



Land off Oakhurst Rise, Charlton Kings, Cheltenham Heritage Assessment

Cheltenham Borough Council

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Abbreviations and Conventions used in the text

| | |
|------|------------------------------------|
| ADS | Archaeological Data Service |
| BGS | British Geological Survey |
| c. | circa |
| HE | Historic England |
| ha | hectares |
| HA | Heritage Asset reference |
| HER | Historic Environment Record |
| km | kilometres |
| m | metres |
| NHLE | National Heritage List for England |
| NPPF | National Planning Policy Framework |
| OS | Ordnance Survey |

Assumptions and Limitations

This report is compiled using secondary information derived from a variety of sources, only some have been directly examined. The assumption is made that this data, as well as that derived from other secondary sources, is reasonably accurate.

1. Introduction

1.1 Project Summary

- 1.1.1 Ecus Ltd was instructed by Cheltenham Borough Council (CBC) in December 2018 to undertake a heritage assessment of land at Oakhurst Rise ('the site'), Cheltenham, centred at National Grid Reference 396532,221590. The purpose of the assessment is to provide further detail to the previous appraisal undertaken by Ecus (2017) for CBC on Local Plan housing and mixed use allocation sites.
- 1.1.2 The undertaking of the assessment follows on from comments received by Historic England regarding clarification on the issue of the setting of heritage assets in relation to specific allocation sites within the Local Plan. For the Oakhurst Rise site this relates to the Grade II* South West Regency (Administration) Block to St Edwards Middle School (Grade II* Listed, NHLE: 1386540) and associated listed buildings (Summerhouse to South West of Regency Block to St Edwards Middle School (Grade II Listed, NHLE: 1386641) and Drive Piers at carriage sweep of South West Regency Block to St Edwards Middle School (Grade II Listed, NHLE: 1386640). The location of the allocation site and nearby heritage assets considered as part of this assessment are labelled on **Figure 1**.
- 1.1.3 Therefore this report should be read in conjunction with the previous appraisal (Ecus 2017) and does not repeat elements such as the assessment of archaeological potential within the allocation sites. It focuses on the setting of heritage assets, the contribution the allocation sites make to the heritage significance of the heritage asset and suggests approaches to maximise enhancements and avoid harm as part of the Local Plan allocation.

2. Local Development Plans and Heritage

2.1 Introduction

- 2.1.1 There is national legislation and guidance relating to the protection of, and development on, or near, important archaeological sites or historical buildings within planning regulations as defined under the provisions of the Town and Country Planning Act 1990. In addition, local authorities are responsible for the protection of the historic environment within the planning system.
- 2.1.2 The Local Plan must be prepared with the objective of contribution to sustainable development and should be consistent with the principles and policies set out in the NPPF which defines sustainable development.
- 2.1.3 NPPF states that in respect of the historic environment Local Plans are required to:
- Be based on adequate, up-to-date and relevant evidence about the economic, social and environmental characteristics and prospects of the area (NPPF paragraph 15). The environmental characteristics would include the historic environment. In particular the local planning authority should have up-to-date evidence about the historic environment in their areas and use it to assess the significance of heritage assets and the contribution they make to the environment (NPPF paragraph 187)

- Set out an overall strategy for the pattern, scale and quality of development and make sufficient provision including the conservation and enhancement of the historic environment (NPPF, paragraphs 20, point d); and
- Non-strategic policies should be used by local planning authorities and communities to set out more detailed policies for specific areas, neighbourhoods or types of development. This can include conserving and enhancing the historic environment (NPPF paragraph 28).

2.1.4 In allocating sites for new development, in order to be considered sound Local Plans must ensure that proposals are positively prepared, justified, effective and consistent with national policy (NPPF, paragraph 35). They must also take note of various legislative and policy requirements as detailed below.

National Planning Policy Framework (revised 2018)

Chapter 16 Conserving and enhancing the historic environment

- Local planning authorities should set out in their Local Plan a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. In doing so, they should recognise that heritage assets are an irreplaceable resource and conserve them in a manner appropriate to their significance. In developing this strategy, local planning authorities should take into account:
 - The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
 - The wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;
 - The desirability of new development making a positive contribution to local character and distinctiveness; and
 - Opportunities to draw on the contribution made by the historic environment to the character of a place (NPPF, paragraph 185).
- Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal (NPPF, paragraph 190).
- When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Substantial harm to or loss of a grade II listed

building, park or garden should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance, notably scheduled monuments, protected wreck sites, battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional (NPPF, paragraph 193/194).

- Local Plans must be prepared with the objective of contributing to the achievement of sustainable development. To the end, they should be consistent with the principles and policies set out in this Framework (NPPF), including the presumption in favour of sustainable development (NPPF, paragraph 10).
- Local planning authorities should seek opportunities to achieve each of the economic, social and environmental dimensions of sustainable development and net gains across all three. Significant adverse impacts on any of these dimensions should be avoided and, wherever possible, alternative options which reduce or eliminate such impacts should be pursued. Where adverse impacts are unavoidable, measures to mitigate the impact should be considered. Where adequate mitigation measures are not possible, compensatory measures may be appropriate (NPPF, paragraph 32).
- Local planning authorities should have up-to-date evidence about the historic environment in their area and use it to assess the significance of heritage assets and the contribution they make to their environment. They should also use it to predict the likelihood that currently unidentified heritage assets, particularly sites of historic and archaeological interest, will be delivered in the future. Local planning authorities should either maintain or have access to a historic environment record (NPPF, paragraph 187).

2.2 Emerging Local Policy

- 2.2.1 The Saved Policies of the Adopted Local Plan (2006) are due to be replaced by policies outlined in the draft Cheltenham Plan. The new local plan will be used alongside the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy 2011-2031. Policies relevant to the historic environment in the draft Cheltenham Plan (submission version February 2018) yet to be finalised, are summarised below.

Cheltenham Borough Council – Borough Plan (submission Version, February 2018)

Policy HE1: Buildings of Local Importance and Non-Designated Heritage Assets

Planning permission will only be granted where it would involve the demolition of, or substantial alteration to, the external appearance of:

- a) any building designated as being of local importance on the Local List, and*
- b) any non-designated heritage assets*

when it can be demonstrated that:

- c) all reasonable steps have been taken to retain the building, including examination of alternative uses compatible with its local importance; and*

d) retention of the building, even with alterations, would be demonstrably impracticable; and

e) the public benefits of the redevelopment scheme outweigh the retention of the building.

Development proposals that would affect a locally important or non-designated heritage asset, including its setting, will be expected to conserve its significance, and any harm will be weighed against the public benefits of the proposal, including securing its optimum viable use.

Policy HE2: National and Local Archaeological Remains of Importance

There will be a presumption in favour of the physical preservation in situ of nationally important archaeological remains and their settings.

Development affecting sites of local archaeological importance will be permitted where the remains are preserved (Note 1):

a) in situ; or

b) by record, if preservation in situ is not feasible.

Where remains are to be preserved in situ, measures adequate to ensure their protection during construction works will be required

2.3 Core Strategy

2.3.1 The Gloucester, Cheltenham and Tewkesbury Joint Core Strategy 2011-2031 was adopted on 11th December 2017 by Gloucester City Council, Cheltenham Borough Council, and Tewkesbury Borough Council. It is a co-ordinated strategic development plan that sets out how the area will develop between 2011 and 2031. Policies relevant to the historic environment are summarised below:

2.3.2 Policy SD8: Historic Environment

2.3.3 *1. The built, natural and cultural heritage of Gloucester City, Cheltenham town, Tewkesbury town, smaller historic settlements and the wider countryside will continue to be valued and promoted for their important contribution to local identity, quality of life and the economy.*

2.3.4 *2. Development should make a positive contribution to local character and distinctiveness, having regard to valued and distinctive elements of the historic environment.*

2.3.5 *3. Designated and undesignated heritage assets and their settings will be conserved and enhanced as appropriate to their significance, and for their important contribution to local character, distinctiveness and sense of place. Consideration will also be given to the contribution made by heritage assets to supporting sustainable communities and the local economy. Development should aim to sustain and enhance the significance of heritage assets and put them to viable uses consistent with their conservation whilst improving accessibility where appropriate.*

2.3.6 *4. Proposals that will secure the future conservation and maintenance of heritage assets and their settings that are at risk through neglect, decay or other threats will be*

encouraged. Proposals that will bring vacant or derelict heritage assets back into appropriate use will also be encouraged.

- 2.3.7 *5. Development proposals at Strategic Allocations must have regard to the findings and recommendations of the JCS Historic Environment Assessment (or any subsequent revision) demonstrating that the potential impacts on heritage assets and appropriate mitigation measures have been addressed.*

2.4 Legislation

- 2.4.1 In addition to the above the Local Plan needs to reflect and support the following legislative requirements.

2.5 Historic Buildings and Ancient Monuments Act 1953

- 2.5.1 Historic England was enabled by the Historic Buildings and Ancient Monuments Act 1953 (as amended by the National Heritage Act 1983) to maintain a register of parks, gardens and battlefield sites which appear to Historic England to be of special historic interest. Registration in this way makes the effect of proposed development on the sites and their settings a material consideration. Historic England are a statutory consultee in relation to works affecting Grade I/II* Registered Parks and Gardens.

2.6 Ancient Monuments and Archaeological Areas Act 1979

- 2.6.1 Scheduled Monuments and Areas of Archaeological Interest are afforded statutory protection under the Ancient Monuments and Archaeological Areas Act 1979 (as Amended) and the consent of the Secretary of State (Department of Culture, Media and Sport), as advised by Historic England, is required for any works.

2.7 Planning (Listed Buildings and Conservation Areas) Act 1990

- 2.7.1 Works affecting Listed Buildings or structures and Conservation Areas are subject to additional planning controls administered by LPAs under the Planning (Listed Buildings and Conservation Areas) Act 1990. In considering development which affects a Listed Building or its setting, the LPA shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses (Section 66). In considering Conservation Areas the planning authority has a general duty to give special attention to the desirability of preserving or enhancing the character or appearance of that area (Section 72).
- 2.7.2 The statutory criteria for listing are the special architectural or historic interest of a building. Buildings on the list are graded to reflect their relative architectural and historic interest (DCMS, 2018, para 7, page 4):
- Grade I: Buildings of exceptional interest;
 - Grade II*: Particularly important buildings of more than special interest;
 - Grade II: Buildings of special interest which warrant every effort being made to preserve them.
- 2.7.3 Historic England is a statutory consultee in relation to works affecting Grade I/II* Listed Buildings.

3. Methodology

3.1 Standards

3.1.1 This assessment is undertaken in accordance with:

- The Chartered Institute for Archaeologists' Standard and Guidance for historic environment desk-based assessment (ClfA, revised 2017).
- Planning Practice Guidance Conserving and Enhancing the Historic Environment (revised 22nd February 2018), published by the Ministry of Housing, Communities and Local Government (MHCLG).
- Historic England's Historic Environment Good Practice Advice in Planning Notes (2015a, 2015b & 2017); and
- Historic England's Advice Note 3 – The Historic Environment and Site Allocations in Local Plans (2015c).

3.2 Scope of Assessment

3.2.1 The initial step of the heritage assessment process is the evidence gathering stage. The aim is to identify heritage assets likely to be affected by the inclusion of an area within the Borough Plan for housing or employment allocation which are either located within the site or in relation to the contribution setting makes to their heritage significance. This is informed through a desk-based study and site visit to the site and surrounding study areas. This step constitutes Step 1 of Historic England's *The Setting of Heritage Assets* (2017) and accords with Historic England's *The Historic Environment and Site Allocations in Local Plans* (2015c) guidance.

3.2.2 The following sources were consulted to inform the presence of heritage assets within the study areas, and to form a baseline for the assessment of their significance:

- National heritage datasets including The National Heritage List for England (NHLE), Heritage Gateway, Images of England, PastScape, Viewfinder, NMR Excavation Index, and Parks and Gardens UK;
- Gloucestershire Historic Environment Record (HER); and
- Cheltenham Borough Council's Locally Listed Buildings

3.2.3 The allocation site and its surroundings were visited in 2017 with a further visit to its surrounding in 2019 in order to assess the general character of the site, to identify heritage assets not identified through desk-based review, and to assess the heritage interest and sensitivity of heritage assets within the surrounding area. Views between heritage assets and the site were assessed, and viewpoints identified from where site and heritage assets may be seen alongside one another to assess the potential for harm upon their heritage significance due to changes within their setting.

3.2.4 The review of designated heritage assets to be included within the assessment was informed by observations made during the site visit which also considered other setting factors which may not solely be determined by distance or inter-visibility such as land use and the historical relationship of the site to the heritage asset (MHCLG, 2018, para 13). From this review it was considered a 1 km study area around the site boundary

was appropriate to identify designated heritage assets and their settings that may be affected (Ecus 2017).

3.3 Assessment of Significance

3.3.1 To understand what contribution a site, in its current form, makes to the significance of heritage assets an objective of the assessment is to understand the significance of the heritage assets, in a proportionate manner, including the contribution made by its setting (Historic England, 2015c, p5, Step 2).

3.3.2 The significance of heritage assets is defined in terms of their value to this and future generations because of their heritage interest, deriving not only from their physical presence, but also from their setting. This interest may be archaeological, architectural, artistic or historic (NPPF 2018, Annex 2: Glossary, page 71):

- **Archaeological interest:** derives from the presence or potential for evidence of past human activities worthy of expert investigation at some point. Heritage assets with archaeological interest are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them.
- **Architectural interest:** derives from the architectural design, decoration or craftsmanship of a heritage asset. Architectural interest may also apply to nationally important examples of particular building types and techniques and significant plan forms.
- **Artistic interest:** derives from interest in the design and general aesthetics of a place. It can arise from conscious design or fortuitously from the way the place has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skill, like sculpture.
- **Historic interest:** derives from the ways in which past people, events and aspects of life can be connected through a place to the present. It tends to be illustrative or associative. Considers documentation, wider context, regional factors, and group value of the site.

3.3.3 The heritage interest of an asset's physical presence is assessed in terms of attributes identified in statutory criteria, general principles for selection (DCMS 2013 and 2018), and selection guides published by Historic England.

3.3.4 The contribution that setting makes to the heritage interest of a heritage asset is assessed in accordance with Step 2 of Historic England's *The Setting of Heritage Assets* (2017), which considers the physical surroundings of the asset (including its relationship with other heritage assets); the way in which the asset is appreciated, and the asset's associations and patterns of use. Attributes of setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral (NPPF 2018, Annex 2: Glossary, page 71).

3.3.5 The overall significance of a heritage asset is the value of its heritage interest to this and future generations, expressed within this report on a six-point scale of Very High, High, Medium, Low, Negligible or Unknown using the criteria presented in **Table 1**.

3.3.6 As part of Step 2 of Historic England’s Advice Note 3 – *The Historic Environment and Site Allocations in Local Plans* (2015c, 5) the contribution of a given site or strategic site to an asset’s significance is assessed in order to provide a basis for assessing the sensitivity of the heritage asset to change within that specific area. The criteria for this assessment are presented in **Table 2**.

Table 1: Criteria for determining the significance of heritage assets

| Heritage Significance | Criteria |
|-----------------------|--|
| Very High | World Heritage Sites and the individual attributes that convey their Outstanding Universal Value, or non-designated heritage assets of demonstrable international heritage interest. |
| High | Scheduled Monuments, Listed Buildings (Grade I, II*, II), Conservation Areas, Registered Historic Parks and Gardens (Grade I, II*, II), Registered Battlefields, Protected Wreck Site, or non-designated heritage assets of demonstrable national importance due to their heritage interest. |
| Medium | Locally Listed Buildings and robust landscapes, or non-designated heritage assets of demonstrable regional importance due to their heritage interest. |
| Low | Non-designated heritage assets of demonstrably limited heritage interest. |
| Negligible | Non-designated heritage asset of very limited heritage interest, typically due to poor preservation, survival or restricted contextual associations. |
| Unknown | The significance of the heritage asset cannot be ascertained from available evidence. |

Table 2: Criteria for grading the contribution of a site to the significance of heritage assets

| Contribution of site to Heritage Significance | Criteria |
|---|--|
| High Contribution | A site which possesses attributes that make a strong positive contribution to the understanding and/or appreciation of the interests that embodies its significance. |
| Medium Contribution | A site which possesses attributes that make some positive contribution to the understanding and/or appreciation of the interests that embodies its significance. |
| Low Contribution | A site which possesses attributes that make little positive contribution to the understanding and/or appreciation of the interests that embodies its significance. |
| Negative Contribution | A site which detracts from the understanding and/or appreciation of the interest that define the significance of a heritage asset. |

3.3.7 Once the significance of a heritage asset has been established and the contribution of the site to that significance is understood, the potential impact of development within the site upon the significance of the historic environment baseline can be ascertained

in accordance with Step 3 of Historic England's Advice Note 3 – *The Historic Environment and Site Allocations in Local Plans (ibid.)*.

- 3.3.8 This can be achieved through a consideration of location and siting of development, form and appearance of the development, other effects of development including noise, odour, vibration, lighting changes to general character, access and use, landscape context, permanence, cumulative impact, ownership, viability and communal use and finally a consideration of secondary effects such as increased traffic movement through historic areas.
- 3.3.9 The final stage of the assessment is a consideration of steps which may be taken to maximise enhancements and avoid harm with regard to the historic environment. This is in accordance with Step 4 of Historic England's Advice Note 3 – *The Historic Environment and Site Allocation in Local Plans (ibid.)*.
- 3.3.10 This information in conjunction with studies in relation to other environmental considerations, such as landscape capacity, will enable the Borough Council to determine whether the proposed allocation is appropriate in light of the tests of soundness as defined by the NPPF.

4. Historic Environment Baseline

4.1 Designated Heritage Assets

4.1.1 The following designated heritage assets are situated within proximity to the site and are considered to have the potential to receive effects from development within the allocation site (**Figure 1**):

- South West Regency (Administration) Block to St Edwards Middle School (Grade II* Listed, NHLE: 1386540)
- Summerhouse to South West of Regency Block to St Edwards Middle School (Grade II Listed, NHLE: 1386641)
- Drive Piers at carriage sweep of South West Regency Block to St Edwards Middle School (Grade II Listed, NHLE: 1386640)
- Charlton Manor (Grade II Listed, NHLE: 1386539)

4.2 Non-Designated Heritage Assets

- Glen Whittan

5. Statement of Significance

5.1 Introduction

5.1.1 The following section assesses the significance of heritage assets which have been identified as potentially sensitive to change within the site. In accordance with Step 2 of Historic England's Advice Note 3 (2015c) the following section assesses whether,

how and to what degree the site contributes (in its current form) to the significance of these heritage assets including the contribution made by their setting.

5.2 Designated Heritage Assets

South West Regency (Administration) Block to St Edwards Middle School, Summerhouse to South West of Regency Block to St Edwards Middle School and Drive Piers at carriage sweep of South West Regency Block to St Edwards Middle School

- 5.2.1 To the south of the site is the Grade II* listed South West Regency (Administration) Block to St Edwards Middle School (NHLE: 1386540). For the purposes of this assessment this Grade II* listed building will be referred to as ‘Ashley Manor’ as denoted on historic mapping. It was originally built in 1832 as a small villa named Woodlands and was extended by Robert Williams between 1837 and 1838 by the designs of Charles Baker for the owner, Nathaniel Hartland. This addition provided a grand entrance front on the west façade with a central porch and a south front enlivened with a full-height bow decorated with Composite columns (AHC, 2018 and NHLE). The east façade was given a Perpendicular Gothic-style bay window and an oriel to the first floor in the late 1840s (*ibid*). The building survives with highly ornamented interiors dating from 1837-8. This represents a rare survival and embeds the asset with high architectural and historic interest.
- 5.2.2 The Grade II Listed summerhouse (NHLE: 1386641) to the south west of the Ashley Manor is octagonal in form and is surmounted by a tented roof. It is rendered with pilasters at each of its corners. Its door faces east towards Ashley Manor providing a strengthening connection between the two buildings. The Drive Piers are located to the south west of the Ashley Manor and the school. They date to approximately 1832 and are finished in ashlar work with a panel on each face. The Grade II listed structures derive group value with the Grade II* Ashley Manor through their historic association in addition to their own architectural and historic interest deriving from the age and surviving fabric.

Setting

- 5.2.3 After the expansion of the listed building in 1838 the primary views would have been drawn from and towards the south, east and west across the designed garden towards Leckhampton and Cheltenham. As such, historically all contrived views at Ashley Manor would have been consciously aligned on these designed grounds surrounding the manor as opposed to the surrounding wider landscape. This will have linked with the Regency décor inside the building which was designed to allow the outdoors and indoors to sinuously connect allowing the garden to help decorate the internal house. To the north, a shelter belt of trees to the northwest and fields to the northeast would have formed a backdrop to the listed building helping to filter views towards the house and its designed garden landscape.
- 5.2.4 The immediate setting of the Grade II* listed building is now defined by its location in its former grounds and its relationship to the school buildings of St Edwards Middle School and other surrounding designated heritage assets. Immediately south of the listed building are a series of tennis courts in the location of the former designed ornamental gardens. Immediately east of the listed building are twentieth century school buildings rising up to three storeys in height. The loss of the gardens as well as the modern additions of the school buildings and grounds have impacted negatively on the setting of the listed building. The presence and physical fabric of the main school building to the east has resulted in any former dominance of the listed building to be

reduced. Despite this, the architectural detailing of the listed building's façade retains a degree of prominence as a high status building of architectural interest in the landscape, especially in views from the south and west.

- 5.2.5 From the early twentieth century a long sinuous, tree-lined drive extending from the London Road was designed to lead to the former manor house. It was designed as a drive that would afford glimpses of the house between the trees until an apex at the turning circle which reveals the house. Although with fewer trees on this approach, the survival of this driveway contributes positively to the heritage significance of the listed building as a representation of how the historic and architectural interests will have been experienced and appreciated upon this approach as a dynamic view.
- 5.2.6 As part of the wider setting, to the north of the listed building is a backdrop of rising topography, which comprises the site. Within this view, the first floors and ridgelines of buildings along Birchley Road can be seen on the skyline interspersed with tree cover behind the listed building when viewed from the south. Although visually higher than the ridge line of the listed building, the buildings on Birchley Road are spatially dispersed as a result of the coarse grain form of the detached houses whereby they are in individual plots with surrounding vegetation. As such this does not create an intrusive backdrop of development but instead creates a semi-rural setting where the listed building can still be appreciated as a prominent building. In addition to the three-storey modern school building to the east of the listed building, a large single storey pre-school building located directly north of the listed building has also impacted negatively on the original spacious setting of Ashley Manor.



Plate 1: View looking northwest towards Ashley Manor. Note the residential buildings in the back drop and the school buildings in the forefront

- 5.2.7 The setting of the summer house is defined by its relationship with Ashley Manor and by its location within its former grounds. The modern school playing fields of St Edward's School have negatively affected the setting of both the summer house and the main house by removing some understanding of the original historic landscape context. Despite this, the association between the summerhouse and main house is

still evident and as such is deemed a positive feature of both buildings' immediate setting.

- 5.2.8 Similarly to the summer house, the setting of the Drive Piers is defined by their relationship with Ashley Manor. Its position on the small road leading to the manor house provides a positive contribution to the understanding of its historic interests and landscape context. In turn the Drive Piers themselves still act as a defining feature for the entrance leading to the manor house and therefore provide a positive contribution to the heritage significance of Ashley Manor within its immediate setting.

Contribution of the Site to Heritage Significance

- 5.2.9 The site is situated north of the Grade II* listed Ashley Manor. The 1887 Ordnance Survey map (not reproduced) historically shows the site formed as three open fields to the north of the site in which one field comprised an icehouse. The site's position north of the house meant it did not form part of the designed landscape which created a grand visual setting on the approach to the house. The site is now distinctly separate from the grounds of the listed building and forms as part of the building's wider setting as a visual semi-rural back drop.
- 5.2.10 A walkover survey of the site in 2017 identified a mature boundary with dense bushes and mature trees, which screened the western part of the site from the nearby heritage assets. This is a long established boundary from the mid-nineteenth century, separating the western part of the site both visually and spatially from the adjacent heritage assets (Ecus 2017). Due to this visual and spatial divide, it is considered the western area of the site makes a neutral contribution to the heritage significance of the listed building as although there is a historical relationship, there is currently no surviving evidence of a functional historical relationship between this area of the site and the listed building.
- 5.2.11 In contrast, within the eastern area of the site is an earthwork mound of a former icehouse, now surmounted by an oak tree. The icehouse will have resided in the fields and served functionally for the former manor house and as such now serves a functional historical relationship. This archaeological feature can be considered as a positive contribution to the setting of the listed building by contributing to the understanding of the manor house and its historic landscape context.
- 5.2.12 Overall, the site does contribute to the current appreciation and experience of the heritage significance of the Grade II* listed building, although it can be considered that this positive contribution is mainly derived from the eastern portion of the site. Despite this, the overall contribution can be considered to be not as strong as the immediate landscape surroundings of the listed building within the school grounds.
- 5.2.13 The Grade II listed Summerhouse, Drive Piers and the site formed part of the grounds of Ashley Manor during the nineteenth century. There is currently no visual link between the site, summer house and the drive piers due to the intervening Ashley Manor. As such the site is considered to make no meaningful contribution towards the heritage significance of the listed buildings.

Charlton Manor

- 5.2.14 Charlton Manor is Grade II Listed (NHLE: 1386539) and was initially built in 1864 and named 'Simla Lodge'. It is two storeys high, constructed in stone rubble and has several later additions. It has some nineteenth century timber framing and an ornate roof with large stacks. The Battledown Estate was laid out in 1858 by Henry

Dangerfield, a Borough Engineer. The manor was the first house to be built and to be occupied on the Estate.

- 5.2.15 Charlton Manor is considered to have high heritage significance as a result of architectural and historic interest deriving from the age and surviving fabric as well as its association with the Borough engineer Henry Dangerfield.

Setting

- 5.2.16 Charlton Manor is set within a well-defined plot which outlines its immediate setting, where its historic and architectural interests can most readily be experienced. The wider setting of the listed building comprises of surrounding houses on the Battledown Estate to the north, south and east and the development site to the west.

Contribution of the Site to Heritage Significance

- 5.2.17 The site is situated to the west of the designated heritage asset and the fields within form as a semi-rural backdrop within the wider setting of the listed building. This semi-rural backdrop does not provide a significant contribution to the understanding of buildings historic and architectural interests which are most readily appreciated within the immediate setting. As such, the site is considered to provide a neutral contribution to the heritage significance of the listed building.

5.3 Non-designated Heritage Assets

Glen Whittan

- 5.3.1 A Heritage Assessment (AHC 2018) prepared for a specific development within the site identified Glen Whittan as a non-designated heritage asset whose setting may be impacted by development within the site.
- 5.3.2 The building is located to the north of the site along Birchley Road. It is a large residential building constructed of red brick and is first seen on the 1923 Ordnance Survey map. A later ground floor extension was added to the east elevation changing the original symmetrical image of the building. The primary front elevation faces south west across its lands towards its neighbouring gardens and the site. It comprises crenellated towers, cast iron columns, four red brick stacks and a plain tile hipped roof.
- 5.3.3 Glen Whittan is considered to hold low heritage significance as a result of its architectural and historic value which derives from the physical presence of its surviving fabric as well as its contribution to the understanding of the growth of the Battledown Housing Estate, which was still expanding well into the twentieth century.

Setting

- 5.3.4 The immediate setting of the building is defined within its own enclosed plot of land which is clearly identifiable from its mature garden and planting which borders and encompasses the plot. It is within this immediate setting that the historic and architectural interests of the building are best experienced as it is from within its own grounds that the historic value of its residential character in the developing Battledown Housing Estate can be best appreciated. The wider setting of the building is considered to include the site as well as other nearby buildings on the estate.

Contribution of the Site to Heritage Significance

- 5.3.5 The site is situated south of Glen Whittan and forms part of a semi-rural backdrop beyond the immediate setting of its enclosed garden. Although aesthetically appealing,

the site is not considered to add a significant understanding to the historic and architectural interests of the building. These are instead best experienced from within the enclosed boundary of the mature garden and plants.

6. Summary of Potential Impacts

6.1 Introduction

- 6.1.1 In accordance with Step 3 of Historic England's Advice Note 3 (2015c) the following section attempts to identify what impact the development of the allocation site might have on the heritage significance identified in the previous section. In the absence of any specific scheme details, general impacts which might affect the heritage significance of the identified heritage assets are considered.

6.2 Designated Heritage Assets

- 6.2.1 The Grade II* Ashley Manor can be considered to be the most sensitive heritage asset that may be impacted by development within the site. The site is part of the wider setting of the listed building and forms as part of the semi-rural backdrop. Change within the site could affect the heritage significance of the building with the introduction of built form in proximity to the building. The dominance of the listed building has already been compromised by the modern school building but the introduction of further development could result in a cumulative impact that results in further distraction from the asset.
- 6.2.2 The siting of development within the site will require careful consideration due to the higher topography of the site in comparison to the listed building. This could affect the prominence of the building within its landscape with the introduction of a dominant built form as a sky-lining element set behind the building. The risk is that the introduction of development immediately to the north of the listed building will result in competition for prominence in views towards and across the listed building which also includes the site. However the presence of built form around the boundary of the site especially along Birchley Road indicates that it is possible to accommodate development in this area without harming the heritage significance.
- 6.2.3 There is also potential for an increase in other environmental aspects such as light and noise pollution which would need to be satisfactorily addressed by any scheme. There is the risk of the removal of the former icehouse or severance of the understanding of the spatial inter-relationship between it and the listed building. There is a risk of the loss of the understanding of the ice house and the historic links to the listed building and contributes to its heritage significance.
- 6.2.4 The Summerhouse and Drive Piers would be screened from the development site by the Ashley Manor. As such it is considered that there would be no impact to the heritage significance and how the historic and architectural interests are appreciated within their settings by development within the site. It should also be noted that the Grade II* Listed Ashley Manor. NHLE: 1386540) will retain its relationship to the Summerhouse (NHLE: 1386641) and Drive Piers (NHLE: 1386640) and the positive contribution the listed buildings derive from each other.
- 6.2.5 Development within the site will alter the wider setting of the Grade II listed Charlton Manor (NHLE: 1386539) and the non-designated Glen Whittan. Subject to final designs this alteration to setting will be through the introduction of residential development within close proximity to the building and a consequential loss of its semi-

rural field backdrop. Development within the site will not alter the buildings' immediate setting where their historic and architectural features are primarily experienced.

7. Maximising Enhancement and Avoiding Harm

7.1.1 In accordance with Step 4 of Historic England Advice Note 3 (2015c), the assessment considers steps which could be taken to maximise enhancement and avoid harm to the historic environment as part of the site.

- Design requirements to consider open space with the scheme as well as variation in density of housing, layout and heights of buildings to avoid harm to the heritage significance of the listed buildings due to changes within their setting.
- Any proposals should consider the layout, form and massing of the development with regard to the topography of the site and prominence, scale, massing and quantum of development. This is important given the elevated position of the site to the north of the listed building and the potential for impacts to arise from changes to spaces, changes to skyline, lighting effects and changes to land use.
- Any scheme must consider appropriate landscaping and a degree of separation of development from the designated heritage assets. Development should focus along the northern and western areas of the site so as to retain undeveloped land with a scheme. This will maintain a degree of separation and open space to reduce intrusion into their wider settings.
- It is suggested the development should be set back from the southern boundary of the site. Having the development set back would maintain a degree of the current green space which contributes to appreciation of the separation and high status prominence of the Grade II* listed building within its wider setting. This should allow for its historic and architectural interests to be retained, experienced and appreciated with a continued semi-rural backdrop. In addition, this degree of separation will allow the prominence of the listed building to remain intact which may be affected if development was brought to the edge of the southern boundary, as it would be in direct proximity to the designated heritage asset.
- The walkover survey identified the western area of the site as visually and spatially separate from the rest of the site. As such it is suggested the retention of the mature boundary with dense bushes and mature trees would screen the western part of the site from the nearby heritage assets. A residential scheme here should not harm the settings of adjacent heritage assets.
 - Although screening should not be considered as fully mitigating harm or an alternative to a well-considered design, the mature boundary to the south west of the site is already established and there is evidence of historical screening used within the grounds. As such, the historic usage of designed landscape and screening to provide specific views

towards the house and beyond should be taken into consideration and could be seen as a contributing method in reducing harm to the wider setting by using the pre-existing landscape to filter views and screen the development.

- The grain of existing residential estates to the west is dense which contrasts with the coarse grain residential estates situated east of the site. It is therefore suggested that the form of new residential development could be dense to the western side of the site, which itself is screened by a tree line, and gradually merge into a form of coarse grain development to the east of the site, if residential development is deemed necessary on the eastern area of the site.



Plate 2: View looking north west towards Ashley Manor. Note the tree line north and west of the listed building.

- Potential heritage benefits could include some work and incorporation of the former icehouse into the development by creating a green space around the area and interpretation. This consequently would help to provide a spatial linkage to the listed building and maintain the positive contribution the icehouse makes to the setting of the listed building.
- It is suggested construction should involve buildings up to a maximum height of two storeys. This would ensure that the new buildings would not exceed the ridge line of the existing two storey buildings located on Birchley Road to the north of the site. This low ridge roof height alongside a degree of separation in the form of a green space would help to retain the Grade II* listed building's prominence in the landscape.

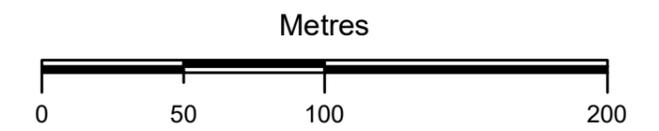
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- Site
- Non-designated Heritage Asset
- Designated Heritage Assets**
- ▲ Grade II* Listed Building
- ▲ Grade II Listed Building
- Scheduled Monuments
- Locally Listed Buildings

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Cheltenham Borough Council
12575 Local Plan Housing Allocation Sites

Figure 1 Land off Oakhurst Rise
Designated Heritage Assets

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