

EA09 Cedar House, Spa Road

Site Historic Environment Assessments for Strategic
Assessment of Land Availability (SALA)

October 2015

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Site Historic Environment Assessment for Strategic Assessment of Land Availability (SALA)

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EA09 Cedar House, Spa Road

1. Background

1.1 Location

This site historic environment assessment consists of EA09 Cedar House, Spa Road located within the Ward of Westgate within the wider boundary of Gloucester City (Fig 1). It consists of a roughly rectangular plot containing a large building and hard standing. It is located on the south side of Spa Road and is bound by Gloucester Bowling Club to the east and the listed building of Norfolk House to the west.

1.2 Site Visits

Site visits were undertaken in October 2016.

1.3 Topography, Geology and Land Use

The site encompasses an area of 0.377 hectares (Fig 1), is centred on NGR SO 8291 1794 and is located on a slope running from the north to the south. It lies at a height of between 16.95m and 17.95m AOD.

The underlying bedrock is 'Blue Lias Formation And Charmouth Mudstone Formation (Undifferentiated)' (BGS 2015). This is a sedimentary bedrock formed approximately 183 to 204 million years ago in the Jurassic and Triassic Periods. These rocks were formed in warm shallow seas with carbonate deposited on platform, shelf and slope areas. The soils overlying the area are a Clayey Loam to Silty Loam type (UKSO 2015).

The last use of the site was as Gloucester Job Centre Plus.

1.4 Site Constraints

A table detailing all the designated and undesignated assets within and in the area of the site is included in Appendix I.

There are no scheduled monuments or listed buildings contained within the site although the adjacent building, Norfolk House, is listed (NHLE1245615). The site lies within The Spa Conservation Area although the building within the site is marked as a 'negative building'. There are no registered parks and gardens or battlefields within the EA09 site.

2. Assessment

2.1 Archaeology, Built Heritage and Settings

A search of the Gloucester City Council Historic Environment Record (HER; GUAD numbers) for the site and its surrounding area revealed a number of records relating to the buried archaeology of the EA09 site area. This was enhanced by a search of records included in the National Heritage List

for England (NHLE) and the National Monuments Record (NMR). The relevant records are discussed below.

2.1.1 Previous Assessments

Previous assessments include desk-based assessments at 169 Southgate Street (GUAD1938) and three assessments in relation to the Gloucester Quays development (GUAD1989, GUAD2013 and GUAD2068). Two other desk-based assessments have also been carried out, GUAD2287 at Brunswick and Spa Road and GUAD1721 at The Docks.

A geophysical survey was carried out at Brunswick Square (GUAD1901) and building recording was carried out at the Judges Lodging (GUAD2169).

2.1.2 Prehistoric, Roman and Saxon

There is no recorded evidence of prehistoric or Saxon date within the area surrounding the EA09 site. There are, however, two records of Romano-British evidence within the area surrounding the site. To the west, a watching brief for the Gloucester Quays Regeneration (GUAD2031) revealed evidence of Romano-British structures in association with pieces of pottery and tesserae. A number of finds have been recovered from the Southgate Street/St Ann Way junction (GUAD441) including pottery, tiles and a Flavian period ampulla of Collingwood Type 50.

2.1.3 Medieval

There was only one record of medieval evidence within the area surrounding the EA09 site. During the Gloucester Quays Regeneration a watching brief (GUAD2031) uncovered deposits containing medieval pottery.

Despite the large number of surviving historic buildings in the area surrounding the EA09 site, there are none of medieval date.

2.1.4 Post-medieval

Archaeology

The same watching brief that uncovered Romano-British and medieval deposits during the Gloucester Quays Regeneration (GUAD2031), also revealed post-medieval evidence of wooden water pipes, metalled surfaces and pits.

Evidence of post-medieval drainage ditches was recorded at the Spa Bowling Club (GUAD1688) and post-medieval demolition rubble was recorded at 103 Southgate Street (GUAD1934) and 169 Southgate Street (GUAD1613).

Built Heritage

A large number of listed post-medieval buildings can be found in the area surrounding the EA09 site. The closest is Norfolk House, 6 Spa Road (NHLE1245615), which is located to the immediate west of the site. It was built in around 1820 and is grade II listed. There are also two grade II* listed buildings in the area around the EA09 site. Sherborne House, 23,25 and 27 Spa Road (NHLE1245621), was built in 1821 and is a block of three houses with the central house having a veranda and a balcony. Judges' Lodging, 29 and 31 Spa Road (NHLE1245622), was built in 1833-39 and was converted to Assize Court Judges Lodgings in 1864. It has decorative wrought iron balconies on its frontage.

The other listed buildings are shown in Appendix I.

2.1.5 Modern or Undated

Archaeology

Modern archaeological deposits were recorded in a watching brief at Maitland House, 17 Spa Road (GUAD2238) and a number of other archaeological investigations revealed only plough or garden soils (GUAD1501, GUAD1578 and GUAD2276).

Built Heritage

There are no modern buildings in the area of the EA09 site that are worthy of note.

2.1.6 Settings and Key Views

'The NPPF makes it clear that the setting of a heritage asset is the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve' (HE 2015d, p2). Whilst setting is itself not a heritage asset, its importance lies in what it contributes to the significance of the heritage asset.

The EA09 site is a plot of land whose boundaries have been unchanged since the early 19th century. Key views into the site can be seen from the north, Spa Road, although much of the site is screened by the large modern building within the site. The boundaries of the site are planted with mature trees, many of which have tree protection orders on them, and screen views into the site.

The EA09 site lies within The Spa Conservation Area and adjacent to the listed building of Norfolk House. Any changes within the site will have an impact upon both of these heritage assets.

2.2 Map Regression Analysis

Historic maps of Gloucester go back to the 16th century although these maps do not show a great amount of detail and the EA09 site is not discernible on them. Even the 1794 Cary map shows only roads and settlements without any detail of individual structures or plots of land. The first map that shows any detail is the 1799 Parishes of Gloucester map. This shows the area of the EA09 site as open flood meadows.

The 1828 Ordnance Survey is the first that the new Spa and Grounds that were constructed in the early 19th century. It is just possible to see a number of buildings to the west of the Spa buildings, one of which is within the EA09 site. The 1843 Causton map and the 1852 Board of Health maps show the Spa Grounds and its serpentine carriage way to the immediate east of the EA09 site. It can be seen that the current boundary of the EA09 plot is unchanged since these maps. Within the plot is a large building labelled as 'Waterloo Villa'. By the time of the 1884 First Edition Ordnance Survey, the name of the building has been changed to 'St Luke's Vicarage' but the plot of land and its drive ways are unchanged. The planting along the meandering eastern boundary is very visible on this map.

The only change by the 1903 Ordnance Survey is the name of the house; it has become 'St Luke's House' and is set in the same gardens within the same plot of land. The 1923 and 1936 maps show no change within the EA09 site although the 1936 map shows that bowling greens have been constructed to the immediate east on part of the former Spa Grounds. The 1942 Land Utilisation Survey does not show as much detail due to the scale of the map, but the EA09 site can still be seen. It is shown coloured in purple indicating that it was a 'house with gardens sufficiently large to be productive of fruit, vegetables, flowers, etc'.

The house is still labelled 'St Luke's House' on the 1955 map but is also marked as 'The Park School' in brackets. Whilst there is no change in the boundaries on the 1960s mapping, the large house has

no name and is simply labelled as '8 [Spa Road]'. The biggest change for the EA09 site comes with the map of 1971 showing that the house has been demolished and the current 'Cedar House' has been constructed within boundaries that are still unchanged.

2.3 Potential for Further Assets

Whilst little archaeological evidence has been recorded within the area of the EA09 site, the site sits within the hinterland of Roman Gloucester and a little way to the east of a Roman route into the fortress. The site itself has also been undeveloped except within the footprint of the buildings currently existing. It is therefore possible for deposits of Roman date to exist within the site.

3. Significance

3.1 Intrinsic interest of the site

The area of the EA09 site is of interest for the potential archaeological remains that may exist within its boundaries.

3.2 Relative importance of the site

The EA09 site has little national importance as it does not contain any designated asset. It also has a minor importance due to the plot boundaries remaining unchanged since the early 19th century.

3.3 Physical extent of important elements

The boundary of the EA09 site follows the lines of the original gardens of Waterloo Villa, the early 19th century house that existed on the site until around 1970. A number of the trees and planting around the east and south boundaries probably date to this former use of the site.

4. Impact of Development of Site

4.1 Assessment Criteria

The NPPF (DCLG 2012) policy on harm to heritage assets is set out in paragraphs 132 to 134. This is further discussed in the NPPG (NPPG 2014) in paragraph: 017 (Reference ID: 18a-017-20140306) and paragraph: 018 (Reference ID: 18a-018-20140306) of the section on 'Conserving and Enhancing the Historic Environment'. The impact assessment table below has been produced with reference to these policies and guidance.

The site historic environment assessments will consider the impact of development for the allocation sites and will use the criteria cited in the following table.

Major Enhancement	Demonstrable improvement to a designated heritage asset of the highest order (or its setting), or non-designated asset (or its setting) of interest of demonstrable significance equal to that of a scheduled monument. Designated assets will include scheduled monuments, grade I/II* listed buildings, grade I/II* registered parks and gardens, registered battlefields, protected wrecks or World Heritage Sites. Improvement may be in the asset's management, its amenity value, setting, or documentation (for instance enhancing its research value). It may also be in better revealing a World Heritage Site or Conservation Area
Enhancement	Demonstrable improvement to a designated heritage asset (or its setting), or non-designated asset (or its setting) of interest such that the level of improvement will demonstrably have a minor affect on the area and its heritage resource, either at a local or regional level. For instance grade II listed buildings, Conservation Areas and undesignated heritage assets important at a sub-national level.

	Improvement may be in the asset's management, its amenity value, setting, or documentation (for instance enhancing its research value).
Neutral	Impacts that have no long-term effect on any heritage asset.
Minor Harm	Minor harm to a designated heritage asset (or its setting), or non-designated asset (or its setting) of interest such that the level of harm will demonstrably have a minor affect on the area and its heritage resource, either at a local or regional level. For instance grade II listed buildings, Conservation Areas and undesignated heritage assets important at a sub-national level.
Moderate Harm	Minor harm to a designated heritage asset (or its setting) of the highest significance or non-designated asset (or its setting) of interest of demonstrable significance equal to that of a scheduled monument. For instance scheduled monuments, grade I/II* listed buildings, grade I/II* registered parks and gardens, registered battlefields, protected wrecks or World Heritage Sites. Harm to a designated heritage asset (or its setting), or non-designated asset (or its setting) of interest such that the level of harm will demonstrably affect the area and its heritage resource, either at a local or regional level. For instance grade II listed buildings, Conservation Areas and undesignated heritage assets important at a sub-national level.
Major Harm	Harm to a designated heritage asset (or its setting) of the highest significance, or non-designated asset (or its setting) of interest of demonstrable significance equal to that of a scheduled monument. For instance scheduled monuments, grade I/II* listed buildings, grade I/II* registered parks and gardens, registered battlefields, protected wrecks, World Heritage Sites or harm to a building or other element that makes a positive contribution to the significance of a Conservation Area as a whole. Substantial harm to, or loss of, a designated heritage asset (or its setting), or non-designated asset (or its setting) of interest such that the level of harm or loss will demonstrably affect the area and its heritage resource, either at a local or regional level. For instance grade II listed buildings, Conservation Areas and undesignated heritage assets important at a sub-national level.
Substantial Harm	Substantial harm to, or loss of, a designated heritage asset (or its setting) of the highest significance, or non-designated asset (or its setting) of interest of demonstrable significance equal to that of a scheduled monument. For instance scheduled monuments, grade I/II* listed buildings, grade I/II* registered parks and gardens, registered battlefields, protected wrecks, World Heritage Sites or the loss of a building or other element that makes a positive contribution to the significance of a Conservation Area as a whole
Unknown	Where there is insufficient information to determine either significance or impact for any heritage asset, or where a heritage asset is likely to exist but this has not been established, or where there is insufficient evidence for the absence of a heritage asset. For instance where further information will enable the planning authority to make an informed decision.

4.2 Assessment of Harm

4.2.1 Archaeology

Should development within the EA09 site go ahead, given the nature of modern development, the depth of foundations and drainage, it is likely that any archaeology would be removed as a result of the development. The impact upon the unknown archaeological remains suspected to survive within the site cannot be quantified in detail however any proposals for the site would have an impact upon on this archaeology causing partial or complete loss. This would cause **Major Harm** to the heritage asset.

4.2.2 Built Heritage

The EA09 site lies to the immediate east of Norfolk House, a grade II listed building. Development within the site could have an impact upon the listed building and would cause **Moderate Harm** to the heritage asset.

4.2.3 Settings

The EA09 site is immediately adjacent to the listed Norfolk House. Any development within the site would have an impact upon the setting of the listed building and would cause **Moderate Harm** to the setting of the heritage asset. The site also lies within The Spa Conservation Area and any development would have an impact upon the setting of the CA. Depending upon the type of development, this could have a positive or detrimental impact upon the CA and may cause **Minor Harm** to the heritage asset.

4.3 Improvements and Enhancements

The EA09 site currently contains a building that has been identified in the Conservation Area Appraisal as a 'negative structure'. Demolition of this structure and replacement with a building more in-keeping with the surrounding early 19th century buildings would be an **improvement** to the Conservation Area and would be an **enhancement** to the setting of the surrounding listed buildings.

5. Planning Requirements

Any application for this site should be supported by a description of the significance of heritage assets likely to be affected by the proposed development. In the first instance applicants should provide a desk-based assessment describing the archaeological potential of the site.

Should the assessment indicate that the proposed development has the potential to conflict with buried archaeological remains, then there will be a need to undertake an archaeological evaluation (trial trenching supported by geophysical survey) to investigate in detail the presence/absence, character, significance and depth of archaeological remains within the site.

Should the assessment indicate that the proposed development has the potential to conflict with built heritage elements, then there will be a need to undertake built heritage assessment (proportionate to the significance of the heritage asset) to investigate in detail the character, history, dating, form and archaeological development of the specified structure on the site.

An assessment of the setting of Norfolk House and The Spa Conservation Area should be undertaken in relation to a known scheme of development and should include a Zone of Visual Influence (ZVI) or Zone of Theoretical Visibility (ZTV) assessment in accordance with Historic England guidance The Setting of Heritage Assets (HE 2015d). These could be included within a built heritage assessment.

Reports outlining the results of each stage of work will need to be submitted in support of the application. This is in accordance with paragraph 128 of the NPPF (DCLG 2012) and policies BE.32 and BE.33 of the Second Stage Deposit Draft of the Gloucester Local Plan 2002 (GCC 2002).

A design and character assessment would need to be produced in order to provide information on heights, massing and scale of the proposed development. This is in accordance with paragraphs 61, 64 and 131 of the NPPF and policies BE.7 and BE.22 of the Second Stage Deposit Draft of the Gloucester Local Plan 2002 (GCC 2002).

6. Minimising Harm

Should any development be proposed, then a number of actions are recommended to mitigate the impacts identified above.

- Demolition of Cedar House and replacement with a building more appropriate to the design and character of the early 19th century buildings within the area.
- Desk-based assessment of the site, in line with relevant guidance produced by the ClfA (ClfA 2014f) and Historic England (EH 2010)
- Geophysical survey of the site, in line with relevant guidance produced by the ClfA (ClfA 2014d)
- Evaluation trenches to identify any possible buried archaeological remains followed by, if necessary, excavation in advance of development or watching brief during construction, in line with relevant guidance produced by the ClfA (ClfA 2014a; ClfA 2014b; ClfA 2014c).
- Setting of Norfolk House to be appraised. The appraisal could be included within a built heritage assessment, in line with relevant guidance produced by the ClfA (ClfA 2014e) and Historic England (EH 2006).
- Setting of The Spa Conservation Area to be appraised.
- Full reporting and publication of all results.
- The design of any development should take into account the setting of Norfolk House and the surrounding listed buildings and should reflect the nature and character of the heritage asset.
- Any development should preserve, and where possible, enhance the character and setting of Norfolk House and the surrounding listed buildings and The Spa Conservation Area.
- Preservation of setting of designated assets should be achieved by, for example, screening or tree planting.

The scope and specification of any works would be agreed with the Gloucester City Archaeologist and the Principal Conservation and Design Officer.

7. Recommendations

The criteria used for the recommendations are detailed in the table below.

Development allowed	Development can go ahead with no mitigation subject to planning approval of proposals and designs.
Development Allowed –mitigation programme	Development can go ahead but following a stage or number of stages of mitigation designed to alleviate the impacts of any proposal. Also subject to planning approval of proposals and designs.
No development	No development within this area.

The recommendations are mapped on Figure 2.

The January 2015 SALA report (GCC 2015a) includes the EA09 site and describes it as ‘site not available’ (ibid, Appendix 2). Should the site be approved for development for residential, business or industrial use then certain areas of the site would need to be left free of development and some would involve mitigation from the impacts identified above.

8. Conclusion

This assessment has looked at the heritage assets within and in the area of the EA09 site and discussed the past and present uses of the site. It has looked at the potential for unknown heritage assets to exist with the site and whether they would be at risk of harm from a development. It is considered that development on the EA09 site could be delivered without significant impact on the heritage assets of the site provided that the actions proposed to minimise the impacts of development, as detailed above, are followed.

Taking into account the impacts discussed and the recommendations to avoid harm to the heritage assets, of the 0.377 hectares of the site, a total area of 0 hectares would be unavailable leaving an area of **0.377 hectares available for development**. This figure is indicative only – the final extent of mitigation will need to be agreed in consultation with the City Archaeologist and Principal Conservation and Design Officer.

9. Bibliography

BGS 2015 *Geology of Britain*, British Geological Survey

(<http://mapapps.bgs.ac.uk/geologyofbritain/home.html?>) accessed 29th September 2015

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ClfA 2014b *Standard and Guidance for Archaeological Excavation*, Chartered Institute for Archaeologists

ClfA 2014c *Standard and Guidance for Archaeological Field Evaluation*, Chartered Institute for Archaeologists

ClfA 2014d *Standard and Guidance for Archaeological Geophysical Survey*, Chartered Institute for Archaeologists

ClfA 2014e *Standard and Guidance for the Archaeological Investigation and Recording of Standing Buildings and Structures*, Chartered Institute for Archaeologists

ClfA 2014f *Standard and Guidance for Historic Environment Desk-based Assessment*, Chartered Institute for Archaeologists

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HE 2015a *Digital Image Capture and File Storage, Guidelines for Best Practice*, Historic England

HE 2015b *The Historic Environment in Local Plans*, Historic England

HE 2015c *Managing significance in decision making*, Historic England

HE 2015d *The Setting of Heritage Assets*, Historic England

HE 2015e *The Historic Environment and Site Allocations in Local Plans*, Historic England

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UKSO 2015 *Soils Map Viewer*, UK Soil Observatory, (<http://mapapps2.bgs.ac.uk/ukso/home.html?>)
accessed 29th September 2015

10. Appendix I: Table of designated and undesignated assets

Those marked in **bold** are within the site.

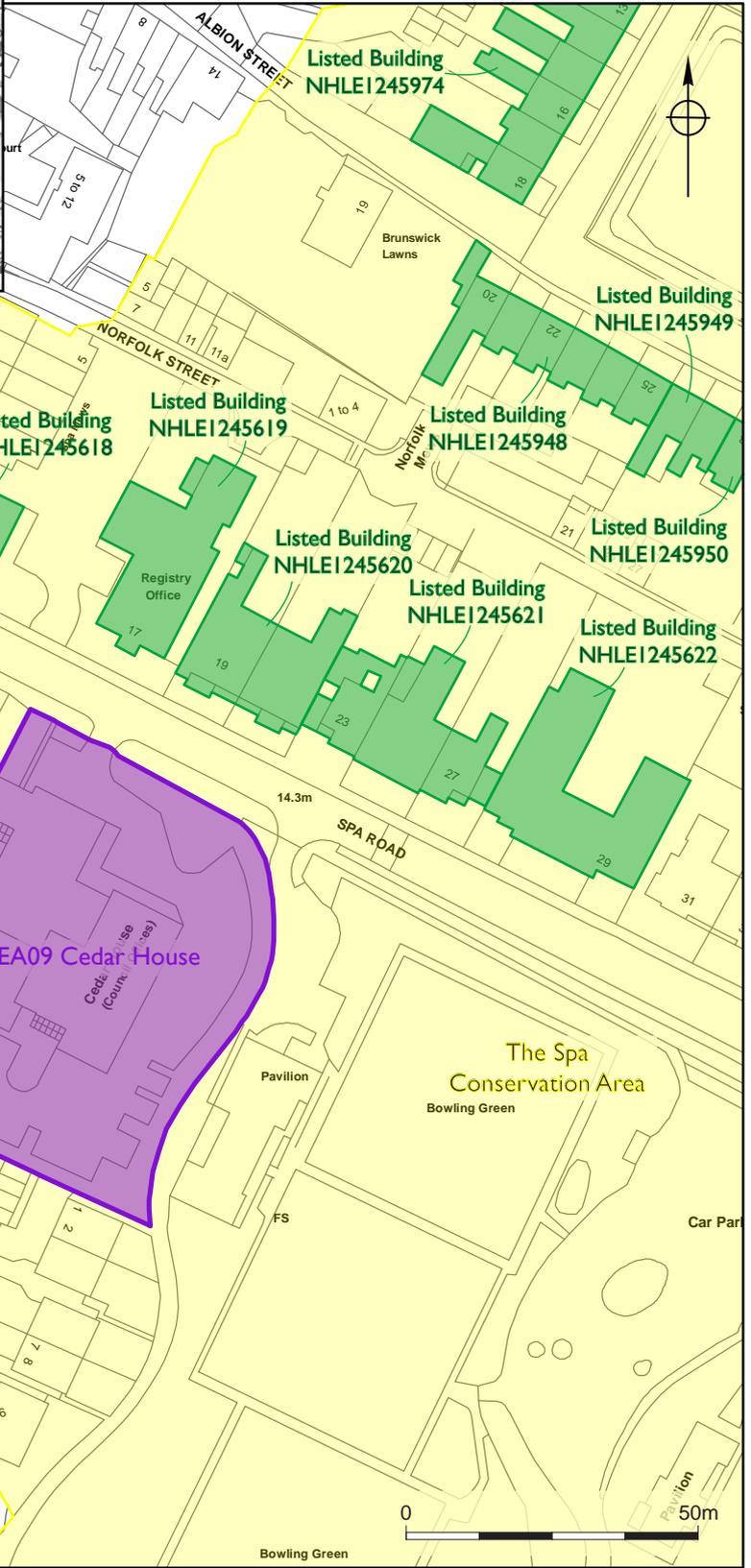
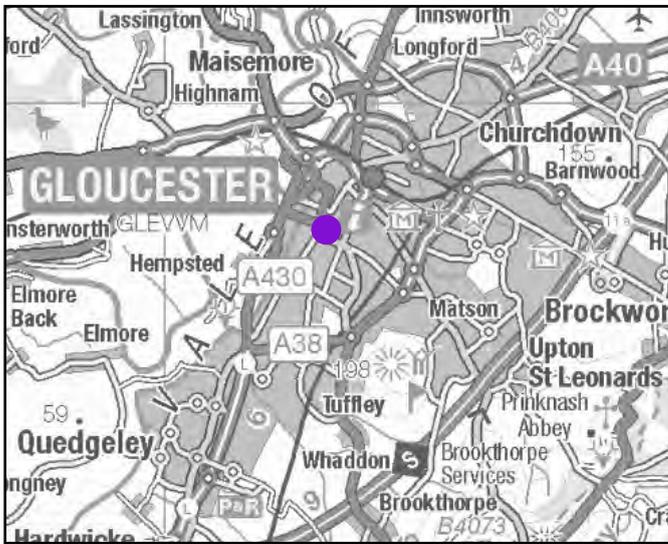
HER	Name	Period	Type	Details
GUAD441	Southgate Street/ St Ann Way junction	Romano- British	Finds	Stray find of Romano-British pottery and tiles and ampulla of Collingwood Type 50
GUAD1501	Ribston Hall, rear	-	Evaluation	No archaeological features recorded
GUAD1578	15 Spa Road	-	Watching Brief	No archaeological features recorded
GUAD1613	169 Southgate Street	Post- medieval	Evaluation	Only demolition rubble recorded
GUAD1688	Spa Bowling Club	Post- medieval	Evaluation Watching Brief	Drainage ditches recorded in watching brief only
GUAD1721	The Docks	-	Desk-based Assessment	Showed potential for prehistoric and Roman activity
GUAD1901	Brunswick Square	-	Geophysical Survey	Survey of the Brunswick Square garden revealed former road and a ditch and banks.
GUAD1934	103 Southgate Street	Post- medieval Modern	Evaluation	Post-medieval and modern construction and demolition rubble recorded.
GUAD1938	169 Southgate Street	-	Desk-based Assessment	Summarises the archaeological and historical background of the area.
GUAD1989	Gloucester Quays Urban Regeneration	-	Desk-based Assessment	Summarises the archaeological and historical background of the area.
GUAD2013	Gloucester Quays Urban Regeneration	-	Desk-based Assessment	Summarises the archaeological and historical background of the area.
GUAD2031	Gloucester Quays Regeneration	Romano- British Medieval Post- medieval	Watching Brief	Electricity and water trenches. Romano-British structure revealed along with a road and drains of later dates.
GUAD2068	Gloucester Quays Cultural Heritage	-	Desk-based Assessment	Environmental and built heritage statements in advance of the Gloucester Quays development
GUAD2169	Judges Lodgings, Spa Road	Post- medieval	Building Recording	Historical and documentary research. Shows building to be earlier than listing states – 1824 rather than 1833-9
GUAD2238	Maitland House, 17 Spa Road	Modern	Watching Brief	Natural geology and modern construction deposits recorded
GUAD2276	161-165 Southgate Street	-	Evaluation	No archaeological features recorded
GUAD2287	Brunswick Road	-	Desk-based Assessment	A number of listed buildings and scheduled monuments in the area and potential for Romano-British, medieval and post medieval deposits.
NHLE1245610	182 & 184 Southgate Street	Post- medieval	Listed Building	Grade II. Early 19 th C pair of houses. Symmetrical front of three storeys and basements. Brick with no. 182 stuccoed and no. 184 ashlar faced.

NHLE1245613	2 Spa Road	Post-medieval	Listed Building	Grade II. c1825. House now two properties with adjoining 121 Southgate Street. Now offices and offices since mid 20 th C. Painted brick with stone details. Three storeys and cellar.
NHLE1245614	3,5 & 7 Spa Road	Post-medieval	Listed Building	Grade II. Early 19 th C with late 19 th and 20 th C alterations. Three houses in terrace with attached area walls and railings. Stuccoed brick, semi-circular head doors with fan-lights.
NHLE1245615	Norfolk House, 6 Spa Road	Post-medieval	Listed Building	Grade II. c1820. Three storeys and cellar. Stuccoed brick. Symmetrical front of three bays. House, now club.
NHLE1245616	9 & 11 Spa Road	Post-medieval	Listed Building	Grade II. Mid 19 th C pair of houses in terrace. Three storeys, stuccoed brick. Mirror image pair includes attached are railing and wall.
NHLE1245617	11a Spa Road	Post-medieval	Listed Building	Grade II. Early 19 th C end of terrace house with attached area walls and railings. Three storeys and basement, brick, stuccoed front.
NHLE1245618	Ribston Hall, 13 & 15 Spa Road	Post-medieval	Listed Building	Grade II. 1829 for John Phillpotts. Former hotel with attached frontage railings. From 1860 college for young ladies. Three storeys, stuccoed brick, front five symmetrical bays and a slightly recessed sixth bay.
NHLE1245619	Maitland House, 17 Spa Road	Post-medieval	Listed Building	Grade II. c1820 with later 19 th and 20 th C alterations. House by Thomas Rickman for Alexander Maitland now offices. Two storeys, symmetrical front of three bays, stuccoed brick.
NHLE1245620	129 & 21 Spa Road	Post-medieval	Listed Building	Grade II. c1825 with later 19 th C extensions including verandas. Pair of semi-detached houses. Brick with stuccoed front, timber-frame and glazed verandas. Three storeys, mirror image giving symmetrical frontage to pair.
NHLE1245621	Sherborne House, 23, 25 & 27 Spa Road	Post-medieval	Listed Building	Grade II*. c1825 with later 19 th C alterations. Block of three houses, central house flanked by mirror image house. Three storeys with basements. Symmetrical frontage. Central house has veranda and balcony.
NHLE1245622	Judges' Lodgings, 29 & 31 Spa Road	Post-medieval	Listed Building	Grade II*. Built 1833-39 by Sir Robert Smirke for John Phillpotts. Asize Court Judges Lodgings in 1864. Pair of semi-detached houses includes

				attached front piers, walls and balustrades. Brick with front façade in ashlar. Three storeys and full basement. Decorative wrought iron balconies.
NHLE1245625	111 Southgate Street	Post-medieval	Listed Building	Grade II. Early 19 th C with 20 th C alterations. House now shop. Three storeys with late 19 th C shop front. Stuccoed brick.
NHLE1245626	13 & 15 Southgate Street	Post-medieval	Listed Building	Grade II. c1820 with late 20 th C alterations. House now shops. Three storeys. Brick with stuccoed façade.
NHLE1245627	117 & 119 Southgate Street	Post-medieval	Listed Building	Grade II. c1820 with 20 th C alterations. House converted to restaurant c1990. Three storeys. Stuccoed brick.
NHLE1245628	Spalite Hotel, 121 Southgate Street	Post-medieval	Listed Building	Grade II. c1825. House now hotel and shop. Built with adjoining 2 Spa Road. Three storeys and cellar. Brick painted cream.
NHLE1245629	123-131 Southgate Street	Post-medieval	Listed Building	Grade II. Early 19 th C with alterations. Terrace of five houses. Three storeys and basements. Brick, no. 123 with stuccoed façade and no. 127 painted.
NHLE1245630	133 & 135 Southgate Street	Post-medieval	Listed Building	Grade II. c1835 with later alterations. Pair of houses in terrace. Three storeys with cellars. Stuccoed brick façade.
NHLE1245632	137 Southgate Street	Post-medieval	Listed Building	Grade II. c1835 with later alterations. End of terrace house. Three storeys with basement. Stuccoed brick.
NHLE1245633	139 & 141 Southgate Street	Post-medieval	Listed Building	Grade II. c1835 with later alterations. Pair of houses. Three storeys with cellars. Stuccoed brick façade.
NHLE1245635	143-151 Southgate Street	Post-medieval	Listed Building	Grade II. c1835 with later alterations. Terrace of five houses. Three storeys and cellars. Brick with stone details, end houses project forwards slightly.
NHLE1245636	155 & 157 Southgate Street	Post-medieval	Listed Building	Grade II. c1835 with later alterations. Two storeys, originally continuous façade of six bays. Brick with stuccoed fronts.
NHLE1245637	172 Southgate Street	Post-medieval	Listed Building	Grade II. Early to mid 19 th C with mid 20 th C alterations. House, now offices, for Thomas Bowley. Two storeys with short single-storey wing. Brick with ashlar facing.
NHLE1245761	Mariner's Hall, 2 & 2a Llanthony Road	Post-medieval	Listed Building	Grade II. Early 19 th C with minor alterations. Offices and

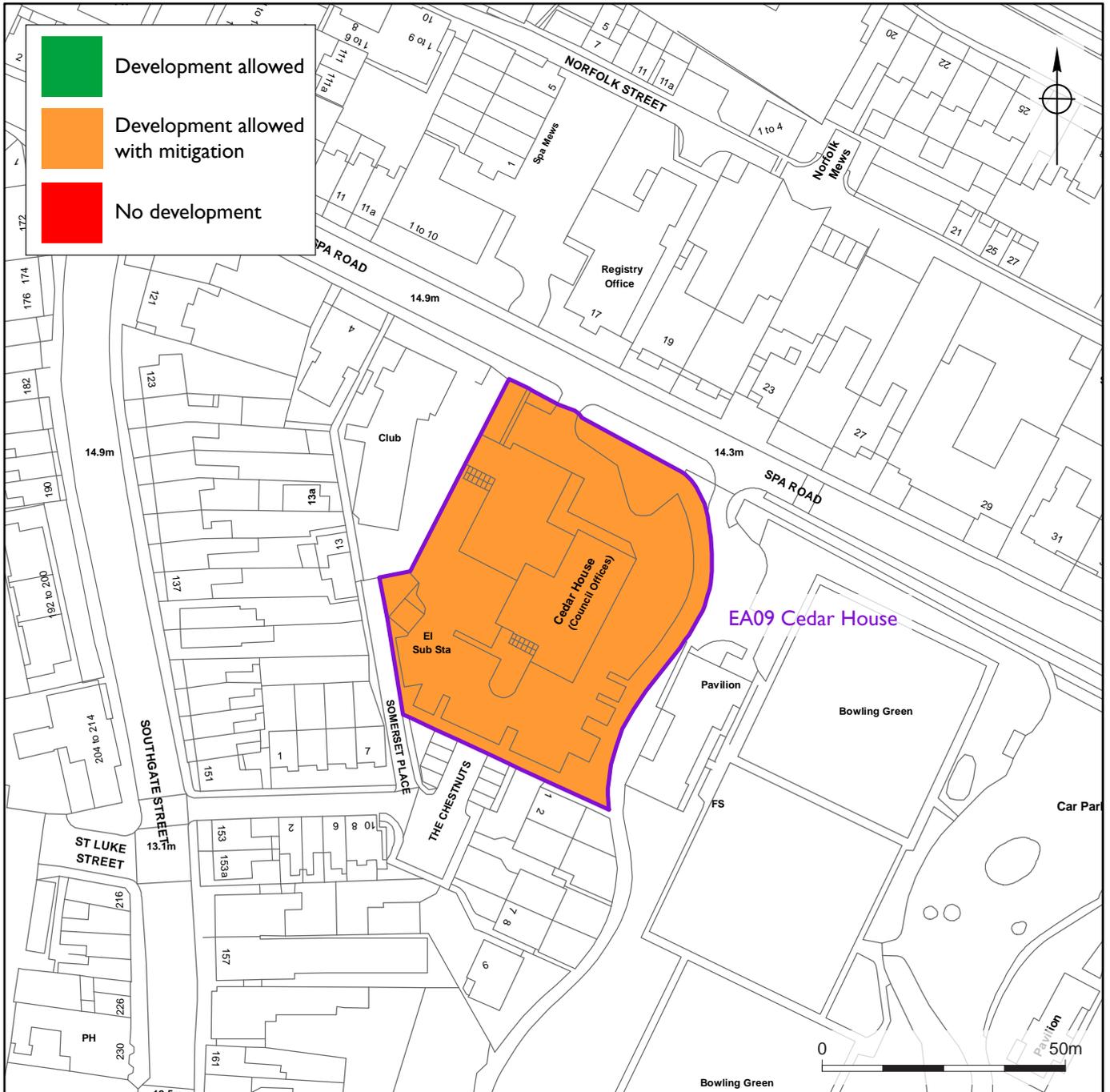
				warehouse later converted to Mariner's Hall. Built for Samuel Bowley. Red brick with stone details. Two storeys, symmetrical front of five bays.
NHLE1245948	20-25 Brunswick Square	Post-medieval	Listed Building	Grade II. c1820 with late 20 th C alterations. Terrace of six houses now flats. Three storeys with semi-basements and attics. Stuccoed brick. Continuous moulded band at first and floor cill levels.
NHLE1245949	26 & 27 Brunswick Square	Post-medieval	Listed Building	Grade II. c1835 with minor 20 th C alterations. Pair of houses in terrace. Three storeys with cellars. Symmetrical front with moulded corner and coped parapet. Stuccoed brick.
NHLE1245950	28 Brunswick Square	Post-medieval	Listed Building	Grade II. c1860. End of terrace house. Three storeys and cellar. Raised bands at first and second floor cill levels and strip pilasters between first and second floors. Stuccoed brick.
NHLE1245974	12-18 Brunswick Square	Post-medieval	Listed Building	Grade II. c1825 with later internal alterations. Terrace of seven house mostly now offices and flats. Three storeys and semi-basements. Central house projects forward slightly. Continuous rustication on ground and first floors. Stuccoed brick.
NHLE1271744	105 Southgate Street	Post-medieval	Listed Building	Grade II. c1800 with 20 th C alterations. Shop and former dwelling. Three storeys, painted brick, front stone-coped parapet.
NHLE1271775	107 Southgate Street	Post-medieval	Listed Building	Grade II. c1800 with 20 th C alterations. Shop and former dwelling. Two storeys, stuccoed brick, front stone-coped parapet.
NHLE1271776	109 Southgate Street	Post-medieval	Listed Building	Grade II. Early 19 th C with later 19 th C alterations. Shop and former dwelling. Three storeys, painted brick, front stone-coped parapet.

II. Figures



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Figure I - Site Location



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Figure 2 - Recommendations