

APPLICATION NO: 22/00778/FUL	OFFICER: Miss Claire Donnelly
DATE REGISTERED: 6th May 2022	DATE OF EXPIRY : 1st July 2022
WARD: College	PARISH:
APPLICANT:	Cheltenham Civic Society
LOCATION:	Cambray Court Cambray Place Cheltenham
PROPOSAL:	Proposed improvement works to the setting of the River Chelt to include removal of 23 garages associated with Cambray Court and parking spaces in Rodney Road car park, and replace with 18 garages and 7 parking spaces in Cambray Court, and associated landscaping on both sides of river.

REPRESENTATIONS

Number of contributors	33
Number of objections	8
Number of representations	1
Number of supporting	24

26 Highland Road
Cheltenham
Gloucestershire
GL53 9LT

Comments: 13th June 2022

I have lived in Cheltenham since 1976 though with a few years gap. I have always thought that the Chelt where it flows beside Cambray House is a complete failure to use the river. It is in effect culverted at this point, with messy walls on either side.

30 Painswick Road
Cheltenham
Gloucestershire
GL50 2HA

Comments: 31st May 2022

Cheltenham Civic Society's proposal for "greening" at least a small stretch of Cheltenham's largely hidden river would make a really important improvement in the town centre, at no great expense. It would be greatly appreciated by passers-by and by visitors to Cheltenham, as well as improving the surroundings for Cambray Court residents. I strongly support the proposal.

97 Denman Avenue
Cheltenham
Gloucestershire
GL50 4GF

Comments: 10th June 2022

What a great idea! It would be so welcome to have our town's titular river more visible in the town-centre and not just visible but so attractive too.

10 Cambray Court
Cambray Place
Cheltenham
Gloucestershire
GL50 1JU

Comments: 10th May 2022

Letter attached.

7 Cambray Court
Cambray Place
Cheltenham
Gloucestershire
GL50 1JU

Comments: 30th June 2022

Letter attached.

23 Cambray Court
Cambray Place
Cheltenham
Gloucestershire
GL50 1JU

Comments: 18th May 2022

At Cambray Court already there is an issue for space for parking and for bins. If anything there needs to be more allocated recycling bins and with these plans I can't see how that can be achieved (I can't actually work out where these can go in this plan/documents)

Further to this the space already on the site is very tight for parking so including the garages there are also the spaces around the garages, 5 marked as well as the unmarked ones that are also used. I cant see how these spaces will be replicated. Therefore even if the number of garages stayed the same the overall space for cars will decrease.

Finally although it may be pleasing to have a more open area Cambray Court doesn't generally get that much anti social behavior in my experience. But opening the area up, especially with sight to the road, can only increase the likelihood of this happening.

16 Cambray Court
Cambray Place
Cheltenham
Gloucestershire
GL50 1JU

Comments: 18th May 2022
Letter attached.

17 Wellington Place
Priory Street
Cheltenham
Gloucestershire
GL52 6DG

Comments: 4th June 2022

Opening up the river bank on both sides will be detrimental to the privacy and security of the residents of Cambray Court whom already suffer from damage to vehicles and regular anti social behaviour as the development is not securely gated.

1 Lansdown Parade
Cheltenham
Gloucestershire
GL50 2LH

Comments: 30th May 2022

Letter attached.

Green acres, Crippetts Lane
Leckhampton
CHELTENHAM
GL51 4XT

Comments: 16th May 2022

This is an excellent idea. There are very few places in Cheltenham that the existence of the river Chelt running through it can be appreciated - or even be aware of it!

A small park like this in this rather urbanised area would be very welcome! - and in line with Cheltenham's green ambitions as well.

Please approve it!

16 Monica Drive
Cheltenham
Gloucestershire
GL50 4NQ

Comments: 14th June 2022

I wholeheartedly support the Civic Society's stance in this matter. It will be a superb improvement to a generally uncelebrated part of town. Our marvellous Civic Society might thereby be encouraged to plan or propose other small projects elsewhere

6 The Old Surgery
Prestbury Road
Cheltenham
Gloucestershire
GL52 3DD

Comments: 16th June 2022

I support this imaginative proposal to provide an improved amenity in this area of the town centre

121 Bath Road
Cheltenham
Gloucestershire
GL53 7LS

Comments: 19th May 2022

A great scheme to create an urban "green lung" in an area with almost no other green spaces.

Silverdale
St Annes Road
Cheltenham
Gloucestershire
GL52 2ST

Comments: 8th June 2022

This is an imaginative scheme that, if implemented, will provide the only public access to the River Chelt between Sandford Park and the other side of Waitrose. It will create an attractive pocket park - a small green (and blue) oasis in a sea of concrete and tarmac. Other towns celebrate their rivers while Cheltenham hides its river. That's one of the few shameful facts about our town and I urge councillors to put their support behind this scheme and then follow that up by making a commitment to begin to right that wrong by delivering the half of the development that's on the CBC-owned Rodney Road car park.

23 Withyholt Park
Cheltenham
Gloucestershire
GL53 9BP

Comments: 30th May 2022

I am a Blue Badge Tourist guide and regularly lead visitors and residents on walks around Cheltenham. My walk from Cox's Meadow to Waitrose follows the path of the River Chelt through Cheltenham. Walkers are often dismayed to see that the river is ignored rather than celebrated as it passes through the town. This proposal would highlight our river and create a welcome green space in an otherwise dull and uninteresting location. Furthermore, the proposal chimes with a current National Trust project to create accessible green corridors linking city centres to their neighbouring countryside. The aim is to help people in urban areas to access green spaces and rural areas more easily. "Research has shown that those able to spend time in nature are likely to do more to protect it", Hilary McGrady, NT DG. Some judicious signposting would encourage people to explore the route of the river in both directions. I think this is a brilliant proposal and could lead to health and well-being benefits for local residents as well as possible economic benefit to the town, as anything that enhances the public realm is likely to lead to positive reviews from visitors and thus encourage more visitors. I hope this will be the first step in opening up and enhancing the route of the River Chelt as it passes through the town.

38 Cambray Court
Cambray Place
Cheltenham
Gloucestershire
GL50 1JX

Comments: 2nd June 2022

The garages form part of an owners property and its value. A garage cannot simply be removed and not replaced without it affecting the value of the property to which it belongs. Furthermore, the value of properties at Cambray Court have stagnated due to the rebuilding of the river wall.

The area already attract antisocial behaviour with people urinating and vomiting in the immediate vicinity. The installation of benches and seating areas will attract drinkers and smokers whom will litter the area similar to that on the corner of Rodney Road and Albion Street.

The maintenance of the solar roof, garden and security will fall to that of the residents of Cambray Court - an expense that is not wanted.

There is no attractive view of the river that requires enhancing. There are many parks and open areas in the immediate vicinity suited to sitting and resting and great use could be made of these.

31 Cambray Court
Cambray Place
Cheltenham
Gloucestershire
GL50 1JX

Comments: 2nd June 2022

As an owner of a flat and as pointed out by other residents in Cambray court, parking is already an issue and the loss of garage space isn't feasible but then by suggesting compensating it with the removal of the residents open grass space is a contradiction in terms of both greening up the area and significantly reducing the outside space that provides well being and social space for the Cambray court Residents. Random people walking into the Cambray court estate already happens late at night with people moving from the bars near Sainsbury down to the night clubs. This area would only encourage more people to enter what is private property. If the council wishes to improve river why do they not give up the car parking area they own adjacent to Cambray court and create a much bigger green vista with access to the river ? Cambray court is a residential estate with clear boundaries and signage stating that it is private property and not for anyone to wander in and out of. This plan just completely negates that privacy right

Comments: 2nd June 2022

Parking space is at a premium within Cambray court and it counter productive to trying to make the area greener when the proposal is to remove open grass space to substitute parking lost by the proposed design. These grass areas within Cambray court are community open spaces for the benefit and well being of the residents within an estate that is within boundaries stated as being private property. To create a genuine greener vista why not use the public car park adjacent to the river chelt (owned by the council) and create a new green area out of that space with access to the River

51 Cambray Court
Cambray Place
Cheltenham
Gloucestershire
GL50 1JX

Comments: 23rd May 2022

Letter attached.

9 Lypiatt Terrace
Cheltenham
Gloucestershire
GL50 2SX

Comments: 16th June 2022

I am writing in support of the above planning application: Cambray Riverside, a scheme that has been developed by the Cheltenham Civic Society.

The River Chelt is either hidden in a tunnel or concealed in deep trenches throughout most of the town centre. But the opportunity has now arisen to reveal it to public view -

and to give Cheltenham what it has lacked for two hundred years: a riverside walk in the centre of town.

The plans that were approved last year by the council for this same area would have locked the river out of view for another hundred years, with ugly concrete and tarmac structures. The Civic Society's scheme promises a vastly better outcome in terms of public amenity, the treatment of our river and respect for the natural environment.

Indeed, a well-designed scheme here will enhance biodiversity through tree planting and waterside and aquatic planting. It will help meet Cheltenham's net zero ambition by incorporating e-vehicle charging points. It responds to the council's own planning policies to "conserve existing areas of value within river corridors; assist in the restoration and enhancement of watercourses for the purposes of conservation and amenity; and encourage developers to fully integrate watercourses into their developments".

Cheltenham has many fine features, but its treatment of the river in the town centre is a disgrace. The Civic Society's Cambray Riverside scheme gives us the chance to recover this environmental asset for the benefit of the residents living nearby, for everyone who lives in our town, and for those who visit it. It's a scheme fit for a more sustainable future for Cheltenham.

So, I would ask that the Council:

- approve the planning application;
- declare it support for it;
- and then, by bring the various interests together, to make it happen.

100 Painswick Road
Cheltenham
Gloucestershire
GL50 2EY

Comments: 14th June 2022

We were delighted to see Cheltenham Civic Society's proposed plans for the current boring area by Cambray Court and Rodney Road carpark. To have such a vision to delight the eye and to improve the area is to be applauded.

Our town deserves this class of inspiration to upkeep it's reputation for gracious 'green' landscapes, and quality of buildings.

Not everyone has the talent for creating the beautiful and the good but by it being seen, it might encourage those people to think, to do more and protect our valued heritage.

We whole heartedly support the Society's plan,

Flowerdale House
The Reddings
Cheltenham
Gloucestershire
GL51 6RL

Comments: 8th June 2022

We are the Directors of Flowerdale Property Management Limited, who own Flat 23 and Garage 23 Cambray Court. We see that our tenants have made their own comments from the perspective of living at Cambray Court.

We are broadly neutral on this application.

We feel the scheme in principal is excellent and worthy of approval. However, we have several reservations about the scheme as highlighted by the other comments from people who live at Cambray Court, namely:

1. How realistic are the sizes of the replacement garages? Modern cars are so much bigger than before
2. Is there sufficient turning space for larger vehicles?
3. How are the cars currently parked in garages, that no longer exist, going to be accommodated?
4. The security at Cambray Court is a vital consideration - will the iron railings around the original building (presumably removed during World War II) be replaced and will security gates be installed?
5. The opening up of this area could lead to additional anti-social behaviour especially after the local pubs and clubs shut - what is to stop it becoming an area for drug and alcohol consumption? And what measures are in place to stop revellers, etc trying to pass through the culverts towards Wellington Street and Bath Road?

Secondly, we feel that there are certain factors which will mean that this scheme will never go ahead:

- a. How is the reduction of the number of garages to be handled? Who will pay for the loss of a garage amenity to a leaseholder?
- b. Who is going to finance the new leases that are going to be required?
- c. What happens when the replacement garage proposed is smaller than the existing garage, as is the case with Garage 23?
- d. Who is funding this scheme? - we don't believe the Freeholder will be of assistance as no contribution is being made towards the River Wall replacement under the current scheme.

e. We believe that under the terms of the lease that 100% of the leaseholders need to agree to the changes proposed - we can't even get 100% membership of the Tenants Association for the princely sum of £5 a year!

So, overall, we are neutral about this scheme - a good idea, but fraught with practical issues which we don't think will ever allow for the scheme to be built out from the Cambray Court side unless an enormous amount of funding is available.

61 Gratton Road
Cheltenham
Gloucestershire
GL50 2BZ

Comments: 16th May 2022

This is a first rate suggestion to improve the look and amenity of a rather grey and untidy corner of Cheltenham. The river has the potential to be one of the features and attractions of the town, whereas at the moment it is mostly hidden and unloved.

10 Ashford Road
Cheltenham
Gloucestershire
GL50 2EN

Comments: 13th June 2022

This is a great, simple, cost-effective scheme that beautifies the area, instead of an ugly like-for-like dull patchup or worse, an application for 30 flats (which exists see : that would ruin the immediate area.

28 Cleeveland Street
Cheltenham
Gloucestershire
GL51 9HN

Comments: 13th June 2022

Brilliant idea

Andante
18 Queens Road
Cheltenham
Gloucestershire
GL50 2LS

Comments: 13th June 2022

On balance I support this proposal which will considerably improve an otherwise dreary area of the town and also highlight the River Chelt which most people probably don't realise runs through the town! The concerns of the residents of Cambray Court need addressing to ensure that they too fully benefit from the proposal. Assuming this can be done, I fully support the plans.

148 Old Bath Road
Cheltenham
Gloucestershire
GL53 7DP

Comments: 13th June 2022

This seems to be an attractive and practical plan for the use of this currently marginal land.

8 Oakfield Street
Cheltenham
Gloucestershire
GL50 2UJ

Comments: 14th June 2022

I support the proposal for Cambray Court Cambray Place. This is a great idea of creating a genuine local amenity with a mini park. We need more green spaces to encourage wildlife and improve everyones mental health. I love this upgrading of my environment.

Dunlukin
12 Suffolk Street
Cheltenham
Gloucestershire
GL50 2DQ

Comments: 31st May 2022

I think the town would benefit from showcasing its river, however small, as it would bring an added attraction close to the centre of the town. I understand a similar concept has been completed in Sheffield adding to the quality to the public space there. It would provide a quiet haven on the public access side and more of an attractive river side space for Cambray Court residents. I appreciate that there will be a loss of some of the garages but it would be interesting how many use them for car parking and a lot of the residents do not own a garage. The environmental benefit though would outweigh the loss of the garages for a greater number of people.

11 Century Court
Montpellier Grove
Cheltenham
Gloucestershire
GL50 2XR

Comments: 24th May 2022

I strongly support this proposal which will significantly improve a rather ugly area of our town

Oakland End
41 Oakland Avenue
Cheltenham
Gloucestershire
GL52 3EP

Comments: 13th June 2022

I really appreciate the idea of creating a genuine local amenity with a mini park along a part of the 'hidden' Chelt River. We need more green spaces to encourage wildlife and improve mental health of walkers around town.

If I lived at Cambray Court I would love this upgrading of my environment.

2 The Spindles
Cheltenham
Gloucestershire
GL53 0QD

Comments: 16th June 2022

Letter attached.

19 Kings Road
Cheltenham
Gloucestershire
GL52 6BH

Comments: 18th May 2022

This is an imaginative and well thought-out proposal to turn an ugly hidden stretch of the River Chelt into an attractive little riverside area which will enhance the centre of Cheltenham and will provide a pleasing amenity for the residents of Cambray Court. It will be good to see that there is actually a river flowing through the centre of town. If one compares the present dilapidated state of the area with this new proposal there can surely be no question as to which is preferable - by a long way. I strongly support this application.

2 Arle Drive
Cheltenham
Gloucestershire
GL51 8HT

Comments: 2nd June 2022

I am very supportive of the proposals outlined in this planning application,

I am relatively new to Cheltenham and very much enjoy the riverside walks from Waitrose into town and from Arle Road through the wildlife area and park out to Princess Elizabeth Way.

I was therefore really pleased to read news reports of the imaginative plans from Cheltenham Civic Society for developing the riverside between the Rodney Road car park and Cambray Court, together with their wider vision of extending the proposed new footpath eastward across Wellington Street to the Bath Road and so to link up with Sandford Park.

Such a connection would form a wildlife corridor and an attractive walking and cycling route from the town centre all the way to Cox's Meadow and beyond, as far as Charlton Kings.

I would love to see the Borough Council actively embracing schemes like this for the river as a whole, in order to meet their environmental policies, to enhance the health and wellbeing of Cheltenham residents and to make the town centre a more attractive destination for visitors.

From:- [REDACTED]

Cheltenham Borough Council
Planning & Development Committee
Promenade
Cheltenham
GL50 9SA

10 Cambray Court
Rodney Road
Cheltenham
GL50 1JU

08 May 2022

Jean Liu/Madam
CAMBRAY COURT/RIVER CHELT - CHELTENHAM CIVIC SOCIETY PLANNING APPLICATION

Please find attached my comments on the subject headed proposals, as I do not have a computer.

Like many of my neighbours I am a long term lessee of both an apartment and a garage at Cambray Court and would be adversely affected by these proposals. It was the proximity to the town centre, availability of a garage, size of the accommodation and facilities that motivated my purchase and not its investment potential.

Yours sincerely
[REDACTED]

Copy to:-
[REDACTED]

COMMENTS ON CHELTENHAM CIVIC SOCIETY PROPOSALS VIS CAMBRAY COURT, CHELTENHAM

GARAGES

- a) A reduction in the number/size would be unacceptable
- b) Who would decide which garages were to be lost and recompense the owner for its full cost.
- c) Possession of a garage is a major selling point
- d) Garage size is important as cars get wider & higher
- e) Keeping a car in a garage has an impact on motor insurance

2 CAR PORTS

- a) Unsightly and less secure
- b) Become filled with leaves/debris

3 ACCESS

- a) Road space is already limited
- b) Opening garage doors and exiting into limited road space dangerous
- c) Impact on large vehicles - fire/ambulance/ambulances/deliveries and blocking of access to garages
- d) Setting of car port or provision of parking spaces adjacent to Blocks 2 & 3 would make erection of scaffolding for maintenance/renovation work almost impossible.

4 GENERAL

- a) Rubbish bins adjacent to property entrance unsightly and an open invitation to non residents to make use of them.
- b) Access would be difficult for rubbish collection vehicles particularly if railings and a gate were erected.
- c) Proximity to several night clubs would increase the litter/abuse of the proposed riverside area.

5 COST

- a) Keeping riverside area clean/clear, increased depredation from foxes, gulls etc
- b) Upkeep of riverside if it were not to become an eyesore.
- c) Railings/gate etc - installation and upkeep
- d) Maintenance/cleaning of solar roofs.

16 Cambray Court,

Cheltenham.

GL50 1JU.

14th May, 2022.

Head of Planning

Planning Department,

Cheltenham Borough Council,

Dear Sir/Madam,

Re: planning Application reference number **22/00778/FUL**,

Although the fact that the project involves a Leasehold site is not a subject the Committee needs to comment on, but for any improvement or change to be undertaken it will involve a change of the conditions of the lease and will require a legal change and consent for it, by **all leaseholders** i.e. 100% positive agreement and the Landlord, to go forward. Cost and compensation would be required and I as a leaseholder would not be willing to be part of this. The Cheltenham Civic Society are fully aware of this as they have met with the Leaseholders and are aware that this requirement cannot be met and yet they persist in causing an increase in the tension already felt by Leaseholders due to the costs attached to the replacement of the River Chelt boundary wall, not to mention the work required by the Planning department.

I wish to register my objection to this planning request for the following reasons: -

- We have been told by the applicant that the Environment Agency had no objection to the project as the key **river bank levels would be maintained**. The proposal does envisage a lowering in the height of the river bank on both sides of the river so that the river can be more easily appreciated by passers-by. In previous conversations we have had with the agency they explained that the river along our boundary would allow for water escape and flow from the river and so reduce the flow of water downstream and under the bridge across Rodney Road. Lowering the river wall must increase the likelihood of this occurring as the wall will have been lowered and provide reduced projection. As a River Warden, in the past, we have noted the height of the river has increased to at least half the height of the existing wall in times of heavy rainfall and not even during flooding conditions. As we have Riparian Responsibilities for this part of the river bank the likelihood of damage due to flooding of the garden and subsequent damage up or down stream would be increased, repair for which we will be responsible.
- Trespass and antisocial behaviour will be increase regardless of whether the garden area is fenced off or not as passers-by will be more aware of the river and gardens exitance and will encourage further investigation etc of the Estate. This will not be a public amenity on our side of the river but will be on the opposite bank and likely to cause confusion.
- The privacy of Cambray Court will be compromised by the project as it involves and opens up both banks of the river to people. At present our river boundary is closed.

Yours faithfully,

A large black rectangular redaction box covering the signature and name of the sender.

51 Cambray Court
Rodney Road
Cheltenham
Gloucestershire
GL50 1JX

Miss Claire Donnelly
Planning Officer
Cheltenham Borough Council
P.O Box 12
Municipal Building
Promenade
Cheltenham Glos
GL50 1PP

Date 21st May 2022

Your ref: 22/00778/FUL

Dear Claire Donnelly

Proposed improvement works to the River Chelt and Cambray Court

Your letter states replace existing garages and parking with 18 Garages and 7 Parking Spaces. The Cheltenham Civic Society Plans show / state 16 Garages 3 Parking Spaces 2 Storage Their Drawing (written on the grey road area) states 10 Garages 24 Parking Spaces. This may be including the lawns providing additional parking. Please advise What is their proposal ?

Existing 23 Garages and 5 Parking Spaces .

Comments

- Removing 120 sq.metres + of lawns to be used as hard standing for 4 vehicles (not a green credential) Privacy, Noise, Light, and Vision lost by high sided vehicles.
- Garage lengths and widths are important as I note planning have approved garages 'not fit for purpose' Too Narrow maybe able to drive car into garage however unable to open doors to get out. Please can confirm internal measurements of garages?.
- At present Larger vehicles such removal, delivery, refuse collection service lorries are able to turn around, however under this proposal it will appear almost impossible perhaps the fire service should be consulted prior to approval
- Security of the grounds of Cambray Court will be compromised even more we have had young men climbing up rain water down pipe to get access to the roof, arson burning down mature trees and garages break-ins.
- Under our present Lease Agreement any additional costs for the maintenance to the garden area on the Cambray Court side of the River Chelt will not met from the Service Charge and therefore left to grow wild or be taken over by the Borough Council !!!!
- Alterations to Lease Agreements would be costly.
- **Safety** as the River Chelt will now be more accessible I fear that the culvert will be an adventure not to be missed by some of the revellers maybe walking barefoot through the culvert ,a danger to themselves and the emergency services.

Kind regards



Cheltenham Borough Council

Municipal Offices
Promenade
Cheltenham
GL50 75A

May 25 2022

Application no. 22/00778/FUL
Alternative PP 11100659
Validated Friday 06 May 2022

Dear Sirs

We wish to strongly support the Civic Society's application to create a town centre park base around Cambray Court. We think this is a brilliant idea and should greatly benefit the town.

Yours sincerely



1 Lansdown Parade
Cheltenham
GL50 2LH



2 The Spindles
Leckhampton
Cheltenham
GL53 0QD

13th June 2022

The Planning Department
Cheltenham Borough Council
Municipal Offices
Promenade
Cheltenham GL50 9SA

Dears Sirs,

Planning Application 22/00778/FUL - Improvement works to the River Chelt

I wish to register my support the above planning application. The matter has been well thought through and will both add to the view of the river and replace the present appearance of a central part of Cheltenham.

I am a regular user of the adjacent car park but am content to accept the loss of some spaces for the greater benefit of the public.

Yours sincerely,



7 Cambray Court
Cheltenham
GL50 1JU

Miss Claire Donnelly
Cheltenham Borough Council
PO Box 12
Municipal Offices
Promenade
Cheltenham
Glos
GL50 9SA

28th June 2022

Dear Miss Donnelly

Ref: 22/00778/FUL

The garages at Cambray Court were not "constructed more recently" as stated in this proposal.

The siting of the current garages was part of the original plans, submitted to Cheltenham Borough Council in 1937 by Messrs. John David Estates and the garages were built in time to be advertised for rent alongside the flats in 1938. The garages are included in the facilities offered in the advertisements for the flats in the Gloucestershire Echo, dated 29th May and 3rd June 1938, among others, and mentioned in an article dated October 10 1938 as "garages are also available". The garages have the same historic value as the flats and should be rebuilt in the original position as show in the 1937 plans.

The motorcar was a consideration in the planning of Cambray Court.

Even before a final decision was made, on the position of Flats Blocks 2 and 3, the garages were shown (as now, in their present position) on the original plan of Messrs. John David Estates dated 30th July 1937 (reference Gloucestershire Archives Ref: CBR/C5/6/3/6). The present position of Flats Blocks 2 and 3, and the garages, are shown on plans dated 20th Sept. 1937. So historically the garages were part of the original plan. On the same 1937 plans, incorporated in Flat Block1, is shown provision for pedestrian walkways leading onto the paths, for safety, either side of the opening at the Cambray Place entrance. Originally, only vehicles would have used the opening until it was fenced off. Illustrations in advertisements in the local Gloucestershire Echo, in 1938, show the opening being used by cars and also the position of the walkways. The walkways have been enclosed and are now used as storage facilities.

Garage 23 was added in 2011, replacing a corrugated tin shed and filling the space between Garage 22 and the boundary, making no appreciable difference to the original plan. The steps on the side of the middle garage, as shown on the original 1937 plans, were not built. They were for access to a, proposed and never built, squash court (foundations subject to borough engineers report) over the garage block.

Cambray Court is in the Central Conservation Area and part of Cheltenham's heritage. Cambray Court is distinctive, an example of a 1930's purpose built residential estate, not typical in the town and a special feature of Cheltenham.

Historically, the garages are part of the original build. Changing the position of the garages, to be sited along the River Chelt, as in this proposal, would completely change the appearance and historic character of Cambray Court.

Please refuse this proposal in order to preserve the historic continuity and appearance of this important iconic 1930's Art Deco site.

Yours sincerely,

