

OurTown

The Newsletter of Cheltenham Civic Society

Issue 41 • Winter 2025

YOUR REGULAR UPDATE ON HOW WE ARE WORKING TO KEEP **CHEL滕HAM** A GREAT PLACE TO THRIVE



Cheltenham Trust comes in from the cold

Cheltenham Trust's new Chief Executive – Jessica Brewster – has already begun to make a welcome, positive impact.

The proposal for an Airstream coffee trailer has been set aside in favour of a much more fitting idea – opening up the beautiful Pump Room itself to serve teas, coffees, pastries and light bites both inside and under the

colonnade. It's what we, Friends of Pittville and many others had pressed for.

The pop-up café, open until 28th November, offers a wonderful opportunity for visitors to enjoy the building in a more relaxed and sociable way. We very much hope that its success will encourage the Trust to consider making it a more permanent feature next year.

Civic Society Chair, Andrew Booton, commented: "We're delighted to see the Pump Room itself being used and enjoyed again.

"It's such an elegant and historic space – the perfect setting for a café where residents and visitors alike can truly appreciate its character and charm.

"If you have it, flaunt it!" ●

What's in OurTown this time

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News ...



The depressing state of the Strand is seen above in a very flattering light. But BID's colourful aerial jigsaw pieces and their shadows effectively mask the poorly-laid, cracked and extremely drab surface. Meanwhile, the saga dribbles on.

GCC promised an update meeting in September. Then in October. Then in November. Etc. Should we suspect collusion between contractors and officers? Have officers influenced councillors to obfuscate and befuddle?

Why can't we get straight answers from GCC? We've submitted a request to GCC's Scrutiny Committee to investigate the contracting of work on the Strand and will update you when we hear more. Perhaps. ●



Local historian, Steven Blake, leading one of his walks, this one titled: 'Pittville – the first five years, 1825–1830'.

Heritage Open Days success

September's 10-day festival included 55 open buildings, 21 guided walks, and 12 talks. The events attracted nearly 2,500 visitors and local residents. ●

Help to conserve our town's heritage, encourage high standards of design and educate everyone about our urban environment.

Join us for just £20 a year

Go to our website:
<https://cheltcivicsoc.org>
 and click on the 'Join Us' button.

Make friends and make a real difference by joining the Civic Society.

131's tents

We have it on good authority that Lucky Onion Group intends to remove the tents from 131's forecourt by February 2026 and erect the new structures before Race Week 2026. It seems a very narrow time window.

It will be interesting to see whether the tents' actual removal will also result in Lucky Onion's withdrawal of its latest planning appeal against their removal. That would be sensible as we're all rather past playing games with the planning system. ●

Trustees appeal for more trustees!

The Civic Society's successful campaigning over the last few years has put us in the limelight and made people see us as a force for good.

The Society now receives frequent requests for support and members themselves often cry that 'something must be done'. But those voices seldom become volunteers.

Our five Trustees are doing the work of what should be eight or nine. While they are doing an excellent job, it must be remembered that they are all volunteers.

This is unsustainable. As a minimum – and quite urgently – we need an Honorary Secretary, a Membership Secretary, a Campaigns Coordinator and an Events Officer.

If you are interested in any of these roles, please email Andrew and he'll arrange a chat over coffee. ●

WhatsApp group

Several of our WhatsApp Group members have been firmly warned to stop discussing politics in the chat.

While CCS operates in a political environment, we are a charity and therefore non-party political.

The trustees will do everything we can to keep our members fully engaged and not lose them through the expression of inappropriate views. ●



Recovery for Parmoor

In October 2025, Leckhampton Builders – our contractors – were finally allowed back on site after nearly 12 months of exclusion due to the structural failure of Parmoor's neighbour, 27 Cambray Place.

In autumn last year, no. 27 developed some alarming cracks in its walls – unrelated to our building work – and at one point its scaffolding leaned over to rest against Parmoor. Our work had to be halted immediately and our builders had to evacuate the site.

At the time, vital repair work was being done to Parmoor's roof and front parapet wall. While our builders managed to protect their work with tarpaulins, those could not withstand the onslaught by named storms and heavy rains during the following year.

When we eventually regained access, we found that the rain had been pouring down the inside of the front wall right down to the basement. It had soaked the walls and timbers, and had ruined the perfectly good tanking in the basement. In particular, the water had exacerbated the existing dry rot – originally caused by the leaking parapet. That rot had been in remission and was ready for treatment, but the new ingress had caused it to spread dramatically across the whole wall and down to the lower ground level.

The pictures you see here show just some of these issues, together with the visit that we organised in October for members to see the problems for themselves.

In the past few weeks, Leckhampton Builders have sealed the roof and finished the work on the parapet, so the building is now dry. They have also stripped back the areas affected by the damp and removed the central steel staircase. All the affected timbers are being cut back and replaced, and the dry rot chemically treated.

Of course, this whole episode has put us back more than a year, and we are now in the process of seeking appropriate reparations from the owners of no. 27. ●



A number of members came to see the impact on Parmoor for themselves.



Damp clearly shows the extent of the problem on the ground-level flooring.



The water ingress enabled the dry rot to find its way into the basement.



No. 27 has now been made safe and is being held up by internal scaffolding.



Leckhampton Builders' project manager, Mark Milan, explains to members the impact of the year-long exclusion on Parmoor.



Conservation of heritage buildings

THE ROLE OF CONTEMPORARY DISTINCTION

Conservation guidance since the mid-20th century has encouraged “contemporary distinction” – the idea that new interventions in historic buildings should be clearly different in style and materials so they cannot be confused with the original. This principle, rooted in the 1964 Venice Charter, was intended to protect authenticity. Experience since then, however, has shown that the rigid application of this principle can sometimes undermine rather than enhance the appreciation of heritage. A more flexible approach is needed, one that prioritises coherence, appropriateness and community value.

READING THE STORY OF HERITAGE

Heritage buildings tell layered stories. Additions made in sympathetic styles often clarify these narratives while stark contrasts can obscure them. Continuity in form, proportion and material allows the public to “read” the building as a whole without specialist knowledge. For example, many Georgian and Victorian buildings carry centuries of repairs seamlessly integrated into their fabric and we read them more clearly for it.

Heritage interventions or additions demand higher standards and a more sensitive approach from architects than building anew. Perhaps that is why we see so few examples of it being well done? In that case, we need to invest time and effort in observing and understanding buildings better rather than templating the same approach in every case. That requires more effective training of planning



Example of what went well: glazed link, Montpellier Spa Rd (Civic Award).

officers and architects, and more carefully considered advice from conservation officers.

AUTHENTICITY AND INTEGRITY

Authenticity is not always about distinction. Historically, repairs and extensions were made in the style of their time with the aim of continuity not contrast. In this tradition, sympathetic or blended interventions can actually preserve integrity more faithfully than bold contemporary insertions, which risk

distorting the heritage being conserved. Subtle markers such as date stones, records or discrete detailing, are sufficient to identify later work for future generations.

PUBLIC PREFERENCE AND ENJOYMENT

Public surveys in the UK repeatedly show that people prefer harmonious additions to heritage contexts and traditional architectural styles to contemporary. Jarring modern contrasts can dominate attention, preventing the building's historic qualities from being fully appreciated. A conservation strategy that aligns with public instinct strengthens civic pride and deepens engagement with local history.

CONSERVATION PRINCIPLES IN PRACTICE

While the Venice Charter prioritised distinction, later guidance, such as the Burra Charter, emphasises the conservation of cultural significance. In practice, this often means that



Example of what went well: Parabola Arts Centre (Civic Award).

carefully harmonised repairs or extensions are more appropriate. Documentation and minimal intervention remain the best guarantees of future understanding, not visual discord.

STEWARDSHIP AND LONGEVITY

Contemporary additions that are too distinctive risk looking dated within a generation. By contrast, sympathetic and well-detailed designs tend to weather gracefully and remain compatible with the historic environment. Long-term stewardship requires not just honesty but durability and coherence. Modern materials dictate architectural solutions, just as traditional ones used to do so we need to understand them better in order to



get the best from them.

CRITICAL SUCCESS FACTORS

If one were to insist on retaining the present approach, we could draw some useful lessons from local examples – see pictures.

Those that won Civic Awards, for example, stand out for their strong appreciation of context; very high quality materials and craftsmanship; appropriate scale, lines and arrangements; and complementary palette.

When NPPF talks about 'high quality architecture' (without defining it), these are the sorts of characteristics that should be remembered and applied. Their understanding imbues warmth, humanity and respect, demonstrating quiet confidence.

Those less successful, to the point of gaining an UnCivic Award, show the opposite – a bullying, intimidating scale; conflicting lines; cheap (and I mean cheap rather than inexpensive) materials; and contrasting palette.

This combination of factors deliberately go against the grain and thus set themselves up to quarrel and antagonise, confuse and create discomfort.

CONCLUSION

We support conservation practice that places the clarity of heritage above architectural fashion. While distinction has its place, it should not be a rigid requirement.

Our priority should be for heritage buildings to remain useful, authentic and cherished by the communities that live among them. Without wishing to crush contemporary architectural flair and imagination, their architectural value should not be compromised by design approaches that ultimately risk undermining their integrity and value.

We therefore call on planners, conservation officers, architects and developers to adopt a more flexible, context-sensitive approach – one that allows sympathetic continuity where this better serves the appreciation and long-term safeguarding of our unique historic environment. ●

Andrew Booton, CCS Chair

WHAT DO YOU THINK ABOUT THIS?



EXAMPLES OF WHAT WENT LESS WELL





Local Nature Recovery Strategy

OUR VIEW ON THE NEED FOR A STRONG POLICY



Swifts were once a common sight in the spring and summer – nesting in eaves and screeching as they swooped in the air.

You might not expect an article about wildlife in Cheltenham, illustrated by pictures of birds and orchids, to appear in OurTown. After all, the Civic Society is not the RSPB, nor the Gloucestershire Wildlife Trust. But I hope to convince any doubters that nature is very much our business, and that we can play an important role in this area.

Our charitable aims are to encourage: "high standards of design and execution for buildings and public spaces; conservation of the town's heritage; and discussion and understanding of our urban environment". 'Public spaces' include green spaces, 'heritage' is more than buildings, and the 'urban environment' includes the green bits.

In commenting on the Planning and Infrastructure Bill (PIB), currently in Parliament, Civic Voice said that there had been "some debate about whether

nature conservation constitutes part of a 'civic' remit" but "concluded that it must, because (...) natural settings and proximity to 'nature' are essential for human health and mental wellbeing; they are an important element of successful, high-quality urban and rural design; and, are needed for the durability and continuation of essential 'eco-services'".

We put it more succinctly in our comments – downloadable from chetcivicsoc.org/downloads/ – on the county council's Local Nature Recovery Strategy (LNRS): "Trees, open spaces and greenery – urban nature – are important to the character, health and vibrancy of our town, and the protection and recovery of nature is therefore a concern of ours, not only in the countryside around Cheltenham but within the town itself".

This article is written at a time when nature is in crisis, and much of Britain is

depleted of its native wildlife. You can see this playing out in Cheltenham. Once common garden birds, like greenfinches, starlings and thrushes, are rarely seen, and blackbirds and sparrows are in decline. I did not hear the magical screaming of swifts last summer. Insect numbers are badly down; even earth worms are in decline. Yet people may not realise this is happening because when wildlife populations fall only a few percentage points each year, it is hard to remember what has been lost. The result is an impoverished environment that removes nature from our common experience, particularly that of people living in towns; above all it denies children the delight of encountering the natural world.

Of course, this loss of nature is driven by global pressures, from climate change to large scale habitat loss that we can do little about. And at



the national level it seems that the government is intent on reducing nature protection in a crude and unconvincing campaign that suggests that Britain's poor economic performance is due in large part to the obstacles created by the protection of bats and newts.

Nonetheless, the state of nature here in Cheltenham is also due to the way in which we plan and manage our own immediate environment. For example, how we treat the River Chelt, disgracefully hidden away in much of its course; whether we choose to plant flowers in parks which can create an oasis for pollinators; whether we use or avoid herbicides; whether we include nature enhancement measures in new development – from swift boxes and hedgehog runs to swales and wildflower meadows; in the way we choose to link up green spaces to create wildlife corridors; whether our streets are tree-lined and our street trees treated with respect; whether we pave over front gardens or instead use permeable surfaces; in how we look after Cheltenham's handful of local nature reserves; and much more besides.

We in the Civic Society have an interest in, and potentially an influence over, all these matters, not only in our comments about how the town's streets, trees and public spaces are managed, but also in what we say about local planning policy and individual planning decisions taken by our local planning authority. Indeed, the planning system plays a much more important part in nature protection and restoration in towns than in the countryside, where the most important factor affecting nature is land ownership and management. Also, the importance of nature to people means that the wildlife that exists next to where people live has a particular value that may not be reflected in the rarity of the species: a woodpecker seen or heard in a town garden could mean more to more people than one rarely seen or heard in the depth of the countryside.

In our comments on LNRS, the planning forum suggested that the borough (or its successor) should:

- ▶ Prepare a Supplementary Planning Document (SPD) for Nature Recovery, like the existing one on climate change. Since making this comment, and to our delight, we have learnt that such an SPD is already being prepared; a draft will be consulted on shortly. It is likely to include some of the other points below.
- ▶ Publish a policy on flood prevention, including the reduction of surface water flooding. This should promote Sustainable Urban Drainage Systems (SUDS), with porous surfaces, water gardens and water harvesting.
- ▶ Prepare best practice advice on street tree planting and maintenance.
- ▶ Prepare a town wide plan for nature-friendly connectivity, covering existing and potential green spaces, and key routes (cycleways, disused railway lines, riverside floodplains etc.); and fund this through Biodiversity Net Gain finance.
- ▶ Encourage the adoption of the 'Building with Nature' approach. This benchmark for nature-rich new development was pioneered by the Gloucestershire Wildlife Trust. It should be adopted in all the new large scale developments – see: buildingwithnature.org.uk/
- ▶ Designate more Local Nature Reserves, manage them with the Gloucestershire Wildlife Trust and local community groups, and publicise their value more.
- ▶ Use the Cheltenham Tree Strategy, currently under development, to help restore nature in the town.
- ▶ Support local groups that protect or restore nature.

The above agenda to rebuild nature in Cheltenham would help wildlife to thrive in our town, complementing our rich architectural heritage and enhancing its setting. The Civic Society should embrace this mission with enthusiasm. ●



Adrian Phillips, Chair of the CCS Planning Forum



Facilitating sensitive development in Conservation Areas

TOOLS AVAILABLE TO LOCAL PLANNING AUTHORITIES

This article draws on the experience of our Planning Forum and others. It urges Local Planning Authorities (like CBC) to get on the front foot by using instruments available to them, rather than reacting to applications alone.

A passive 'sit back and see what the developers come up with' approach is a recipe for abdication that often leaves the townspeople feeling short changed or powerless. They should:

- ▶ Lead the timely public debate on important sites in town, such as Cavendish House and the Black & White site.
- ▶ Draw up pragmatic, detailed development briefs including use, design and the interface with the public realm.
- ▶ Be ready to use compulsory purchase powers (followed by sale) to safeguard and inject the public interest into the development of key heritage sites.

Local planning authorities (LPAs) possess a range of powers and mechanisms to encourage site development, including in conservation areas where heritage and character must be safeguarded.

These tools are specifically designed to balance development needs with the protection of historic environments. Readers are invited to think which of these tools might be applied to sites such as Cavendish House or the former National Tyres workshop in Royal Well Place.

1. THE DUTY TO PRESERVE OR ENHANCE

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1993 requires special attention to be paid to the preserving or enhancing the character or appearance of a conservation area. It is an Act of Parliament, and therefore an obligation, resting with everyone, and should be the key guide and test for development and improvement.

2. ALLOCATING SITES IN LOCAL PLANS

Site allocations within conservation areas must respect local character, historic value and appropriate design guidance. Sensitive allocations and robust design standards ensure new development enhances or preserves the area's special character and appearance.

3. SUPPLEMENTARY PLANNING DOCUMENTS (SPD)

SPDs are intended to embellish policies in development plan documents (DPDs), but they do not have development plan status. Instead, SPDs can show how policies can be taken forward so may cover a range of issues that can be thematic or site-specific. For example, SPDs can provide design guidance, development briefs or enhance an issue-based document. They must be consistent with national and regional planning policies as well as local authority DPDs.

4. IMPLEMENTING PLANNING CONDITIONS AND OBLIGATIONS

Conditions and Section 106 agreements should be carefully framed to secure improvements to local heritage, public realm enhancements, or specific conservation area priorities, while requiring high standards of design and materials.

5. SERVING COMPLETION NOTICES

This statutory tool is available for developments within conservation areas, provided that all works are consistent with heritage and conservation policies.

6. PROACTIVE ENGAGEMENT AND PARTNERSHIPS

Collaboration with heritage bodies, local groups, and statutory consultees is essential, and should be encouraged in conservation areas. Thus, helping to balance development ambitions with conservation objectives, and helping to ensure consistency with conservation



policies and Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1993.

7. ADDRESSING INFRASTRUCTURE AND SITE CONSTRAINTS

LPAs can support infrastructure improvements in conservation areas, ensuring solutions do not harm the historic or architectural significance of the place.

8. BROWNFIELD LAND REGISTERS AND PERMISSION IN PRINCIPLE

Brownfield opportunities within conservation areas must be assessed for heritage impact, but permission in principle can encourage the sympathetic reuse of underused historic sites. Grey Belt land (previously developed land (PDL) in the Green Belt) might also be considered.

9. LOCAL DEVELOPMENT ORDERS (LDOS)

LDOS can be tailored for conservation areas, allowing specific forms of development that preserve or enhance local character and appearance. They must be carefully drafted to ensure compatibility with conservation aims and policies.

10. LOCAL LISTED BUILDING CONSENT ORDERS (LLBCOS)

LLBCOs are particularly relevant in conservation areas, streamlining approval for works that protect and maintain locally listed buildings, provided the orders are crafted to uphold conservation principles.

11. LISTED BUILDING HERITAGE PARTNERSHIP AGREEMENTS (LBHPAS)

Heritage Partnership Agreements enable ongoing maintenance and appropriate change to listed buildings in conservation areas, supporting active stewardship while safeguarding historic character and appearance.

12. PROMOTION

LPAs can promote sensitive development opportunities in conservation areas, attracting investors interested in heritage-led regeneration and adaptive reuse. LPA investment in

the area can act as a useful 'pump priming' exercise.

13. FLEXIBLE POLICY INTERPRETATION

Flexibility must always be exercised within statutory requirements for conservation areas. Creative solutions may be found, but preservation of the character and appearance remain the guiding principle.

14. ENCOURAGING COMMUNITY-LED DEVELOPMENT

Community projects in conservation areas should celebrate local heritage, with LPAs providing support and advice to achieve high-quality, sympathetic outcomes.

15. COMPULSORY PURCHASE ORDERS (CPOS)

CPOs may be used to bring forward sites where heritage assets or conservation area interests are at risk of neglect. Any subsequent development must comply with conservation area policies and heritage protection requirements but CPOs can ensure appropriate plans and measures can be applied and any remedial or preventative action taken quickly and soundly.

16. FINANCIAL INCENTIVES

Funding and incentives can support heritage-led development and regeneration in conservation areas, recognising the extra costs and responsibilities of building in such contexts.

17. EFFECTIVE ENFORCEMENT

Effective planning enforcement underpins the integrity of conservation areas, maintaining public confidence in the planning system and preventing unacceptable impacts on the area's unique character and appearance. A Section 215 notice (under the Town and Country Planning Act 1990) can be a very useful tool to safeguard appearance and enjoyment of amenity.

CONCLUSION

Local planning authorities do not have to wait for planning applications to be submitted to bring about development

in sensitive areas. They can proactively employ a wide range of tools to encourage site development within conservation areas, provided they adopt a sensitive, heritage-focused approach. Instruments like Local Development Orders, Local Listed Building Consent Orders and Heritage Partnership Agreements are specifically designed to support appropriate development and ongoing stewardship, ensuring that growth respects and celebrates the unique qualities of these protected places. ●

Andrew Booton, CCS Chair

Contribute your ideas for the new Cheltenham Heritage Strategy

Having been persuaded by us that Cheltenham needs a heritage strategy, distinct from the Culture Strategy, Cheltenham Borough Council and partners – including CCS, Cheltenham Trust and the Wilson – have made solid progress in defining its role and scope and setting the conditions for its development.

Imaginative and sensible ideas are coming forward with an emphasis on practical management, wide appeal and capturing stories to bring it all alive.

Please complete the heritage survey here to help capture initial thoughts and approaches:

<https://bit.ly/3WDbo70>

Please also share it with friends and family and encourage them to do the same so that we have a better sample of views.

Meanwhile, if you would like to help with the strategy, please email Andrew Booton with your particular interests: chair@cheltcivicsoc.org ●



Why we linger . . .

THE ENDURING APPEAL OF TRADITIONAL ARCHITECTURE

Recent research suggests that people are more likely to linger and engage in places shaped by traditional architecture than those dominated by contemporary design. Across the UK and beyond, studies reveal a clear preference for historic, human-scaled environments, often rich in detail, familiar in form and psychologically comforting.

A study by Mouratidis and Hassan in 2020 compared traditional and contemporary streetscapes in virtual reality. It showed participants strongly favoured the traditional setting, giving it significantly higher enjoyment scores. Similarly, environmental psychology research by, amongst others, Kenneth Craik in 1973 and Robert Gifford in 2014, highlights that traditional buildings – characterised by features such as varied façades, ornamentation and brick or stone materials – tend to promote feelings of safety, relaxation and community connection.

Surveys from organisations like Create Streets and the Place Alliance support these findings, showing that the public consistently associates traditional styles with beauty, character and habitability. Urban design theories from Jane Jacobs and Jan Gehl further reinforce this, emphasising the importance of architectural coherence, active frontages and human-scale proportions – all hallmarks of traditional British streetscapes.

Town centre managers and retailers



recognise the value. Findings from Historic England's Heritage Action Zones and the Future Cities Forum demonstrated connections between streets and squares lined with historic architecture. They often enjoyed higher footfall, longer dwell times and stronger local economies than their more minimalist, modern counterparts.

There's a good reason why every Christmas advert features traditional architecture with softly-lit, small-paned windows, mellow brick walls and low eaves, fireplaces with real chimneys and narrow streets of traditional vernacular materials. Retailers know what people like. You won't find their ads featuring cold, austere concrete buildings with big plain windows and flat roofs!

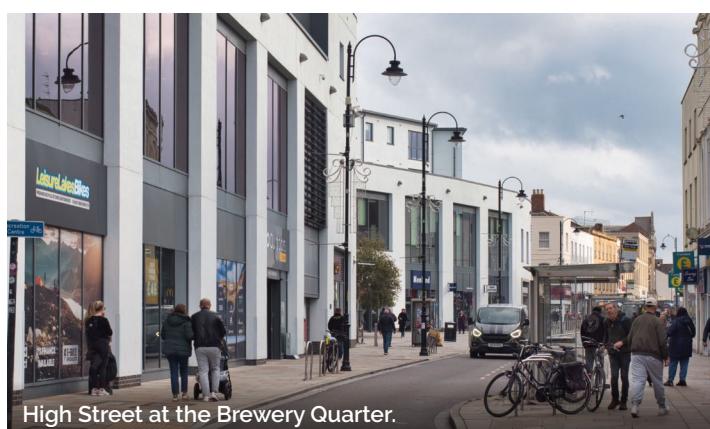
Trees and greenery also play a critical part in our perception of the built environment. They can make the hardest buildings softer through the

contrast between geometrical shapes and natural ones, through the play of light on hard surfaces, and through the gentle shade they offer. Often what we like most about places is the environment created by trees and other planting, such as on the Prom.

Ultimately, while good design can exist in any style, the evidence shows that traditional architectural environments continue to resonate deeply with how people live, move and connect. In a rapidly changing world, these timeless forms still offer a powerful sense of place – and a reason to stay a little longer and spend a little more.

The question is, why do we keep not just tolerating but promoting bland and insensitive of modern architecture when we know it's generally unpopular, unwanted and inappropriate? ●

Andrew Booton, CCS Chair





Grosvenor Terrace: two of the five mosaics – recently refurbished by BID – that celebrate the day three elephants escaped.



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NB: Individual points of view expressed by correspondents in OurTown should not be taken as being representative of Cheltenham Civic Society CIO.



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Last call for nominations for the 2025 Civic Awards

Nominations for 2025 Civic Awards will close on 31st December. Held in conjunction with Cheltenham Borough Council (CBC), the prestigious, biennial awards will celebrate the best design and architecture in our town's built environment over the last two years.

Anyone can nominate a building or environmental project for an award and entries are free.

There are six categories: restoration of a building or structure; a new building or structure; improvements to

the built or landscape environment; a new or restored shopfront; a 'green' building; and 'UnCivic'.

Building and landscape projects must be located within the Borough of Cheltenham, be visible to the public and have been completed between 1st January 2024 and 31st December 2025. In certain cases, interiors will be considered.

The judging panel will be made up from one or two CCS members with a professional property, planning or

architectural background, a Borough Councillor and invited assessors from local business and organisations.

They will meet in the new year to visit the nominated projects and decide which are worthy of a Civic Award. The winners will then be announced at an event later in the spring of next year.

Nomination forms can be downloaded from our website: cheltcivicsoc.org/downloads •

'UnCivic' category is for members of the public to nominate buildings of poor design or execution

This award category is purely intended to call out the worst designs that, sadly, still seem to pass through the planning system and get built.

CCS hopes that the prospect of such a black mark on their track records will help to persuade developers and their clients to up their game.

Perhaps a child could do a better design?



Isn't it truly impressive how architects can spend eight years buried in textbooks, sketchbooks and lectures only to design a building that is as ugly as a bin day in February?

Here's an example of a prominent infill proposed for the old Co-op site on Leckhampton Road.

Is this design really good enough for an area of town that is blessed with good architecture? Tell the planners what you think! •



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