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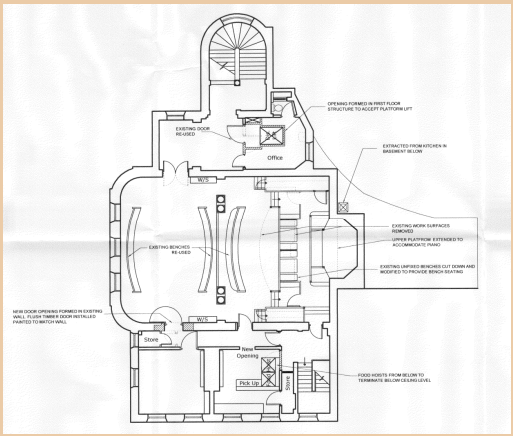
Case Study 2 — County Court, Regent Street, Cheltenham

CLIENT
Clive Petch Architects

TYPE OF DEVELOPMENT
Change of use of Court Rooms to a Public House

DESCRIPTION
This proposal related to a Grade II listed building in the Central Conservation Area in Cheltenham. The unique features of the building made it a particularly challenging site.



All of the benches and usual court room furniture remain in the building, and are part of its essential character. The building is also in close proximity to other public houses, and therefore there was the question of the concentration of drinking establishments to deal with.

SF Planning was brought in by the architect to provide advice on all the planning and listed building issues. We negotiated and worked with Cheltenham Borough Council. We also prepared the Listed Building Justification Statement, the Design and Access Statement, and negotiated on the terms for the legal agreement.

Early contact with planning and conservation officers was the key to success here. The Council had long desired to see this building re-used, but the internal arrangement made this particularly problematic.

It was particularly gratifying that the Council determined that the proposed internal and external alterations to the listed building would prolong the future use of the historic building and preserve the special architectural and historic features of the building.