

Plan 2: Site Analysis and Opportunities



Threshold between Dowty House and the site needs to be addressed to respect residential amenity.

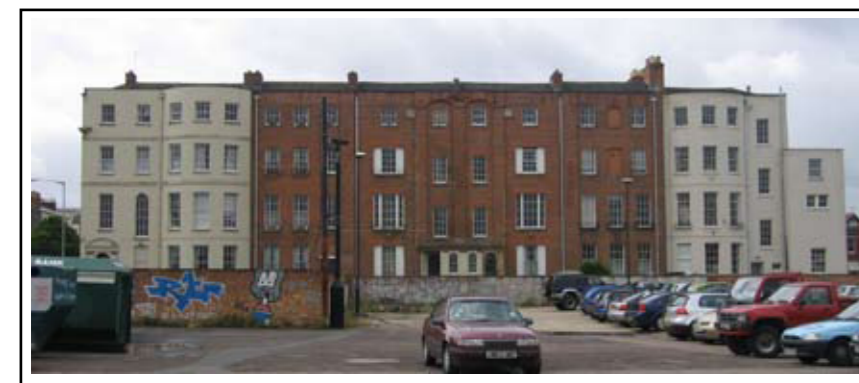


Proposals to address vehicular, pedestrian and cyclist circulation within the wider town centre context, plus potential connections to the town centre.

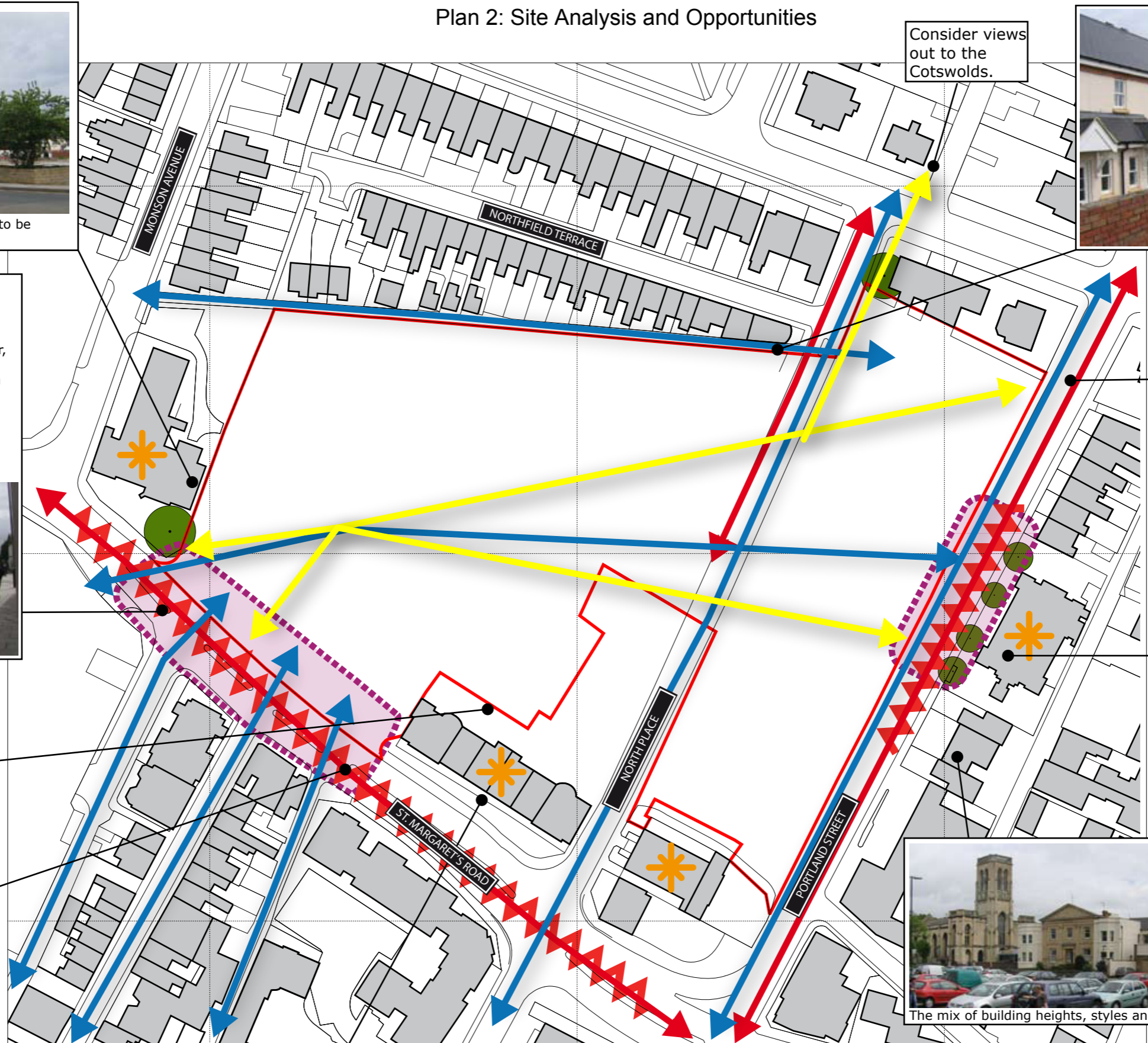


Currently used for residential parking.

Proposals need to consider St Margaret's Road and traffic flow, particularly crossing points and linkages with the town centre.



St Margaret's Terrace (Grade II* listed) and adjacent buildings to east currently back onto site. St Margaret's Terrace is one of the only terraces in Cheltenham whose rear has formal symmetry. Little of the original rear gardens survive. Thresholds between proposals and residential amenity will need to be addressed.



Consider views out to the Cotswolds.



Northfield Passage is a pedestrian route with a mix of frontages and rear gardens. Proposals will need to consider this boundary and threshold.



Potential for better pedestrian and cyclist linkages to Pittville Park to the north.



Development to address key Regency and Church frontage along Portland Street.



The mix of building heights, styles and densities surrounding the site should be considered.



Indicative only, do not scale

-  land in public ownership
-  landmark
-  existing severance
-  existing buildings
-  vehicular access
-  view in/out
-  significant tree
-  pedestrian access
-  public space opportunity