

# Heritage Statement

For

Full Planning and Listed Building Consent

At

The Suffolk Arms,  
40 Suffolk Road,  
Cheltenham,  
GL50 2AQ

For

Proposed Construction of External  
Part-Covered Seating Pods within  
Courtyard of Existing Licensed Area

On behalf of

Stonegate PLC

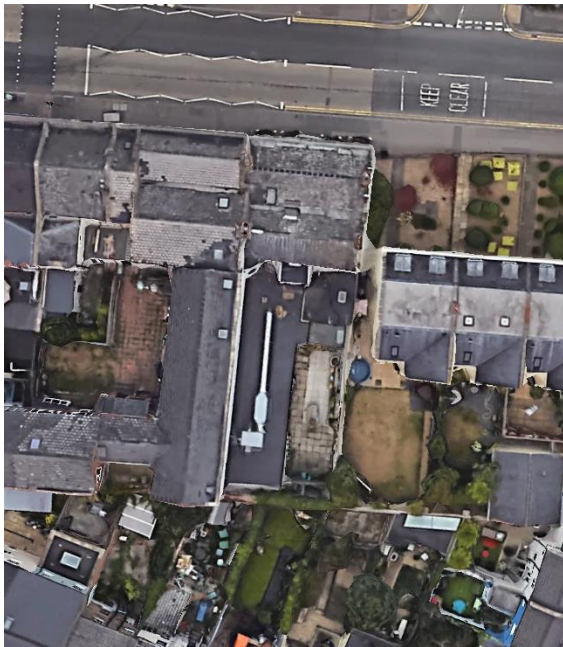
By

Taylor & Co Architects

## INTRODUCTION

There is a requirement under paragraph 189 of the National Planning Policy Framework (NPPF) for the applicant to explain the significance of the heritage assets likely to be affected by development, including consideration of their settings. This report also demonstrates the likely impact that the proposed development will have on that significance. This assessment refers to the relevant legislative framework contained within the Planning (Listed Buildings and Conservation Areas) Act 1990, as well as national and local planning policy.

This Heritage Statement has been prepared by Taylor and Co Architects on behalf of Stonegate PLC in support of a full planning and listed building consent application for the construction of external part-covered seating pods within the courtyard of existing licensed area. The property is within the Cheltenham Central Conservation Area and is the reason for this accompanying statement.



*Aerial view*



*The Suffolk Arms – View from Suffolk Road*

## HISTORICAL ASSESSMENT

The existing building has a Grade II listing, and the description is as follows.

SO9421SE SUFFOLK ROAD 630-1/23/864 (South side) 14/12/83 No.40 The Suffolk Arms Public House  
GV II

Public house. c1820-50. Stucco over brick with concealed roof and four brick end stacks, those to left end renewed. Double-depth plan. EXTERIOR: 2 storeys, 3 first-floor windows. Stucco detailing includes left end pilaster, crowning cornice and blocking course. 8/8 sashes throughout in plain reveals and with sills. Central entrance in breakforward: replacement part-glazed double doors with divided overlight, cornice. Within, an elliptically-arched overlight with inverted teardrop glazing bars. INTERIOR: ground floor remodelled C20.

HISTORICAL NOTE: Suffolk Road shown on Merrett's 1834 Map as Commercial Street. (Merrett HS: Plan of the Town of Cheltenham: 1834-).

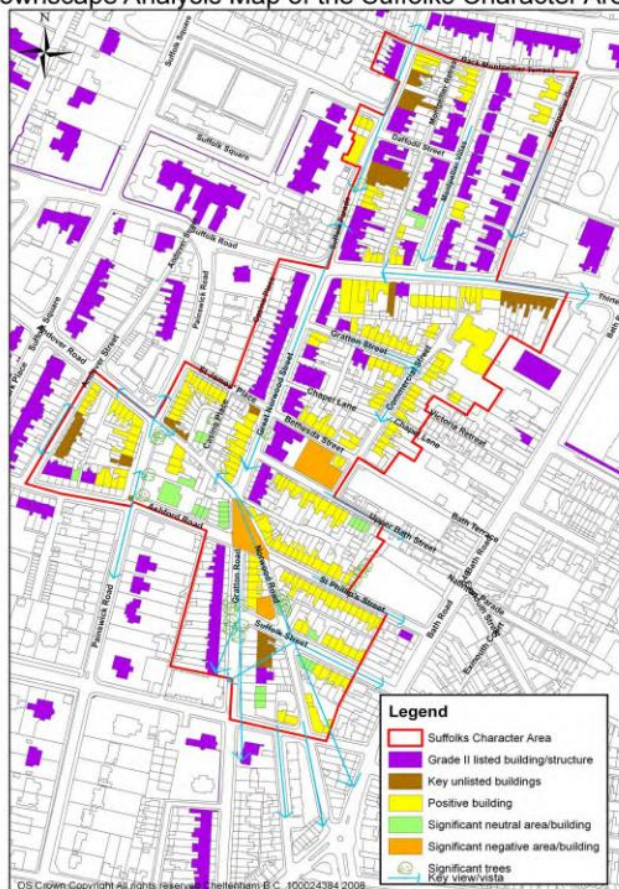
Listing NGR: SO9460421441

The property is situated within the Cheltenham Central Conservation Area which was designated in May 1973. The conservation area boundary was extended by Cheltenham Borough Council on 14<sup>th</sup> August 1987 and covers around 599 hectares. Due to the size of the central conservation area, it has been split into 19 Character Areas to effectively analyse its diverse character.

The property is located within 'The Suffolks' character area and contains large numbers of Georgian and early Victorian formally laid out terraces and some villas. The uniformity of the extensive terraces forms a strong identity for the Suffolks area. This character area contains over 130 statutory listed buildings (some of which are grouped under the same listing) and some locally listed buildings and structures, giving it a rich architectural and historic interest.

In 1830 Anthony Major was the occupying landlord of the Suffolk Arms in Commercial Road, which is now known as Suffolk Road. He may have been the first landlord as the earliest recorded date of the Suffolk Arms is in 1824.

Townscape Analysis Map of the Suffolks Character Area



## DESIGN CONSIDERATIONS

The application is for the proposed construction of an external part-covered seating pods within the courtyard of an existing licenced dining area. The design has taken in consideration the adjacent neighbouring properties and the construction materials have been carefully selected to ensure a reasonable ambient noise level is achieved. The construction intends to use 50mm absorption panels to the internal sides of the seating pods with vertical timber cladding to the external sides of the seating and enclosed area. The roof is to be constructed of Triple Cell Opaque Polycarbonate Sheets. (See Walnut Acoustics Noise Assessment report for noise reduction details).

The proposal will create no additional internal increase to the building but will reinstate the external yard as dining. To ensure there is minimal disturbance later in the evening, the external dining area will close every evening at 9.30pm and no late evenings are proposed.

The layout of the listed structure remains as existing and will not be affected by the proposal. No part of the listed structure is to be altered as part of the works, and the proposal will be constructed so as to be removeable if required in the future which will not have a detrimental impact on the listed building.

## CONCLUSION

We consider that the proposals will not have a detrimental impact upon the listed building and as such, it is considered that the works do not have any material harm to the significance or setting of the conservation area.

Taylor & Co