

CONAULT DESIGN

www.conaultdesign.co.uk

**Coach House, 9 Montpellier Parade,
Cheltenham, GL50 1UA**



Reconstruction of Boundary Wall
And Replacement of Rope Boundary Detail with
Traditional Railings

Design, Access and Historical Statement

CONTENTS

- 1.0 INTRODUCTION**
- 2.0 PROPOSAL SUMMARY**
- 3.0 APPLICATION DOCUMENT**
- 4.0 BACKGROUND**
- 5.0 PLANNING HISTORY**
- 6.0 PLANNING POLICY**
- 7.0 CONCLUSION**
- 8.0 DESIGN**
- 9.0 JUSTIFICATION FOR DEMOLITION AND
RECONSTRUCTION OF HISTORIC FABRIC**
- 10.0 ACCESS**
- 11.0 PHOTOS**

1.0 Introduction

Conault Design have been asked by Mathlin Building Solutions Ltd to prepare this statement on behalf of the owner of The Coach House, 9 Montpellier Parade.

2.0 Proposal Summary

This statement is submitted in support of the full planning and listed building application seeking permission for the Reconstruction of boundary wall and replacement of rope boundary detail with traditional railings

3.0 Application Documents

This Design Access, Heritage and Planning Statement
Plans & Elevations As Existing Draw No. CH18 MPC 01a
Plans & Elevations As Proposed Draw No. CH18 MPC 02b
Detailed Drawing Boundary Wall - CH18 MPC 03
Proposed Railing- CH18 MPC 04
Location Plan
Block Plan
Structural Engineers Opinion
Design, Access and Historical Statement

4.0 Background

The Coach House which is unusually to the side of the house but set back was given consent in 2009 to be extended to the rear and for change of use to a residential dwelling. However when 9 Montpellier Parade was Listed in 1972 (Grade II) The Coach House was within the curtilage

5.0 Planning History

- Proposed single storey lean-to extension to rear of existing coach house and change of use to residential dwelling
- Ref. No: 09/00615/FUL | Status: Perm
- Proposed single storey lean-to extension to rear of existing coach house and change of use to residential dwelling
- Ref. No: 09/00616/LBC | Status: Perm
- Proposed single storey lean-to extension to rear of existing coach house and change of use to residential dwelling

Ref. No: 09/00615/FUL | Status: Application Permitted

- Yew Tree to rear of property and adjacent to Montpellier Terrace - complete removal

Ref. No: 17/00146/CACN | Status:

- Demolish and rebuild garden wall

Ref. No: 21/01798/LBC | Status: Application Invalid

Other Relevant Planning History

- Replacement of boundary wall (flat 1)

Ref. No: 19/00232/FUL | Status: Application Permitted

- Replacement of boundary wall (flat 1)

Ref. No: 19/00232/LBC | Status: Gran

6.0 Planning Policy

Conservation Area (CP HE3) - Conservation Area Conservation Area - Allocated in Cheltenham Plan within the Montpellier Character Zone - see policy HE3

Core Commercial Area (Policies RT1 & RT2) - Core Commercial Area - Core Commercial Area - Allocated in 2020 Cheltenham Plan, see policies RT1 and RT2

Smoke Control Zone 14 - Smoke Control Order - Smoke Control Zone 14

Principal Urban Area (JCS SP2 & SD1) - Principal Urban Area - Principal Urban Area - Allocated in the JCS - see policies SP2 and SD1

There are a number of trees in the area around the site, with protection offered to the trees by virtue of being located within the Cheltenham Central Conservation Area. There was formerly a Yew Tree under a TPO to the rear of the property, adjacent to Montpellier Terrace, which was granted permission to be removed in April 2017.

7.0 Listing

Heritage Category: Listed Building Grade: II
List Entry Number: 1387120
Date first listed: 05-May-1972
List Entry Name: 9, MONTPELLEIR PARADE
Statutory Address 1: 9, MONTPELLEIR PARADE
The scope of legal protection for listed buildings

This List entry helps identify the building designated at this address for its special architectural or historic interest.

Unless the List entry states otherwise, it includes both the structure itself and any object or structure fixed to it (whether inside or outside) as well as any object or structure within the curtilage of the building.

For these purposes, to be included within the curtilage of the building, the object or structure must have formed part of the land since before 1st July 1948.

Location

Statutory Address: 9, MONTPELLEIR PARADE
County: Gloucestershire
District: Cheltenham (District Authority)
Parish: Non Civil Parish
National Grid Reference: SO 94670 21696
SO9421NE MONTPELLIER PARADE 630-1/18/537 (West side)

05/05/72 No.9

GV II

Villa, now flats and offices. c1823. Stucco over brick with ashlar porch and concealed roof, end stucco stacks. Double depth plan with central hallway. EXTERIOR: 3 storeys, 3 first-floor windows. Ground and first floors have 6/6 sashes, taller to ground floor; second floor has 3/3 sashes; in plain reveals, and with sills. Central entrance, 6-panel double doors (the upper panels raised and fielded, the lower panels with circular motif) with fanlight with batwing and circle glazing bars within distyle Doric porch with architrave, frieze and cornice with guttae, blocking course. Crowning parapet and copings. INTERIOR: noted as retaining original joinery including panelled shutters, otherwise not inspected. One of a good group of 1820s villas in Montpellier Parade.

Listing NGR: SO9466921694

8.0 DESIGN

Wall

Existing wall to be taken down manually (with care) and bricks to be sorted, cleaned for reuse where in reasonable condition. Replacement bricks to be sourced from a salvage yard which are a visual, size, colour and texture match to the original and a sample panel in Flemish bond to match existing using a mix of original and salvaged bricks to be constructed with lime mortar in accordance with Historic England Guidelines for Best Practise HEAG144 for approval by Cheltenham Borough Council Conservation.

There are remains of low buttresses to the inner face of the wall, its possible looking at the wall that the wall has been raised at some time in the past and this is why the buttresses are lower than you would expect and possibly why the foundation and wall has failed so the intention would be to extend the buttresses as indicated in drawing no CH18 MPC 03 and cap with shaped bricks similar to the existing weathering detail.

Railings

When you look at the existing rope boundary detail opposite the door it is poorly detailed, using red oxide mild steel post anchors they are also out of place in relation to the listed building and children can't resist swinging on them which raises concerns as the anchors were not designed with this in mind.

The application is asking for consent to replace the unauthorised rope and post boundary detail with tradition railing in a reconstituted stone base . There are no direct references on this property so we have looked at examples opposite at 69 and 71

9.0 Justification for Demolition and Reconstruction of Historic Fabric

The applicant has been served with Section 78 Notice from Building Control and subsequently it has been assessed by a Chartered Consulting Engineer with over 40years experience who concluded that :-

"... the integrity of the wall is completely lost because of the extensive open joints which have caused the wall to be effectively fractured. The wall stability cannot be guaranteed in these circumstances.

It is therefore my recommendation that the damaged length of wall is removed and re-built off a suitable foundation".

It is also noted that a different section of the wall which is the responsibility of Flat 1 collapse in 2018 and was rebuilt after consent was granted in April 2019 ref: 19/00232/FUL suggesting that whether down to simple age, original construction or other factors such as the removal or trees or indeed the maturing of trees the mortar may have come to the end of its natural life, exacerbated no doubt by plant growth on the wall which is a known factor in degrading lime mortar.

10.0 Access

As Existing.

11. Photos



i. Coach House with 19 Montpellier Parade on the right



ii. Location of unsafe wall



III. Rope boundary treatment which is proposed to be replaced by railings.



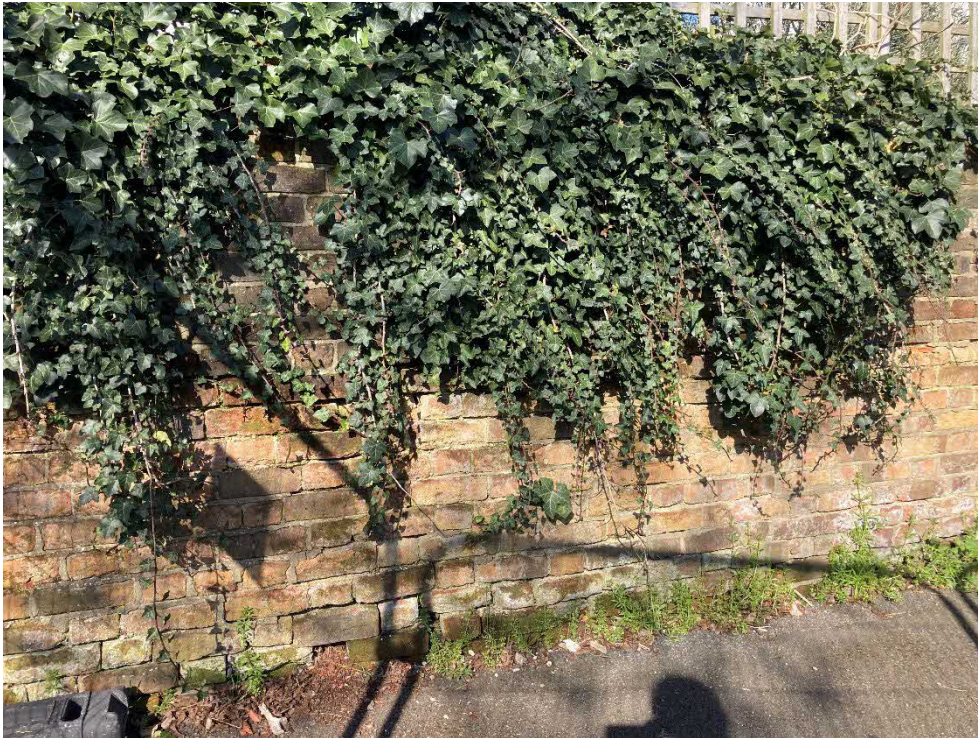
IV. Section of wall 3 Montpellier Gardens understood not to be listed as the plot was separated from the main house pre listing.



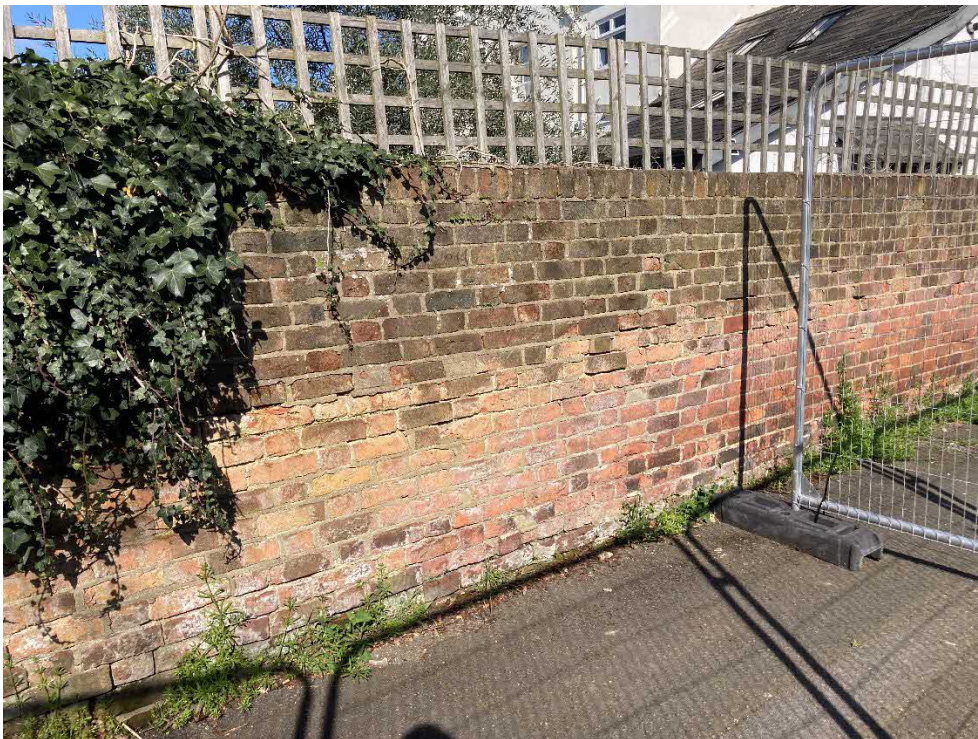
V. Boundary between No3 Montpellier Gardens and The Coach House where the ivy starts



VI. Moving left to right from boundary – previous poor pointing falling away



VII. Open mortar joints and uneven beds suggesting movement



VIII. Different colouration in lower wall suggest frost/damp damage.



IX. Deterioration of brick at ground level



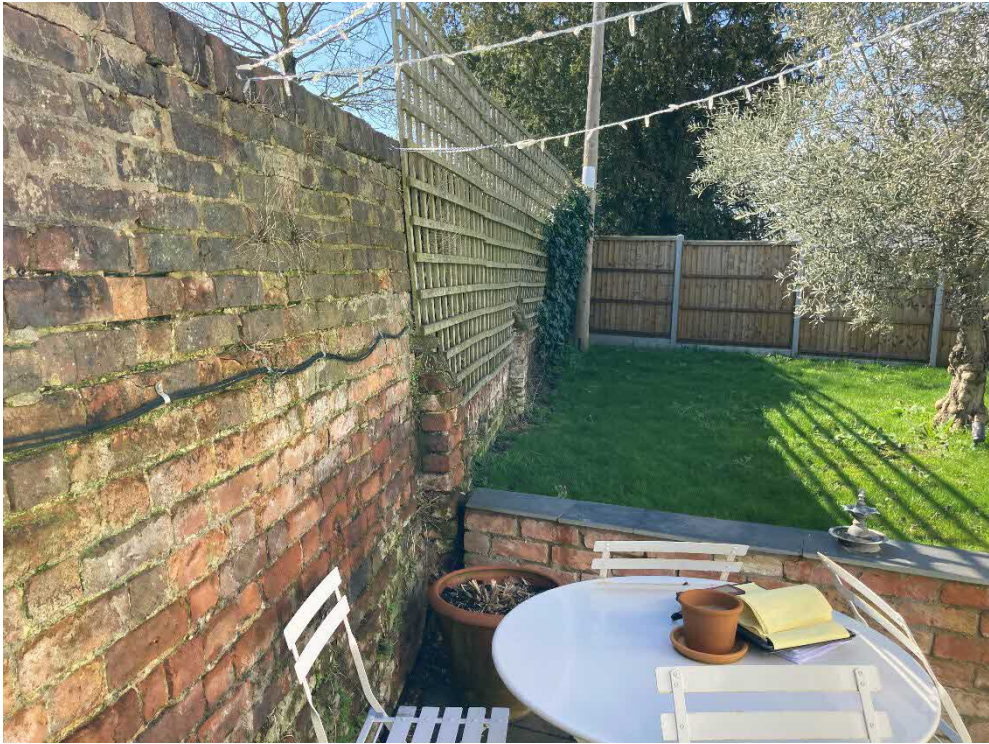
X. Right of Heras fencing



XI. Right of photo above not broken glass and cement capping.



XII. Open cracks running through centre of bricks



XIII. Garden side of wall



XIV. Left to right



XV. Open crack



XVI. Buttress.



XVII. Buttress



XVIII. View looking East



XIX. Crack running vertically through buttress.
XX.



XXI. Trellis and ivy holding wall up



XXII. Trellis, ivy and wall, weight being taken on telecom post and concrete fence post



XXIII. Post taking weight of wall
XXIV. .



XXV. Foreground wall leans out towards footpath, background wall leaning in towards garden



XXVI. Foreground wall leans out towards footpath, background wall leaning in towards garden