



Hanover House -Montpelier,

Hanover House
Montpelier
Cheltenham
GL50 1SD

Full plans application to revert upper parts into 4 residential flats including internal alterations

HANOVER HOUSE

INTRODUCTION

Hanover House is located on Montpellier in Cheltenham and is currently leased to ASK restaurants.

The buildings comprise a basement, ground and two upper floors.

Previously converted to a bank with flats above the buildings are currently used as a restaurant on the ground and basement floors with the upper parts leased to the restaurant company although these are not used and have fallen into some state of disrepair and there is no demand for office either associated with the restaurant or independently.

The restaurant operator needs to reduce their outgoings to remain on the site by relinquishing the upper parts. This application seeks to make best use of the building, retaining the restaurant use and returning the upper floors to a residential use.

The building is Grade II* listed and the proposals seek to restore the key important parts of the buildings retaining and restoring the exteriors.



LISTING

Location

Statutory Address:

NUMBERS 1 TO 23 AND HANOVER HOUSE (PREMISES OF THE NATIONAL WESTMINSTER BANK), 1 TO 23, MONTPELLIER WALK

The building or site itself may lie within the boundary of more than one authority.

County:

Gloucestershire

District:

Cheltenham (District Authority)

National Grid Reference:

SO 94453 21911

Details

CHELTENHAM

SO9421NW MONTPELLIER WALK 630-1/17/578 (West side) 12/03/55 Nos.1-23 (Consecutive) and Hanover House (Premises of the National Westminster Bank)

GV II*

Terrace of shops with flats over, now mainly storage. c1836-45, with caryatids of 1840. Designed by WH Knight; at least 3 caryatids are by Rossi of London, serving as models for others by WG Brown of Tivoli Street, Cheltenham; National Westminster Bank converted by Eric Cole c1970. Ashlar over brick with mansard slate roof and terracotta caryatids. PLAN: L-shaped with opening to lower, shorter part. EXTERIOR: 2 storeys with attics, mostly 1 window each (Nos 19-23 have 2 windows. Ashlar detailing includes pilasters with sunk panel to most party walls; tooled, eared architraves to first floor 2-window ranges; cornice sweeps up; balustraded parapet. First floor has 6/6 and tripartite 6/6 between 2/2 sashes where original. 8/8 and 6/6 sashes to mansard, further attic dormers with casements. Mainly 6/6 sashes, those to bow are curved on section; also to roof dormers. Rear: elevations to Montpellier Street are good 3-storey, ashlar, first-floor windows have pediments. INTERIOR: noted as retaining some original plasterwork and joinery. HISTORICAL NOTE: although dated 1836 to the south end, Blake points out that no other evidence suggests such an early date, it is not shown on Griffith's 1838 Map and the earliest reference occurs in 1841 to "2 additional shops". By 1841 the north end of the Walk, opposite Montpellier Arcade (qv) had been built, forming a covered entrance to the tree-lined walk, leading from the Old Well and Imperial Spa to Montpellier (on which the shops were to be built). Rowe illustrates the north end of the Walk with bow and indicates that the shops along this side were occupied by Mr Merrett, Cook and Confectioner; Mrs Hacker's Magasin of Modes; and Mr Draper, Tailor; Rowe does not indicate any other shops had been completed in this development. Rowe describes, 'the bow front on the left of the entrance .. occupied by two handsome shops, the windows of which are separated

by Caryatids - elegant Grecian figures, representing Athenian virgins, dressed in their Panathenaic costume'. Montpellier Walk was originally known as the Grand Promenade. This unique row of shops was described by Verey as, 'A charming example of intimate Classical architecture' and is an outstanding example of its type, both for its significance as commercial architecture of the period and the C19 terracotta revival. The rear elevations of Nos 1-23 form a group with Regency House and Nos 2-8 Montpellier Street (qv). (The Buildings of England: Verey D: Gloucestershire: The Vale and The Forest of Dean: London: 1970-: 140; Sampson A and Blake S: A Cheltenham Companion: Cheltenham: 1993-: 18; Country Life 16.1.1926; Rowe G: Illustrated Cheltenham Guide 1850: Cheltenham: 1845-1969: 26; Blake S: 'The Building of the Montpellier Shops': Cheltenham Local History Society Journal: 1984-).

Listing NGR: SO9461021479

Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number:

475315

Legacy System:

LBS

Sources

Books and journals

Rowe, G, Illustrated Cheltenham Guide 1850-1969 18

Sampson, A, Blake, S, A Cheltenham Companion, (1993), 18

Verey, D, The Buildings of England: Gloucestershire 2 The Vale and The Forest of Dean, (1970), 140

'Country Life' in 16 January, (1926), 26

Blake, S, 'Cheltenham Local History Society Journal' in The Building of the Montpellier Shops, (1984)

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

HANOVER HOUSE

EXISTING

Hanover House is located on Montpellier in Cheltenham and is currently leased to ASK restaurants who operate a restaurant on the ground floor with toilets at basement level.

The buildings comprise two distinct parts a basement, ground and two upper floors onto the pedestrianised shopping street and a wing of similar scale onto Montpellier Walk.

The building was originally operated as shops with flats above and has been previously converted to a bank, the buildings are currently used as a restaurant on the ground and basement floors with the upper parts leased to the restaurant company although these are not used and have fallen into some state of disrepair.

An application for Planning consent 10/02273/FUL and LB Consent 10/02273/LBC was made in October 2020. The principle of conversion and layout were agreed with the Council but it was upheld at Appeal that the Applicants were required to provide further detailed information in order to demonstrate that the implementation of the scheme did not harm the Listed Building.

Those matters are:

- 1 Details of odour control measures for the restaurant kitchen extract
- 2 Details of acoustic attenuation.
- 3 Details of any fire suppression measures required.

RE APPLICATION

The layouts, alterations and residential provision remain as per application 10/02273 which were found acceptable by both the Council and the Inspector.

The scheme essentially remains the same and is submitted with the additional information required as set out in the Inspectors decision.

The Applicants have confirmed the extent of information required to accompany a re submission with the Council in their email of 1/12/2023 and this forms part of this application.

DESIGN REVISIONS

The schemes remains as previously submitted save for the following revisions:

Mist system to second floor with flush mist heads using mains pressurised system

Adapted termination of exiting extract ductwork and installation of filtration into existing kitchen hood moving extract away from the building elevation to roof level

Installation of 2 flush roof lights onto flat section of roof which act as automatic opening vents to the staircases.

cycle provision for folding cycles introduced into each flat

Fire lobby created in kitchen

Details of these revisions are set out in Appendix A

HANOVER HOUSE

PROPOSED

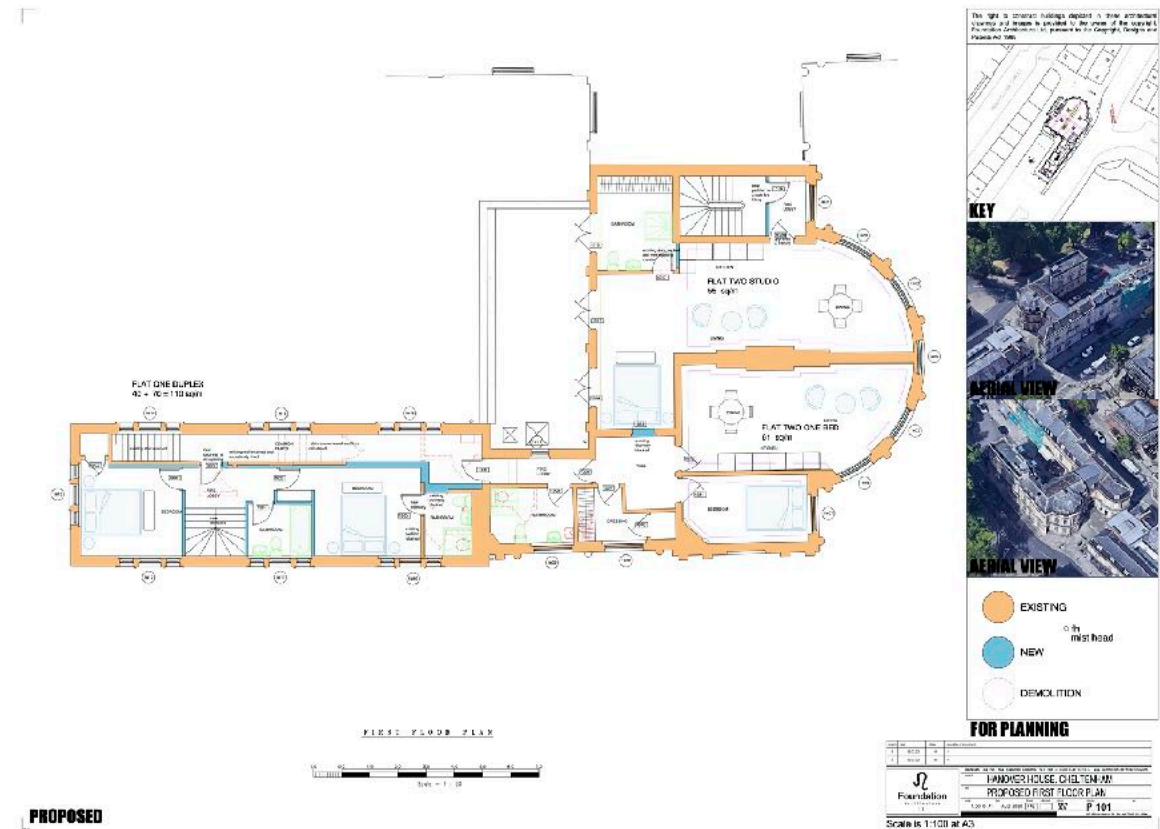
Proposals have been revised very minimally from the previously accepted layouts and principles.

The flat layouts and sizes remain the same.

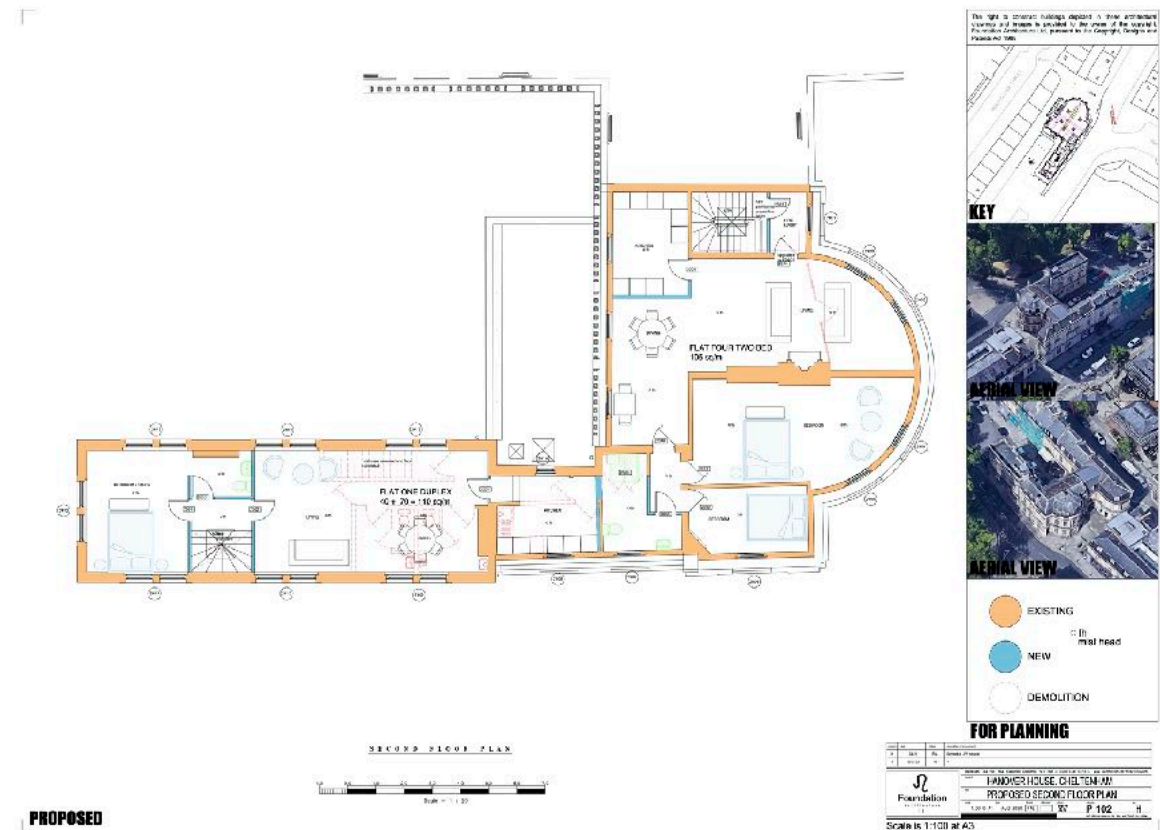
Pressurised mains Feiling flush mounted mist heads have been introduced into the top floor, secondary glazing has been detailed throughout the 2 residential floors and achieves double the noise reduction set by the acoustic consultants report.

Odour control filters have been proposed to be added into the existing ductwork and a new termination arrangement allowing the fans and filters to be located on the roof behind the existing wall. The affect of the kitchen extract is further reduced by the relocation of the extract termination to roof level in the proposals.

There is no suitable ground floor space for the creation of ground level cycle stores although if the Council wished to install storage on the highway the Applicant would be amenable to making a contribution. Therefore secure storage for folding bicycles has been introduced in each flat utilising Turvec or similar approved lockers. Folding bicycles being the accepted way to offer the greatest security for their bikes to the modern cyclist allowing other modes of transport with their cycles such as train and air.



PROPOSED
First Floor - PROPOSED

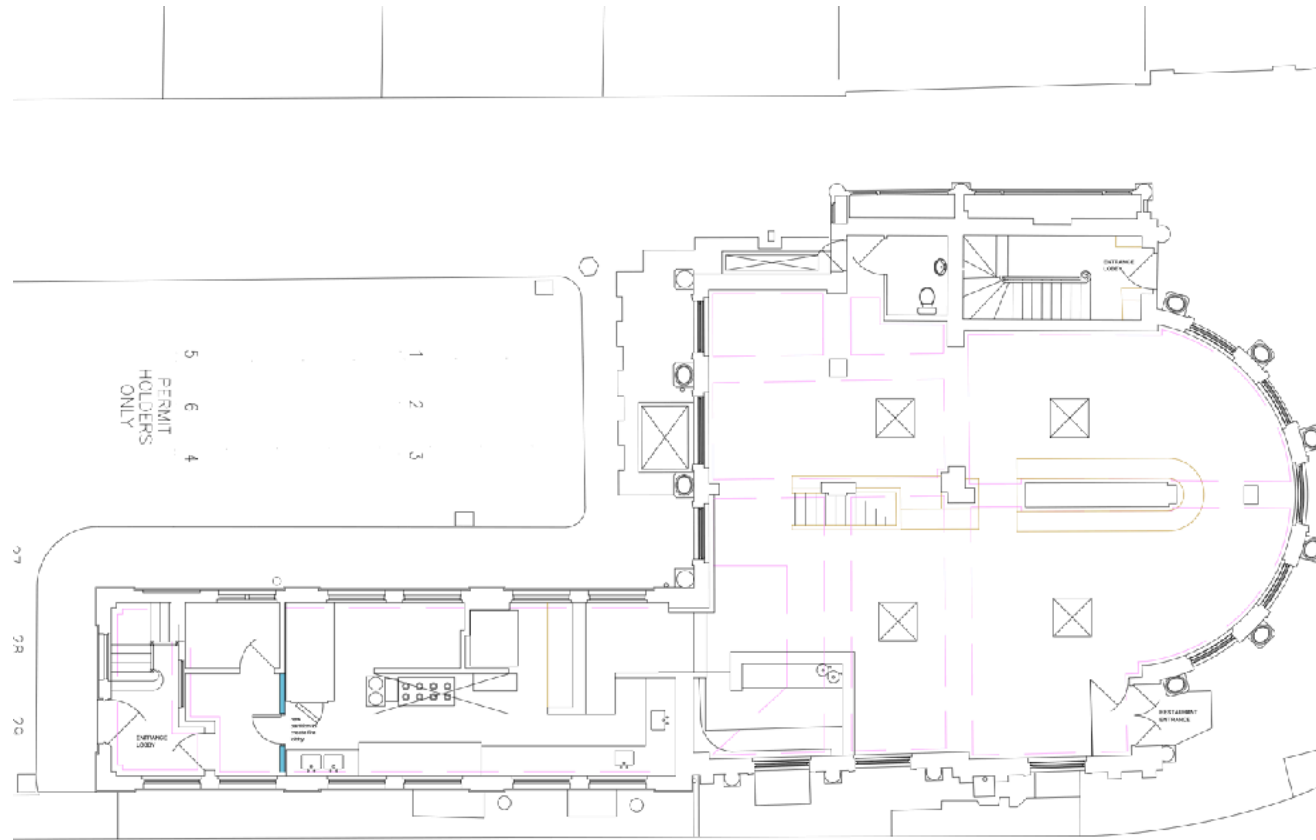


PROPOSED
Second Floor - PROPOSED

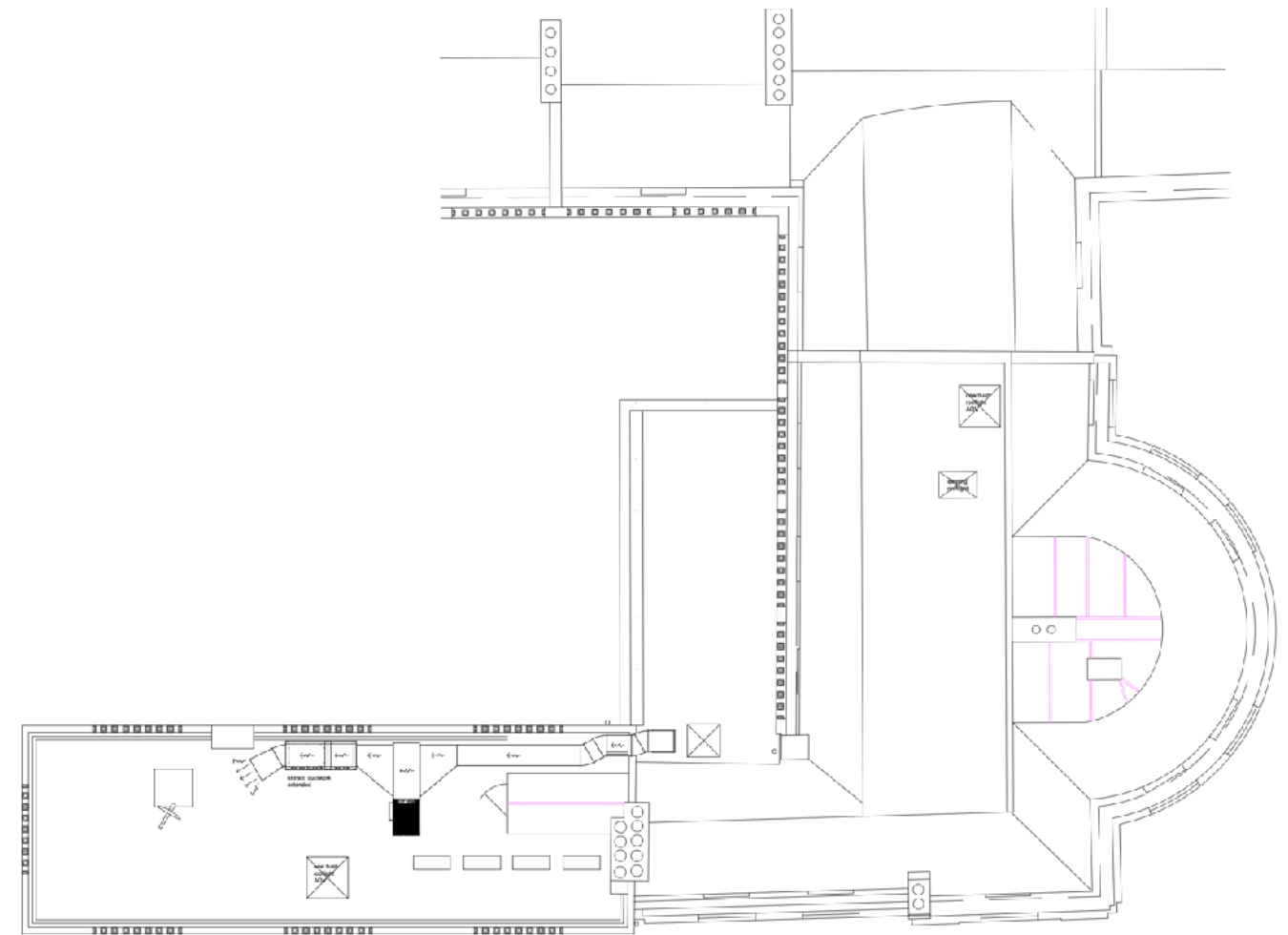
ACCESS

Existing accesses are used for the proposed residential accommodation. The staircase from Montpelier Arcade serves flats two and four, whilst the rear staircase from Montpelier Walk to the rear range serves flats one and three.

DDA access is not available due to the nature of the Listed Building as the staircases are required to be retained and there is no lift serving the upper parts.



PROPOSED GROUND FLOOR



PROPOSED ROOF PLAN

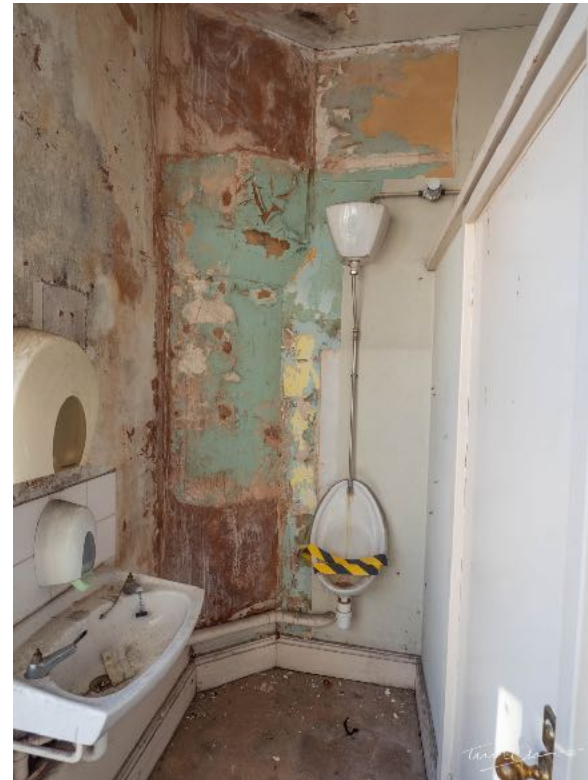
AREA SCHEDULE SQ/M

FLOOR	EXISTING GROSS EXTERNAL	EXISTING GROSS INTERNAL	FLAT 1	FLAT 2	FLAT 3	FLAT 4	PROPOSED GROSS INTERNAL
BASEMENT		256					256
GROUND	263	227					227
FIRST		193	40	60	61		161
SECOND		193	70			105	175
THIRD							
FOURTH							
FIFTH							
SIXTH							
SEVENTH							
TOTAL		869					819
TITLE							

PHOTOGRAPHS



Existing corridor to rear range retained



WC to range to be removed



Staircase where lightweight lobby to be installed



Rear of proposed flat 2 showing door opening to be blocked



Second floor showing area of proposed kitchen



Boiler cupboard to be removed forming new bathroom

PHOTOGRAPHS



Partition to be removed on second floor



second floor partition rhs to be removed



Rear range 2nd flr showing proposed area of new staircase



Rear range 2nd flr showing proposed area of new staircase



2nd flr looking towards proposed bathroom - partitions to be retained

PHOTOGRAPHS



1st floor area of proposed studio



1st floor area of proposed flat 3 living /dining



1st floor area of proposed bedroom



Existing entrance stair to be retained



1st floor area of proposed flat 2 showing proposed bathroom to right