

Statement of Significance
Ref smbd 1346 dated 29/01/2023

1. Description of the property, its setting and its history
Source : Historic England & British History on Line (No History)

1.1 Local Listing -

Statutory Address:
Battledown Court
Oakley Road Cheltenham
Date first local listed: October 2006

Ref 147

Detail: House. 1894. Described in Pevsner as "the largest house in the estate, in overwhelming Tudorbethan style". The Battledown Estate was laid out from 1858 by Henry Dangerfield, the Cheltenham Town Surveyor, largely at the instigation of George Ridge. Its tree-lined roads were intended as a setting for expensive villas, the first not built until 1863, the rest in the later 19c and early 20c. Domestic; mid 19c.



1.2 History and Setting Battledown Court Ashley Road Cheltenham

No history information found within British History on Line, National Archives or Gloucestershire Records
The area is not within any CBC Conservation area.

1.3. Planning History

A search of Local authority records has found evidence of one previous application -
89/00438/PO | Erection Of House And Garage | Battledown Court Oakley Road Cheltenham Gloucestershire
GL52 6NZ : Decision Permit

2. Assessment of Significance

The application is for a new dwelling to the rear of Battledown Court. A separation distance of approx 23m is illustrated from the rear of existing property to the East side elevation of the new dwelling. The proposed new dwelling will be set on or around the existing natural ground level which is approx 4m below the lower ground floor of Battledown Court

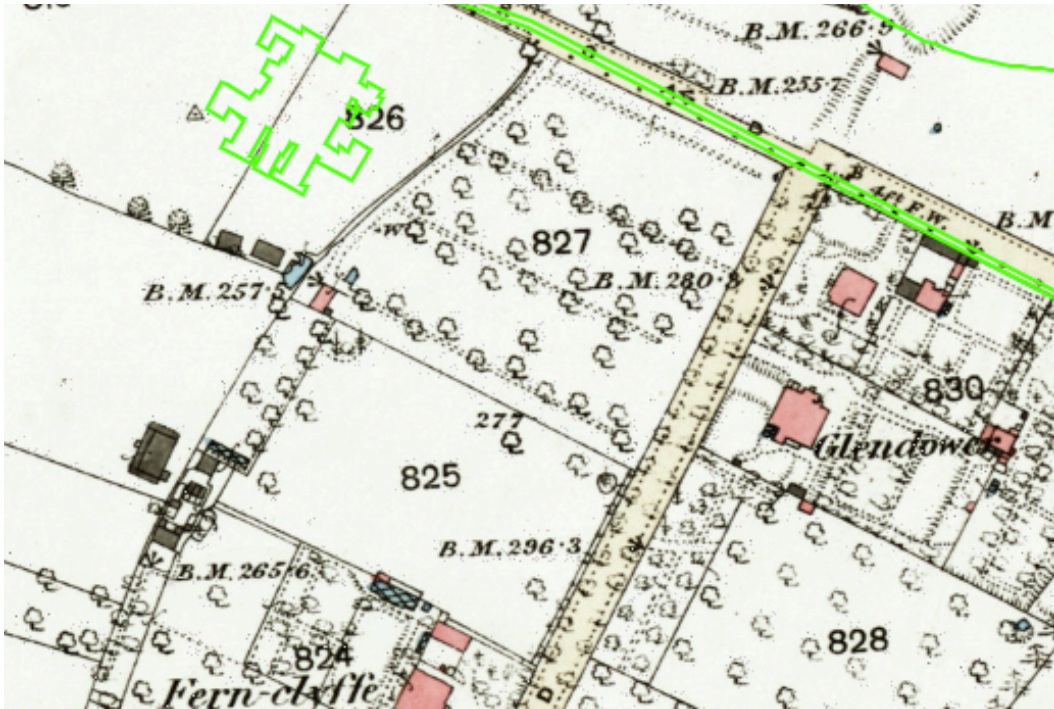
The application site is set to the West of Oakley Road, a private residential road within the Battledown Estate. The private estate comprises a variety of individual house designs but with no definitive character or style

Battledown Court one of the larger properties has a distinctive elevation which contributes positively to the local area.

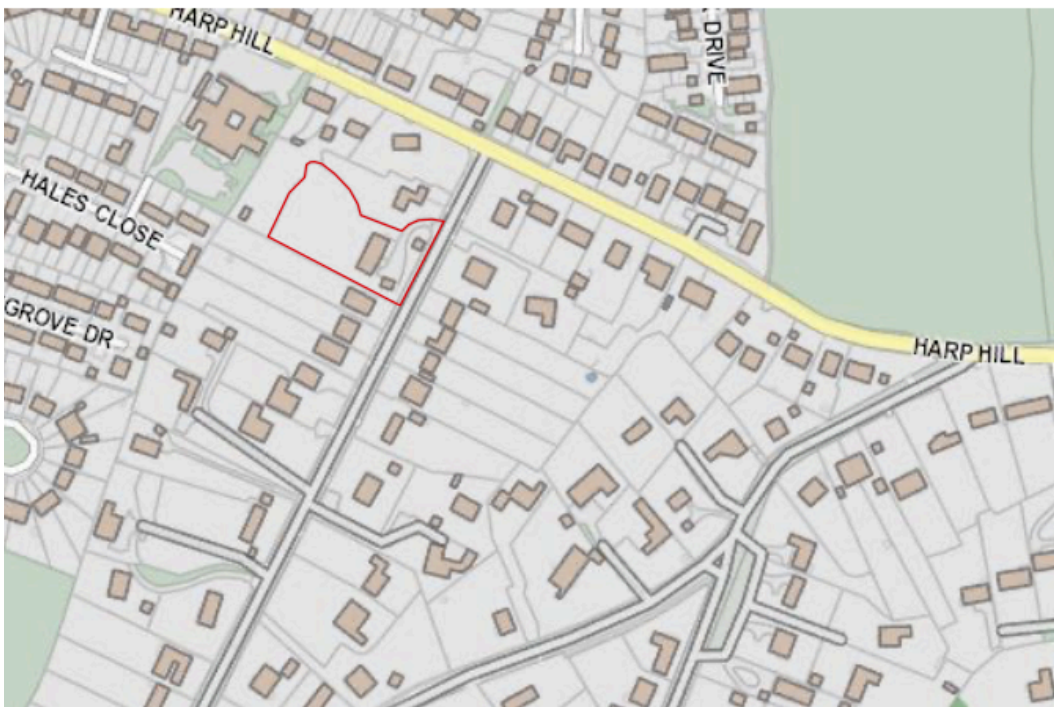
It is proposed to provide a new drive of some 9m in width, which will be landscaped on each side with both retained and new planting. The extent of the existing planting will contribute to a sense meaningful and established separation.

6. Impact of the proposed development

It is considered that the submitted proposals due to their location and separation will have only a minor impact on the setting of the locally indexed building. The proposed development has been designed to ensure that Battledown Court is maintained as a desirable residence of substantial proportions as originally perceived.



**LAND PRIOR TO DEVELOPMENT
1844-1888 OS 25" 1ST EDITION**



PART BATTLEDOWN ESTATE 2018