

# HERITAGE STATEMENT

In respect of:

**PROPOSED INTERNAL ALTERATIONS AND ERECTION OF REAR  
EXTENSION**

At:

**12-13 ROYAL CRESCENT, CHELTENHAM, GL50 3DA**

On behalf of:

**Phil Vickery (No3 Restaurant)/Douro Ltd**

**April 2021**



ELAINE MILTON  
HERITAGE & PLANNING LIMITED  
t: 07979 942042  
e: [emilton@emhp.co.uk](mailto:emilton@emhp.co.uk)  
w: [www.emhp.co.uk](http://www.emhp.co.uk)

## CONTENTS

1.0	INTRODUCTION	3
2.0	HERITAGE DESIGNATIONS	5
3.0	DESCRIPTION	7
4.0	HISTORY	14
5.0	ASSESSMENT OF SIGNIFICANCE	17
6.0	PROPOSALS	24
7.0	POLICY CONTEXT	30
8.0	HERITAGE IMPACT ASSESSMENT	32
9.0	CONCLUSION	33
	SOURCES USED IN THE REPORT	34
	APPENDIX 1: HERITAGE IMPACT ASSESSMENT TABLE	35
	APPENDIX 2: CONJECTURAL ORIGINAL LAYOUT PLANS	44

## LIST OF FIGURES

- Fig.1: *Location plan*  
Fig.2: *Front of Nos.12 & 13 Royal Crescent*  
Fig.3: *Rear of No.13*  
Fig.4: *Closet wing of No.13*  
Fig.5: *Historic brick boundary wall between the rear plots of Nos.12 & 13*  
Fig.6: *Modern office building to the rear of No.12 as seen from the south*  
Fig.7: *Rear of No.12*  
Fig.8: *Lower ground floor window of No.12*  
Fig.9: *Fire escape staircase to No.12*  
Fig.10: *Main rear room at lower ground floor of No.13*

Fig.11: *Open-plan lower ground floor of No.12*

Fig.12: *Rear ground floor room of No.12*

Fig.13: *Open-plan office on ground floor of No.12*

Fig.14: *Royal Crescent in 1813 by Thomas Hulley*

Fig.15: *Merrett's map of 1839*

Fig.16: *Town Plan of 1885*

Fig.17: *Variation in rear windows within the terrace*

Fig.18: *Windows at the rear of No.16*

Fig.19: *Existing lower ground floor*

Fig.20: *Existing ground floor*

## 1.0 Introduction

- 1.1 This heritage statement accompanies applications for **planning permission and listed building consent** for proposed internal alterations and the erection of a rear extension at 12-13 Royal Crescent, two properties within a Grade II\* listed terrace in the Central Cheltenham Conservation Area – Montpellier Character Area.
- 1.2 Montpellier is an area within the centre of Cheltenham that stretches between the rear of the High Street in the north and Montpellier Terrace in the south and covers an area of predominantly early 19<sup>th</sup> century development around Royal Crescent and The Promenade. 12 & 13 Royal Crescent comprise two mid-terraced properties within the concave terrace of 18 buildings situated to the north-west of Royal Well Road and The Promenade. Rear access is provided from St George's Place. The buildings are currently in mixed use: a restaurant (lower ground and ground floors of No.12), a podiatry clinic and a vacant former café unit (lower ground of No.13) and offices within the upper storeys of both buildings. The proposals relate to the restaurant and its expansion.

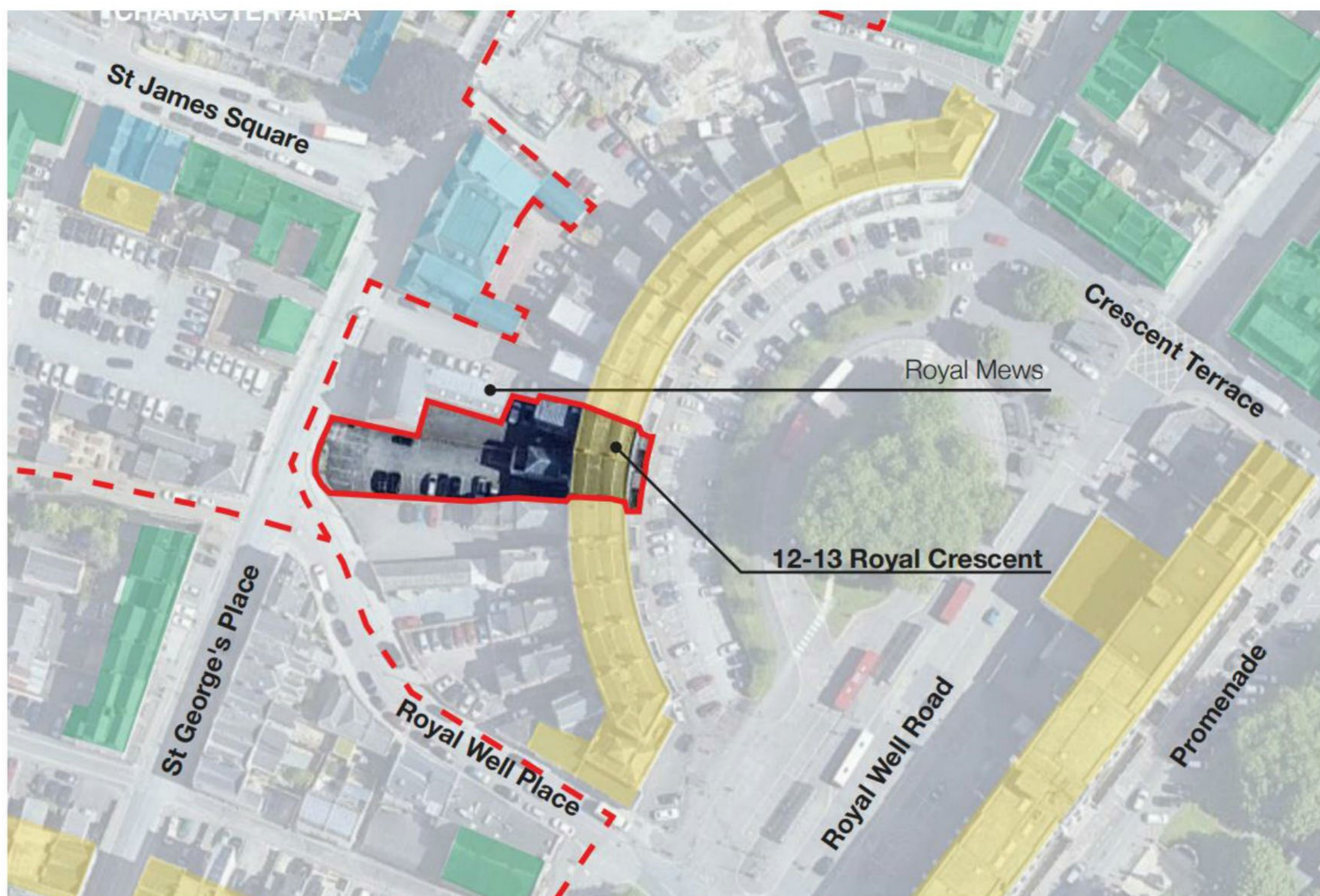


Fig.1 Location plan

- 1.3 The report describes the heritage significance of 12 & 13 Royal Crescent and provides an assessment of the impact of the proposals in accordance with the requirements of the National Planning Policy Framework (the NPPF, February 2019)

and to meet the council's local validation checklist for applications affecting heritage assets.

- 1.4 The report was commissioned by the applicant, Phil Vickery (No3 Restaurant)/Douro Ltd, and has been prepared by Elaine Milton BSc (Hons) MSc DipArchCons MRTPI IHBC. A site visit was undertaken on 11 March 2021 when most of the lower ground and ground floors of Nos.12 & 13 were inspected, although access was restricted due to Coronavirus restrictions.
- 1.5 The assessment of significance was undertaken using the Historic England documents *Conservation Principles, Policies and Guidance* (2008), *Statements of Heritage Significance: Historic England Advice Note 12* (October 2019) and *Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets* (December 2017).
- 1.6 Information on the history of the site has been drawn from several sources, a list of which is presented on p34.

## 2.0 Heritage Designations

- 2.1 12 & 13 Royal Crescent were added to the *List of Buildings of Special Architectural or Historic Interest* as part of the terrace of 18 properties, Nos.1-18 and attached area railings at **Grade II\* on 12 March 1955**. The buildings are therefore deemed by Historic England to be designated heritage assets of ‘more than special interest’ and within the top 9% of listed buildings nationally. The list entry for the terrace reads as follows:

*‘Terrace of 18 houses, hotels and boarding houses, now offices, surgeries and club, with flats and attached area railings. Numbered right to left, described left to right. c1806-10 by C Harcourt Masters of Bath with later single-storey extension to left; railings and balconies supplied by John Bradley of Worcester. Developed for Joseph Pitt. Stucco over brick with double pitch, slate roof; brick and stucco party-wall stacks; wrought- and iron balconies, verandahs and railings. A symmetrical, concave terrace of double-depth plan houses with mainly 3-lower-storey service ranges to rear; staircase hall to side. EXTERIOR: 3 storeys and basement, 3 first-floor windows each; 3-window return to left and 4-window return to right. Stucco detailing includes rustication to ground floors except to Nos 2 and 3; first- and second-floor bands; tooled architraves to first-floor windows of Nos 4 and 12; crowning cornice. Mainly 6/6 sashes where original, taller to first floor, some 2/2 horizontal-pane sashes; all in plain reveals and with sills. Basements have 3/6 sashes where original. Entrances: 9 to right and 9 to left, flights of roll-edged steps where original to mainly 6-fielded-panel doors with fanlights, some with batwing and circle glazing bars, all in round-arched plain reveals. Rear has 6/6 and 8/8 sashes, some tripartite windows with 6/6 between 2/2 sashes. Right return has 4 first-floor windows; ground-floor rustication, first- and second-floor bands. Ground floor has 2/2 horizontal-pane sashes with lugs; first and second floors have 6/6 sashes. Left return has three first-floor windows and single-storey outshut, 6/6 and 2/2 sashes. INTERIOR: original plasterwork and joinery remains to many interiors. No.12 retains most of its original interior details: dogleg staircase has stick balusters and wreathed handrail, fireplaces, cornices with acanthus motifs, reeded doorcases with corner rosettes, some marble fireplaces, those to first floor with Classical scene. No.1 has embellished cornices to hall, ceiling frieze and lion masks, narrow open-well staircase with stick balusters; No.11 has inner double doors with wide batwing and circle glazing bars. Panelled shutters to many windows. Otherwise not inspected. SUBSIDIARY FEATURES: Nos 1-9 and 11-14 have long balconies (verandahs to Nos 1 and 6) with sticks and oval panel, with borders of half-circle and lozenge, the design used on the second*

*Assembly Rooms and similar to those at Nos 54-60 Winchcombe Street (qv); verandahs have uprights with similar motifs and openwork friezes. Nos 15-18 have lattice motif (verandah to No.16 has similar motif to uprights and lattice frieze). Right return has individual balconies to first- and second-floor windows with similar rods. One window to first-floor of left return has individual balcony with lattice motif. Spearhead area railings, those to Nos 9 and 10 incorporate brackets for oil lamps. Balconies and railings provided by John Bradley of Worcester. Nos 9, 10, 12, 13, 14, 16, 17 and 18 have scrolled boot scrapers. HISTORICAL NOTE: built as fashionable lodgings for visitors to the Spa; the Duke of Gloucester lived at No.18 when he was visited by Princess Victoria in 1830; No.11 was the home of Dr Henry Charles Boisragan, Physician Extraordinary to the King, among whose other fashionable patients was, in 1812, Lord Byron. The Crescent originally looked out onto Crescent Gardens, interrupted in 1826 by the erection of the Promenade. Little thought the interiors 'the best .. in the town'.*

- 2.2 The terrace of 18 houses and attached railings are noted in the list entry for their **group value** (denoted by 'GV').
  
- 2.3 Royal Crescent is located within the **Montpellier Character Area of the Central Cheltenham Conservation Area**, which was designated by Gloucestershire County Council on 28<sup>th</sup> May 1973, its boundary extended by Cheltenham Borough Council on 14<sup>th</sup> August 1987 and reviewed as part of a character appraisal process in 2007. The character area covers the town's late Georgian and Regency development of the late 18<sup>th</sup> and early 19<sup>th</sup> century. It is centred on the two major set-piece terraces of Royal Crescent and the Promenade and contains a series of formally laid out terraces and crescents.

### 3.0 Description

#### Exterior

- 3.1 Nos.12 & 13 Royal Crescent comprise two mid-terraced properties within the group of 18 townhouses. They are of three storeys plus basements and each have three windows per floor. The raised front doors are accessed by flights of steps. Windows are Victorian style single-pane sashes at ground and first floor with multi-pane sashes to the floors above. The façades have a painted stucco finish with a rusticated ground floor. At first floor there are cast iron balconies and a projecting cornice between second and third floors. There are wrought iron area railings and external steps down to the lower ground floor levels.



*Fig.2 Front of Nos.12 & 13 Royal Crescent*

- 3.2 To the rear of the terrace are long narrow plots with boundary walls between. The lower ground floors are level with the rear yards. The plot to No.13 is mainly laid to tarmac for car parking. The immediate yard space is enclosed by steel railings and gates and is laid to concrete paving. The back wall of No.13 is rendered at lower ground floor with exposed brickwork above. There is a projecting closet wing to the north side, which steps down from four storeys to three and two. The two-storey element appears modern inside and out. There is a concrete fire escape stair from



the first floor of the closet wing. The door onto the fire escape is a modern flush-panel door.



*Fig.3 Rear of No.13*



*Fig.4 Closet wing of No.13*

- 3.3 The wall separating the rear yards of Nos.12 & 13 is a historic brick wall. Some of the bricks are spalling and areas of pointing are missing.



*Fig.5 Historic brick boundary wall between the rear plots of Nos.12 & 13*

- 3.4 A modern 2 ½ storey brick office building has been built within the rear of No.12 leaving a narrow yard to one side for car parking.



*Fig.6 Modern office building to the rear of No.12 as seen from the south*

- 3.5 The rear of No.12 is finished with cement render, including the three-storey closet wing. The upper floors within the back wall of the building contain multi-pane

windows without horns, while the window within the lower ground floor has horns and a concrete sub-cill.



*Fig.7 Rear of No.12*



*Fig.8 Lower ground floor window of No.12 with horns and concrete sub-cill*

- 3.6 The closet wing has a concrete fire escape staircase. The door onto the fire escape is panelled with glazing in the upper parts.



*Fig.9 Fire escape staircase to No.12*

## **Interior**

- 3.7 The lower ground floor of No.13 is in use as a podiatry clinic and is laid out with a central corridor and rooms to either side. There are plain plastered walls and ceilings throughout. Apart from the fireplace within the main rear room, the lower ground of No.13 lacks historic detailing.



*Fig.10 Main rear room at lower ground floor of No.13*

- 3.8 The main rooms at lower ground floor of No.12 have been made open plan by the removal of walls and the brickwork is exposed internally.



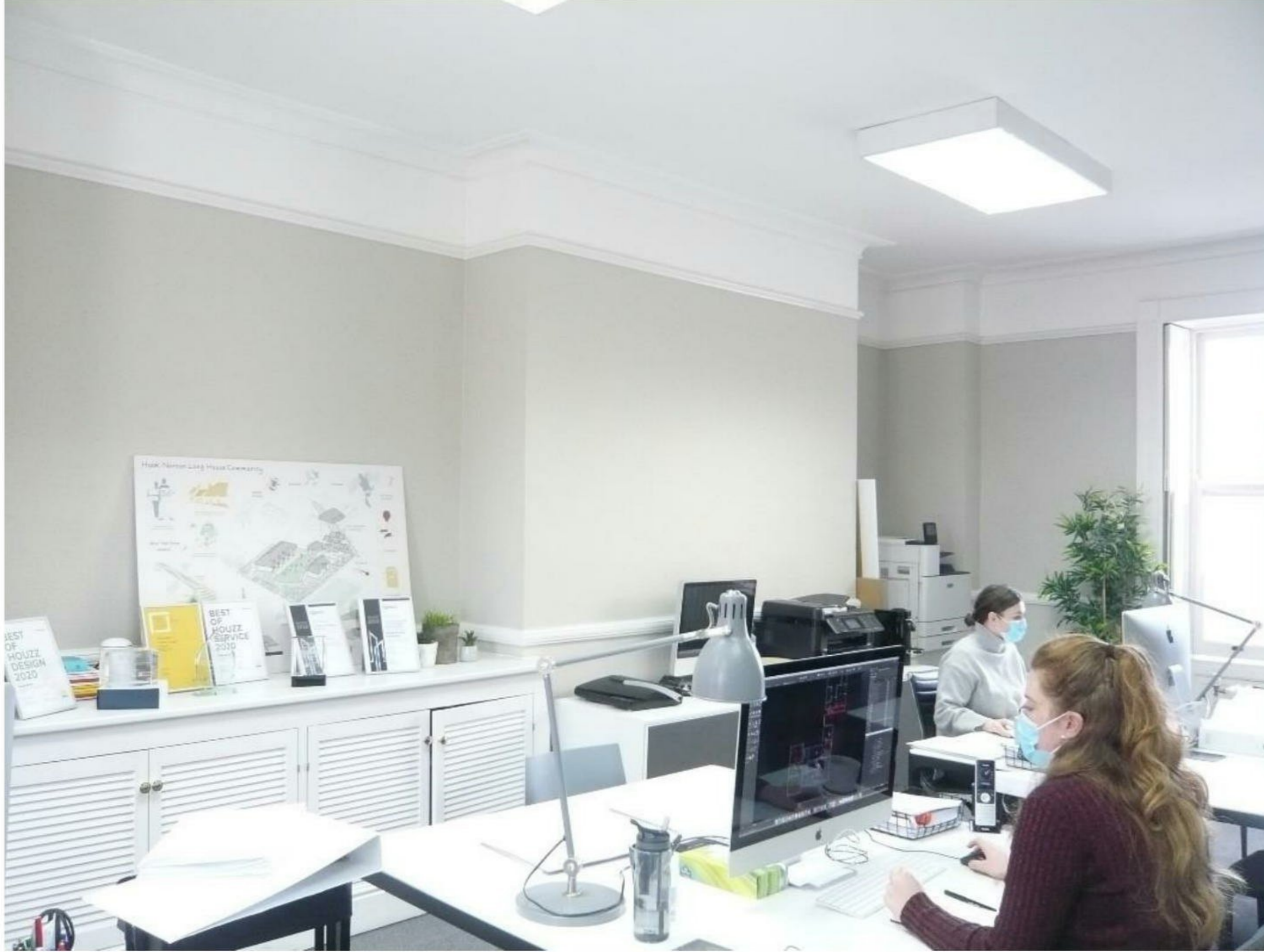
*Fig.11 Open-plan lower ground floor of No.12*

- 3.9 The ground floor of No.12 contains numerous architectural features such as marble fireplaces, cornices with acanthus motifs, reeded doorcases with corner rosettes and original joinery.



*Fig.12 Rear ground floor room of No.12*

- 3.10 The ground floor of No.13 is more altered than No.12, including by the removal of the walls between the front and rear rooms and the blocking up of fireplaces. The space is in office use.



*Fig.13 Open-plan office on ground floor of No.12*

- 3.11 The upper floors of the building are unaffected by the proposals and were not surveyed as part of the assessment.

## 4.0 History

- 4.1 The pattern for the development of Cheltenham in the early 19<sup>th</sup> century was based on the proliferation of its spas. In 1801, a chalybeate spring was found near the Cambray Mill to the north-west of Imperial Square, and Sherbourne Spa was developed in 1818 on the site of the present Queen's Hotel on the south side of Imperial Square. During its peak, the Spa attracted members of royalty and nobility for the healing properties from its hydrotherapy treatments.
- 4.2 12 & 13 Royal Crescent are located within a terrace of 18 properties built for Joseph Pitt by C Harcourt Masters of Bath between c.1806 and 1810 on the former Church Meadow. The terrace was designed as upmarket lodgings for visitors to the Spa and was occupied by notable figures that included the Duke of Gloucester at No.18, when he was visited by Princess Victoria in 1830, and at No.11 Dr Henry Charles Boisrigan, Physician Extraordinary to the King and noted as Lord Byron's doctor. The crescent originally overlooked a large open space known as Crescent Gardens, reduced in size when the Promenade was built in 1826.



*Fig.14 Royal Crescent in 1813 by Thomas Hulley*

- 4.3 The distinctive fan-shaped Crescent can be seen on HS Merrett's map of 1839. To the rear are modest gardens and projections of various shapes and sizes.



Fig.15 Merrett's map of 1839 - Nos. 12 & 13 Royal Crescent marked by the arrow

4.4 The historic maps indicate the projections at the rear of 12 & 13 Royal Crescent were once considerably larger as evidenced by the Town Plan of 1885 which shows a series of structures attached to the rear.

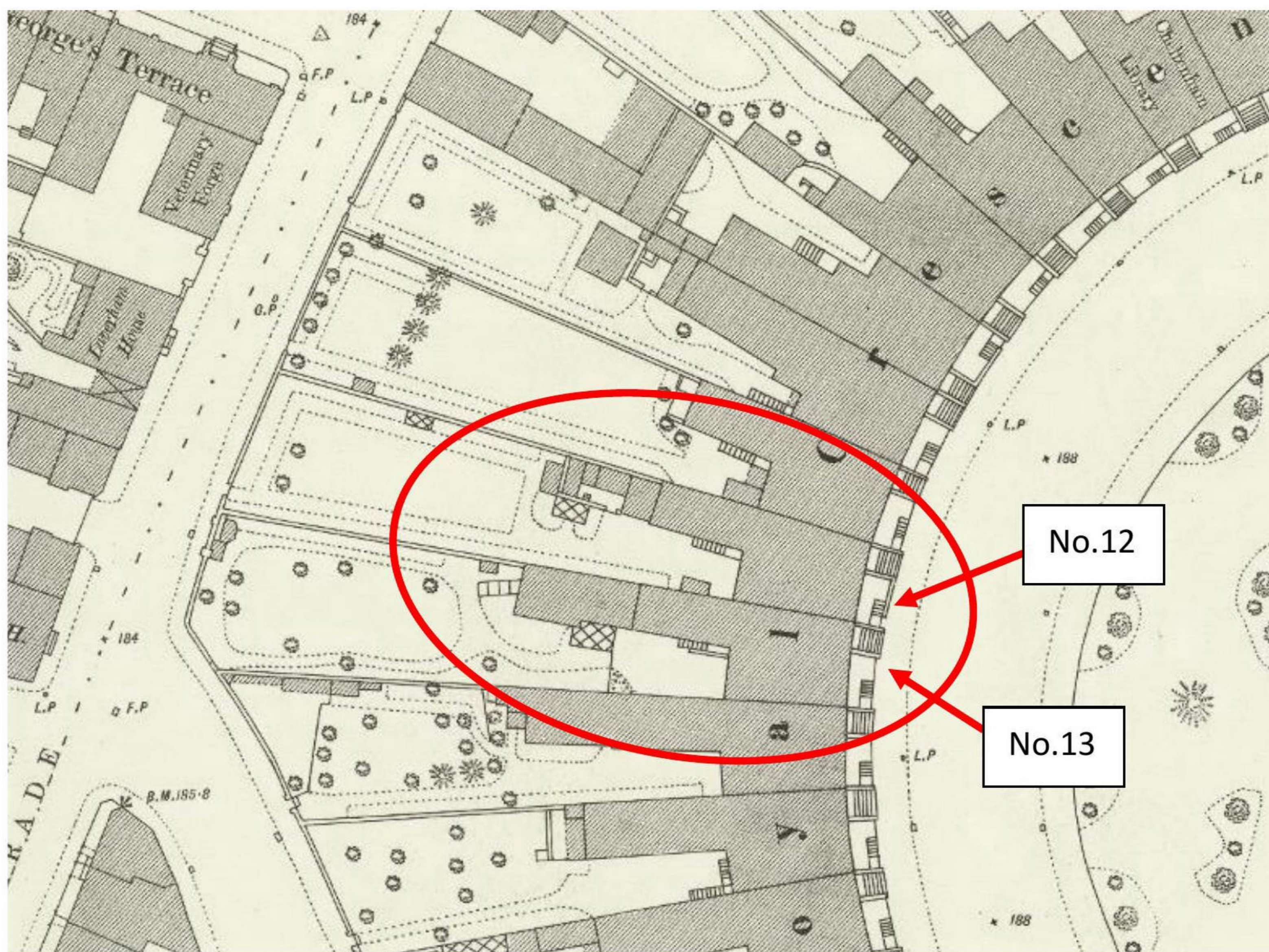


Fig.16 Town Plan of 1885



- 4.5 By the mid-20<sup>th</sup> century the projection to the rear of No.13 had been reduced to the closet wing that exists today. In the late 20<sup>th</sup> century, the structures attached to the back of the closet wing to No.12 had gone and the 2 ½ storey office building was erected within the rear plot.
- 4.6 In 2019, planning permission was obtained for the change of use of the lower ground floor of No.13 to a clinic (reference 19/01242/FUL).
- 4.7 Conjectural original layout plans for the building are presented in Appendix 2.

## 5.0 Assessment of Significance

### Royal Crescent Generally

- 5.1 Royal Crescent is a highly important Grade II\* listed early 19<sup>th</sup> century concave terrace of 18 former houses, the significance of which lies in its architectural and historic interest for its excellent set-piece design as fashionable lodgings for visitors to the Regency spa.
- 5.2 The grand scale, dominance and distinctive crescent arrangement of the terrace reflects the desire to impress visitors and attract high-status patrons. It occupies a key position at the heart of the Regency town and acts as a cornerstone for much of the surrounding Regency development. The listing refers to publications that describe the Crescent as ‘The earliest important terrace in Cheltenham’ and having interiors that are ‘the best...in the town’.
- 5.3 The series of three-storey houses creates repetition and rhythm to the front facade. Although constructed as individual houses, the terrace is designed to be read as a whole. The composition adheres to the principles of Classical architecture with the first floor given the greatest importance and a descending hierarchy in scale to the floors above. Architectural features include rustication, wrought iron balconies and railings, panelled front doors and fanlights.
- 5.4 The rear of the Crescent contrasts markedly with the front: It lacks unity, architectural interest and consistency due to the variety in the scale and design of the closet wings, the presence of additions and the mix of window types. It is also modest in its detailing and contains areas of exposed brickwork, giving it a subservient character that reflects the subsidiary and functional uses at the backs of the property.



*Fig.17 Variation in rear windows within the terrace: The above image is the rear of No.13 with 'wide' 4-over-8 sash window at lower ground floor and single-pane sash at ground floor*



*Fig.18 Windows at the rear of No.16 with 3-over-6 sash window at lower ground and 8-over-8 sash at ground floor; note also absence of external steps*

### **Nos.12 & 13 Royal Crescent**

- 5.5 Nos.12 & 13 form **constituent parts of the early 19<sup>th</sup> century townhouses within the Grade II\* listed terrace** and therefore contribute to the composition and group value of the Crescent. The list entry (dated March 1955) specifically notes that No.12 ‘retains most of its original details’, which is indeed still the case at ground floor level but not at lower ground, where significant alterations have been made to the layout and fabric.
- 5.6 The significance of the various elements of the properties is outlined and annotated on the plans below.

### **No.12 – Ground Floor**

- 5.7 The ground floor of No.12 is of significance for its plan form and architectural features. The layout remains intact and original details have been retained such as marble fireplaces, cornices with acanthus motifs, reeded doorcases with corner rosettes and original joinery.
- 5.8 The external door from the closet wing has been altered with glazing to the panels.
- 5.9 The modern concrete fire escape steps at the rear are not of special interest.

### **No.13 - Ground Floor**

- 5.10 The plan form and features within the ground floor of No.13 are of lesser significance due to the creation of a single office space by the removal of the wall between the front and rear rooms and the blocking of fireplaces.
- 5.11 The modern concrete fire escape steps at the rear are not of special interest.
- 5.12 The air conditioning unit on the north wall of the closet wing is an unsympathetic feature.

### **No.12 – Lower Ground Floor**

- 5.13 While the survival of walls on the north side of the lower ground floor of No.12 retains some semblance of the corridor and two linear room, walls have been

removed on the south side thereby reducing the legibility of the main 'corridor' and the front and rear rooms.

- 5.14 The sash window within the main rear wall is a replacement with non-original detailing including horns and a concrete sub-cill. The opening is wider than some of the other windows at this level within the terrace, such as at No.16 (see images above) suggesting it may have been enlarged.

### **No.13 – Lower Ground Floor**

- 5.15 The southern wall to the corridor survives as do most of the walls to the rooms to either side, enabling the general layout of the main circulation space and individual rooms of the former service area of the house to be appreciated. The rooms themselves have modern plastered walls and ceilings creating a sterile clinic environment.
- 5.16 A modern partition has been inserted within the store towards the front of the building and a doorway has been formed in the west wall of the store.

### **Closet Wings**

- 5.17 The closet wings are not of particular architectural interest but are of historic value for their former function as domestic service areas for the houses (as evidenced by, for example, the large stone fireplace in the lower ground floor of No.12). The placement of the windows and doors relates to the functional nature of the closet wing rather than for reasons of architectural composition. The doors at first floor level relate to the modern fire escape stairs and are not of particular significance.

### **Rear - Exterior and Setting**

- 5.18 The rear of the properties is of interest for the legibility of the main back walls of the terrace, the projecting historic closet wings and the definition of the long former garden plots.
- 5.19 The boundary wall between the rear yards of Nos.12 & 13 is of importance in defining the plots and for its historic brickwork. The section of wall abutting the closet wing of No.13 contains brickwork in poor condition and pointing is missing.

5.20 The historic extent of the former garden plots remains apparent although in the case of No.12 this has been undermined by the modern office building and undercroft parking.

5.21 The modern external fire escape staircases, parking, bins and unsympathetic surface finishes to the rear detract from the setting of the buildings.

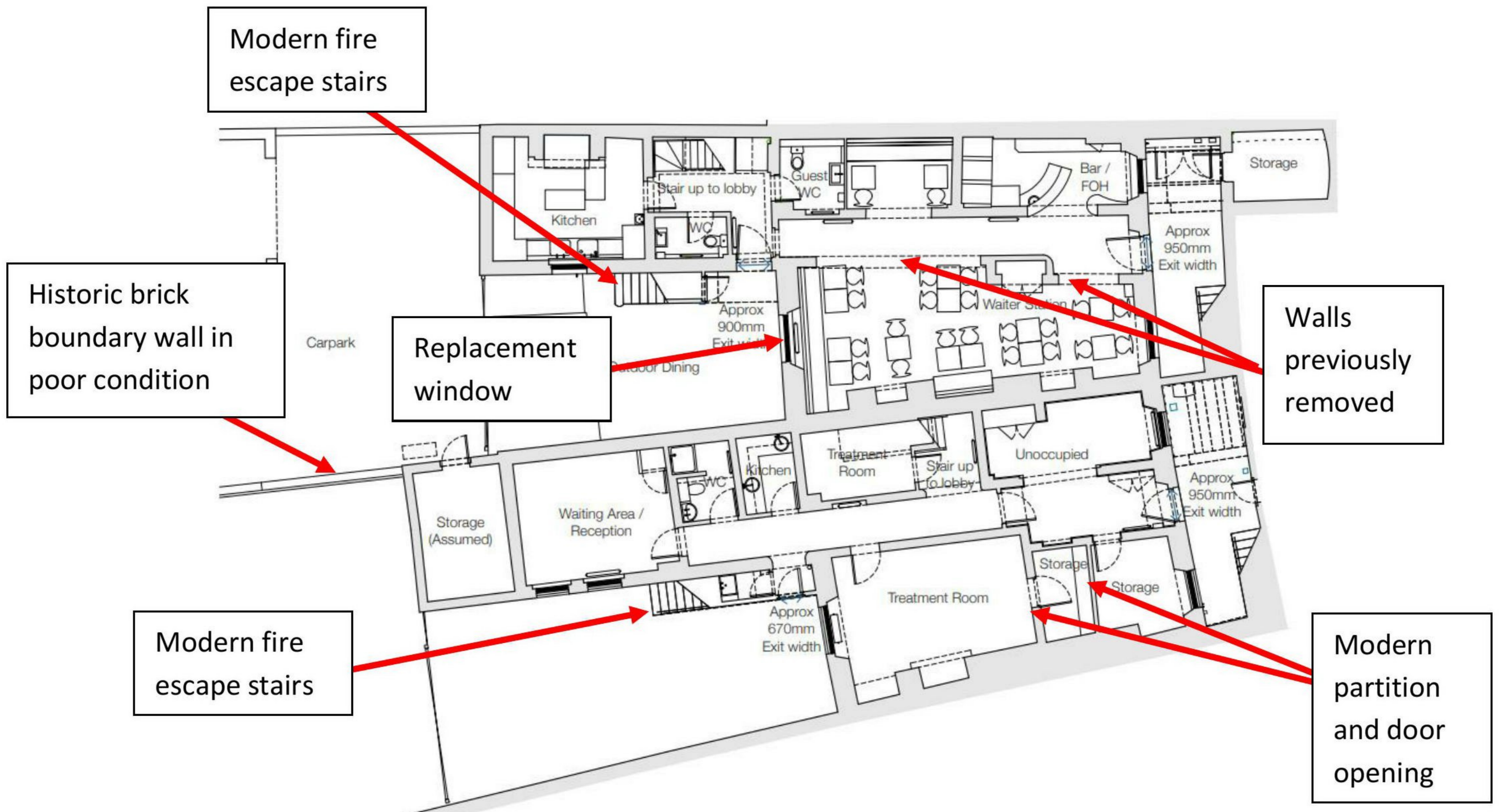


Fig.19 Existing lower ground floor (No.12 at the top)

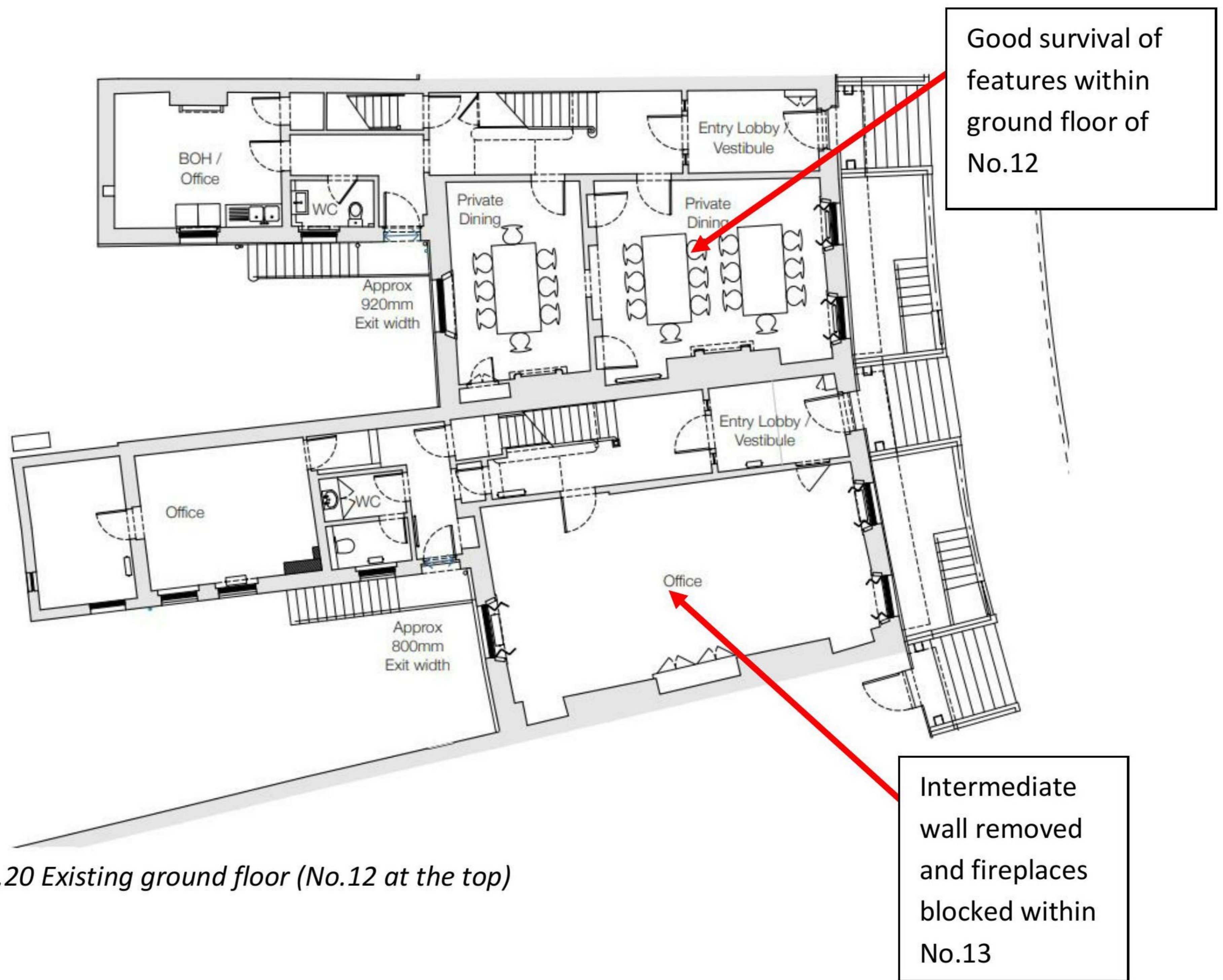


Fig.20 Existing ground floor (No.12 at the top)

### Montpellier Character Area of the Central Conservation Area

- 5.22 The Montpellier Character Area of the conservation area contains predominantly Regency buildings comprising uniform, formal terraces and large villas. The area contains a high number of listed buildings, some of which are high grade.
- 5.23 Royal Crescent is described within the adopted character appraisal as the town's first major piece of Regency architecture and its continued presence along with the other uniform Regency houses and terraces within central Cheltenham makes a strong positive contribution to the special character and appearance of the conservation area.
- 5.24 The appraisal notes that sadly Royal Crescent is now set behind a hard coach drive and, beyond that, the bus station, creating a poor setting for the crescent and detracting from its special architectural and historic qualities.
- 5.25 While the appraisal mentions the significance of the survival of the historic rear service lanes within the character area, no specific mention is made of the rear of

Royal Crescent. It is considered that the rear of the terrace with its ad hoc arrangement of projecting wings, later additions, parking modern surface treatments presents a poor appearance to St George's Place.

**Contribution of Nos.12 & 13 Royal Crescent to the Conservation Area**

- 5.26 Nos.12 & 13 Royal Crescent form a constituent part of the highly important Crescent and in turn its contribution to the conservation area.
- 5.27 The back of No.13 maintains a relationship with St George's Place, however the historic linkages of No.12 have been severed by the modern office building.
- 5.28 The modern external fire escape staircases, parking, bins and unsympathetic surface finishes to the rear detract from the appearance of the conservation area.

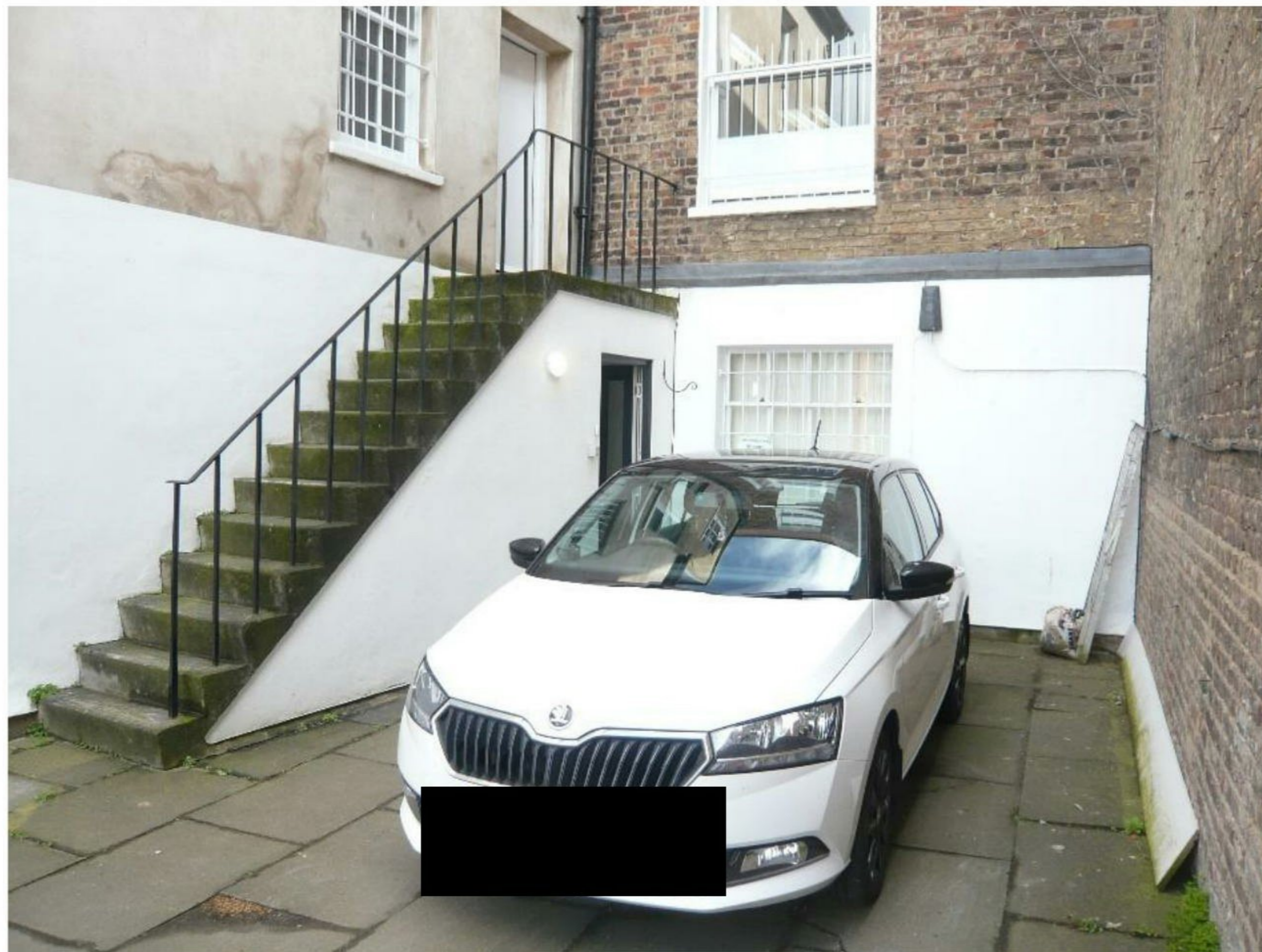


## 6.0 Proposals

6.1 The proposals are for internal and external alterations to the lower ground and ground floors of Nos.12 & 13 in connection with the buildings' restaurant use. The alterations are summarised below and cross-referenced to the architect's Design & Access Statement (on pages 10 & 11) as follows:

### No.13 Lower Ground Floor

- External fire escape, understairs storage and exit door to be removed and new lightweight fire escape and repositioned door inserted (item 1)



- Modern WC fixtures and fittings, kitchenette fixtures and fittings, partitions and doors to be removed and new partitions inserted to reconfigured layout (item 2)



- Sections of corridor walls to be removed to create open-plan dining area with downstand beams at ceiling level (item 3)



- Door, modern dividing partition and shelving within store to be removed and door opening to former treatment room to be blocked (item 5) (no photograph available)
- External dining area formed within courtyard and new floor surface treatment (item 9)



- Bin and plant enclosure to rear of closet wing (item 10)

#### No.12 Lower Ground Floor

- External fire escape stair to be removed and new 'service zone' created adjacent to wall (item 4)



- Section of external walls of closet wings to be removed to create two separate doorway-width openings (item 6)



- Window within main back wall and section of wall beneath to be removed to create full height opening (item 7)



- Section of boundary wall to be removed to create doorway-width opening (item 8)



- New dining and kitchen extensions (item 11)

#### No.13 Ground Floor

- External fire escape stairs to be carefully removed and replaced with new light-weight escape stair formed (item 1)
- High level aircon unit attached to N wall of closet wing to be removed and relocated to within new enclosure (item 2)



### No.12 Ground Floor

- External fire escape stairs to be removed (item 1)
- Existing door to be fixed in shut position to allow for construction of roof over proposed extension (item 3)
- Consolidation of external finishes (item 4)



## 7.0 Policy Context

- 7.1 A statutory duty exists under **section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990** ('the Act') for the local planning authority in considering whether to grant planning permission for development that affects a listed building or its setting to 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.
- 7.2 **Section 72(1) of the Act** requires that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of a conservation area.
- 7.3 The statutory duties are reflected in the following policy of the Adopted **Joint Core Strategy** (the JCS, December 2017):
- *Policy SD8 – Historic Environment.*
- 7.4 National planning policy relating to the historic environment is provided within **section 16 of the NPPF**. It advises that heritage assets are an irreplaceable resource that should be conserved in a manner appropriate to their significance.
- 7.5 Paragraph 193 of the NPPF advises that 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. Any harm or loss to a heritage asset's significance should require clear and convincing justification, and needs to be weighed against identifiable public benefits. Substantial harm or loss of a Grade II listed building should be exceptional.
- 7.6 Paragraph 195 of the NPPF advises that where proposals would lead to substantial harm to the significance of a designated heritage asset, the proposals should be refused unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of four listed criteria therein apply.
- 7.7 Paragraph 196 advises that where proposals would lead to less than substantial harm to the significance of a designated heritage asset, the harm should be weighed against the public benefits of the proposals including, where appropriate, securing its optimum viable use.

- 7.8 Paragraph 200 advises that local planning authorities should look for opportunities for new development within conservation areas or the setting of heritage assets to enhance or better reveal their significance.
- 7.9 The **Montpellier Character Area Appraisal and Management Plan** was adopted in February 2007. Action MP2 of the document is of relevance to making changes to buildings within the conservation area:

**Action MP2:** The Council will require new development to preserve and enhance the character of the conservation area. Proposals should demonstrate a high quality of design and a proper consideration of context, including, inter alia, issues of:

Size	Plot width and form
Layout	Orientation
Height	Urban grain
Enclosure of streets and spaces	Massing
Materials	Frontage activity
Scale	Landscape
Design	



## 8.0 Heritage Impact Assessment

- 8.1 The individual proposals and impacts are itemised in the Heritage Impact Assessment table (the HIA table) presented in Appendix 1.
- 8.2 As can be seen from the table, most of the works proposed would result in impacts that would be minor in scale or nature or would result in an enhancement to the plan form, external appearance or setting of the buildings.
- 8.3 The most significant element of the properties, i.e., the ground floor of No.12 would remain unaffected and indeed there would be limited work at all at ground floor level.
- 8.4 The proposed extensions to the rear of No.12 have been designed to minimise their impact on the exterior of the building and wider terrace and conservation area. They would be of appropriate scale, design, materials and proportions.
- 8.5 The HIA table identifies there would be harm to significance through the removal of the window from main rear wall of No.12 at lower ground floor level to form a doorway (loss of window feature, impact on plan form and loss of external wall fabric) but that this harm would be limited due to the nature of the replacement window and the probable previous enlargement of the opening.
- 8.6 Harm is also identified through the removal of walls within the lower ground floor of No.13 (loss of historic wall fabric and plan form) although the harm would be mitigated by downstands within the ceiling to provide a memory of the historic layout.
- 8.7 The alterations are required to create an up-to-date commercial kitchen with hot food prep area and appropriate ventilation and extraction, increase the amount of covers in the restaurant by expanding into the lower ground floor of No.13, introduce a new takeaway offering using the frontage of No.13, and to enhance the exterior of the property and improve its appearance from St George's Place.

## 9.0 Conclusion

- 9.1 Nos.12 & 13 Royal Crescent comprise two properties in commercial use that form part of the Grade II\* listed terrace located in a key position within the heart of Cheltenham. The significance of the properties derives from their high levels of architectural and historic interest, being extremely good examples of mid-19<sup>th</sup> century townhouses and part of a particularly important set-piece within the Regency core of Cheltenham.
- 9.2 The most significant aspect of the properties are the upper floors of No.12, where there are numerous architectural features and the layout survives intact. The lower ground floor of No.13 retains a good proportion of its historic layout whereas the lower ground of No.12 has been made open plan through the removal of walls. The backs of the properties have a poor appearance and their setting has been compromised by the modern office building, the poor surface treatments and car parking.
- 9.3 The proposals to update the restaurant facilities and expand the business would enable the ground and lower ground floors of the listed buildings to continue in use.
- 9.4 While the setting of the Grade II\* listed terrace and the conservation area would be preserved or enhanced, certain aspects of the proposals would result **'less than substantial harm'** to the significance of the listed buildings under the terms of the NPPF.
- 9.5 The 'less than substantial' harm would need to be balanced with the **heritage benefits** that would accrue from the proposals in line with paragraph 196 of the NPPF.
- 9.6 Benefits would include the contribution made to the continued vibrancy of the town centre, the sensitive programme of repair which would enhance the external appearance of the buildings, the improvements to the external landscaping to enhance the buildings' setting and appearance and the removal of the unsightly fire escape stairs from the rear elevations.

## Sources Used in the Report

### Publications

*Conservation Principles, Policies and Guidance*, English Heritage, April 2008.

*Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets (GPA3)*, Historic England, December 2017.

*Statements of Heritage Significance: Historic England Advice Note 12*, Historic England, October 2019.

*Central Conservation Area Montpellier Character Area Appraisal and Management Plan*, Cheltenham Borough Council, February 2007.

Verey, D., *The Buildings of England Series: Gloucestershire 2 – The Vale and The Forest of Dean* (Penguin, 2002).

### Websites

Cheltenham Museum - History of Cheltenham

<https://www.cheltenhammuseum.org.uk/collection/cheltenham-history-3-the-building-booms-1820-1840/>

Date accessed 25 April 2021.

### Historic Mapping

HS Merrett's plans of Cheltenham 1834 & 1839

Town Plan of Cheltenham of 1885.

Ordnance Survey maps: 1887, 1964, 1964-8

**APPENDIX 1: HERITAGE IMPACT ASSESSMENT TABLE**

**No.13 – Lower Ground Floor**

Item	Proposed works	Significance affected	Impact of works on significance	Scale / effect of impact	Justification (including potential benefits)	Mitigation measures proposed
1 (same numbering as DAS)	External fire escape, understairs storage and exit door to be removed and new lightweight metal fire escape stair and new fully glazed door inserted in new position	Modern concrete fire escape stairs and door; external appearance at rear	<ul style="list-style-type: none"> <li>• No loss of historic fabric</li> <li>• Proposed light-weight metal staircase would have an improved appearance over the existing staircase and would expose more of the external wall of the closet wing</li> <li>• The stair would be light-touch in its fixing</li> <li>• The glazed door would have a minimalist and contemporary appearance in contrast with the historic fabric</li> </ul>	Low/ positive	<ul style="list-style-type: none"> <li>• Would provide means of escape in compliance with the regulations</li> </ul>	

Heritage Statement – 12-13 Royal Crescent, Cheltenham

Item	Proposed works	Significance affected	Impact of works on significance	Scale / effect of impact	Justification (including potential benefits)	Mitigation measures proposed
2	Modern WC fixtures and fittings, kitchenette fixtures and fittings, partitions and doors to be removed and new partitions inserted to reconfigured layout	Modern walls and doors within clinic; non-original layout although cellular character of closet wing	<ul style="list-style-type: none"> <li>No loss of historic fabric</li> <li>Proposed configuration would respect cellular nature of closet wing</li> </ul>	Low/neutral	<ul style="list-style-type: none"> <li>Would allow for adequate WC provision for restaurant</li> </ul>	
3	Sections of corridor walls to be removed to create open-plan dining area with downstand beams at ceiling level	Historic wall fabric; historic plan form	<ul style="list-style-type: none"> <li>Loss of part of the internal historic wall fabric</li> <li>Loss of definition of the western corridor and rooms to either side</li> </ul>	Medium/negative	<ul style="list-style-type: none"> <li>Would provide for a functional dining area at lower ground floor level, as has been achieved within No.12</li> </ul>	Downstand beams at ceiling level would assist with an appreciation of the former layout
5	Door, modern dividing partition and shelving within store to be removed and door opening to former treatment room to be blocked	Modern wall fabric and door opening	<ul style="list-style-type: none"> <li>Restoration of historic plan form by removal of modern partition and shelves and the blocking up of the later opening</li> </ul>	Low/positive	<ul style="list-style-type: none"> <li>For operational requirements</li> </ul>	
9	External dining area formed within courtyard and new floor surface treatment	Setting at the rear of the listed building; character and	<ul style="list-style-type: none"> <li>The proposed surface treatment would result in an enhancement to the</li> </ul>	Low/neutral	<ul style="list-style-type: none"> <li>Would provide outdoor dining space</li> </ul>	There would be no permanent fixings enabling the external

Heritage Statement – 12-13 Royal Crescent, Cheltenham

Item	Proposed works	Significance affected	Impact of works on significance	Scale / effect of impact	Justification (including potential benefits)	Mitigation measures proposed
		appearance of the conservation area	setting of the listed building <ul style="list-style-type: none"> <li>• The external dining area would be screened by the existing gates in views from the public domain</li> </ul>			dining to be transient and reversible
10	Bin and plant enclosure to rear of closet wing	Modern addition to closet wing; setting at the rear of the listed building; character and appearance of the conservation area	<ul style="list-style-type: none"> <li>• Small structure would have minimal visual impact</li> <li>• Would be attached to modern extension</li> </ul>	Low/negative	<ul style="list-style-type: none"> <li>• For operational reasons</li> <li>• Would enable existing unsympathetic plant to be relocated within one place and in a position of low prominence</li> </ul>	Ease of reversibility

**No.12 – Lower Ground Floor**

<b>Item</b>	<b>Proposed works</b>	<b>Significance affected</b>	<b>Impact of works on significance</b>	<b>Scale / effect of impact</b>	<b>Justification (including potential benefits)</b>	<b>Mitigation measures proposed</b>
4 (same numbering as DAS)	External fire escape stair to be removed and new 'service zone' created adjacent to wall	Modern concrete fire escape stairs and door; external appearance at rear	<ul style="list-style-type: none"> <li>• No loss of historic fabric</li> <li>• Improvement to external appearance</li> <li>• The proposed 'service zone' would be contained within the new extension and therefore would not impact on the external appearance</li> </ul>	Low/ positive	<ul style="list-style-type: none"> <li>• Enhancement through the removal of the modern fire escape</li> <li>• Would allow for increased dining space</li> </ul>	
6	Section of external wall to be removed to create two separate doorway-width openings	Historic wall fabric and plan form of closet wing	<ul style="list-style-type: none"> <li>• Minor loss of historic wall fabric from the doorway-width openings</li> <li>• Limited impact on plan form of the closet wings enabling historic function and layout to be discerned</li> </ul>	Low/ negative	<ul style="list-style-type: none"> <li>• Would enable the lower ground floors of Nos.12 &amp; 13 to become linked in a position of lesser significance in terms of plan form and fabric</li> <li>• Would enable access to the proposed extension</li> </ul>	
7	Window and section of wall beneath to be removed to create full height opening into	Non-original window and enlarged opening;	<ul style="list-style-type: none"> <li>• No loss of original window fabric</li> <li>• No harm to disposition of</li> </ul>	Low/ negative	<ul style="list-style-type: none"> <li>• For operational reasons associated with the restaurant use: the doorway would provide</li> </ul>	The width, lintel and reveals of the former window would be

Heritage Statement – 12-13 Royal Crescent, Cheltenham

Item	Proposed works	Significance affected	Impact of works on significance	Scale / effect of impact	Justification (including potential benefits)	Mitigation measures proposed
	new extension	historic external wall fabric below window; plan form of lower ground floor	terrace due to lack of rhythm or consistency at rear <ul style="list-style-type: none"> <li>• Loss of window as a feature</li> <li>• Impact on plan form</li> <li>• Loss of a section of historic wall fabric below the window</li> </ul>		separate circulation routes for staff and diners	retained as some evidence of the former window opening
8	Section of boundary wall to be removed to create doorway-width opening	Historic brick boundary wall	<ul style="list-style-type: none"> <li>• Minor loss of historic brick boundary wall from doorway-width opening</li> </ul>	Low/negative	<ul style="list-style-type: none"> <li>• New opening would provide an external link between the rear yards</li> <li>• Would be accompanied with repairs to the deteriorated wall</li> </ul>	
11	New single-storey dining and kitchen extensions	Legibility of the building's exterior; setting at the rear of the listed building; character and appearance of the conservation area	<ul style="list-style-type: none"> <li>• Small-scale extension would appear subservient</li> <li>• The structure's clean lines and crisp detailing would create a minimalist effect adding to its subservience</li> <li>• Predominant use of glazing would give the structure a light-</li> </ul>	Low/negative	<ul style="list-style-type: none"> <li>• Would enable the size of the kitchen and number of restaurant covers to be increased</li> <li>• Could provide the back of the building with visual interest and create a contemporary addition of merit</li> </ul>	



Heritage Statement – 12-13 Royal Crescent, Cheltenham

Item	Proposed works	Significance affected	Impact of works on significance	Scale / effect of impact	Justification (including potential benefits)	Mitigation measures proposed
			<p>weight appearance and provide high levels of transparency thus minimising the impact on the legibility of the rear walls</p> <ul style="list-style-type: none"> <li>• Contemporary design would provide a contrast with the historic elements enabling the evolution to be appreciated</li> <li>• High quality materials and detailing would be commensurate with the building</li> <li>• The structure would be set well back from St George’s Place and largely obscured in public views by the modern office</li> </ul>			

Heritage Statement – 12-13 Royal Crescent, Cheltenham

Item	Proposed works	Significance affected	Impact of works on significance	Scale / effect of impact	Justification (including potential benefits)	Mitigation measures proposed
			building thus having a low impact on the conservation area			

**No.13 – Ground Floor**

Item	Proposed works	Significance affected	Impact of works on significance	Scale / effect of impact	Justification (including potential benefits)	Mitigation measures proposed
1 (same numbering as DAS)	External fire escape to be removed and new lightweight metal fire escape stair installed	Modern concrete fire escape stairs; external appearance at rear	<ul style="list-style-type: none"> <li>• No loss of historic fabric</li> <li>• Proposed light-weight metal staircase would have an improved appearance over the existing staircase and would expose more of the external wall of the closet wing</li> <li>• The stair would be light-touch in its fixing</li> </ul>	Low/ positive	<ul style="list-style-type: none"> <li>• Would provide means of escape in compliance with the regulations</li> </ul>	
2	High level aircon unit attached to N wall of modern extension to closet wing to be removed and relocated to within new enclosure	External appearance at rear	<ul style="list-style-type: none"> <li>• Enhancement through removal of unsympathetic unit</li> </ul>	Low/ positive	<ul style="list-style-type: none"> <li>• Would enable services to be grouped together for improved accessibility and ease of maintenance</li> <li>• Enhancement to exterior</li> </ul>	

**No.12 – Ground Floor**

<b>Item</b>	<b>Proposed works</b>	<b>Significance affected</b>	<b>Impact of works on significance</b>	<b>Scale / effect of impact</b>	<b>Justification (including potential benefits)</b>	<b>Mitigation measures proposed</b>
1 (same numbering as DAS)	External fire escape stair to be removed	Modern concrete fire escape stairs and door; external appearance at rear	<ul style="list-style-type: none"> <li>• No loss of historic fabric</li> <li>• Improvement to external appearance</li> <li>• The proposed 'service zone' would be contained within the new extension and therefore would not impact on the external appearance</li> </ul>	Low/ positive	<ul style="list-style-type: none"> <li>• Enhancement through the removal of the modern fire escape</li> <li>• Would allow for increased dining space (extension)</li> </ul>	
3	Existing door to be fixed in shut position to allow for construction of roof over proposed extension	Non-original door; external appearance at rear	<ul style="list-style-type: none"> <li>• Appearance maintained</li> <li>• Plan form would remain legible</li> </ul>	Low/ neutral	<ul style="list-style-type: none"> <li>• Would allow for increased dining space (extension)</li> </ul>	
4	Consolidation of external finishes	Damaged cement render external wall finish; external appearance at rear	<ul style="list-style-type: none"> <li>• No harm to historic fabric</li> <li>• Enhancement to appearance</li> </ul>	Low/ positive	<ul style="list-style-type: none"> <li>• Repair and enhancement of existing render finish</li> </ul>	

APPENDIX 2: CONJECTURAL ORIGINAL LAYOUT PLANS

