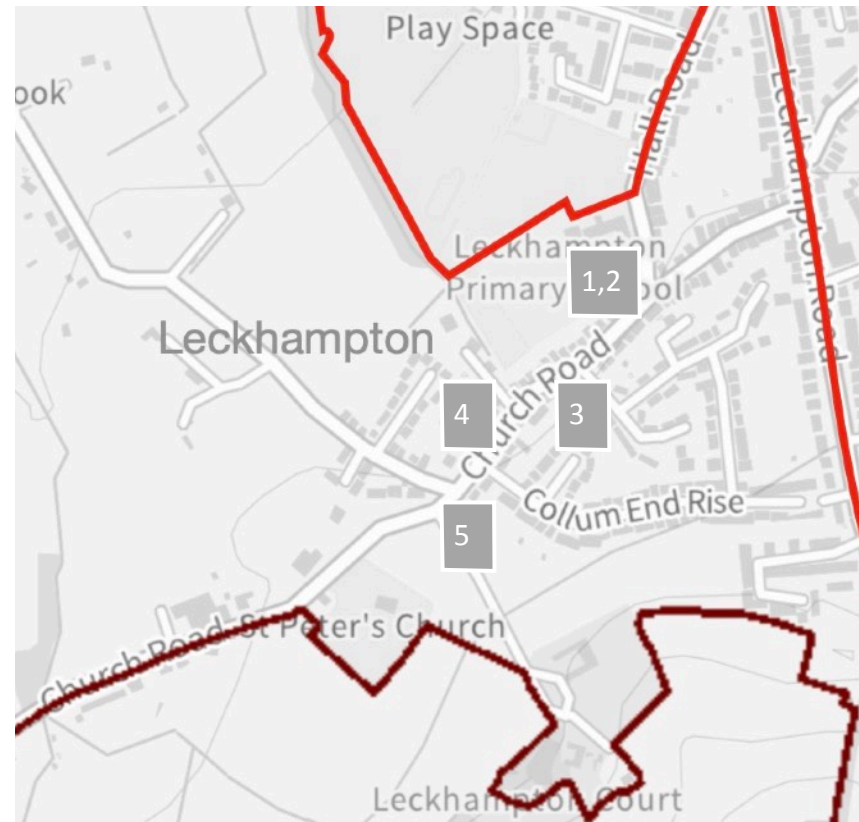
In Annex 5, we list the Listed buildings and scheduled monument in the Neighbourhood Plan area which already enjoy a high level of planning protection.






Cheltenham Borough Council also has an index of other Buildings of Local Interest that do not meet the strict criteria for statutory listing but still make a special contribution to the history, appearance, character and cultural value of Cheltenham. This Index is a material consideration in the determination of planning and related applications under NPPF section 16. Section 5.4 of Cheltenham's Supplementary Planning Document (https://www.cheltenham.gov.uk/downloads/file/704/local_index_supplementary_planning_document) says that "Any proposals should respect the Indexed building's character or interest and should preserve or enhance it. This does not mean that it should be preserved exactly as it is – but that any alterations should be carried out in a sympathetic manner, using high quality design. Where there is control over demolition, it will normally be refused unless there is a strong justification." There are other recourses to action such as spot listing where a building is under immediate threat and more detailed guidance is contained in the SPD.

Five buildings in the Neighbourhood Plan area are on the local Cheltenham Index. These are listed below and shown on the map (right).

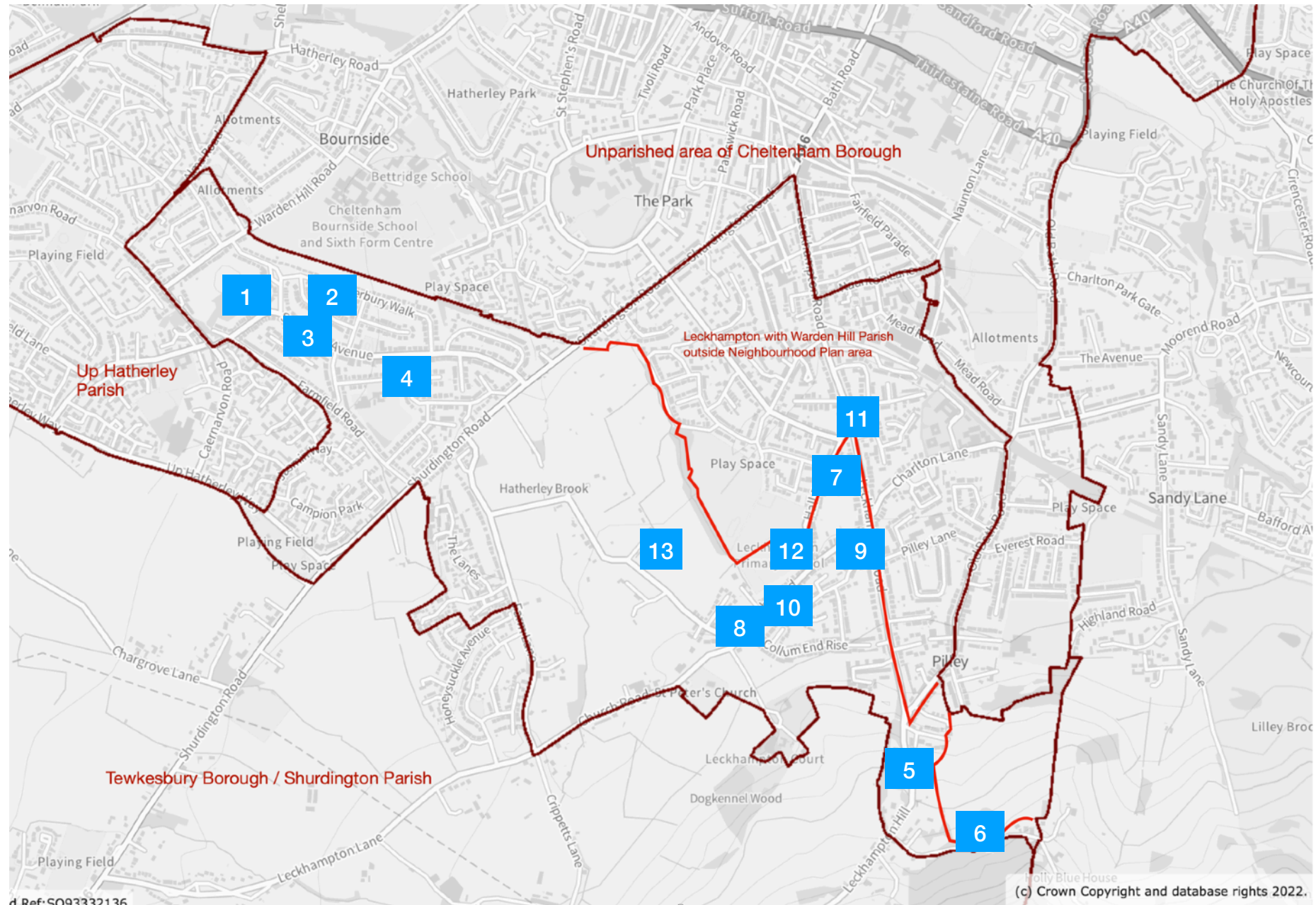
But the NPPF's definition of a heritage asset which is due protection under Section 16 is wider than just buildings. It covers any "building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest". Cheltenham Borough Council's SPD also suggests structures such as notable walls or railings, street lighting, bollards, street surfaces and post boxes should be considered.

So following the local Index list, this Appendix includes a further list of buildings, structures, monuments, sites, places, areas or landscapes of local importance as specified in Policy LWH4. We anticipate this list will be reviewed from time to time by the local community as part of its work with the local planning authority or as part of a future review of the Neighbourhood Plan.



Buildings in the Neighbourhood Area listed in the Cheltenham Index of Buildings of of Local Interest		
1	Leckhampton Church of England Primary School, Hall Road	 <p>The first school in Hall Road opened in 1841 but the classic Edwardian building dates to 1906 with additions in 1931 and very different ones in 2020. It remains an iconic and much loved building for generations of local people.</p>
2	School House, Hall Road	 <p>Formerly the headmaster's house and pre-dating the current school building.</p>
3	Old Farthing 72 Church Road	 <p>Dating from the early 18th century and once the Leckhampton Working Men's Club, this cottage pre-dates most of the rest of Church Road. The name is modern and comes from old coins found during its 1970s restoration.</p>
4	113 Church Road	 <p>A charming and unusual cottage built by Alf Bendall of the prominent local family, with a distinctive front porch featuring some classic Cheltenham ironwork popular around the late 19th and early 20th century.</p>
5	The Old Lodge Church Road	 <p>Dating from the early 19th century and formerly Lower Lodge, one of three lodges built on approaches to Leckhampton Court and so forming part of the historic setting for Leckhampton's grandest building.</p>

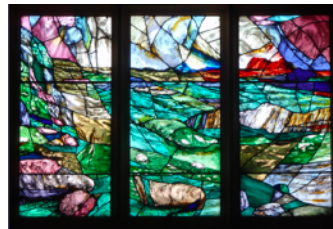
Map of further buildings, structures, monuments, sites, places, areas or landscapes of local importance in the Neighbourhood Plan area listed below.



Further buildings, structures, monuments, sites, places, areas or landscapes of local importance in the Neighbourhood Plan area

A. Warden Hill

- 1 Building: St Christopher's Church, 3 Lincoln Avenue GL51 3DD, including Tom Denny stained glass windows and two by Sebastian Mynheer. and garden with sundial.




A strikingly attractive combination of an original 1961 building with Millennium additions in 2000 of an extended front and spire “to make it look more like a church”. The National Churches Trust describes it as “captivating”.





The ten exceptional Tom Denny stained glass windows date from 1985, are based on parables from the Bible and took ten years to complete (*The Good Shepherd*, pictured left completed in 1990, illustrates Matthew 18:12). St Christopher's is the only church in the UK with ten Denny windows. The windows form a flowing set with colours from each linking to the next.

The unusual modern sun dial is in the church's garden.

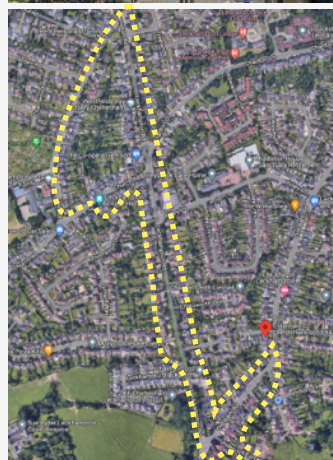
This church is in good condition and well cared for but its landmark location and setting should be protected in planning decisions.

2	Structure: 1950s bus shelter, Salisbury Avenue GL51 3BY		1950s bus shelters have been listed elsewhere and complete examples of 1950s concrete bus shelters are now rare. This one is at risk from neglect and in need of sensitive restoration.
3	Building: 1950s shop fronts incorporating residential flats above, Salisbury Avenue GL51 3DA		The distinctive heart of the Warden Hill estate and still in its original form with concrete shelter, awnings and uniform design. It is now a familiar part of the estate to generations of Warden Hill residents.
4	Area: The Woodlands and Warden Hill estates	  	Well planned, open and well connected postwar estates with interlocking roads, wide pavements, footpaths and rights of way and community hub with shops and churches. The distinctive red brick and white clad bungalows, semi-detached houses and two storey flats still present the uniform local character the original architects and planners intended providing a very strong local sense of place and identity. Great effort should be made to ensure any development is sympathetic to this unusually strong sense of place.

B. Leckhampton

5	<p>Area/landscape: Leckhampton Hill (road) from parish and NP area boundary in the south to junction with Leckhampton Road and Old Bath Road in the north</p>	 	<p>Steep approach road to Cheltenham from the Cotswolds and to the AONB and the hill from Leckhampton, characterised by a wooded hillside aspect and featuring an eclectic mix of fine detached buildings including Georgian Lodge (pictured), Undercliff and Cliff House but also some sympathetic modern architecture such as the new Rock View opposite Daisybank Road. Any development needs to respect the wooded character and soft transition from rural to urban area and pay great attention to quality of design in such a prominent location.</p>
6	<p>Area/landscape: Daisybank Road, immediately adjacent to the southern boundary of the parish and NP area</p>	 	<p>This area is within the Cotswolds AONB and so already subject to development control but is included here for its particular importance and visibility from large parts of the south of Cheltenham as it traverses the Cotswold escarpment. Modest and well-screened development dates back over 100 years and is characteristic of the hill but a recent trend for existing properties to be demolished in favour of unscreened and extremely large and prominent buildings has the potential to change the whole aspect of the hill. Further development can be exciting and innovative but decision-makers need to give great weight to the extreme visibility of even brownfield development and the potential for harm to the view of the escarpment.</p>

7 Area: Edwardian Leckhampton / Leckhampton Road, Old Bath Road, Hall Road and the east end of Church Road, up to the eastern boundary of the NP area.



Leckhampton's earlier urban housing further north was characterised by tightly packed Victorian terraces but with the turn of the century and the accession of Edward VII, local development began to be characterised by a striking red brick style, often semi-detached with dramatic gables, black slate roofing and prominent bay windows.

Some very imposing houses on this style line the Old Bath Road and Leckhampton Road within the NP area but Hall Road and Church Road also feature slightly more modest Edwardian examples and there is also modern development that sensitively echoes all the key aspects of the Edwardian style (pictured left, bottom).

Although there are examples within the area of other more modern housing styles amongst the Edwardian, the sense of place lent by this distinctive and consistent style is still very strong and can be defended by good decision-making that resists jarring and intrusive designs.

8 Area: Church Road, from the junction with Hall Road west to the junction with Kidnappers Lane



The heart of Leckhampton village, Church Road is one of Leckhampton's very earliest rights of way and is at least medieval in origin. It was once Colum Street, a gently winding rural lane connecting church, manor and Collum End Farm with the roads to the east down into Cheltenham. It has a succession of listed buildings, some dating back to the 16th century, which are individually protected but the whole street tells the history of Leckhampton including its Georgian, Victorian, Edwardian and 20th century eras.

New development must be extremely sensitive to the area's very long history and the setting of its mosaic of historic buildings. It should respect sets of buildings representing different eras and avoid overwhelming the quite modest scale and village character of Church Road.

9 Structures: the classic pillar boxes including Edwardian pillar box at the junction of Church Road and Leckhampton Road and Elizabeth II example outside 64 Church Road. More examples are at the junction of Hawkswood Road and Woodlands Road and outside the Salisbury Avenue shops in Warden Hill.






The classic Type B red cast iron pillar boxes bearing royal ciphers are an iconic feature of British street scenes. The Edwardian example shown (left, above) is over a century old and may be the oldest in the Neighbourhood Plan area. Their settings and immediate environment should be respected in planning decisions.

10 Building: Box Cottage, 82 Church Road GL53 0PD



While not quite as old as its listed neighbour to the east, Box Cottage may still date back to the 17th century and is certainly a distinctive part of the close mosaic of historic village buildings in Church Road. Its modest size, simple design and rather tiny windows give it a unique charm that should certainly be protected.

11	Structure: Wall on Hall Road at the junction with and facing Moorend Road		<p>Charming and unusual in itself, this wall is a visual representation of the 19th century transition in Leckhampton's history from the predominantly rural era of stone, characterised by the limestone from the nearby hill's quarries, to the increasingly urban age of brick, much of it produced locally in brickworks like that at Pilley on the eastern edge of the NP area where local clay was dug to produce the distinctive Edwardian red bricks that would before long dominate Leckhampton's streetscape.</p>
12	Monument: Leckhampton war memorial at the corner of Church Road and Hall Road, set in a small paved garden with a bench and more modern flower pots.		<p>Unveiled in 1920 on the former site of the village well, it records the names of 35 of the fallen of the Great War 1914-18 with the words "To the Imperishable Memory of their Gallant Dead the people of Leckhampton dedicate this. Away with fear of death, dwell on the undyingness beyond." Familiar local names like Bendall and Ballinger feature. Many commemorated were only in their early twenties. George Delmar-Williamson who died in air training practice was just 19. Many are buried abroad so this was the only memorial many of their families would have been able to visit.</p> <p>Nine more names were added after the Second World War.</p> <p>It is still the focus of our local Acts of Remembrance.</p> <p>The monument itself and its simple setting on a busy street corner should obviously be protected and respected.</p>
13	Building: Water Tower, Lott Meadow		<p>Now barely visible under the foliage, the large brick water tower once supplied the nearby nurseries and watercress beds that were a distinctive feature of historic Leckhampton. This building must now count as at risk, at best of being forgotten, at worst of loss through neglect and unkempt vegetation.</p>