

Design and Access Statement: Flat 8, 100 Bath Road, Cheltenham

& Statement of Significance

Proposal:

The split level flat is located on the second floor of a terraced building which is formed of three storeys over a basement.

The building forms part of a pair of semi-detached houses that were constructed c.1820- 1850. Listed at Grade II on 12 March 1955 (list entry number: 1386713).

The proposal is to restore three existing sash windows that are currently rotting away, in keeping with the character and heritage of this Grade II listed building. The windows look out to the rear of the property.

Scale/Mass/Design:

The existing building and footprint remains unaltered.

The existing timber sash windows are to be restored and the materials will closely match those of the original windows.

Access:-

Remains unaltered.

Statement of Significance:

Listing Statement: CHELTENHAM SO9421NE BATH ROAD 630-1/18/170 (South East side) 12/03/55 Nos.100 AND 102 Mersea House (No.100), Elkestone House (No.102), and attached area balustrades GV II Semi-detached pair of houses, and attached area balustrades. c1820-50, restored c1990. Stucco over brick with concealed roof, end brick stacks and iron balustrades and balconies. EXTERIOR: 3 storeys with basement, 6 first-floor windows (3 per house); centre 2-window range breaks forward. Stucco detailing includes band over basement; fluted Corinthian pilasters through ground and first floors to ends and to central first-floor breakforward, cornice, frieze and dentil- and modillion-cornice over first floor; to second floor are pilasters with incised Greek-key design, frieze and dentil cornice; tooled architraves to ground-floor windows. Ground and first floors have 6/6 sashes, those to first floor are taller. Third floor has 3/6 sashes. Basement has 3/6 sashes. Entrance: 5-columned Corinthian portico to ground floor with frieze and dentil and modillion cornice. Pair of central entrances: 2 flights of roll-edged steps to 6-panel doors with overlights.

INTERIOR: not inspected. SUBSIDIARY FEATURES: continuous first-floor balcony has panels of web design from Carron Company catalogue of 1823/4. Area balustrade has heart and scroll motif. A fine Neo-Classical facade, enhanced by the rich detail to the capitals. (Chatwin A: Cheltenham's Ornamental Ironwork: Cheltenham: 1975-1984: 38).

None of the information above is impacted by the proposal, as Flat 8 is on the second floor and to the rear of the property.