

Hucclecote Green Conservation Area (Conservation Area No. 11)

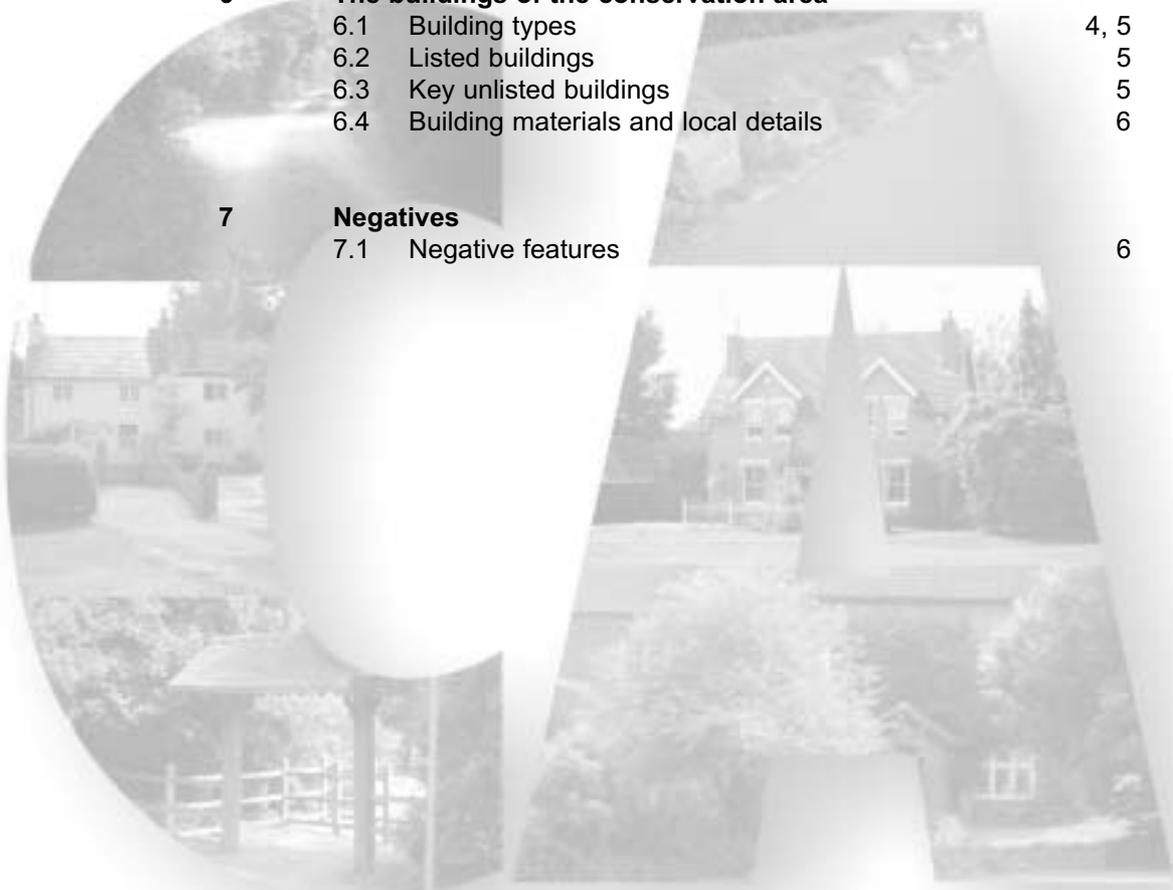
Appraisal & Management Proposals



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Maps Conservation Area 11 Townscape Appraisal



Part 1 Character Appraisal

1 Summary

1.1 Key characteristics

This Character Appraisal of the Hucclecote Green Conservation Area concludes that the following are the key characteristics of the conservation area:

- ◆ Historic green open space with scattered houses and cottages; surrounded by modern development.
- ◆ The area is entirely residential;
- ◆ Green Farmhouse a grade II listed building dating from the late 17th century but with alterations from the 18th, 19th and 20th centuries;
- ◆ Green Lane Cottages, 19th century two-storey cottages;
- ◆ Chosen View Cottages, a pair of semi-detached brick cottages dated 1899, orientated for view of Churchdown Hill, previously known as Chosen Hill;
- ◆ Natural stone kerbs on either side of Green Lane;
- ◆ Trees, acting as a screen to hide the modern housing estates surrounding the green;
- ◆ Surviving public footpaths connect the green to surrounding area.



A large mature oak dominates the approach to the conservation area.

1.2 Key Issues

Based on the negative features identified in *Chapter 7 Section 7.1 Character Areas*, a number of problems have been identified and are listed below. These form the basis for the Management Proposals in the second part of this document.

1 Loss of architectural details

All of the historic buildings in the area have been adversely affected by the replacement of doors and windows with uPVC, although at Chosen View Cottages the windows have been replaced with sympathetic modern sliding sashes.

2 Quality of new development and alterations and extensions

Some new developments and alterations are out of character with the area due to their inappropriate design, scale or materials. In the conservation area, good quality schemes should be encouraged that respond positively to their historic setting.

3 Tree management

Trees make a crucial contribution to the character of this area; in particular they screen the green from the surrounding modern developments. There are several focal trees including the huge oak tree on the green and the Scot's pine to the front of no.4 Green Lane Cottages.

4 Maintenance of the green and road surfaces

The open space is currently well maintained with the stone kerbs reinforcing the historic and rural identity of the conservation area. It is important that the stone kerbs are retained and the green itself continues to be maintained to the current standard.



Chosen View Cottages (1899).

2 Introduction

2.1 Hucclecote Green Conservation Area

Hucclecote Green Conservation Area is a historic green open space in the suburbs of Gloucester. The area has a rural atmosphere despite being surrounded by modern housing estates. Hucclecote Green is entirely residential and contains one listed building, Green Farmhouse, as well as several other dwellings scattered around the green area. Trees play an important role by acting as a screen around the area, preserving its rural feel.



Green Farm House, listed grade II.

2.2 The purpose of a conservation area character appraisal

The conservation area was designated by Gloucester City Council on 27 February 1991. Conservation areas are designated under the provisions of Section 69 of the *Planning (Listed Buildings and Conservation Areas) Act 1990*. A conservation area is defined as 'an area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance'.

Section 71 of the same Act requires local planning authorities to formulate and publish proposals for the preservation and enhancement of these conservation areas. Section 72 also specifies that, in making a decision on an application for development within a conservation area, special attention must be paid to the desirability of preserving or enhancing the character or appearance of that area.

In response to these statutory requirements, this appraisal document defines and records the special architectural and historic interest of the conservation area and identifies opportunities for enhancement. The appraisal conforms to English Heritage guidance as set out in *Guidance on Conservation Area Appraisals (August 2005)* and *Guidance on the Management of Conservation Areas (August 2005)*. Additional government guidance regarding the management of historic buildings and conservation areas is set out within *Planning Policy Guidance Note 15: Planning and the Historic Environment (PPG15)*. Government advice on archaeology, which is relevant to the City Centre Conservation Area, is set out in *Planning Policy Guidance Note 16: Archaeology (PPG16)*.

This document therefore seeks to:

- ◆ define the special interest of the conservation area and identify the issues which threaten the special qualities of the conservation area (in the form of Part 1: Character Appraisal);
- ◆ provide guidelines to prevent harm and achieve enhancement (in the form of the Part 2: Management Proposals).

2.3 The planning policy context

This appraisal provides a firm basis on which applications for development within the City can be assessed. It should be read in conjunction with the wider development plan policy framework produced by Gloucester City Council. That framework is set out in a number of documents, including:

- ◆ *Gloucester Local Plan Second Stage Deposit August 2002*
 - *Policies BE.22, BE.23, BE.24 and BE.25 (Listed Buildings)*
 - *Policies BE.29, BE.30 and BE.30a, (Conservation Areas)*
- ◆ *Gloucester's emerging Local Development Framework Development Plan Documents:*
 - *Core Strategy*
 - *Development Control Policies*
 - *Central Action Area Plan*
 - *Allocations and Designations*
- ◆ *Planning Policy Guidance 15: Planning and the Historic Environment, HMSO*
- ◆ *Planning Policy Guidance 16: Archaeology, HMSO*
- ◆ *Gloucester City Council Urban Design Strategy for Central Gloucester, 2001*
- ◆ *Gloucester Heritage URC: Area Regeneration Framework (2006)*
- ◆ *Shopfronts – Design Guidelines for Gloucester*
- ◆ *Gloucester City Council – emerging Lighting Strategy*

In particular this document will assist the Council with implementing its *Core Policy 8: Protection and Enhancement of the Built and Natural Environment, and Development Control Policy No. BNE5: Conservation Areas*.



Nos. 1 and 2 Green Lane Cottages.

3 Location and Landscape Setting

3.1 Location and activities

The Hucclecote Green Conservation Area lies south east of Gloucester's city centre, south of Hucclecote Road, the former Roman road between Gloucester and Cirencester.

Activity within the conservation area falls into two categories, the recreational area of the green and the residential uses of the houses and cottages surrounding it. The green is a public open space with a cycle route running through it. The surrounding area was previously farm land with orchards surrounding the green. Green Farmhouse is no longer a working farm and the buildings are now solely residential, and although modern developments have been built around the area, the green itself retains a rural atmosphere.

3.2 Topography and geology

Most of Hucclecote lies at over 30 m. on the Lower Lias clay and gravels. The land within the conservation area is flat, as is Hucclecote generally, except in the north where the slopes of Churchdown Hill, an outlier of the Cotswolds, rise to 154 metres.



Footpath in wood to the rear (east) of Green Farm House.

3.3 Relationship of the conservation area to its surroundings

Hucclecote Green Conservation Area lies in the suburbs of Gloucester and is surrounded by 19th century and later development. Running through the area is Green Lane, an old route (now a vehicular cul-de-sac) which leads southwards from Hucclecote Road.

Hucclecote lies 4.25km south east of the city's central crossroads, close to junction 11A of the M5 motorway. To the north of the conservation area is Churchdown Hill, which can be viewed from the conservation area. To the south there are further suburban housing developments and the M5 motorway marks Gloucester City's boundary to the east of the conservation area.

The conservation area is completely residential so the traffic is light. A cycle route and footpaths connecting the green to the surrounding developments make the conservation area permeable to pedestrians and reinforce the area's rural atmosphere.



Chosen Cottages (right) overlook the area's central grassed open space.

4 Historic Development

4.1 Historic development

The derivation of the word Hucclecote is uncertain. It has been spelled Hucklecot, Hochilicote or Uchelgoed and may derive from ukel-coed, meaning high wood, presumably referring to the nearby Churchdown Hill. Alternatively it may simply come from Huccl-cot i.e. a cottage of Huccl.

Hucclecote was formerly a hamlet in the ancient parish of Churchdown. Its main settlement grew up on Ermin Street, the Roman road between Gloucester and Cirencester. The west end of Ermin Street is now called Hucclecote Road. Green Lane, which ran southward from Ermin Street to a settlement called Wood Hucclecote, crossed the Wotton brook by a wooden bridge known as Pill bridge in 1424.

Hucclecote maintained its own poor by the later 17th century and was regarded as a separate civil parish by the mid 19th century. Its development has been greatly influenced by the course of Ermin Street through its middle and by the proximity of Gloucester. From the late 1890s many houses were built for people working in the city but parts of Hucclecote still retained a predominantly rural character in the 1980's.



Churchdown Hill, or Chosen Hill, viewed from the Green.

The settlement of Wood Hucclecote (perhaps that called Little Hucclecote in 1243) grew up south of the Wotton brook around a green, recorded in 1597. In 1807 this area contained seven houses, including several farmhouses. With the exception of Hucclecote Green no permanent common pastures have been identified in the main part of the hamlet.

5 Spatial Analysis

5.1 Plan form and layout

The Hucclecote Green Conservation Area lies on either side of the southern end of Green Lane with only footpaths and gravel tracks leading away from the road to housing developments. Green Lane runs south west from Hucclecote Road and gently curves through the conservation area. Most of the dwellings are set back from the road with the only buildings directly abutting the roadside being nos. 3 and 4 Green Lane Cottages in the south of the area.

5.2 Landmarks, focal points and views

The area's primary landmark is the huge oak tree on the green, which is a landmark when entering the conservation area from the north along Green Lane. Chosen View Cottages also provide a focal point due to their orientation facing out over the green. The cottages were oriented for a view of what was then called Chosen Hill (now Churchdown Hill) to the north and good views of the hill can be seen from the green. The area is level and so distant views are limited by trees and the housing developments bordering the green on all sides.

5.3 Open spaces, trees and landscape

The defining feature of this conservation area is the central green space with irregular boundaries and uneven grassed surface that has the character and appearance of a traditional English village green, which indeed it is – although today surrounded by a few old and new dwellings, with modern development beyond. Almost the whole of the conservation area is defined as Public Open Space as shown on the current Gloucester City Council Local Plan. The open recreational area is grassed and well-maintained. Trees play a vital role in the character of the area, collectively and individually. Around the boundary of the green the trees, when in leaf, shield the open space from views of the housing developments surrounding it. Trees also provide focal points in the open space such as the large oak tree on the green and the Scot's pine in front of no. 4 Green Lane Cottage. Significant trees or tree groups are marked on the appraisal map. Lack of a specific reference does not imply that a tree or group is not of value.



Natural stone kerbs protect the edge of the Green.



The Willows overlooks the Green.

5.4 Public realm

Robust natural stone kerbs line Green Lane from the northern boundary of the conservation area as far as Chosen View Cottages. The road and the main footpath crossing the green are tarmac but elsewhere gravel tracks leading away from the road are appropriate for the area's rural character. Street lighting is modern and unremarkable, however overhead wires are unsightly and detract from the character of the area. Bins have been provided on the green.

Of local interest is an overgrown stone gate post at the eastern end of the lane to Old Green Farm, the stone wall in front of Green Farmhouse and the iron railings in front of Chosen View Cottages.

6 The buildings of the conservation area

6.1 Building types

Historically, this was a farming area surrounded by orchards and the area has retained this rural feeling, especially in summer. Today Hucclecote Green is a suburban residential area with a variety of different house types.

Green Farmhouse was, as the name suggests, previously a farm house. This is the only listed building in the conservation area. It is a late 17th century brick building, possibly with some timber framing.

The two brick semi-detached Chosen View Cottages are dated 1899 and each has two storeys and an attic. Green Lane Cottages consists of 4 two-storey vernacular cottages to the south of the conservation area probably dating from the early 19th century. The row of 3 dwellings is rendered brick although no. 3 has a stone gable wall facing the road. No. 3 has a modern flat-roofed extension to the south and no.4 has a modern uPVC conservatory to the north. Both additions are out of keeping with the historic character of the host cottages.

The Willows, a 19th century brick and rendered dwelling accessed from Elmgrove Road is included in the conservation area because of its historic interest and its unusual relationship to the green i.e. its front garden blends almost imperceptibly with the green.



Secluded lane leading east from the Green.



Green Farm House concealed by summer foliage.

Late 20th century dwellings in the conservation area are out of character with the historic green and its few vernacular cottages. Proposed alterations to these modern buildings may have a further adverse effect. The buildings are: no. 80 Green Lane, a large red brick house which looks out of place in the area and is highly visible with only a low hedge separating it from the road; a group of 3 modern houses opposite which are built from brick with a mock Tudor effect to the first floor - although also out of character, they are set well back from the road and screened from the green by trees; and, two modern brick bungalows (no. 66 and 68 Green Lane) at the north end of the conservation area, also partially screened by greenery. Being on the fringe of the green they do not significantly detract from the area's character although the garages at no. 66 Green Lane are unsightly.

6.2 Listed buildings

A listed building is one that is included on the government's Statutory List of Buildings of Special Architectural or Historic Interest. These buildings are protected by law and consent is required from Gloucester City Council before any works of alteration, extension or demolition can be carried out. Further information can be found in the City Council's publication *Listed Buildings in Gloucester*.

Green Farmhouse is the only listed building in Hucclecote Green Conservation Area.

6.3 Key unlisted buildings

In addition to listed buildings, the conservation area contains a few unlisted buildings that make a positive contribution to the character or appearance of the conservation area. These are identified on the townscape appraisal map as 'positive buildings'. This follows advice provided in English Heritage guidance on conservation area character appraisals, and within *Planning Policy Guidance Note 15 (PPG15)*, both of which stress the importance of identifying and protecting such buildings.

The criteria used for selection of positive buildings are those set out in *Appendix 2 of English Heritage's Guidance on conservation area appraisals (2005)*. Where a building has been adversely affected by modern changes and restoration is either impractical or indeed, not possible, they are excluded.

The buildings marked as positive are the remaining 19th century, and earlier, houses and cottages in the area. These are Chosen View Cottages, Green Lane Cottages and The Willows.



Trees, especially willows, form a boundary on the east side of the Green.

Two 'negative buildings' are marked on the Townscape Appraisal map. These are the garages at no. 66 Green Lane and no. 80 Green Lane. The building material of the former and the scale, design and material of the latter detract from the character and appearance of the conservation area.

'Neutral buildings' (identified as neither positive nor negative) are those which neither enhance nor detract from the character or appearance of the conservation area. They are late 20th century buildings on the fringe of the conservation area mostly screened by trees and greenery.

6.4 Building materials and local details

Typically the historic buildings in the conservation area are brick with slate or clay tile roofs, although stone walls can be seen on no.3 Green Lane Cottages. The other 3 cottages are rendered. Windows in the area's historic buildings would have originally been timber and regrettably almost all of the buildings have had replacement uPVC windows fitted. At Chosen View Cottages the replacement windows are, at least, sympathetic and have been designed to resemble the original sashes.



Modern houses to the west are obscured by trees in the summer.

7 Negatives

7.1 Negative features

- ◆ New development and insensitive extensions to historic buildings;
- ◆ Loss of architectural details and materials e.g. timber windows;
- ◆ Overhead wires intrude into views;
- ◆ Tranquillity spoiled by noise from M5 motorway;
- ◆ Surrounded by modern development which becomes more visible in winter;
- ◆ Garages at no. 66 Green Lane;
- ◆ No. 80 Green Lane.



A mature oak tree rising above the chimneys of Green Farm House.



No. 80 Green Lane.

Part 2 Management Proposals

8 Introduction

8.1 Format of the Management Proposals

Part 1 of this document, the Character Appraisal, has identified the special positive qualities of The Spa Conservation Area which make the conservation area unique. Part 2 of this document, the Management Proposals, builds upon the negative features which have also been identified, to provide a series of Issues and Recommendations for improvement and change, most of which are the responsibility of the City Council.

The structure and scope of this document is based on the suggested framework published by English Heritage in *Guidance on the management of conservation areas (2005)*. Both the Conservation Area Character Appraisal and the Management Proposals will be subject to monitoring and reviews on a regular basis, as set out in Chapter 10.



A row of stone boulders protect the grass verge outside no. 80 Green Lane.

9 Issues and recommendations

9.1 Loss of original architectural details

Almost all the historic buildings in the conservation area suffer from the loss of architectural details. In particular, original timber windows have been replaced with uPVC.

Where single family dwellings are concerned, such alterations can normally be carried out without planning permission from the Council. Development of this kind is called 'Permitted Development' and falls into various classes which are listed in the Town and Country Planning (General Permitted Development) Order 1995. Powers exist for the Council, known as Article 4(2) directions, to withdraw some of these permitted development rights in the interest of preserving and enhancing the character and appearance of the conservation area. This might be considered to prevent the further erosion of historic character of residential properties, particularly where they form a coherent group of well detailed properties.

Recommendations:

- ◆ Policy CA11/1: The Council will seek to consider the need for Article 4(2) Directions for the conservation area's positive buildings as identified on the accompanying Townscape Appraisal Map;
- ◆ Policy CA11/2: The Council will encourage property owners to reverse unsympathetic alterations and to reinstate architectural features, such as windows, doors and boundary walls, on historic properties, with modern replacements in the style and materials of the originals.

9.2 Quality of new developments and alterations and extensions

Some developments are out of character with the area due to their inappropriate design, scale or materials. In addition to the buildings identified as 'negative' on the Townscape Appraisal map, the flat roofed rear extension to no. 3 Green Lane Cottages and the wood-effect uPVC conservatory at no. 4 Green Lane Cottages do not respond positively to their respective historic host buildings.

Recommendations:

- ◆ Policy CA11/3: The redevelopment of sites which include negative or neutral buildings will be encouraged where the Council considers overall improvements to the area can be achieved;
- ◆ Policy CA11/4: Applications will be required to adhere to policies in the Gloucester Local Plan Second Stage Deposit August 2002 and any other policies which supersede this in the LDF;



A contemporary 'lych gate' leading to a modern cul-de-sac.



Flat-roofed extension to rear of no. 3 Green Lane Cottages.

9.3 Tree management

Trees make a crucial contribution to the character of this area; in particular they screen the green from the surrounding modern developments. There are several focal trees including the huge oak tree on the green and the Scot's pine to the front of no.4 Green Lane Cottages.

Recommendations:

- ◆ Policy CA11/5: The Council will encourage tree planting to screen views of less sympathetic extensions and developments, e.g. the garages to the north of the site.

9.4 Maintenance of the green and road surfaces

The open space is well maintained with the stone kerbs reinforcing the historic and rural identity of the conservation area. The materials used for road surfacing reflect the character of the area for example the gravel tracks leading from Green Lane.

Recommendation:

- ◆ Policy CA11/6: The Council will work with residents and land owners to ensure the amenity and 'village green' character of the public open space continues to be maintained.



Flat-roofed garage at northern end of the conservation area.

10 Monitoring and Review

As recommended by English Heritage, this document should be reviewed every five years from the date of its formal adoption. It will need to be assessed in the light of the emerging Local Development Framework and government policy generally. A review should include the following:

- ◆ A survey of the conservation area including a full photographic survey to aid possible enforcement action;
- ◆ An assessment of whether the various recommendations detailed in this document have been acted upon, and how successful this has been;
- ◆ The identification of any new issues which need to be addressed, requiring further actions or enhancements;
- ◆ The production of a short report detailing the findings of the survey and any necessary action;
- ◆ Publicity and advertising.

It is possible that this review could be carried out by the local community under the guidance of a heritage consultant or the City Council. This would enable the local community to become more involved with the process and would raise public consciousness of the issues, including the problems associated with enforcement.

Appendices

Appendix 1

Sustainability Report

Appendix 2

The historical development of Gloucester

Appendix 3

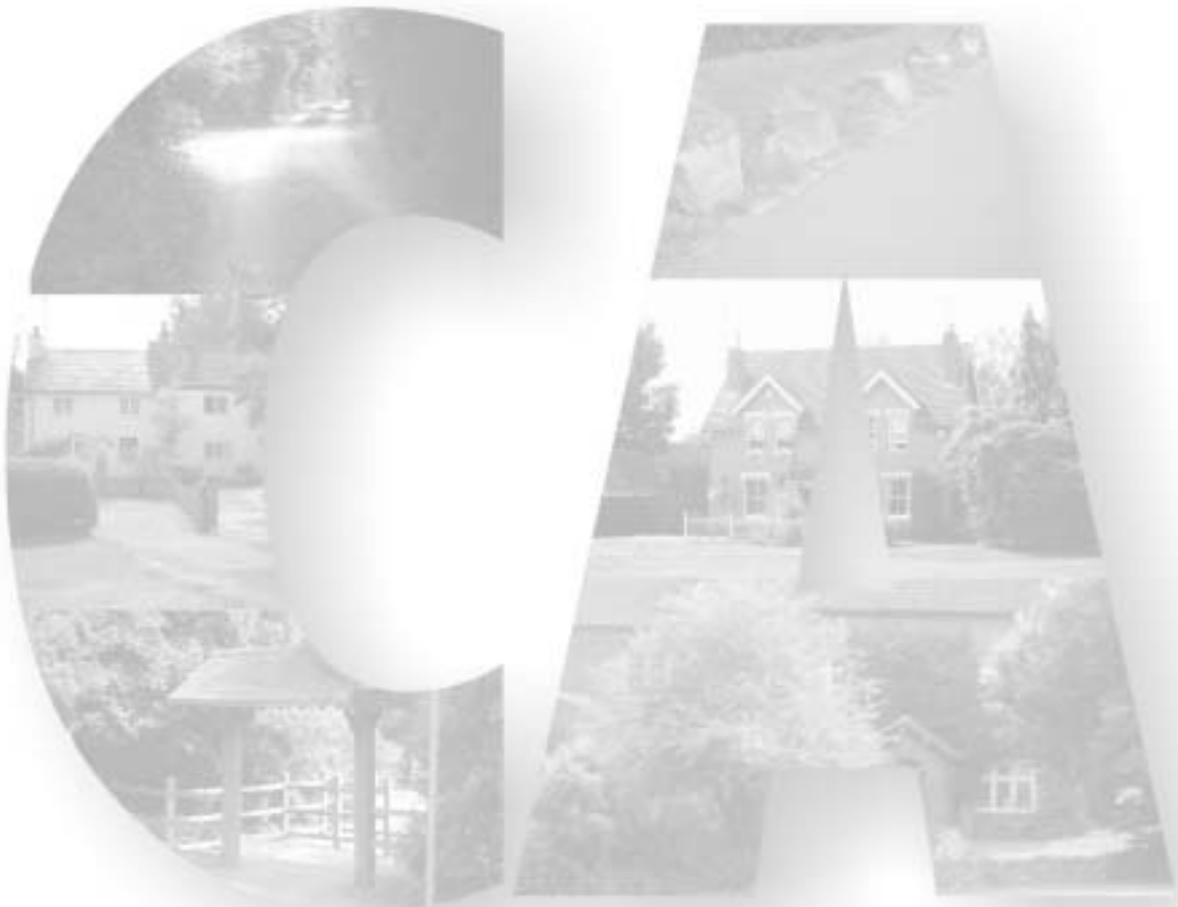
Scheduled Monuments

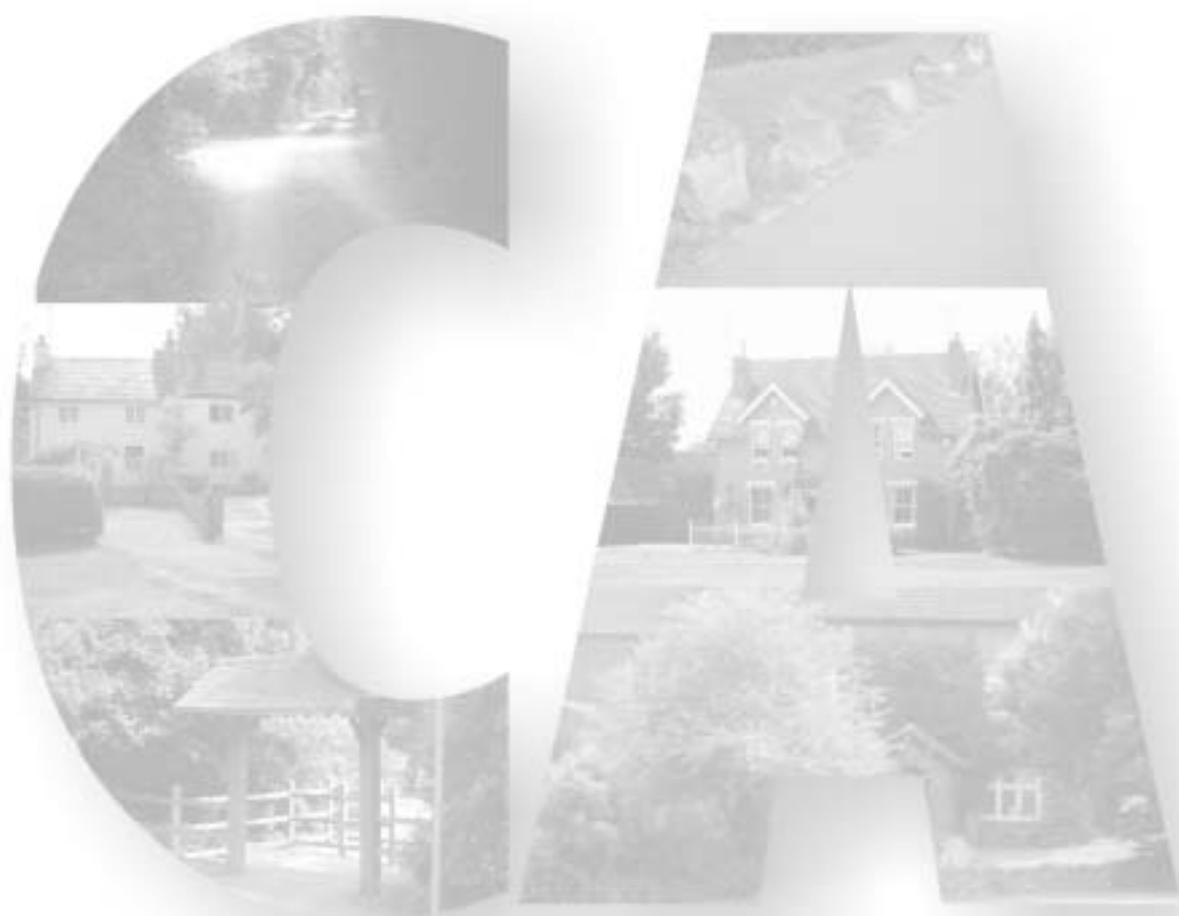
Appendix 4

Listed buildings

Appendix 5

Bibliography





Appendix 1 Sustainability Appraisal and Management Proposals

SA Objectives	Impact ++ + 0 -- - ?	Likely Timing of Impact (Short, Med, Long Term)	Temporary or Permanent Impact?	Geographic Scale	Likelihood of Impact	Significance of Impact	Commentary (any cumulative, secondary, synergistic impacts?) & Recommendations for Improvement/Mitigation
1. To protect the City's most vulnerable assets							
1.a. Will it minimise the risk of flooding to people and property?	0						
1.b. Will it conserve and enhance natural/semi-natural habitats?	+	S/T	Permanent	Open Space & Tree Groups	Med	Med	Document contains a policy to encourage more tree planting.
1.c. Will it conserve and enhance species diversity and in particular, avoid harm to protected species?	+	L/T	Permanent	Whole Area	Med	Med	Ditto above
1.d. Will it maintain and enhance sites designated for their nature conservation interest?	0						
1.e. Will it maintain and enhance cultural and historical assets?	++	M/T	Permanent	Whole Area	High	High	The management policies seek to maintain the character of the CA and where possible replace negative/neutral buildings with ones which will enhance the character of the area.
1.f. Will it maintain and enhance woodland cover?	+	L/T	Permanent	Open Space & Tree Groups	Med	Med	Document contains a policy to encourage more tree planting and for the Council to seek to carry out the objectives of 'The Tree Strategy for Gloucester.
2. To Deliver Sustainable Economic Growth							
2.a. Will it create new and lasting full time jobs particularly for those most in need of employment?	0						
2.b. Will it encourage both indigenous and inward investment?							
2.c. Will it help to support and encourage the growth of small businesses?	0						
2.d. Will it help to improve the attraction of Gloucester as a tourist destination?							

SA Objectives	Impact	Likely Timing of Impact (Short, Med, Long Term)	Temporary or Permanent Impact?	Geographic Scale	Likelihood of Impact	Significance of Impact	Commentary (any cumulative, secondary, synergistic impacts?) & Recommendations for Improvement/Mitigation
3. To minimise consumption of natural resources and production of waste							
3.a. Will it encourage the most efficient use of land and buildings?	--	S/T	Permanent	Whole Area	High	High	Most of the area consists of Important Open Space or Important Tree Groups.
3.b. Will it encourage development on previously developed land?	+	L/T	Permanent	Negative/Neutral Buildings	Med	Med	Document has policies for the Council to encourage the redevelopment of negative/neutral sites.
3.c. Will it minimise the demand for raw materials and/or encourage the use of raw materials from sustainable sources?	+	S/T	Permanent	Whole Area	High	Med	The retention of older buildings reduces the demand for new building materials.
3.d. Will it increase waste recovery and recycling?	+	S/T	Permanent	Whole Area	High	Med	Property owners will be encouraged to reinstate original features some of which can be obtained second-hand.
3.e. Will it help to reduce the amount of waste that is generated?	0						
3.f. Will it positively encourage renewable forms of energy?	0						
3.g. Will it reduce water consumption?	0						

SA Objectives	Impact ++ + 0 -- - ?	Likely Timing of Impact (Short, Med, Long Term)	Temporary or Permanent Impact?	Geographic Scale	Likelihood of Impact	Significance of Impact	Commentary (any cumulative, secondary, synergistic impacts?) & Recommendations for Improvement/Mitigation
4. To ensure everyone has access to the essential services they require and that local needs are met							
4.a Will it help everyone access essential basic services easily, safely and affordably?	0						
4.d Will it provide additional leisure facilities, green spaces and improve access to existing facilities?	+	S/T	Permanent	Whole Area	Med	Med	Policy CA11/8 states that the Council will work with residents & landowners to ensure that the character of the public open space is maintained.
4.e Will it help to ensure that everyone has access to safe and affordable housing?	0						
4.f Will it reduce homelessness?	0						
5. To improve standards of health and education							
5.a Will it improve health and people's ability to engage in healthy activities?	0						
5.b Will it improve access to health care facilities?	0						
5.d Will it improve access to learning, training, skills and knowledge?	0						
5.e Will it improve qualifications and skills of young people and adults?	0						

SA Objectives	Impact	Likely Timing of Impact (Short, Med, Long Term)	Temporary or Permanent Impact?	Geographic Scale	Likelihood of Impact	Significance of Impact	Commentary (any cumulative, secondary, synergistic impacts?) & Recommendations for Improvement/Mitigation
5. To improve standards of health and education							
5.a. Will it improve health and people's ability to engage in healthy activities?	0						
5.b. Will it improve access to health care facilities?	0						
5.d. Will it improve access to learning, training, skills and knowledge?	0						
5.e. Will it improve qualifications and skills of young people and adults?	0						
6. To make Gloucester a great place to live and work							
6.a. Will it help to reduce crime and the fear of crime?	0						
6.b. Will it encourage community engagement in community activities?	+	L/T	Temporary	Whole Area	Med	High	Document recommends that a monitoring review be carried out in 5 years time and it is possible that this could be carried out by the local community.
6.c. Will it increase the ability of people to influence decisions?	0						
6.d. Will it improve community cohesion?	+	M/T	Permanent	Whole Area	Med	Med	Encourages people to take pride in their area.
6.e. Will it help to maintain and/or enhance the vitality and viability of a designated centre?	0						
6.f. Will it increase access to and participation in, cultural activities?	0						
6.g. Will it reduce poverty and income inequality?	0						
6.h. Will it reduce the number of unfit homes?	0						
6.i. Will it improve the quality of where people live?	++	L/T	Permanent	Whole Area	High	High	Well maintained CA's are attractive places to live.

SA Objectives	Impact ++ + 0 -- - ?	Likely Timing of Impact (Short, Med, Long Term)	Temporary or Permanent Impact?	Geographic Scale	Likelihood of Impact	Significance of Impact	Commentary (any cumulative, secondary, synergistic impacts?) & Recommendations for Improvement/Mitigation
7. To reduce the need to travel							
7.a. Will it reduce the need/desire to travel by car?	0						
7.b. Will it help ensure that alternatives to the car are available for essential journeys, especially to residents in areas of low car ownership?	0						
7.c. Will it help to achieve a reduction in road accident casualties?	0						
7.d. Will it increase the proportion of freight carried by rail and water?	0						
7.e. Will it help to reduce traffic congestion and improve road safety?	0						
8. To improve environmental quality (air, water, land)							
8.a. Will it help to reduce any sources of pollution?	0						
8.b. Will it help to reduce levels of noise?	0						
8.c. Will it maintain and enhance water quality?	0						
8.e. Will it maintain and enhance air quality?	0						
8.f. Will it maintain and enhance land/soil quality?	0						
8.g. Will it reduce the amount of derelict, degraded and underused land?	+	L/T	Permanent	Negative/Neutral Buildings	Med	Med	Document has policies for the Council to encourage the redevelopment of negative/neutral buildings
9. To reduce contributions to climate change							

Appendix 2 The Historical Development of Gloucester

Gloucester: history and development

The history of Gloucester has been written many times and in great detail. This account is not intended to duplicate what has already been said elsewhere. Instead it is aimed at summarising those key historical developments that have helped to shape the city that we know today, with particular emphasis on the street pattern and standing buildings.

Roman Gloucester

A Roman fortress was established at Kingsholm some time after AD 48 close to what must have been an existing ford across the River Severn. The Severn then formed the frontier between Roman Britain and unconquered Wales. By AD 70, the Romans had conquered south Wales and established a new army headquarters at Caerleon. The Kingsholm fort was dismantled and a new one established to the south. This evolved into a *colonia*, a city where soldiers retiring from the army were given land as a form of pension, once Gloucester ceased to be a frontline military station around AD 81.

This period saw the establishment of the rectilinear street pattern that underlies the historic centre of Gloucester. The Cross, marking the centre of today's city, also stands on top of the focal point of the Roman city. Northgate Street and Southgate Streets lie directly on top of the main Roman road through the city. London Road also follows a Roman alignment, turning north easterly to join Roman Ermin Way (today's A38 Barnwood / Hucclecote Road). Ermin Way itself is aligned on the original fort at Kingsholm.

Anglo-Saxon Gloucester

Gloucester continued to be a centre of settlement after the final withdrawal of Roman troops from Britain in 436. The Anglo-Saxon chronicle says that Gloucester (with Cirencester and Bath) fell to the Saxons after the Battle of Dyrham, fought in 577, and thereafter was ruled by the Hwicce, as a sub-kingdom within Mercia. Osric founded a minster church (an early form of monastery) around AD 679, the forerunner of St Peter's Abbey (today's cathedral).

Ethelfleda (died AD 918), daughter of King Alfred and ruler of the Mercians following the death of her husband in 911, founded the new Minster of St Oswald in Gloucester shortly after AD 900, by when Gloucester was already an important commercial centre. Many of the streets, side lanes and alleys of the city centre were established at this time.

St Oswald's was probably connected with the royal palace that was established at Kingsholm by the reign of Edward the Confessor (1003–66). Gloucester was a regular meeting place of the royal council during his reign and that of William I. At one such meeting in 1085 William I initiated the Domesday survey.

Medieval Gloucester

Under the Normans, Gloucester's motte-and-bailey castle commanded the southernmost route across the Severn to South Wales and this was rebuilt in stone (on the site of today's city prison) by Miles of Gloucester in 1110–20. Under Abbot Serlo (from 1089) the Saxon Minster of St Peter was rebuilt to create one of England's greatest Benedictine abbeys (now the cathedral).

Hospitals were established on London Road in the early twelfth century whose chapels still survive (St Margaret's and St Mary Magdalen's). New churches and religious foundations were added – notably the richly endowed Llanthony Priory, begun in 1137 as a home for Augustinian canons fleeing from their original Welsh home. St Oswald's Priory also became a house of the Augustinians in 1152; Greyfriars was established around 1231, Blackfriars around 1239 and Whitefriars around 1268. Of the parish churches that were established at this time, St Mary le Lode, in St Mary's Square, St Nicholas, in Westgate Street and St Mary le Crypt, in Southgate Street, have survived.

Gloucester was granted a charter in 1155 (giving the right to hold a market and to exercise jurisdiction). The economy was based on iron working but the city also had a large population of traders and merchants and the city played an important role as a market and service centre for the region. A quay probably operated along the banks of the Severn between Westgate Bridge and the castle.

Westgate Street was the longest and most important of the city's commercial streets, the location of a market, several churches, the Guildhall and the mint. The abbey occupied all of the north-western quadrant of the city. The east end was the Jewish quarter until the Jews were expelled in 1275. New suburbs developed outside the town walls.

Among secular medieval buildings in Gloucester, the most remarkable are the late-twelfth century undercroft beneath the late-fifteenth century Fleece Hotel, the early thirteenth-century undercrofts to 47–49 and 76 Westgate Street and the New Inn, a complete timber-framed courtyard inn built around 1450 for St Peter's Abbey.

Post Dissolution Gloucester

The Dissolution of the 1530s was a landmark in the city's history, unlocking resources previously controlled by religious houses. The Minster church became the cathedral and with the founding of the See, Gloucester became a city in 1541. Cloth making led a revival in the city's trading fortunes and by 1600 the city hosted specialist markets for the trading of cattle, sheep, grain and fruit.

Port status was granted to the city by Elizabeth I in 1580 and by the time the cloth trade declined in the seventeenth century, the city had evolved into a significant centre for the Severn-based grain and malt trade, though competition from Bristol prevented it from developing foreign trade contacts.

The Puritan city's stubborn resistance to Royalist siege in 1643 is widely seen as the turning point in the Civil War. Large parts of the city were burned to the ground: most of the northern and southern suburbs were lost, as were half the city's eleven medieval churches. Surviving buildings from this period include the timber-framed buildings at 6–8, 14, 26, 30, 33, 43–45, 66, 100 and 99–103 Westgate Street (the Folk Museum) and that at 9 Southgate Street (with a façade dating from 1664/5).

Eighteenth-century Gloucester

Wire and pin making, metal working, bell founding, wool stapling and banking led the city's revival from the late seventeenth century. Gloucester also developed as a distribution centre for goods imported from overseas via Bristol and then forwarded inland to the west Midlands.

A number of medieval houses were refaced in fashionable brick (eg Nos 6–8 and 14 Westgate Street) and the city also became established as a social centre for the local gentry, with fine houses from this period at College Green and Longsmith Street, plus the eighteenth-century church of St John the Baptist in Northgate Street.

The County Infirmary was founded in 1755 and St Bartholomews' Hospital almshouses, near Westgate Bridge, were rebuilt in Gothick style in 1790. Gloucester was active in the establishment and promotion of Sunday Schools from the 1780s (Robert Raikes, pioneer of Sunday Schools, was born in Gloucester in 1736). The County Gaol was rebuilt in 1791, as was St John the Baptist, Northgate Street, in 1734. Other notable buildings of the period include No 1 Miller's Green (The Deanery), Bearland House in Longsmith Street (1740) and Ladybellegate House (1743).

Nineteenth-century Gloucester

Physical growth beyond the city's medieval boundaries began after the Napoleonic Wars. Shire Hall (Sir Robert Smirke) dates from 1815/16. A pump room (demolished 1960) opened in Spa Road that same year, but this was rapidly eclipsed by the greater popularity of the spa at Cheltenham. Even so, several terraces associated with the spa have survived, including Gloucester's only residential square, Brunswick Square (begun 1822), along with Christ Church, Brunswick Road (Rickmann & Hutchinson, 1823).

Two of the Severn's watercourses were partly concealed, having been open since the Roman founding of the city: the Dockham Ditch (aka Old or Little Severn) was culverted south of the Foreign Bridge on Westgate Street in 1825 and completely filled in in 1854, and the Twyver (running beneath Station Road) was culverted in 1833.

The opening of the Gloucester and Berkeley Canal in 1827 gave ocean-going ships access to the city and the coming of the railways in the 1840s encouraged Gloucester's expansion as a busy port for the distribution of foreign grain and timber to the Midlands,

as well as stimulating locally based corn-milling and ship-building, and the manufacture of railway rolling stock (Gloucester Wagon Works opened in 1860) and matches (Morlands/England's Glory).

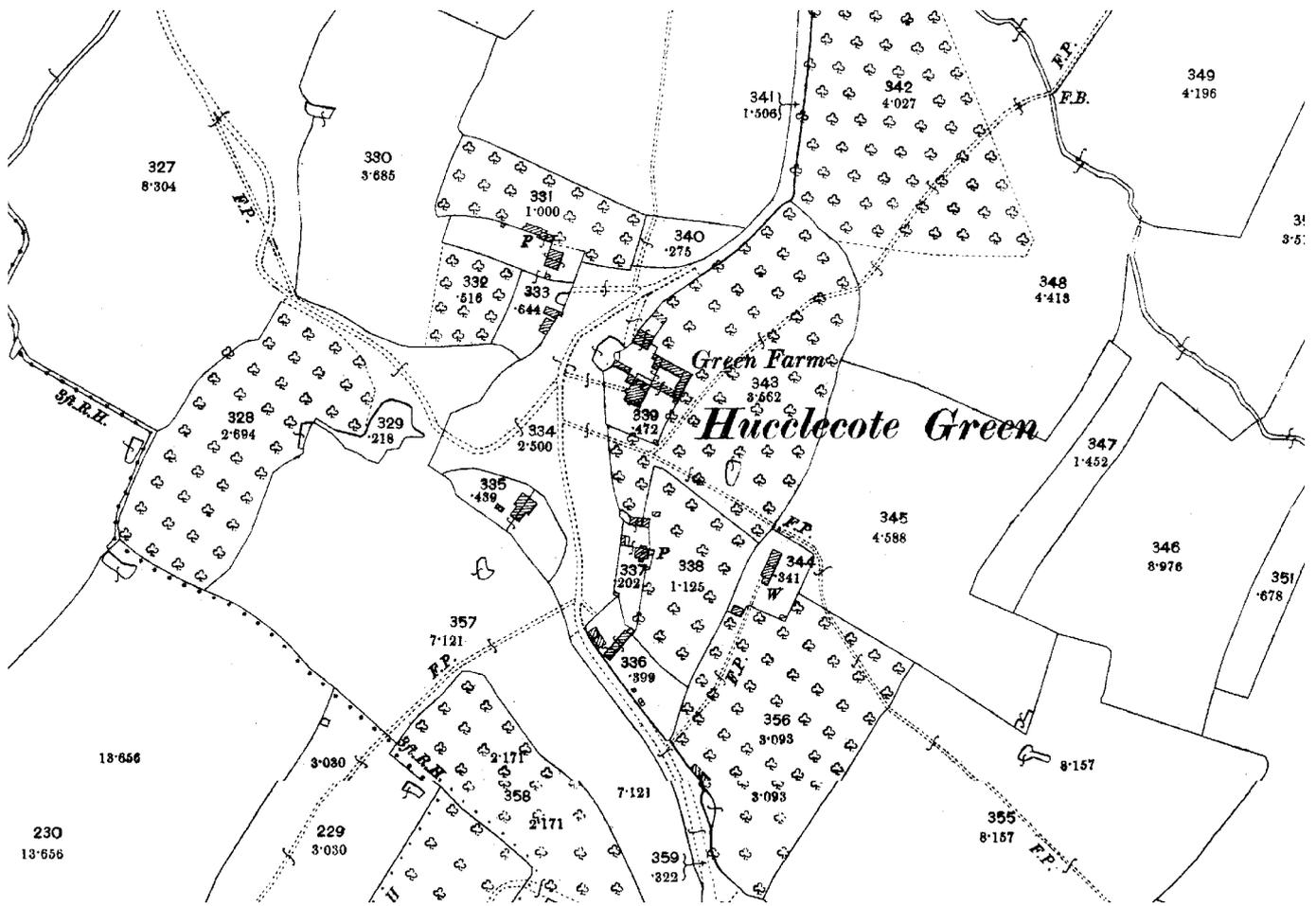
Big increases in population saw the city's boundaries extended in 1835 and 1874. The population doubled between 1851 and 1871 alone. Middle-class housing spread out along London Road while industrial development was heaviest in the area between the canal and Bristol Road and artisan housing grew up in the south and south east of the city. The 1870s and 1880s saw the city centre transformed from a mix of small shops and residential premises to a business and retail centre with banks, offices and large stores. Gas lighting in the city was completed in the 1890s and the new suburbs of Outer Barton Street, Tredworth, Bristol Road, Kingsholm and Wotton were brought within the city boundaries when they were extended again in 1900.

Other buildings of this period include the County Lunatic Asylum (1823), the Friends Meeting House, Greyfriars (1835), St James, Upton Street (1841), the former HM Custom House (Sydney Smirke, 1845), St Mark, Kingsholm (1845), the Mariner's Church in the Docks (1849), the Cemetery, in Cemetery Road (1857), St Peter's Roman Catholic Church (1859), the Wesleyan Church, Victoria Street (1870), the Public Library and Museum (1872), Whitefield Presbyterian, Church Park Road (1872), All Saints, Barton Street (Sir G G Scott, 1875), Coney Hill Hospital (1883), St Paul, Stroud Road 1883, the Public Baths, Eastgate Street (1891), the former Guildhall in Eastgate Street (1892), and St Stephen, Bristol Road (1898).

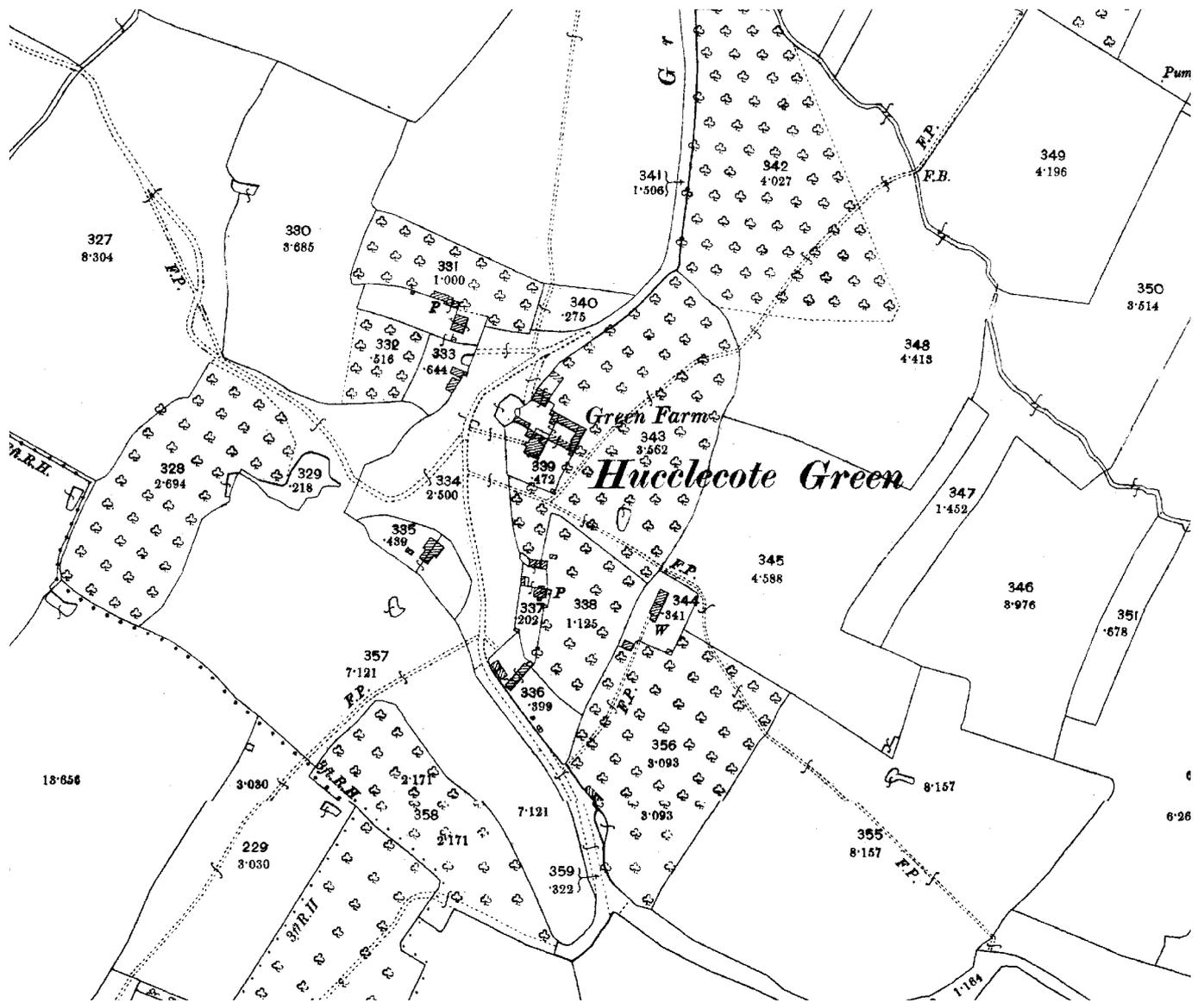
Twentieth-century Gloucester

As the docks declined in the late-nineteenth century, local engineering firms moved into the new industries of aircraft production, though this too ceased in 1960 (as did match making in 1976 and the wagon works in 1985). Gloucester's role as the county town has since created employment in local government and in service industries.

Notable buildings of this period include St Catharine, London Road (1915), the Technical College (1936), St Oswald (1939), St Barnabas, Tuffley (1940) and St Aldate, Finlay Road (1964).



1/2500 Ordnance Survey map 1902.



1/2500 Ordnance Survey map 1923.

Appendix 3 Scheduled Monuments

There are no Scheduled Monuments in The Hucclecote Green Conservation Area.

Appendix 4 Listed Buildings

NAME	ADDRESS
Green Farmhouse	Hucclecote Green, Green Lane

Appendix 5 Bibliography and Contacts

Bibliography

Schedule of Listed Buildings in the City of Gloucester, 7th edition, compiled under section 1 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Verey, D and Brooks, A 2002. *The Buildings of England, Gloucestershire 2: The Vale and the Forest of Dean*, New Haven and London: Yale University Press

Victoria County History, *A History of the County of Gloucester: Volume 4: The City of Gloucester (1988)*

Maps/topographical views:

- Ordnance Survey map of 1902
- Ordnance Survey map of 1923

Maps

Conservation Area 11

Townscape Appraisal



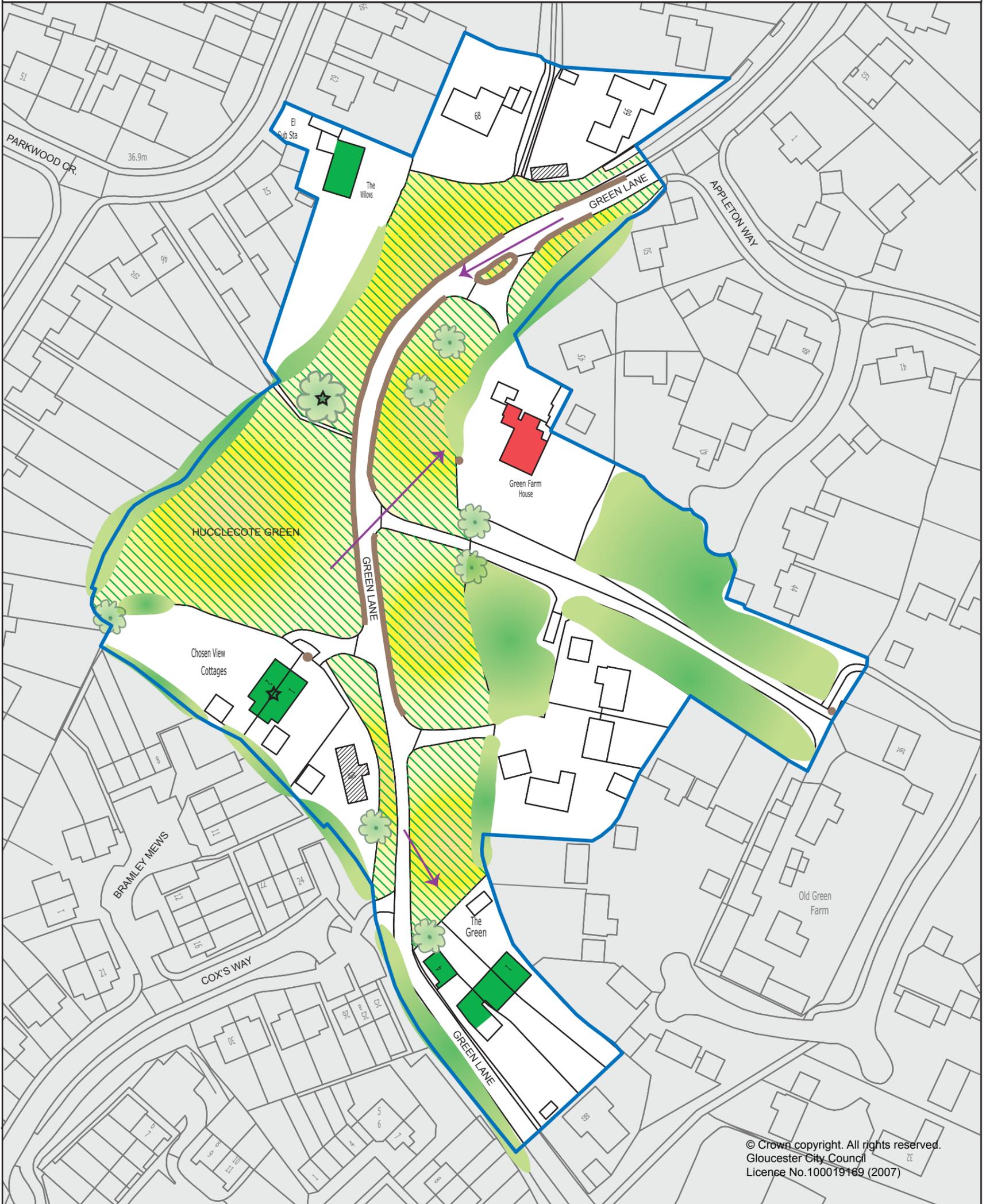


Gloucester City Conservation Area Appraisals

Hucclecote Green Conservation Area

Townscape Appraisal Map

(Not to scale)



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- | | | | |
|----------------------------|----------------------|-----------------------|--|
| Conservation area boundary | Neutral buildings | Important trees | Focal points |
| Listed buildings | Negative buildings | Important tree groups | Natural stone kerb or historic feature of interest |
| Positive buildings | Positive open spaces | Important views | |



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this in English please contact:
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Bengali	<p>ইংরেজী ভাষায় এটা বুঝতে আপনার সমস্যা হলে, দয়া করে নিচের ঠিকানায় যোগাযোগ করুন: ট্যাপেস্ট্রী ট্রান্সলেশন সার্ভিস করপোরেট পার্সোনেল সার্ভিসেস হারবার্ট ওয়ারহাউস, দা ডকস গ্লস্টার ডিএল ১ ২ইকিউ টেলিফোন নম্বর: (০১৪৫২) ৩৯৬৯০৯</p>
Chinese	<p>如果你對明白這些英文有困難的話，請聯絡 達意處翻譯服務 共同人事服務部 何畢貨倉 告羅士打 電話：(01452) 396926</p>
Gujurati	<p>તમોને એ આ ઈંગ્લીશમાં સમજવામાં તકલીફ પડતી હોય તો મહેરબાની કરીને નીચેની જગ્યાએ સંપર્ક સાધવો : ટેપિસ્ટ્રી ટ્રાન્સલેશન સર્વિસ, કોર્પોરેટ પર્સનલ સર્વિસીસ, હરબર્ટ વેરહાઉસ, ધ ડૉક્સ, ગ્લોસ્ટર, ગ્રુએલવ વર્કસ્યુ. ટેલીફોન નંબર : (૦૧૪૫૨) ૩૯૬૯૦૯</p>
Urdu	<p>اگر آپ کو یہ انگریزی میں سمجھنے میں مشکل پیش آتی ہے تو براہ مہربانی یہاں رابطہ قائم کریں: ٹاپیسٹری ٹرانسلیشن سروس، کورپوریٹ پرسنل سروسز، ہربرٹ ویزر ہاؤس، دی ڈاکس، گلوٹسٹر جی ایل 1 2 ای کیو ٹیلیفون : (01452) 396928</p>

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