

City Centre Conservation Area (Conservation Area No. 5)

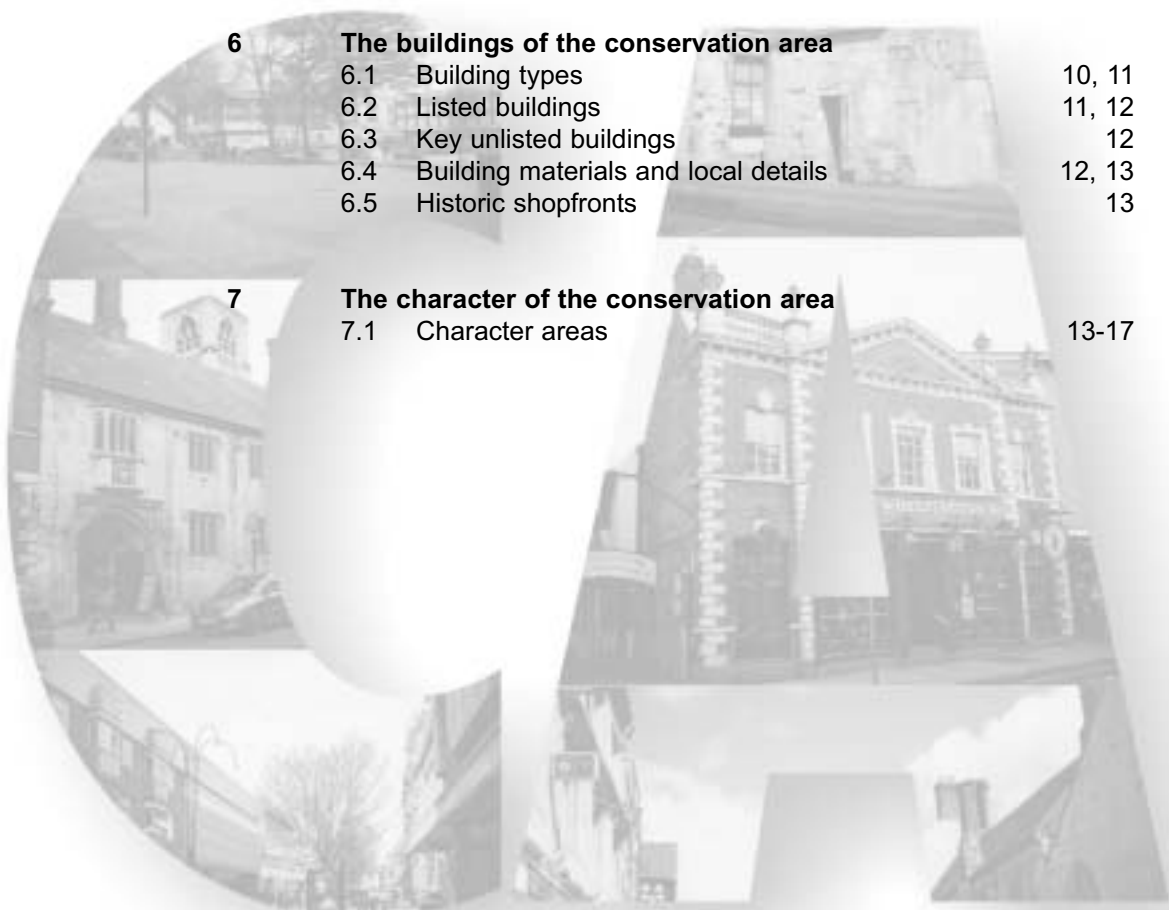
Appraisal & Management Proposals



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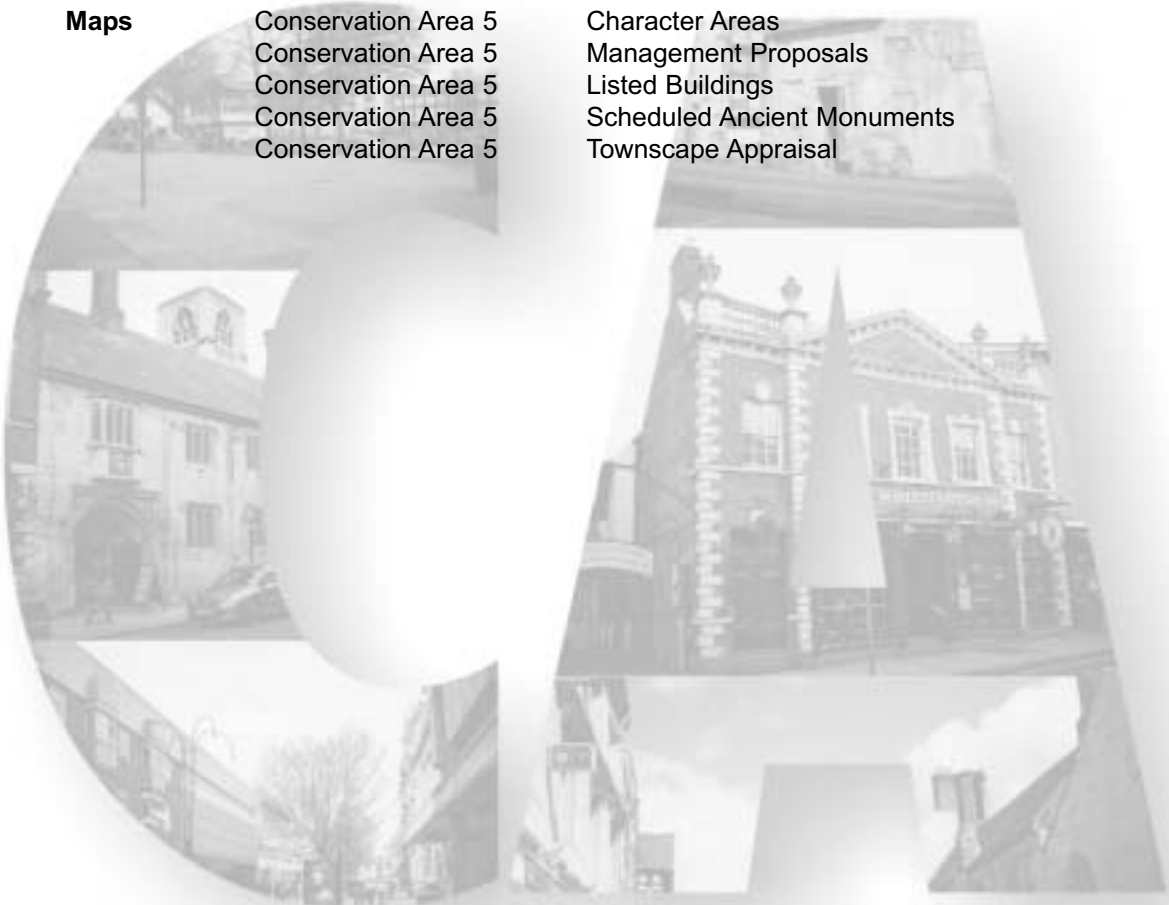
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Character Areas
Management Proposals
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Townscape Appraisal



Part 1 Character Appraisal

1 Summary

1.1 Key characteristics

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

- ◆ Centre of Gloucester city, located between The Docks and the Cathedral Precinct;
- ◆ Commercial, local government, cultural and education uses, with few residential properties;
- ◆ Primary shopping frontages along Northgate Street and Eastgate Street, with access to two modern shopping malls – Kings Square and the Eastgate Shopping Centre;
- ◆ Roman street layout, overlaid by Saxon development, of the four main streets meeting at The Cross;
- ◆ Back lanes and alleys, where they survive, on a grid pattern with some remains of medieval burgrave plots;
- ◆ Two outstanding 12th century friaries – Blackfriars and Greyfriars;
- ◆ Several other scheduled sites within the conservation area, without any above ground remains;
- ◆ A high number of grade I and II* listed buildings, in religious or secular uses, dating to between the 11th and the 19th centuries;
- ◆ Westgate Street contains the highest concentration of listed buildings, many of them medieval;
- ◆ Several very early medieval churches – St Mary de Crypt in Southgate Street ; St Nicholas' Church, Westgate Street; St John the Baptist, Northgate Street; and St Michael's Church (of which only the tower remains) in Eastgate Street;
- ◆ Survival of several medieval stone undercrofts, associated with wealthy merchants' houses;
- ◆ Several outstanding timber-framed houses of the 15th-17th centuries;
- ◆ Survival of The New Inn in Northgate Street, listed grade I;
- ◆ Grade II listed Victorian buildings in Brunswick Road, mainly used as the library and museum.



St Mary de Crypt Church and Grammar School, Southgate Street.

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 Modern development

1930s and post-WWII development has impinged on the smaller, more domestic scale of the historic streets, cutting across burgrave plots and creating large blocks of new buildings. This has resulted in a loss of the historic grain of the medieval city, particularly affecting the small alleys and narrow streets which once characterised the area. Smaller scale development has also adversely affected the setting of adjoining historic buildings, and a number of modern buildings could also be improved by cleaning or refacing.

2 Economic vitality and Buildings-at-Risk

Parts of the conservation area provide secondary shopping and other commercial uses which struggle to maintain economic vitality. There are a number of buildings which urgently require repair or improvement. Other historic buildings have been repaired or painted using inappropriate materials and colours.

3 Negative buildings

There are a large number of mainly Post-WWII buildings which it is considered make a negative contribution to the character and appearance of the conservation area, whose demolition and rebuilding (to an appropriate scale and form) would be welcome. These are all marked on the Townscape Appraisal map.

4 Shopfronts

There are a number of well detailed, historic shopfronts which have been identified on the Townscape Appraisal map. However there are also many more modern shopfronts which are badly detailed and use garish colours, modern materials and poor quality signage, particularly in Southgate Street.

5 Public spaces

The Cross is the central focal point in the city centre which is only marked by a small brass plaque set into the paving. Public art is lacking or is badly located. A number of specific sites require improvement, including the Via Sacra.

6 Public realm, pedestrian movement and traffic

Whilst the 1990s pedestrianisation scheme has provided an attractive and largely well detailed environment for the city centre, including excellent signposting, there are a number of problems including poor quality paving, badly maintained public realm, unsuitable street lighting, poor pedestrian linkages, and areas of busy traffic.

7 Via Sacra

The Via Sacra was a bold concept which now requires re-evaluating and improvement. In many areas, the paving or the surrounding landscape are in urgent need of enhancement.

8 Blackfriars and Greyfriars

These two sites make a major contribution to the special architectural and historic interest of the conservation area but both have been adversely affected by unsuitable modern development and various improvements are required.



Blackfriars.

9 Street trees

Whilst trees are not a major feature of this urban conservation area, the few trees that are present, particularly those off Longsmith Street and Greyfriars, make an important contribution to the softening of the urban townscape and enhancing the setting of historic buildings.

2 Introduction

2.1 The City Centre Conservation Area

The City Centre Conservation Area lies between The Docks and the Cathedral Precinct in Gloucester, encompassing the main commercial core of the city. The four principal streets meet at The Cross, reflecting their Roman origin, and the boundary of the conservation area largely follows the line of the former Roman wall, now lost below later development. The grid pattern of streets and back lanes reflect the changes made by Saxon occupation, although in the north-east and to an extent, the south-east quadrants, these have been overlaid by Post-war development which provided the area with two large shopping malls.

The conservation area retains a large number of historic buildings, dating from the 11th century onwards. Medieval churches and former merchant's houses, many with fine timber-framed frontages, can be found in the main streets, of which Westgate Street is the most intact.



Blackfriars.

2.2 The purpose of a conservation area character appraisal

The City Centre Conservation Area comprises all or parts of a number of former conservation areas, all originally designated in 1968: The Cross Conservation Area; The Cathedral Precinct/Westgate Street Conservation Area; Blackfriars/Greyfriars Conservation Area; Fountain Square Conservation Area; and Brunswick Square Conservation Area. The boundaries of these conservation areas were reviewed in June 2006 and following public consultation the new City Centre Conservation Area was redrawn.

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 Centre 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*
- ◆ *A Tree Strategy for Gloucester (2001).*

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*.

2.4 Other initiatives

The government established eight Regional Development Agencies in 1999 in order to co-ordinate regional economic development and regeneration, and later, in 2003, the South West Regional Development Agency (SWERDA). Working with the City and County Councils, SWERDA established the Gloucester Heritage Urban Regeneration Company (URC) and subsequently submitted a successful bid to the OPDM for the designation of Gloucester city centre, along with two outlying areas, for URC status. The URC's main task is the production and implementation of an Area Regeneration Framework, which sets out a strategy for the URC area.

In 2003 the URC commissioned a scoping report from Alan Baxter Associates, according to a brief agreed with English Heritage. This Rapid Characterisation Study considered the historical development of the area and provided a basis for future work.

The URC adopted its Area Regeneration Framework in July 2006. Consultants Terence O'Rourke Associates produced site-specific proposals for seven key sites which provide detailed urban design advice for sites that will be a priority for implementation by the URC.

This Character Appraisal and Management Proposals forms part of these initiatives although they have been funded by the City Council and drawn up by independent consultants.

3 Location and Landscape Setting

3.1 Location and activities

Gloucester is the county town of Gloucestershire and is located on flattish land along the River Severn, some ten miles to the west of Cheltenham. Tewkesbury lies about 15 miles to the north, with the Malvern Hills and Worcester beyond. The border of Wales is not far beyond the Forest of Dean to the west. To the south lies Stroud, lying on the Cotswold escarpment, which rises steeply from the plain to the south-east of the city. This is crossed by the M5 Motorway, connecting the north of England to Bristol, Bath and the south-west.

The City Centre Conservation Area is, as the name suggests, located in the centre of the city, encompassing the meeting point of the four main streets – Westgate Street, Northgate Street, Eastgate Street and Southgate Street – which conveniently divides the area into unequal quadrants. The boundary of the conservation area follows (approximately) the line of the Roman/medieval walls to the south, east and north-east. To the north the boundary bends around the cathedral precinct (a separate conservation area) and to the west, continues to encompass an extra-mural area terminating in 20th century development.



Southgate Street.

The conservation area covers the main commercial core of the city, with two major modern shopping centres: King's Walk, which takes up a large proportion of the north-east quadrant; and the Eastgate Shopping Centre, which lies within the south-eastern quadrant. Northgate and Eastgate Street are both major shopping streets with the usual national shops – Debenhams, Marks and Spencers, Boots, etc. Southgate Street contains fewer shops (though the entrance to Eastgate Shopping Centre), several hotels, and an important historic church (St Mary de Crypt). Westgate Street, which leads down to the river, is notable for Shire Hall and the associated County Council offices, another major historic church (St Nicholas'), the Folk Museum, and a number of more specialised shops, cafes and restaurants, responding to the location close to the cathedral close. On the eastern fringes of the conservation area, facing Brunswick Road, are the library and city museum, next to Gloucester College of Art and Technology (GLOSCAT).

Apart from the many listed buildings which line the streets, there are two significant ancient monuments, both containing standing buildings: Blackfriars, between Southgate Street and Ladybellegate Street; and Greyfriars (to a much lesser scale), located between St Mary le Crypt Church and Brunswick Road.

There is little evidence of any residential uses within the conservation area apart from in Priory Place and Berkeley Street, although some accommodation appears to be in use above some of the shops in Southgate Street and Westgate Street.

3.2 Topography and geology

Central Gloucester is located on a spur of higher ground just above the floodplain of the River Severn. The city lies on lower lias clay and gravels in the flat Vale of Gloucester, which is itself part of the larger Vale of the Severn. To the north, west and south the terrain is largely flat, but the Cotswold escarpment, along with the outlying Robinswood Hill and Churchdown Hill, rises steeply to the east, at a distance of some 8 kilometres from the city centre.

Within the City Centre Conservation Area, contours confirm that there is a high spot close to the crossing point of the four main streets, with the steepest drop occurring on the west side of Ladybellegate Street. The change in gradient is also particularly noticeable along Westgate Street, which drops gradually towards the river and the historic quay area. Until the 19th century, the river Twyver or Fullbrook once ran eastwards along the north side of St Aldate Street (forming the northern ditch to the medieval city) and into what was once Mill Lane, but has long since been culverted. Similarly, along the western edge of the conservation area, the Severn has changed course several times and it is likely that in the Roman and Saxon periods it was much closer to the city centre than now.

3.3 Relationship of the conservation area to its surroundings

The conservation area is almost completely surrounded by other conservation areas, the only exception being to the north of Westgate Street, where 1960s development has impinged on the historic streetscape.



View down College Street to the cathedral.

Immediately to the north can be found Gloucester Cathedral close, linked to Westgate Street by College Street, and providing an important open space surrounded by very significant historic buildings. This is called the Cathedral Precincts Conservation Area. To the west lies the former historic quay, which is located along a sub-channel of the River Severn, with water meadows beyond. Part of this forms the Longsmith Conservation Area. To the south-west, beyond Commercial Road, lie the historic docks surrounded by the vast warehouses of The Docks Conservation Area. Continuing from Southgate Street is an area of mixed commercial and residential development along Lower Southgate Street, the Southgate Street Conservation Area. The Spa

Conservation Area wraps around the south-west edge of the city centre, with its elegant Regency terraces and open green spaces. Finally, to the east, the boundary abuts mainly 19th century development along Outer Eastgate Street and in the Cromwell Street residential area, which is called the Eastgate and St Michael's Conservation Area.

The City Centre Conservation Area is partially pedestrianised so vehicular access is limited. The pedestrianisation scheme in the 1980s and 1990s created a pleasant shopping environment for all of the four main streets, with car parking situated around the edges. There are both surface and multi-storey car parking facilities off Ladybellegate Street, and roof car parking above Eastgate Shopping Centre and to one side of King's Square. Access to the cathedral close is via Westgate Street and College Street, carefully controlled at a gateway by the cathedral authorities. There is an important pedestrian link from Brunswick Road to Southgate Street, past Greyfriars, which also connects into Eastgate Shopping Centre and the adjoining covered market. The principle vehicular entrances into the conservation area are from Royal Oak Road and The Quay, feeding into public car parking in Ladybellegate Street and the county council offices in Quay Street; from the Inner Relief Road, which wraps around the city centre on the northern, eastern and south-eastern edges, feeding into the parking for the two shopping malls; and into Lower Eastgate Street, to the two surface car parks off Hampden Way. Another significant pedestrian route is from Kings Square towards the railway station.

4 Historic Development and Archaeology

4.1 Historic development

The name Gloucester is derived from the first syllable of the Roman name Glevum, combined with the suffix “-cester”, indicating a Roman fortress. The City Centre Conservation Area forms the historic core of Gloucester and the boundaries of the conservation area largely follow the lines of the Roman city walls, later used by both Saxons and Normans until largely demolished in the Civil War of the mid-17th century.

The historical development of city has been covered in great detail in a variety of publications, details of which are included in the Bibliography at the end of this document. A summary of this development is included at Appendix 2.

The principal features of the historical development of the City Centre Conservation Area are as follows:

Roman:

- ◆ Roman occupation commences in AD 48 when a Roman fortress was constructed at Kingsholme, taking advantage of the lowest bridging point of the River Severn;
- ◆ In AD 65-70 Kingsholme was abandoned and a new settlement or colonia established on the site of the present city centre;
- ◆ The cross plan of streets were laid out; with Northgate Street and Southgate Street still largely aligned along the Roman layout;

- ◆ The forum and basilica lay alongside Southgate Street;
- ◆ A suburb developed on land to the west, reclaimed from the river;
- ◆ During the 4th and 5th centuries the site was gradually abandoned until overrun by invading Anglo-Saxons;

Anglo-Saxon and Norman:

- ◆ In 577 the Hwicce, an Anglo-Saxon tribe, occupied Glevum;
- ◆ They created a new town within the old Roman walls and gateways;
- ◆ In 679 the Christian king of the Hwicce, Osric, founded a minster which was rebuilt in 823;
- ◆ New streets laid out in the 9th century, many of which remain; the town walls were refortified;
- ◆ Queen Aethelfleda founded a priory in about 900;
- ◆ After the Norman invasion, a castle was built close to the river, and Gloucester grows due to the market and mint;
- ◆ Abbey of St Peter, which stood on the old Minster site, refounded by William in 1072 – this became one of the principle Benedictine centres in England.

Medieval:

- ◆ Henry III crowned in St Peter's Abbey in 1216;
- ◆ Greyfriars established in 1231, Blackfriars in 1239 and Whitefriars in about 1268;
- ◆ Gloucester's wealth derived principally from the making of wool cloth;
- ◆ Long, thin burgage plots laid out along the principal streets, to promote development;
- ◆ Westgate Street (closest to the Abbey) contained the market, several churches and the mint; vaulted stone merchant's undercrofts constructed in the prosperous late 12th and early 13th centuries;
- ◆ Southgate Street contained the fish and corn markets;
- ◆ Eastgate Street was the Jewish Quarter until the Jews were expelled in 1275;
- ◆ Northgate Street contained another market and was lined with shops;
- ◆ St Peter's Abbey rebuilt and extended in the 14th century;
- ◆ Until c1300 the Cross was surrounded by a huddle of tiny buildings on very narrow frontages, but after this date sites were redeveloped to form larger plots, of which the New Inn in Northgate Street (c1450) is the most obvious survivor;

Tudor and Jacobean:

- ◆ Late 1530s - Dissolution of the monasteries – power of the church diminished, Gloucester became notable for its markets and manufacturing;
- ◆ Bluecoat School built in 1566 in Eastgate Street;
- ◆ Gloucester became a significant administrative centre, helped by improvements to Gloucester quay;
- ◆ In 1643 the Civic War resulted in the demolition of the suburbs to the south;
- ◆ Gloucester declined in the late 17th century as the textile industry became less important although new industries, such as metal working, developed.

Georgian:

- ◆ Gloucester prospered as roads improved and river borne trade through Bristol increased;
- ◆ Quayside facing the river Severn an important part of the city's economy;
- ◆ City centre roads widened – East Gate demolished in 1778 and the remaining gates in 1781;
- ◆ New markets built off Eastgate Street and Southgate Street in 1786;
- ◆ Existing buildings refronted in fashionable brick;
- ◆ New public buildings constructed;
- ◆ New gaol built on site of Norman castle in 1788;

Regency:

- ◆ New spa developed to south of the city centre after 1814, providing a short lived impetus (it was closed in the 1830s) to building of new shops in the city centre;
- ◆ Gloucester and Berkeley Canal opened in 1827, which meant that by 1900 Gloucester had become one of the largest and most profitable ports in the country;
- ◆ Gloucester Docks – first basin constructed in 1812, with warehouses being built from 1826 onwards;
- ◆ Grain and timber the most important imports.

Victorian:

- ◆ Between 1840 and 1900 the Docks continued to expand and to provide Gloucester with its principal source of income;
- ◆ Birmingham and Gloucester railway arrived in 1840;
- ◆ Volume of canal borne traffic peaked in about 1850, but decreased rapidly after the railways developed, providing links to Birmingham, Swindon and Bristol;
- ◆ 1849 – St Michael's Cross demolished and rebuilt to one side;
- ◆ 1855 – Eastgate Street market rebuilt;
- ◆ 1860s – development of Gloucester Wagon Works;
- ◆ 1872 – completion of the Schools for Science and Art in Brunswick Road – public library and Price Memorial Hall (later the museum) added on either side soon after;
- ◆ The middle classes moved out of the city centre and new residential suburbs developed outside the historic core;
- ◆ In the late 19th century banks, offices and larger stores moved into the city centre;
- ◆ 1890s – new Guildhall built in Eastgate Street, on site of the Bluecoat School.

20th Century:

- ◆ 1900 – buildings demolished between Commercial Road and Ladybellegate Street for new electricity works;
- ◆ 1901-1907 – rebuilding around The Cross to ease congestion;
- ◆ By 1914 city centre had become almost entirely commercial;
- ◆ 1920s and 1930s – buildings demolished in Northgate and Eastgate Streets for new department stores e.g. Debenhams (then Bon Marché) built between 1928 and 1931;
- ◆ New buildings - Employment Exchange, Commercial Road (1935); The Technical College, Brunswick Road (1938-41); and Central Post Office, The Oxbode (1934);
- ◆ Little damage during WWII;
- ◆ New housing built in 1930s and 1950s/60s including Fountain Square area at western end of Westgate Street;
- ◆ 1950s – St Michael's Cross removed from city centre;
- ◆ Late 1950s – completion of city bypass; 1962 – Bruton Way, the first section of the Inner Relief Road, opened; early 1960s – Kimbrose gyratory system completed at end of Southgate Street; 1966 – Severn bridge opened, removing through traffic for south Wales; M5 motorway opened in 1971;
- ◆ G A Jellicoe's Plan of 1962 led to the demolition of much of the medieval streets and buildings in the north-east and south-east quadrants, to provide the Eastgate Shopping Centre (1966-1974) and King's Square (1969-1972, and early 1980s), served by rooftop car parking and linked across Eastgate Street by a first floor bridge;
- ◆ Jellicoe's Plan also allowed for the creation of a Via Sacra, a pedestrian route linking the cathedral and other historic sites to the main shopping areas;
- ◆ County Hall buildings off Westgate Street constructed in the late 1960/early 1970s;
- ◆ The portico to the old Eastgate Market moved to form a new entrance to the Eastgate Shopping Centre in 1973;
- ◆ Periodic new development in the 1970s and 1980s, including the demolition of some of Gloucester's best Non-Conformist churches and also replacement of the Gloucestershire Infirmary in lower Southgate Street with Southgate House.

Surviving historic features in the conservation area

- ◆ The only significant Roman ruins visible today are a stretch of town wall in the City Museum basement in Brunswick Road, and the footings of the East Gate (in front of Boots the Chemist);
- ◆ Basic layout of the four principal Roman streets (Northgate, Westgate, Southgate and Eastgate Streets, although Westgate and Eastgate were re-aligned further north in the late Saxon period);
- ◆ Saxon streets, side lanes and alleys, such as Longsmith Street and the side passages connecting to Westgate Street;

- ◆ Medieval churches: St Mary de Crypt; St Nicholas; St John the Baptist (spire only); and the surviving tower to St Michael's church;
- ◆ The remains of two medieval friaries - Blackfriars and Greyfriars – both scheduled monuments;



Greyfriars.

- ◆ Survival of 12th, 13th or 14th century undercrofts, such as those under The Fleece Inn in Westgate Street;
- ◆ A number of important late medieval secular buildings: The New Inn, Northgate Street (c1450) and no. 100 Westgate Street (now the Dick Whittington Tavern), built c.1500 for a master clothier;
- ◆ Merchant's houses of the 14th, 15th and 16th centuries, often refaced in the 18th or 19th centuries, such as no. 24 Westgate Street (The Judges House), a late 15th century house refronted in the late 18th century;
- ◆ The remains of two medieval friaries - Blackfriars and Greyfriars – both scheduled monuments;
- ◆ A notable collection of 17th century buildings such as The Folk Museum, no. 103 Westgate Street; no. 9 Southgate Street; and several examples in Westgate Street;
- ◆ Prestigious houses built for the gentry in the 18th century, such as nos. 59 and 61 Westgate Street;
- ◆ A few well detailed 19th century buildings, such as Greyfriars House (c.1810) and the Quaker Meeting House (1834-5), both in Greyfriars; and nos. 13, 15 and 17 Ladybellegate Street, built in the early 19th century and incorporating some of the remains of the 13th century west range of the former Dominican friary of Blackfriars;
- ◆ The group of late 19th century High Gothic buildings in Brunswick Road, now housing the library and museum;
- ◆ A few 20th century buildings of some merit, such as the frontage building to the Gloucester College of Arts and Technology (GLOSCAT) of 1936; and the Post office (mid-1930s) in The Oxbode.



GLOSCAT – main frontage building.

4.2 Archaeology

There are a high number of scheduled sites within the conservation area, shown on a map at Appendix 3. Most of these lie below existing buildings. The best preserved are the buildings and ruins of Blackfriars and Greyfriars, of which the former retains the most significant above-ground remains.

Blackfriars

Blackfriars is significant as being one of only three Dominican friaries which survive in any sort of completeness – the other two are in Norwich and Newcastle upon Tyne. The friary was founded in c1239 by Sir Stephen de Hermshill on a site just inside the south wall of the town, formerly part of the outer bailey of the castle, and the church was consecrated in 1284. In 1539 the buildings were purchased by Alderman (later Sir) Thomas Bell, capper and clothmaker, three times mayor and sheriff of Gloucester. He truncated the church, especially the nave, converting what remained into a grand mansion known as Bell's Place, and utilised the claustral buildings as his factory. The house was divided into two in c1710 and three town houses (now nos. 15, 17 and 19 Ladybellegate Street) were built in c1810 which encompassed parts of the 13th century buildings. Further mainly disastrous alterations were carried out in the early 20th century. Restoration in the early 1960s revealed how much of the original buildings remained, and work since (the buildings are now in the care of English Heritage) has greatly improved the interpretation and appreciation of the remains. After expensive restoration work in the 1990s, nos. 13-17 remained empty until 2005, when they were partially occupied by the Gloucester Heritage Urban Regeneration Company. The main buildings are not usually open to the public.



Nos. 15, 17 and 19 Ladybellegate Street.

Greyfriars

This Gloucester house of Franciscan friars was founded by Thomas, Lord Berkeley in c1231 on a site just east of Southgate Street; the precincts were later extended east and south up to the town walls. The friars' cemetery lay north of the church (under what is now the Eastgate Shopping Centre) and the claustral buildings, of which nothing remains, to the south. The church itself was rebuilt from c1518 by Maurice Berkeley, so the building was in good condition when the Crown gained possession after the Dissolution in 1538. Parts of the church were subsequently converted into a brew house and several buildings had been erected within the shell by the late 18th century. A prestigious town house was built in the first two bays of the ruinous church in c1810 for the currier Philo Maddy (Greyfriars House), which was converted for use in association with the adjoining public library in the 1970s, when the ruins were consolidated and repaired. Public access is always possible as the site lies on an important pedestrian link between Southgate Street, Brunswick Road (part of the Via Sacra), and a side entrance into the Eastgate Shopping Centre.



Greyfriars House.

5 Spatial Analysis

5.1 Plan form and layout

As previously described, the boundary to the conservation area loosely follows the line of the Roman walls apart from the where it abuts the Cathedral Precincts Conservation Area, and along Westgate Street, where it continues beyond the line of the wall to encompass late medieval suburbs which once led down to The Quay and the bridge crossing over the River Severn.

The conservation area retains the classic symmetrical cross pattern, dating to the original Roman settlement, although Westgate Street and Eastgate Street were realigned slightly northwards in the Saxon period, when a number of small back lanes were laid out creating a grid pattern of streets. These are best observed to either side of Westgate Street, connecting towards Blackfriars to the south and the cathedral precinct to the north. Longsmith Street and Ladybellegate Street are parts of this early layout, encompassing the site of Blackfriars which dates to the early 13th century. A common boundary to the rear of properties along the south side of nos. 81-119 Westgate Street may represent the extent of 13th century burgage plots.

The south-east quadrant, between Southgate Street and Eastgate Street, has been adversely affected by the construction of the Eastgate Shopping Centre from the 1970s onwards, and the addition of the tower block on the GLOSCAT site in the 1980s, although the small lane which lies alongside Greyfriars provides a welcome reminder of the intimate scale and enclosed nature of the earlier back streets. The north-east quadrant, between Eastgate Street and Northgate Street, has also been decimated by the building, from the 1960s onwards, of the Kings Square development. Only one narrow alley, at the side of The New Inn, remains, the rest having been swept away by comprehensive redevelopment.



Eastgate Street.

Today, the conservation area has a dense urban character along the four main streets, where continuous terraces of varied buildings sit on the back of the pavement. Of note is the variety in width of these principal streets, representing the sites of medieval markets or island buildings which have been demolished as part of highway improvements, which started as early as the 18th century. The most complete and unaltered street is Westgate Street, containing a rich mix of well detailed historic buildings with very little 20th century infill. Because most of the buildings were built as houses, the street retains a more intimate domestic scale, despite most of the ground floor accommodation now being in commercial uses. Westgate Street contrasts unfavourably with the three other main streets, which all contain a number of 20th century buildings of little or no architectural merit, built as shops, offices or other uses, which are bland, monolithic and out of scale with the surrounding historic buildings.

Away from these main streets, the built form becomes more fragmented with open spaces (not all of them attractive) created by new development and the ad hoc addition of modern buildings, such as the 1930s and later developments of the GLOSCAT site, the 1960s multi-storey car park off Longsmith Street, and the County Hall buildings in Upper Quay Street and Bearland.



Longsmith Street (County Hall in background).

5.2 Landmarks, focal points and views

The flattish topography of most of the conservation area means that views are focused on a few prominent buildings, mainly the historic churches and, of course, the cathedral, whose tower can be glimpsed from many places within the city centre. The principal views are:

- ◆ From The Cross down all of the four main streets;
- ◆ Along Eastgate Street to the tower of St Michaels' Church, an important landmark in several other shorter views;
- ◆ Along Westgate Street to the spire of St Nicholas' Church;
- ◆ Along College Street, towards the cathedral;
- ◆ Across Ladybellegate Street car park to Blackfriars;
- ◆ Down Ladybellegate Street to Ladybellegate House;
- ◆ From Ladybellegate Street westwards towards the prison;
- ◆ Southwards along Southgate Street towards St Mary de Crypt Church;
- ◆ Eastwards along Greyfriars towards Greyfriars House;
- ◆ Westwards along Greyfriars to the ruins of the friary;
- ◆ Across the open green space in front of the GLOSCAT site to the main 1930s building;
- ◆ Along Brunswick Road to the library/museum complex;
- ◆ Eastwards along Parliament Street, noting the curve of the road which follows the line of the Roman city wall.



View along Brunswick Street to the Museum complex.

5.3 Open spaces, trees and landscape

For a city centre, there are disappointingly few public open spaces of any merit, making the three which do exist especially important. The most attractive area is around Greyfriars, where the churchyard to St Mary de Crypt Church provides one of the only truly green spaces in the city centre. Recently improved, the trees and grass link to a landscaped area behind Greyfriars and together form a peaceful haven which contrasts with the busy city streets beyond. Kings Square is a more formal and much more public space, surrounded by shops, recently resurfaced and improved as part of a scheme to encourage greater community use. The square retains a number of large street trees which contribute greatly to the “green” character of this space. Finally, the green courtyard in front of the GLOSCAT building in Brunswick Road, although requiring some improvement, is a significant open space which links with St Michael's Square on the opposite side of the road.

There is also a small public garden off Constitution Walk, with trees and grass (Aviation Park), but its somewhat concealed location means that it is not perceived as a safe environment and is therefore not used. The adjoining Bowling Green is not open to the public although it can be glimpsed through wire mesh fencing.

Overall there are few trees or green spaces in the city centre although new street trees have been planted as part of the pedestrianisation scheme in a few places. Some more mature trees can be seen in St John's Lane, Berkeley Street and Bull Lane, probably dating to 1960s and 1970s improvements. The best trees are in The Oxbode, King's Square, Upper Quay Street and St Mary de Crypt churchyard, now an informal local nature reserve, with one large tree next to the Greyfriars ruins.



Trees in St Mary de Crypt Churchyard.

Whilst the city centre may lack notable open spaces, it should be noted that a number of very important open spaces can be found close by - The Cathedral Precinct, with its lawns and trees; The Quay, facing the River Severn and the water meadows beyond; The Docks, with its open water and impressive warehouses; and the public parks in Brunswick Square and beyond Spa Road. All of these are within walking distance of the city centre.

5.4 Public realm

The four principal streets in the city centre have been subject to a comprehensive pedestrianisation scheme, which has created an attractive environment for shoppers and visitors. The zone operates between 10 am and 5 pm, during which time only permit holders and delivery vehicles are allowed in.



Westgate Street – start of Pedestrian Zone.

Incrementally completed since the early 1990s, the scheme encompasses all of Eastgate Street as far as the junction with Brunswick Road; Southgate Street as far as the junction with Blackfriars; Westgate Street as far as Upper Quay Street; and Northgate Street as far as St John's Lane. The use of traditional paving and well detailed modern street furniture is a special feature of the scheme, which includes litter bins, bollards (some of which have a crossed top which refers back to the city's history of needle making), and seating. Finger posts, street signs, and large maps provide valuable information and in the summer hanging baskets of flowers add colour. The use of blue/black as the standard colour helps to link these different elements. Paving can be sawn York stone or better quality concrete block, such as Tegula, depending on the location, and occasional mosaics with historical images mark some of the junctions. By today's taste, the complexity of materials used, including marking out the (possible) sites of former buildings, has resulted in a rather too “busy” surface which also suffers from inconsistencies between the different streets. However, overall the scheme has worn well. Bollards and railings protect some of the sitting spaces outside cafes from the occasional delivery truck. In Westgate Street, carved stone has been used to create low bench seating outside no. 88.

A number of side lanes have been repaved using traditional materials to create the Via Sacra which connects the various historic sites in the city centre, most notably Berkeley Street, Blackfriars, and Greyfriars although the “historic” paving is not continuous. Bull Lane, a narrow roadway between Westgate Street and Longsmith Street, has been repaved using sawn York stone as a central pathway through wide granite setts. Similar paving occurs in Cross Keys Lane, some of which may be 19th century. What looks like re-used York stone has been laid outside St Nicholas' Church in Westgate Street and the adjoining pub, and on the other side of the road, in front of the Folk Museum, large slabs of black Pennant

stone (the only example in the city) provides an appropriate setting for the listed building. The best example of traditional paving can be seen in Greyfriars, particularly the stretch from Southgate Street to Greyfriars House. None of this paving is historic. Elsewhere, paving is the standard concrete block or tarmac of the modern world.

Reproduction cast iron street name plaques are a feature of the conservation area, with white letters on a blue background. Within the city centre, lighting is largely fixed to the buildings, or in the back streets, is entirely modern, consisting of steel columns and modern light fittings.

There is very little street art: a cruciform carved stone bench by Peter Yarwood, of c1993, close to The Cross; a bronze statue of the Roman emperor Nerva and his horse in Southgate Street outside the entrance to the Eastgate Shopping Centre in Southgate Street; and the Spirit of Aviation statue, by Simon Stringer (1999), in Northgate Street at the junction with The Oxbode (this commemorates the Gloucester connection with the jet engine).



Statue of the Roman emperor Nerva in Eastgate Street.

Boots in Eastgate Street was built in 1980 and the return elevation facing Brunswick Road retains at ground floor level some cast-resin historical panels of Roman and medieval/Civil War Gloucester, by David Gillespie Associates. Around the corner, British Homes Stores (no. 33-39 Eastgate Street) also retains some highly coloured bas reliefs of historic events, cutting described in Pevsner as an historical sop to the demolition of the real historic buildings which took place in the area from the 1960s onwards.

6 The buildings of the conservation area

6.1 Building types

Within the conservation area are many types of building, with the majority of the historic buildings being family homes which are now in commercial uses. Many of these buildings retain medieval components, overlain with 18th or 19th century rebuilding. From the 19th century onwards, as the docks developed, the city centre became less attractive to the aspiring middle classes who therefore moved out to the more comfortable suburbs. New buildings were subsequently provided which were in governmental, administrative, manufacturing, or commercial uses. The provision of two new shopping centres from the 1960s onwards resulted in the further loss of residential property so that today there are hardly any family homes in the city centre.

(i) Religious buildings

- ◆ The buildings and ruins of Blackfriars and Greyfriars, listed grade I and also scheduled ancient monuments;
- ◆ Medieval churches: St Nicholas, Westgate Street; St Mary de Crypt, Southgate Street; St John the Baptist, Northgate Street; and the tower of St Michael's Church, Eastgate;
- ◆ Friends Meeting House, Greyfriars (early 19th century);
- ◆ 20th century – Brunswick Baptist Church, Southgate.



St John the Baptist Church, Northgate Street.

(ii) Cultural/education

- ◆ Public library and museum, Brunswick Road (19th century);
- ◆ GLOSCAT site, Brunswick Road (20th century).

(iii) Residential, now largely in commercial use

- ◆ Historic houses, many of them retaining medieval components, mainly along Westgate Street and Southgate Street;
- ◆ Purpose built 18th and 19th century gentry houses, such as Constitution House.



Constitution House, Constitution Walk.

(iv) Governmental/administrative

- ◆ Shire Hall in Westgate Street (19th century and later);
- ◆ County Hall/Police Headquarters buildings in Upper Quay Street/Bearland (1960s onwards).

(v) 19th century commercial development

- ◆ This is concentrated in Southgate Street, close to The Docks, and comprises a range of shops with residential accommodation above, and small hotels.

(vi) 20th century commercial development

- ◆ The Oxeboe (1930s);
- ◆ Shopping centres at Kings Square and Eastgate (1960s onwards).

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.

The City Centre Conservation Area contains 139 listed buildings, the highest proportion (79) being found in or around Westgate Street, with 41 in or around Southgate Street. The rest of the conservation area, around Northgate Street, Eastgate Street, and Brunswick Road, accounts for just 19 entries. The high quality of these buildings means that within the conservation area are 23 grade I or II* listed buildings (or entries) including Blackfriars and Greyfriars which are listed grade I as well as being scheduled monuments. These listed buildings are all marked on the Townscape Appraisal map, and a separate map, showing only the grade I and II* buildings, is included at Appendix 5, along with brief descriptions.

The conservation area is notable for its medieval churches (St Mary de Crypt, St Nicholas, St Michael's tower, and most of St John the Baptist) and for the survival of many medieval houses, often subsumed within later refrontings or rebuildings. Some of these contain medieval undercrofts, such as The Fleece Inn in Westgate Street. The New Inn in Northgate is another very rare survival of a fairly unaltered mid-15th century purpose-built hostelry, of national importance and therefore listed grade I.



The New Inn, Northgate Street.

Others, such as nos. 6 and 14 Westgate Street, have particularly fine interiors or interior features. Several also retain outstanding timber framed frontages (e.g. no. 9 Southgate Street, nos. 36/38 Southgate Street; and nos. 99 and 101 Westgate Street (the Folk Museum). These have gables which face the street. A few, such as no. 24 Westgate Street, have been refronted in the 18th or 19th century but retain stunning side elevations which can still be glimpsed (e.g. The Judges Lodging, no. 24 Westgate Street and the Dick Whittington's Pub, no. 100 Westgate Street). There are also a number of purpose built, very high quality 18th or early 19th century houses, such as Ladybellegate House, which also has a fine interior, Constitution House, and Greyfriars House, all listed grade I or II*. These mainly have parapets or roofs which face the street with axial stacks at either end.



Dick Whittington's Pub, no. 100 Westgate Street.

Finally, particularly at the southern end of Southgate Street, are the more work-a-day grade II listed buildings, dating to the 19th century and representing the commercial growth of the city at that time.

6.3 Key unlisted buildings

In addition to listed buildings, the conservation area contains a large number of 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.

Of special note are:

- (i) The main frontage building, GLOSCAT, Brunswick Road.

This building was built in 1938-41 as the result of an architectural competition. Of note are the very fine front doors, containing motifs relating to the technical college use;

- (ii) The Warehouse, Parliament Street.

An early 19th century brick warehouse, now in a variety of uses including a Health Club;

- (iii) Nos. 71-73 Southgate Street.

A prominent three storey corner building of two builds, containing in part an arcaded shopfront of c.1900;

- (iv) Nos. 1a-23 St Aldate Street.

This is a well preserved late 19th century row of purpose built shops with residential accommodation above, retaining at least one complete original shopfront (no. 21).



Nos. 1a-23 St Aldate Street.

'Negative buildings' are also marked on the Townscape Appraisal map. These are buildings which clearly detract from the character or appearance of the conservation area. An example of a negative building is the 1960s development around Kings Square; similar, but slightly later development in Eastgate Street; County Hall in Upper Quay Street; the 1960s multi-storey car park in Longsmith Street; and the Telephone Exchange, a Brutalist building which towers over Ladybellegate House.

'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 may, for instance, be historic buildings that have been severely altered or less obtrusive post-war infill development.

6.4 Building materials and local details

Gloucester is fortunate in that so many building periods are represented in the city centre, with each period favouring (largely) a new material and architectural style. Jurassic limestone was available from the nearby Cotswold escarpment, which weathered much better than the underlying lias, a fact quickly appreciated by the Romans who used it for their colonia walls and buildings. Roof tiles were made from Pennant stone, brought from Bristol or the Forest of Dean. The Roman stone was often recycled by the Saxons, and samples of Roman stone can be found throughout the city in more recent walls and buildings. The medieval monastic houses all owned or leased quarries along the Cotswold edge, and this stone can be found at Blackfriars and Greyfriars.

However, because a large part of the north-west Gloucestershire was covered by marl and clay, rather than building stone, timber became the preferred material for secular buildings from the 14th century onwards, often brought over from the Forest of Dean. This has provided the city centre with some outstanding examples of timber-framing, with well detailed elevations often facing the principal streets. These make a major contribution to the special interest of the conservation area. However, the more expensive stone was retained for undercrofts and the lower parts of buildings, and 12th or 13th century stone undercrofts can be found in Westgate Street, including at no. 19, the Fleece Hotel; nos. 31-33; and nos. 74-76, which also retains a 14th century hall. Most importantly, there are also several examples of several prestigious timber-frame houses, such as no. 9 Southgate Street (17th century); nos. 36-38 Southgate Street (16th century); the Fleece Hotel, no. 19 Westgate Street (15th century although the street frontage is more recent fabrication); The Judges Lodging, no. 24 Westgate Street (late 15th century); and nos. 31-33 (15th century) Westgate Street. The Folk Museum, nos. 99-101 Westgate Street has possibly the best and most impressive range of timber-framing, dating to c1500 and later, in the city.



Nos. 36-38 Southgate Street.

However, bricks were more common by the mid-17th century as after 1640 they were made locally. By the 18th century brick had therefore almost completely replaced timber framing, which by then was considered very old fashioned. Of this period are several well detailed, classically-inspired houses for the gentry, such as nos. 59-61 Westgate Street, of c1720, and Constitution House, Constitution Walk. By the 19th century, the use of a browner stock brick with far less applied decoration was common, such as the more utilitarian shops and houses at the southern end of Southgate Street.

There are also many examples of stuccoed buildings in the city centre, often used in the early or mid-19th century to conceal earlier frontages. Examples include no. 43 Southgate Street (Copner House) an 18th century building with a mid-19th century front.

At the beginning of the 20th century, well detailed brick buildings still occur, such as the shops in St Aldate Street (nos. 1a-23), but after WWI stone (where it could be afforded), stucco or the cheaper alternative concrete became the materials of choice, although the GLOSCAT building of 1938 is built from thin, light brown brick, with stone dressings. More typical of the Inter-War period are the Art Deco details, picked out in ashlar blocks of Portland stone, on Debenhams and the other buildings in The Oxbode. Gloucester Market is an interesting 1960s building, a "period piece" with (now rather grubby) concrete facades facing the bowling green and Greyfriars. Other buildings of this time are far less noteworthy, such as the multi-storey car park in Longsmith Street, and government offices and the Brunswick Baptist Church in Southgate Street.



The Oxbode.

6.5 Shopfronts

There are a number of well detailed historic shopfronts, mainly dating to the late 19th or early 20th centuries, which are all marked on the Townscape Appraisal map. Some, such as no. 28 Southgate Street (The Tourist Information Centre) are located in listed buildings and are therefore already afforded special protection. Others, such as no. 21 St Aldate Street, are in unlisted buildings which have been assessed as making a "positive" contribution to the character and appearance of the conservation area. Changes to all shopfronts within the conservation area should be guided by advice contained within the City Council's *Shopfronts Design Guide*.

7 The Character of the Conservation Area

7.1 Character areas

For clarity, the City Centre Conservation Area has been divided into four "character" areas according to historical development, building type, materials and details, although it is recognised that these areas are not well defined as the conservation area as a whole is reasonably homogenous.

These are:

- (i) Westgate Street as far as Longsmith Street;
- (ii) Southgate Street, Blackfriars and Greyfriars;
- (iii) Brunswick Road;
- (iv) Eastgate Street, Northgate Street, and Post-war development.

(i) Westgate Street as far as Longsmith Street;

This area incorporates Westgate Street, the best preserved of the city centre streets, and the alleys and back lanes which connect through to Longsmith Street or to the cathedral precinct. It includes the many historic buildings in the main street along with the less attractive areas developed when County Hall was built at the end of the 1960s.



Westgate Street.

Key characteristics:

- ◆ Long straight road on a slight hill;
- ◆ Roman origins, but current alignment is Saxon;
- ◆ Medieval plan form with long thin burgage plots stretching back from the road;
- ◆ Widens near to The Cross, reflecting the site of "island" buildings;
- ◆ Connects The Cross, the centre of the city, to The Quay and the historic crossing over the River Severn;
- ◆ Mainly commercial uses apart from Shire Hall, the largest and bulkiest building in the street;
- ◆ Pavement cafes and small boutiques and other specialist shops add vitality;
- ◆ Long views along the wide street; with short views down narrow alleys and streets to either side;
- ◆ Notable view of Gloucester Cathedral down College Street;
- ◆ Almost continuous terraces of historic buildings on either side, on narrow plots with very varied rooflines;
- ◆ St Nicholas' Church dominates the western end of the street;
- ◆ High number of listed buildings (79) with 14 being listed grade I or II*;
- ◆ Survival of 12th or 13th century stone undercrofts;
- ◆ Use of stone, brick, timber, and stucco;
- ◆ Some slate or clay tiles visible but generally roofs not prominent in views;
- ◆ Few examples of obviously neglected buildings;
- ◆ 1990s pedestrianisation uses some traditional materials and well detailed street signage;
- ◆ Some side alleys or streets have been repaved using traditional materials;
- ◆ A few street trees of which the most important are in Berkeley Street.

Negatives:

Spatial:

- ◆ Loss of the more intimate historic scale of Westgate Street in Upper Quay Street and Longsmith Street due to 1960s redevelopment;
- ◆ Parts of the pedestrianisation scheme have been damaged by lorries and by power water washing to remove chewing gum;
- ◆ Some of the street furniture needs repainting or general maintenance (e.g. broken bollards);
- ◆ Some of the repaving is "busy" and detracts from the buildings;
- ◆ Use of clay paviors for the carriageway is inappropriate with some unfortunate changes in levels;
- ◆ Lorries do access the street during the day which can create difficulties for pedestrians;
- ◆ Poor quality concrete paving at lower end of Westgate Street and in several other locations such as Berkeley Street;

- ◆ Landscaped area at end of Bull Lane, next to Ladybellegate House, needs improving;
- ◆ Cross Keys Lane and the alley connecting to Westgate Street are unattractive spaces and need improving;
- ◆ View towards Blackfriars is truncated by the end of the multi-storey car park;
- ◆ Busy traffic along lower end of the street, attracted by on-street parking and the access to car parking around County Hall, which is reached via Upper Quay Street;
- ◆ Westgate Street is truncated at this point and its historic progression to the river is obscured;
- ◆ St John's Lane – poor quality link into Cathedral Precinct (part of the Via Sacra).

Buildings:

- ◆ No. 39 is a Building-at-Risk;
- ◆ A few negative buildings, mainly of the 1960s, of which County Hall, the multi-storey car park and Telephone Exchange (both in Longsmith Street) are the most obvious;
- ◆ A few really badly detailed shopfronts e.g. no. 2 Southgate Street (Hawkeshead/Motorcise) and no. 82 (American Nail Designs) Westgate Street; side entrance to no. 57 (Beddows Bookshop) Westgate Street;
- ◆ Some inappropriate colours such as the blue paint on the front of no. 11, a grade II listed building;
- ◆ Shopfront to no. 11 (Chinese Medical Centre) is early 19th century and requires repair and redecoration;
- ◆ Mansard roof extension to nos. 105-107, which towers over the adjoining Folk Museum, a grade II* listed building.

(ii) Southgate Street, Blackfriars and Greyfriars

This area stretches from The Cross towards The Docks, and incorporates some fine listed buildings, one of the city's most important churches (St Mary de Crypt), and the city's two most famous scheduled monuments – Blackfriars and Greyfriars. The tight urban scale of Southgate Street contrasts with the open areas around Blackfriars, which sits at a high level overlooking the prison towards the River Severn. Greyfriars is a less impressive site, consisting of a ruined church, but does retain Greyfriars House, a notable Georgian building now used as part of the library. Next to the Greyfriars, the urban grain has been completely lost as a result of the building of the Eastgate Shopping Centre from the 1960s onwards.



Southgate Street.

Key characteristics:

- ◆ Southgate Street is a straight Roman road with varied historic buildings on either side;
- ◆ Varied building line due to modern development which is more set back;
- ◆ Mainly commercial uses although there are three churches – two historic (St Mary de Crypt and the Friends Meeting House) and one modern (Brunswick Baptist);
- ◆ Two outstanding scheduled monuments – Blackfriars and Greyfriars;
- ◆ St Mary de Crypt dates to c1140 and is listed grade I; the adjoining former school is mid-16th century and is listed grade II*;
- ◆ A number of important listed buildings, including two with exposed timber framing – no. 9 (17th century) and nos. 36-38 (mid to late-16th century);
- ◆ Bronze statue of Emperor Nerva and his horse outside entrance to the Shopping Centre;
- ◆ Churchyard to St Mary de Crypt is the only significant open green space in the city centre;
- ◆ Some small street trees outside the entrance to the Eastgate Shopping Centre;
- ◆ Part of the Via Sacra, with good quality though uneven paving immediately in front of Blackfriars and connecting Southgate Street to Greyfriars.

Negatives:

Spatial:

- ◆ Setting of Blackfriars has been affected by the adjoining surface car park, 1960s multi-storey car park, and the back of no. 44 Southgate Street;
- ◆ The Via Sacra next to Blackfriars requires improvement;
- ◆ Views from Ladybellegate Street over towards the prison are blighted by poor quality development, some of it in very poor condition, and surface car parking;
- ◆ Busy traffic in lower end of Southgate Street and along Commercial Road;
- ◆ Poor quality paving in parts of the area, such as Ladybellegate Street and between Greyfriars and Brunswick Road;
- ◆ Poorly maintained building, particularly at the south end of the main street around Commercial Road and Kimbrose Way;
- ◆ Secondary shopping area in Southgate Street struggles to maintain economic vitality;
- ◆ Poorly maintained brick wall alongside Greyfriars, next to GLOSCAT site;
- ◆ Railings to the St Mary de Crypt churchyard should be reinstated;
- ◆ Via Sacra outside Market requires improvement including the use of traditional materials; section towards Southgate Street requires repairs;
- ◆ Illegal parking outside Greyfriars House;
- ◆ Priory Place requires enhancements, including better quality paving and the removal of accumulated rubbish;
- ◆ Setting of no. 9 Southgate Street has been adversely affected by adjoining 1960s development.

Buildings:

- ◆ 1960s curtain walling forms one side of the Greyfriars monument;
- ◆ Gloucester Market – built in the 1960s and now requiring improvements;
- ◆ Poor condition of the New County Hotel, no. 44 Southgate Street;
- ◆ Poor condition of the former Mineral Water Works in Commercial Road, dating to 1845;
- ◆ A number of poor quality buildings, particularly in Southgate Street, mainly built between 1960 and 1980;
- ◆ Historic frontages affected by the opening up created by the modern Eastgate Shopping Centre.

(iii) Brunswick Road

Brunswick Road lies on the edge of the City Centre Conservation Area, facing the Eastgate and St Michael's Conservation Area.

Key characteristics:

- ◆ Straight road follows the alignment of the Roman city wall;
- ◆ Via Sacra connects through to Greyfriars and St Mary de Crypt Church;
- ◆ Large scale educational and cultural buildings along the north-west side: GLOSCAT, the library and the city museum;
- ◆ The GLOSCAT frontage building of 1938 is a positive building, with well detailed front doors;
- ◆ The library and museum are interesting neo-Gothic buildings of the late 19th century, which form an entity although built at slightly different dates;
- ◆ Constitution House, dated 1750, and listed grade II*;
- ◆ Public garden to side of Constitution House, called Aviation Park, with bas reliefs of aeroplanes previously manufactured by Gloster Aircraft Company;
- ◆ Interesting murals on the side wall of Boots the Chemist, which faces Eastgate Street;
- ◆ Green space in front of GLOSCAT is a welcome break in the urban scene;
- ◆ A few street trees, linking visually to the trees in front of the Art College, in front of GLOSCAT and in St Michael's Square;
- ◆ Views over very varied buildings including the 1980s College of Art, on the opposite side of the road (the Eastgate and St Michael's Conservation Area).

Negatives:

Spatial:

- ◆ Entrance to Eastgate Shopping Centre off Bell Lane (Queens Walk) is poor;
- ◆ Poor quality pavements using concrete slabs and wire cut clay paviors;
- ◆ This section of the Via Sacra requires improvements, especially where it abuts Brunswick Road;

- ◆ Green space in front of the GLOSCAT building requires improvement;
- ◆ Barriers to GLOSCAT car park are unattractive features at either end of the site;
- ◆ Multiple modern street lights along Brunswick Road;
- ◆ Small garden off Constitution Walk is perceived as insecure and therefore not used; it is also blighted by the smells from the extract fan from the nearby Market building;
- ◆ No interpretation of the Roman city wall;
- ◆ Damaged wall to side of Constitution Walk, and poor quality 1960s single storey structure facing the bowling green.

Buildings:

- ◆ Setting of Constitution House has been adversely affected by the modern shopping centre, particularly the entrance to the rooftop car park;
- ◆ Gloucester market building needs cleaning.

(iv) Eastgate Street, Northgate Street, and Post-war development.

This area encompasses two of the main historic streets in the city centre, Eastgate Street and Northgate Street, and the quadrant between them. Both have been adversely affected by 20th century development including the construction of two shopping malls (the Eastgate Shopping Centre and Kings Square). As a result, over 60% of the street frontage in both streets is modern, although Eastgate Street does retain a good group of late 19th century banks, all listed. However, the small scale back streets and alleys which once characterised this part of the city have been totally lost, apart from St John's Lane and the alley at the side of The New Inn.



Eastgate Street.

Key characteristics:

Eastgate Street

- ◆ Eastgate Street follows Saxon realignment of Roman road;
- ◆ Continuous frontages to either side with common building line;
- ◆ Lively shopping street with primary retail frontages, including a number of nationals (e.g. BHS, Boots);
- ◆ Straight, fully pedestrianised street of fairly consistent width, some street trees;
- ◆ Some good quality paving using traditional materials, but very inconsistent;
- ◆ Good quality street furniture and signage, in the "city" style;
- ◆ St Michael's tower an important focal point at The Cross;
- ◆ Guild Hall and the two adjoining banks (with no.17) form the only group of listed buildings;
- ◆ Very grand classical stone entrance to the Eastgate Shopping Centre (relocated from the former market);
- ◆ Remains of Roman East Gate, set at lower level outside Boots;
- ◆ Murals on walls of BHS.

Negatives:

- ◆ Use of good quality materials spoilt by over-complicated patterns;
- ◆ Advertising hoardings conceal views along the street;
- ◆ Overhead link between Kings Walk and Eastgate Shopping Centre;
- ◆ Dominant and badly detailed Post-War development, with a horizontal emphasis;
- ◆ Queens Walk is a very unattractive space and ends abruptly in an access road to the rooftop car park;
- ◆ Presentation of the East Gate remains is poor – glass roof needs cleaning, and further interpretation would be helpful;
- ◆ Street furniture needs repainting and some repairs;
- ◆ Bicycles attached to bollards get in the way;
- ◆ Pigeons and gulls are a nuisance.

Northgate Street, St John's Lane and The Oxeboode

- ◆ Northgate Street is a long straight road which follows the Roman alignment, with a curve beyond site of North Gate;
- ◆ Pedestrianised as far as St John's Lane, using a variety of materials and street furniture;
- ◆ Primary shopping frontages with large stores such as Marks and Spencers and Debenhams;
- ◆ Several large blocks of shops dating to the 1930s (Debenhams and The Oxeboode) as well as Post-War;

- ◆ A few listed buildings, mainly centred on The New Inn; a grade I listed building dating to c.1450, notable for its courtyard which preserves some of the character of “old” Gloucester;
- ◆ Opposite, no. 11 dates to the 16th century and is timber-framed with a later stucco front;
- ◆ St John the Baptist (II*) retains a tower (an important focal point) and spire from c1450 with the remainder dating to a 1732;
- ◆ *Spirit of Aviation* statue at end of The Oxebode;
- ◆ St John’s Lane curves away from Northgate Street, reflecting its Saxon origins;
- ◆ Connections from this lane to the cathedral along the Via Sacra;
- ◆ The Oxebode, linking to Kings Square, is lined with well detailed 1930s shops, the best of which is the Post Office at the far end of the street;
- ◆ Street trees in The Oxebode are important in views towards Kings Square (enhancement works in progress).



Northgate Street.

Negatives:

- ◆ Big, blocky modern development along the street, dwarfing the historic buildings which are on narrow plots;
- ◆ Condition of the Via Sacra where it links St John’s Lane to the Cathedral Precinct;
- ◆ A number of over-dominant shop fronts;
- ◆ Poor condition of some of the buildings;

St Aldate Street and Kings Square:

- ◆ St Aldate Street is a straight road following the line of the Roman city wall;
- ◆ Secondary shopping area;
- ◆ North side contains a long continuous terrace of well detailed late 19th century shops, four storeys high, some with their original shopfronts;

- ◆ Mixture of 1930s cinema, 1960s bank, and 1980s offices at eastern end of street, overlooking Kings Square;
- ◆ Views westwards towards St John the Baptist and cathedral;

Negatives:

- ◆ Openness of Debenham’s service yard, without any street frontage buildings;
- ◆ Condition of some of the buildings – signs of empty upper floors and also empty shops;
- ◆ Poor quality paving linking into Kings Square;
- ◆ Poor quality development of the 1960s and later towards Kings Walk, which connects to Eastgate Street.

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 City Centre 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.

9 Issues and recommendations

9.1 Modern development

1930s and post-WWII development has impinged on the smaller, more domestic scale of the historic streets, cutting across burgage plots and creating large blocks of new buildings. This has resulted in a loss of the historic grain of the medieval city, particularly affecting the small alleys and narrow streets which once characterised the area.

Examples include:

- ◆ The Kings Square and Eastgate Shopping Centres;
- ◆ The entrance to the Eastgate Shopping Centre in Southgate Street;
- ◆ The entrance to the Eastgate Shopping Centre in Bell Lane, particularly as it affects the setting of Constitution House;

- ◆ 1960s development in the Northgate Street/The Oxbode area;
- ◆ The multi-storey car park and adjoining Telephone Exchange in Longsmith Street;
- ◆ The County Hall complex in Upper Quay Street;
- ◆ A number of 1960s and later buildings in Northgate Street, Eastgate Street and Southgate Street;



Kings Square.

Smaller scale development has also adversely affected the setting of adjoining historic buildings such as:

- ◆ The mansard roof extension to nos. 105-107 Westgate Street, which towers over the adjoining Folk Museum;
- ◆ No. 9 Southgate Street has been adversely affected by 1960s development (no. 7);

A number of modern buildings are rather dirty and could also be improved by cleaning or refacing, such as Gloucester Market Building, Greyfriars.

Recommendations:

- ◆ Policy CA5/1: The Council will particularly encourage the redevelopment of sites (as identified on the Townscape Appraisal map) which make a negative contribution to the character or appearance of the City Centre Conservation Area;
- ◆ Policy CA5/2: The redevelopment of sites which include "neutral" buildings will be encouraged where the Council considers overall improvements to the area can be achieved;
- ◆ Policy CA5/3: Given the particularly high number of listed buildings and scheduled monuments in the conservation area, all such applications will be judged with special regard to national policy including PPG15 and PPG16, and before the application is determined;
- ◆ Policy CA5/4: Applications will also 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 LD;

9.2 Economic viability and Buildings at Risk

A number of areas provide secondary shopping which struggles to maintain economic vitality. These are:

- ◆ Southgate Street, around the junction with Commercial Road and Kimbrose Way;
- ◆ St Aldate Street.

There are a number of buildings which urgently require repair or improvement including:

- ◆ Buildings in Northgate Street are in poor condition, with over-dominant shopfronts;
- ◆ St Aldate Street – some of the upper floors appear to be empty, and the buildings are in need of repair and improvement;
- ◆ No. 39 Westgate Street;



No. 39 Westgate Street.

- ◆ Shopfront to no. 11 (Chinese Medical Centre) Westgate Street;
- ◆ New County Hotel, Southgate Street;
- ◆ A further number of buildings in Southgate Street/Kimbrose Way/Commercial Road;
- ◆ Former Mineral Water Works in Commercial Road;

Other historic buildings have been repaired or painted using inappropriate materials and colours, such as:

- ◆ Concrete roof tiles on nos. 19-23 Westgate Street (part of The Fleece Hotel) listed grade I);
- ◆ Blue paint on no. 11;

Recommendations:

- ◆ Policy CA5/5: Gloucester City Council will continue to update its 2001 Building at Risk Register, a record of listed buildings in the city at risk through neglect and decay. This currently stands at approximately 30 buildings. The Council have published an updated version of the Register and will maintain a rolling programme of updating in the future.
- ◆ Policy CA5/6: The Council will seek to monitor the condition of all other historic buildings, report findings and take action, as necessary. Where the condition of a building gives cause for concern, appropriate steps will be taken to secure the future of the building, including the use of statutory powers.
- ◆ Policy CA5/7: The Council could consider a grant scheme, such as a Townscape Heritage Initiative scheme in partnership with the Heritage Lottery Fund.



Multi-storey car park in Longsmith Street.

9.3 Shopfronts

There are a number of well detailed, historic shopfronts which have been identified on the Townscape Appraisal map. However there are also many more modern shopfronts which are badly detailed and use garish colours, modern materials and poor quality signage, particularly in Southgate Street.

To help prevent further unacceptable changes, the Council has produced a Shopfront Design Guide with detailed advice on the general principles of good shopfront design.



Southgate Street.

Recommendations:

- ◆ Policy CA5/8: The Council will seek to ensure the retention of existing historic shopfronts and notable elements of historic shopfront design;
- ◆ Policy CA5/9: The Council will expect all applications for new or altered shopfronts to accord with the advice given in the publication *Shopfronts – Design Guidance for Gloucester* and in Policy BE.11 *Shopfronts, Shutters and Signs in the Gloucester Local Plan Second Stage Deposit August 2002*;
- ◆ Policy CA5/10: The Council will seek to ensure that all advertisement proposals relating to shops respect the character and appearance of the conservation area, in terms of siting, number, colours, materials and form of illumination.

9.4 Public spaces

The Character Appraisal identified a number of sites where improvements would be beneficial.

The Cross

The Cross is the central focal point in the city centre which is marked by a brass plaque in the road surface and by a stone bench. In the past, the meeting point of the principal streets was marked (as can still be seen in the centre of Chichester) by St Michael's Cross, a tall and elegant medieval stone structure which was relocated to the side of the street in the 18th century and finally demolished in the 1950s.



Stone bench at The Cross.

Other sites

Other sites include Eastgate Street, where improvements are needed to rectify the following negatives:

- Advertising hoardings, which block the views along the street;
 - Poorly maintained public realm;
 - Poor maintenance of the Eastgate remains;
 - The obtrusive overhead walkway;
- ◆ Landscaped area at end of Bull Lane, next to Ladybellegate House, needs improving;
 - ◆ Cross Keys Lane and Mercer's Alley near Westgate Street need improving;
 - ◆ Enhance Priory Place and clean up rubbish;
 - ◆ Green space in front of the GLOSCAT building, including the car parking barriers, needs improving;
 - ◆ Public gardens off Constitution Walk require improvement and better security;
 - ◆ Constitution Walk, and poor quality 1960s buildings facing the Bowling Green, require improvement;
 - ◆ The view from Ladybellegate Street towards Gloucester Prison has been blighted by surface car parking and abandoned buildings.

Recommendation:

- ◆ Policy CA5/11: The Council should consider a phased number of site-by-site improvements, subject to funding which may be provided by private developers as part of redevelopment proposals.

9.5 Public realm, pedestrian movement and traffic

Whilst the 1990s pedestrianisation scheme has provided an attractive and largely well detailed environment for the city centre, including excellent signposting, there are a number of problems such as the poor quality maintenance and the effect of the street lighting. The lighting is largely fixed to the buildings and therefore fails to illuminate the buildings themselves. Outside the pedestrianised area there are further problems, such as poor quality materials, a lack of pedestrian priority, and busy traffic.

Links across the city centre need reinforcing by the common use of good quality paving materials and street furniture and in places (such as the southern end of Southgate Street and Brunswick Road) greater priority needs to be given to pedestrians. Phased, site-by-site improvements could be funded by Gloucester City Council, the URC, Gloucestershire County Council and private organisations.



Traffic blights parts of Southgate Street.

Public realm negative features include:

- ◆ Pedestrian zone:
 - Over elaborate patterns in some locations;
 - The paving has been damaged by lorries and cleaning;
 - Some of the street furniture needs repairing and almost all requires redecorating;
 - Lorries still access the area during the day which creates conflict with pedestrians;
- ◆ Poor quality paving in many other streets, such as Kings Square, the lower end of Westgate Street and Brunswick Road;

- ◆ Despite the comprehensive pedestrianisation scheme, several parts of the conservation area are blighted by busy traffic, principally as follows:
 - Lower Westgate Street;
 - Commercial Road, and the Southgate Street/Kimbrose Way gyratory;

Recommendation:

- ◆ Policy CA5/12: The Council will consider publishing a Streetscape Manual setting out their design principles for the public realm, which should adhere to the guidelines described in the English Heritage publication Streets for All;
- ◆ Policy CA5/13: The Council could review the existing city centre pedestrianisation scheme, including finding ways to ensure improved maintenance and repair;
- ◆ Policy CA5/14: The Council could undertake an overall review of the pedestrian links across the city, traffic calming, and street lighting. The priority areas are:
 - Links between The Docks and the Cathedral Precinct;
 - Links between Blackfriars, Greyfriars and Brunswick Road;
 - Constitution Walk, to tie in with improvements to the adjacent public garden (to include security measures);
 - Traffic calming measures could be considered for the Commercial Street/ Southgate Street area particularly, to tie in with grant-aiding the buildings;
 - Street lighting could be improved, key listed buildings lit and lamp standards installed. Old multiple fitments (such as those in Brunswick Road) could be replaced. The City Council is shortly publishing a Lighting Strategy which will provide guidance on suitable improvements.

9.6 Via Sacra

The Via Sacra was a bold concept which now requires re-evaluating and improvement. In many areas, the paving or the surrounding landscape are in urgent need of enhancement.

Areas requiring particular attention are:

- ◆ Improve the Via Sacra along its whole route between Southgate Street and Brunswick Road, with better quality lighting, street surfacing, and signage;
- ◆ Consider the removal of the curtain walling which backs onto the remains of the Greyfriars monument;
- ◆ Open up the back of the Eastgate Shopping centre to connect into the green space next to Greyfriars;
- ◆ Improve personal security by the use of CCTV and by encouraging uses such as a café or restaurant;

- ◆ Improve the landscaped area between Greyfriars and the Eastgate Shopping Centre;
- ◆ Provide interpretation panels of the Roman remains in Brunswick Road;
- ◆ Reinststate the original railings to St Mary de Crypt churchyard;
- ◆ Repair the adjoining historic paving;
- ◆ Repave and enhance the eastern end of Greyfriars, particularly towards Brunswick Road, including the brick boundary wall with the GLOSCAT site;
- ◆ Improve the Via Sacra between St John's Lane and the Cathedral Precinct;
- ◆ Improve the Via Sacra in front of Blackfriars;
- ◆ Improve the Via Sacra along Bell Lane between Queens Walk and Constitution Walk.



Via Sacra outside Blackfriars.

Recommendation:

- ◆ Policy CA5/15: The Council could improve the existing Via Sacra, including upgrading sections of it using simple, traditional materials; better quality street lighting; and more appropriate signage.

9.7 Blackfriars and Greyfriars

These two sites make a major contribution to the special architectural and historic interest of the conservation area but both have been adversely affected by unsuitable modern development.

Blackfriars

Blackfriars is blighted by the adjoining surface car park, by the 1960s multi-storey car park which faces Longsmith Street, by the poor quality rear elevations of the buildings facing Southgate Street, and by the need for improvements to the Via Sacra. Most particularly the views from the monument over Ladybellegate Street are over the derelict site which leads towards Gloucester Prison, currently occupied by surface car parking and a number of neglected buildings. Pedestrian linkages to The Docks, the Cathedral Precinct, and Southgate Street (and hence to the city centre shopping areas) are poor, with security being a major issue.

Recommendations:

- ◆ Policy CA5/16: Improve pedestrian links generally across the area;
- ◆ Policy CA5/17: Encourage the removal of the existing surface car park in Ladybellegate Street, perhaps with some new development to fund the provision of an open square to provide a more appropriate setting to Blackfriars;
- ◆ Policy CA5/18: Provide suitable new development on the derelict area to the west of Ladybellegate Street;
- ◆ Policy CA5/19: Encourage a mix of commercial and residential uses, to bring life and vitality back into the area;
- ◆ Policy CA5/20: Explore ways of encouraging visitors to Blackfriars with English Heritage, including an improved link to Commercial Road and The Docks;

Greyfriars

Greyfriars is a much smaller site than Blackfriars but is also situated in a backland site, although the proximity of the library and GLOSCAT does provide a regular flow of people during the day along the Via Sacra which connects Southgate Street to Brunswick Street. The monument, though an open-roofed ruin, is in good condition, having been consolidated by the then Ministry of Works in the 1970s. However a number of improvements are needed, as detailed below.

Recommendations:

- ◆ CA5/21: Consider the removal of the curtain walling which backs onto the remains of the monument;
- ◆ CA5/22: Improve personal security by the use of CCTV and by encouraging uses such as a café or restaurant;
- ◆ CA5/23: Improve the area between Greyfriars and the Eastgate Shopping Centre;
- ◆ CA5/24: Provide interpretation panels of the Roman remains in Brunswick Street.

9.8 Street trees

Whilst trees are not a major feature of this urban conservation area, the few trees that are present, particularly those off Longsmith Street and Greyfriars, make an important contribution to the softening of the urban townscape and enhancing the setting of historic buildings.

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?	0						
1.c. Will it conserve and enhance species diversity and in particular, avoid harm to protected species?	+	M/T	Permanent	Areas of Open Space	High	High	More planting is recommended to screen the less attractive features and to improve other areas.
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 encourage the redevelopment of negative sites & neutral buildings, repair buildings at risk and improve interpretation.
1.f. Will it maintain and enhance woodland cover?	0						
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?	+	L/T	Permanent	Whole Area	High	High	It has been found that when the appearance of an historic area is improved more people want to live and work there.
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?	++	L/T	Permanent	Whole Area	High	High	Enhancing the character of this historic area will encourage more people to visit Gloucester and stay longer.

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
3. To minimise consumption of natural resources and production of waste							
3.a. Will it encourage the most efficient use of land and buildings?	0						
3.b. Will it encourage development on previously developed land?	+	L/T	Permanent	Buildings identified as negative/neutral	Med	Med	Document has policies to encourage the redevelopment of negative/neutral buildings.
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?	+	L/T	Permanent	Green/Open spaces in need of improvement	Med	Med	More planting & interpretation is recommended in these areas.
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 ++ + 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
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?	+	L/T	Permanent	Whole Area	High	High	Document contains policies for the Council to provide more interpretation panels along historic routes & to work with stakeholders to see if St Mary de Lode church could be opened for visitors.
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?	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
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 sites	Med	Med	Document has policies for the Council to encourage the redevelopment of negative sites
9. To reduce contributions to climate change							
9.a. Will it reduce contributions to climate change?	0						
9.b. Will it reduce vulnerability to climate change?	0						

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).

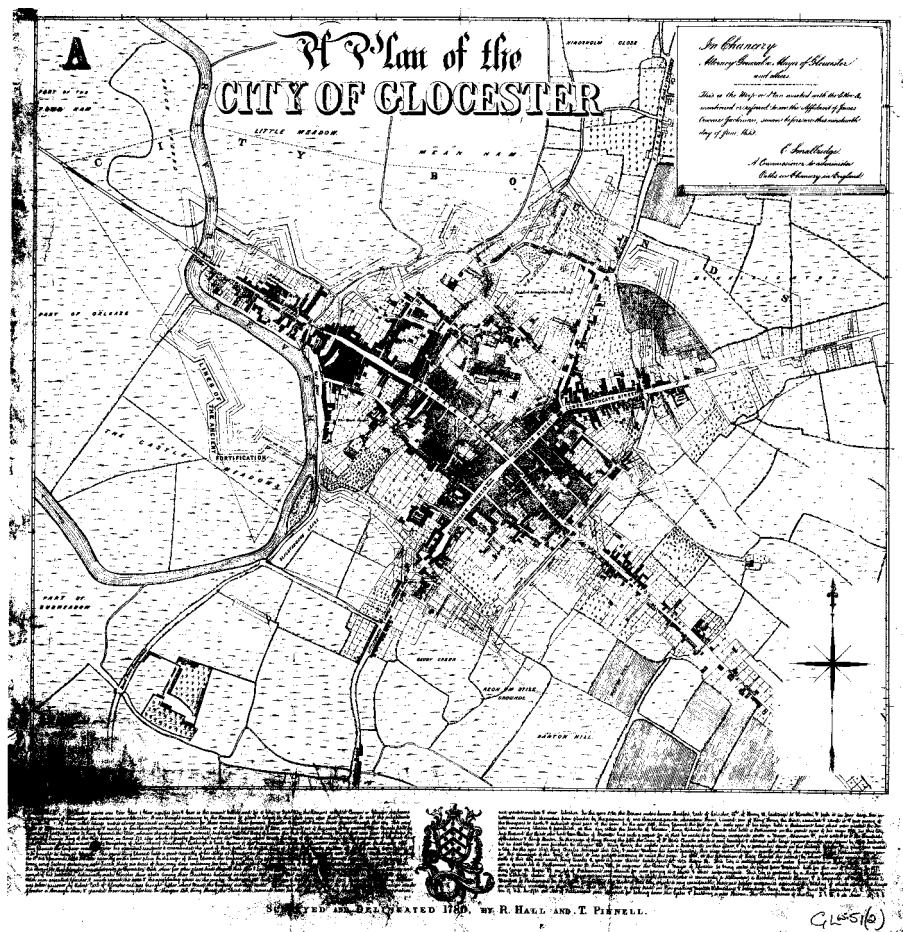
Big increases in population saw the city's boundaries extended in 1835 and 1874. The population doubled between 1851 and 1871 alone. Middle-class housing spread out along London Road while industrial development was heaviest in the area between the canal and Bristol Road and artisan housing grew up in 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).

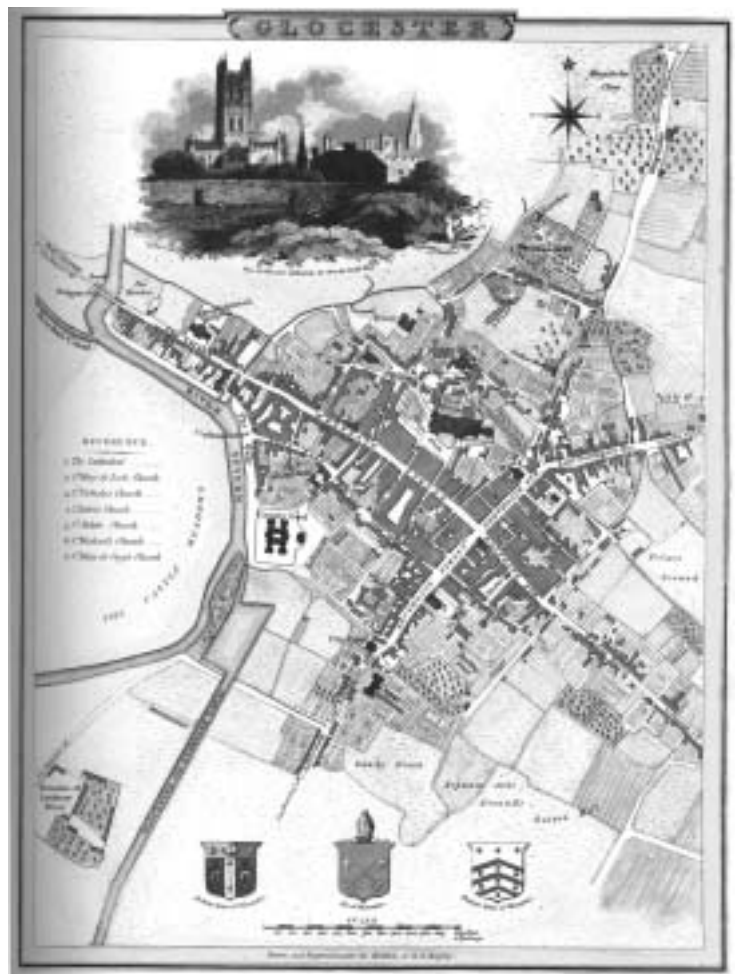
Twentieth-century Gloucester

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).



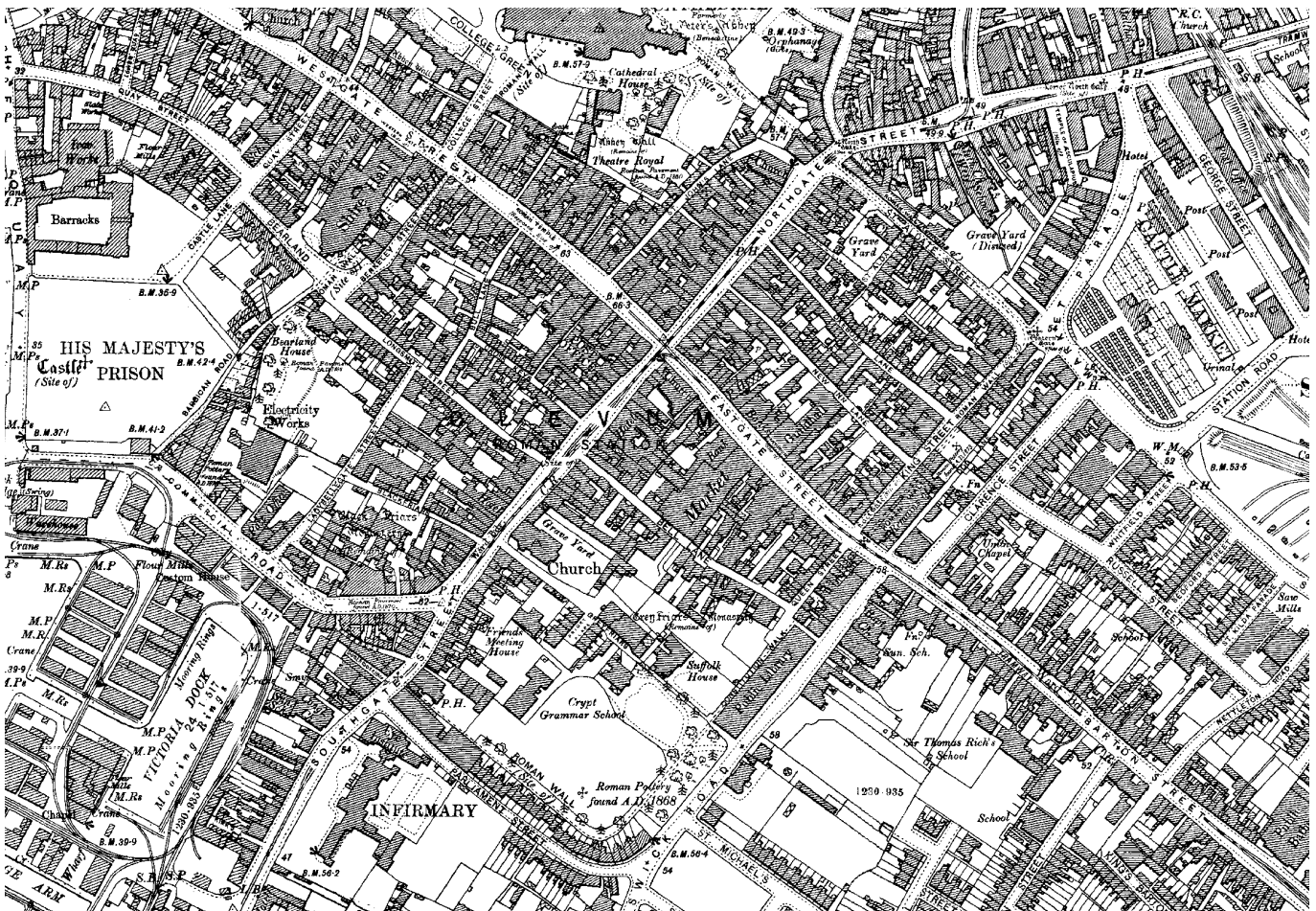
Hall & Pinnell's map of 1780.



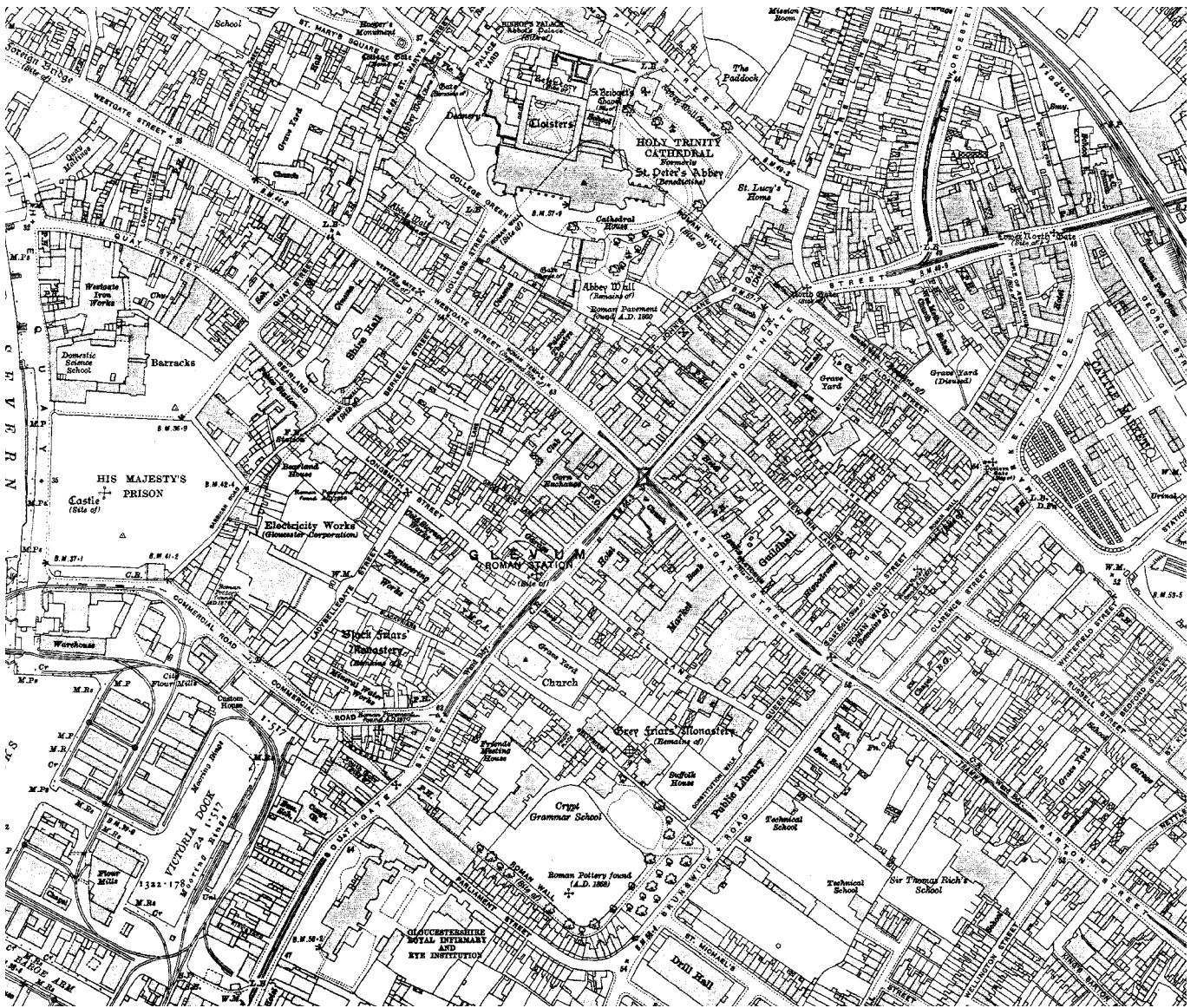
1805 map.



Causton's map of Gloucester, 1843.



1/2500 Ordnance Survey map 1902.



1/2500 Ordnance Survey map 1923.

Appendix 3 Scheduled Monuments

Scheduled Monuments are given legal protection against deliberate damage or destruction by being scheduled under the Ancient Monuments and Archaeological Areas Act 1979. National policy guidance is provided by Planning Policy Guidance notes 15: Planning and the Historic Environment and 16: Archaeology and Planning.

The following Scheduled Monument lies within the boundaries of the City Centre Conservation Area:

- 9 - 226 [103] Westgate Street**
- 10 - 224 [100] Westgate Street**
- 11 - 225 [99-101] Westgate Street**
- 12 - 330P Glevum Roman Colonia**
- 13 - 330Q Glevum Roman Colonia**
- 15 - 330N Glevum Roman Colonia**
- 16 - 398 St Michaels Tower**
- 17 - 330F Glevum Roman Colonia**
- 18 - 330L Glevum Roman Colonia**
- 19 - 330M Glevum Roman Colonia**
- 20 - 330G Glevum Roman Colonia**
- 21 - 330H Glevum Roman Colonia**
- 23 - 116 Blackfriars**
- 24 - 331C Remains of Roman Wall**
- 25 - 468 East Gate and City Wall**
- 26 - 216 Greyfriars Church**
- 27 - 330C Glevum Roman Colonia**
- 28 - 330D Glevum Roman Colonia**
- 29 - 330B Glevum Roman Colonia**
- 30 - 331D Remains of Roman Wall**
- 31 - 330A Glevum Roman Colonia**
- 32 - 331B Remains of Roman Wall**
- 33 - 331A Remains of Roman Wall**

Further information on this and all of the city's Scheduled Monuments can be found on the Gloucester City Council website at

www.gloucester.gov.uk/Content.aspx?urn=3247

Appendix 4 Listed Buildings

All grade II unless otherwise noted

*Bearland:*Crown Courts, Shire Hall

*Berkeley Street:*Nos. 16, 18, and 20

*Blackfriars:*Blackfriars Church and part of east range of friary (I), Boundary wall facing Ladybellegate Street (II*), North end of West Range (I), South Range and adjoining South End (I)

*Brunswick Road:*City Museum and Art Gallery, City Library

*College Court:*Nos. 1 and 1a-9 (odd)

*College Street:*Nos. 3, 5-11 (odd), and 13 (II*)

*Commercial Road:*Prison Governor's House and railings

*Constitution Walk:*Winston Hall (II*)

*Cross Keys Lane:*Cross Keys Inn

*Eastgate Street:*No. 19 (Lloyds Bank), and no. 23 (Guildhall), *Tower of former St Michael's Church* (II*)

*Greyfriars:*Addison's Folly, Greyfriars House and attached remains of Greyfriars Church (I), Greyfriars Inn, Friends Meeting House and gatehouse

*Ladybellegate Street:*Nos. 13, 15 and 17 (II*)

*Longsmith Street:*No. 20 (Ladybellegate House) (I)

*Northgate Street:*Nos. 6, 8 and 10, No. 11, Nos. 16, 18 and 20 (New Inn) (I), St John and Baptist Church (II*)

*Priory Place:*Nos. 5, 6, 7, and 8

*St Catherine Street:*Nos. 6-12 (even), Coach and Horses Inn

*St John's Lane:*No.17, Top of spire in St Lucy's garden

*Southgate Street:*No. 5, Nos. 9 and 9a (I), Nos. 12, 14, 16, 18, 24a, 24, 26, 27, and 28, Nos. 29 and 31 (II*), St Mary de Crypt Grammar School (II*), No. 35, Nos. 36 and 38 (II*), No. 40 and 42, No. 43, No. 44 (New County Hotel), Nos. 53, 55, 57, 59, and 61, Nos. 68 and 70, Nos. 74, 76 and 78, Church of St Mary de Crypt (I)

*Westgate Street:*No. 6 (II*), Nos. 7, 8, 9, 10, 11, and 13, No. 14 (II*), No. 15, No. 19 (Fleece Hotel) (I), Nos. 19a, 21 and 23 (part Fleece Hotel), No. 24, No. 26 (Old Judges House) (I), Nos. 28, 30, and 31, No. 33 (II*), Nos. 39, 41, 43, and 45, Nos. 47 and 49 (II*), Nos. 52 and 54, No. 53 (Fountain Inn), Nos. 55, 56 (Lamprey Hotel), 57, and 58, Nos. 59 and 61 (II*), Nos. 60, 62, and 64, No. 66 (II*), No. 70, Nos. 74 and 76 (II*), Nos. 78, 80, 81 (Old Crown Inn), 82, 83, 84, 86, 91, 93 and 95, Nos. 99 and 101 (Folk Museum) (II*), Cider House to east corner of Folk Museum Courtyard, Pin Factory Annex of Folk Museum, No. 100 (Dick Whittington Tavern) (I), No. 103 Folk Museum (II*), Nos. 109, 111, 113, 115, 117 and 119, No. 121 (Pig Inn), Church of St Nicholas (I)

Appendix 5 Short descriptions of Grade I and II* listed buildings

The numbers for each entry can be found on the enclosed map.

- 1 Blackfriars:Blackfriars Church and part of east range of friary (I)**
Boundary wall facing Ladybellegate Street (II*)
North end of West Range (I)
South Range and adjoining South End (I)

Substantial remains of the church and adjoining east claustral range of the Dominican friary (Blackfriars) founded 1239 by Sir Stephen de Hermshall. Consecrated in 1284; late 14th century alterations principally to the church. After the Dissolution, the buildings were remodelled to form a house for Sir Thomas Bell, a merchant cloth maker. From c1960 an Ancient Monument in the care of the Ministry of Works, now English Heritage.

- 2 College Street:Nos. 3, 5-11 (odd), and 13 (II*)**
Early 19th century or later but incorporates remains of King Edward's gatehouse to the Cathedral Precinct.

- 3 Constitution Walk:Winston Hall (II*)**

Built in 1750 for Sir Richard Chandler, wool stapler. Purchased by the Gloucester branch of the Conservative Party in 1883 and opened as a Conservative Club. Fine example of a prestigious mid-18th century town house.

- 4 Eastgate Street:Tower of former St Michael's Church (II*)**

Tower of the former medieval Church of St Michael. Built between 1455 and 1472 at the west end of the church, which was demolished in 1849 to widen Eastgate Street.

- 5 Greyfriars:Greyfriars House and remains of Greyfriars Church (I)**

Town house of 1781 built for Philo Maddy, currier, attached to the adjoining remains of the nave and north aisle of the church of the former Franciscan friary, established in c.1231. House now used as a public library and the ruins are an Ancient Monument in the care of English Heritage.

- 6 Ladybellegate Street:Nos. 13, 15 and 17 (II*)**

These three houses date to the early 19th century and were built into the remains of the 13th century west range of the former Dominican friary of Blackfriars.

- 7 Longsmith Street:No. 20 (Ladybellegate House) (I)**

Built in c.1704 for Edward Wagstaffe, remodelled 1740-43 for Henry Guise. Mid-18th century internal features of exceptional quality including plasterwork and panelling.

- 8 Northgate Street:Nos. 16, 18 and 20 (New Inn) (I)**

Mid-15th century inn, built for the former Benedictine Abbey of St Peter by John Twynning on the site of a former inn. A large rectangular building of four ranges enclosing a courtyard entered from Northgate Street. Massive oak timber frame with many additions and alterations.

- 9 Northgate Street:St John and Baptist Church (II*)**

Church and spire c.1450, the body of the church rebuilt 1732-4. Designed and built by Edward and Thomas Woodward of Chipping Camden in a provincial classical style.

- 10 Southgate Street:Nos. 9 and 9a (I)**

Merchant's timber-framed house, now shop and restaurant. 1664/5 with 18th, 19th, and 20th century alterations. Built for Thomas Yate, apothecary and alderman of Gloucester. Restored in 1992 for Gloucester City Council.

- 11 Southgate Street:Nos. 29 and 31 (II*)**

c.1740. Two town houses, now a pair of shops and dwellings. Brick with stone features and dressings, slate roof.

- 12 Southgate Street:St Mary de Crypt Grammar School (II*)**

Founded by Joan Cooke in 1539 as Grammar School, and in 1540 entrusted to the care of the Corporation of the City. Restored in 1862 and again in 1860.

- 13 Southgate Street:Nos. 36 and 38 (II*)**

Merchant's house of the mid to late 16th century with substantial alterations. Now shop and public house. Timber frame with wattle and daub panels.

- 14 Southgate Street:Church of St Mary de Crypt (I)**

First recorded in c.1140. Mainly 14th, late 15th and early 16th century. Restored 1844-5. Ashlar, dressed stone in courses, and slate roofs.

- 15 Westgate Street:No. 6 (II*)**

Mid to late 18th century with earlier, possibly 16th century, structure in rear wing. Now used as offices. Brick with slate roof. Noted for the "Tudor Room" on the first floor which contains 16th century panelling marked with the initials "TP" for Thomas Payne, Sheriff of Gloucester, whose former house stood on the site and where he entertained Henry VIII and Anne Boleyn in 1535.

- 16 Westgate Street:No. 14 (II*)**

Front block early 18th century with late 16th century wing retained at rear. Of principal note is the quality of the interior, which includes fine early 17th century plasterwork.

- 17 Westgate Street:No. 19 (Fleece Hotel) (I)**

15th century timber framed range above late 12th century stone undercroft, the range altered and extended in the late 16th, late 18th and 19th centuries.

- 18 Westgate Street:No. 26 (Old Judges House) (I)**

Shop and former dwelling facing Maverdine Passage. Late 15th century, greatly enlarged and remodelled in the late 16th/early 17th century. Altered early 18th century. Part timber frame, part rendered, with rare 17th century limewashed comb-decorated render surviving on Maverdine Passage elevation.

19 Westgate Street:No. 33 (II*)

Merchant's house, now shop and former dwellings. Probably 15th century, refronted in mid 18th century. Timber framed and brick above a stone and brick cellar, formerly a medieval undercroft with a separate entrance from the street.

20 Westgate Street:Nos. 47 and 49 (II*)

Two shops and former dwellings, possibly an early conversion of a large town house. Early 18th century, built above the surviving 13th century undercroft of a former medieval merchant's house. Later alterations and additions. Undercroft built from stone rubble with dressed stone details.

21 Westgate Street:Nos. 59 and 61 (II*)

Includes nos. 1 and 3 Berkeley Street. c.1720 with later alterations. Brick with dressed stone details.

22 Westgate Street:No. 66 (II*)

Merchant's house, later two shops and a dwelling, now restaurant and café. 15th century, upper floors remodelled with cross-gabled bays in late 16th or early 17th century. Timber framed with some original wattle and daub panels.

23 Westgate Street:Nos. 74 and 76 (II*)

No. 76 incorporates substantial remains of a late 14th century merchant's house, including parts of a 14th century hall, built over a 13th century vaulted undercroft. Brick and timber framed.

24 Westgate Street:Nos. 99 and 101 (Folk Museum) (II*)

Merchant's house of c.1500. 17th century addition at rear heightened in the 18th century. Restored as a folk museum for Gloucester City Council in 1933. Timber frame with some original panels.

Forms group with no. 103 Westgate Street (also grade II*), built as a town house in c.1645 for Damaris Deighton, daughter of a surgeon. Now also part of the Folk Museum.

25 Westgate Street:No. 100 (Dick Whittington Tavern) (I)

Merchant's house, now public house. Built for the family of Richard Whittington, Mayor of London. Late 15th century with 16th century alterations. Timber framed but refronted in 18th century in brick.

26 Westgate Street:Church of St Nicholas (I)

Early 12th century largely rebuilt in 13th century; 14th century alterations; 15th century tower. Now redundant.

Appendix 6 Bibliography and Contacts

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Maps/topographical views:

- Speed's map of 1610
- Kip's engraving of 1712
- Hall and Pinnell's map of 1796
- Causton's map of 1843
- Ordnance Survey map of 1902
- Ordnance Survey map of 1923

Maps

Conservation Area 5

Conservation Area 5

Conservation Area 5

Conservation Area 5

Conservation Area 5

Character Areas

Management Proposals

Listed Buildings

Scheduled Ancient Monuments

Townscape Appraisal





Gloucester City Centre
Conservation Area Appraisals

**City Centre Conservation
Area**

Character Areas

(Not to scale)

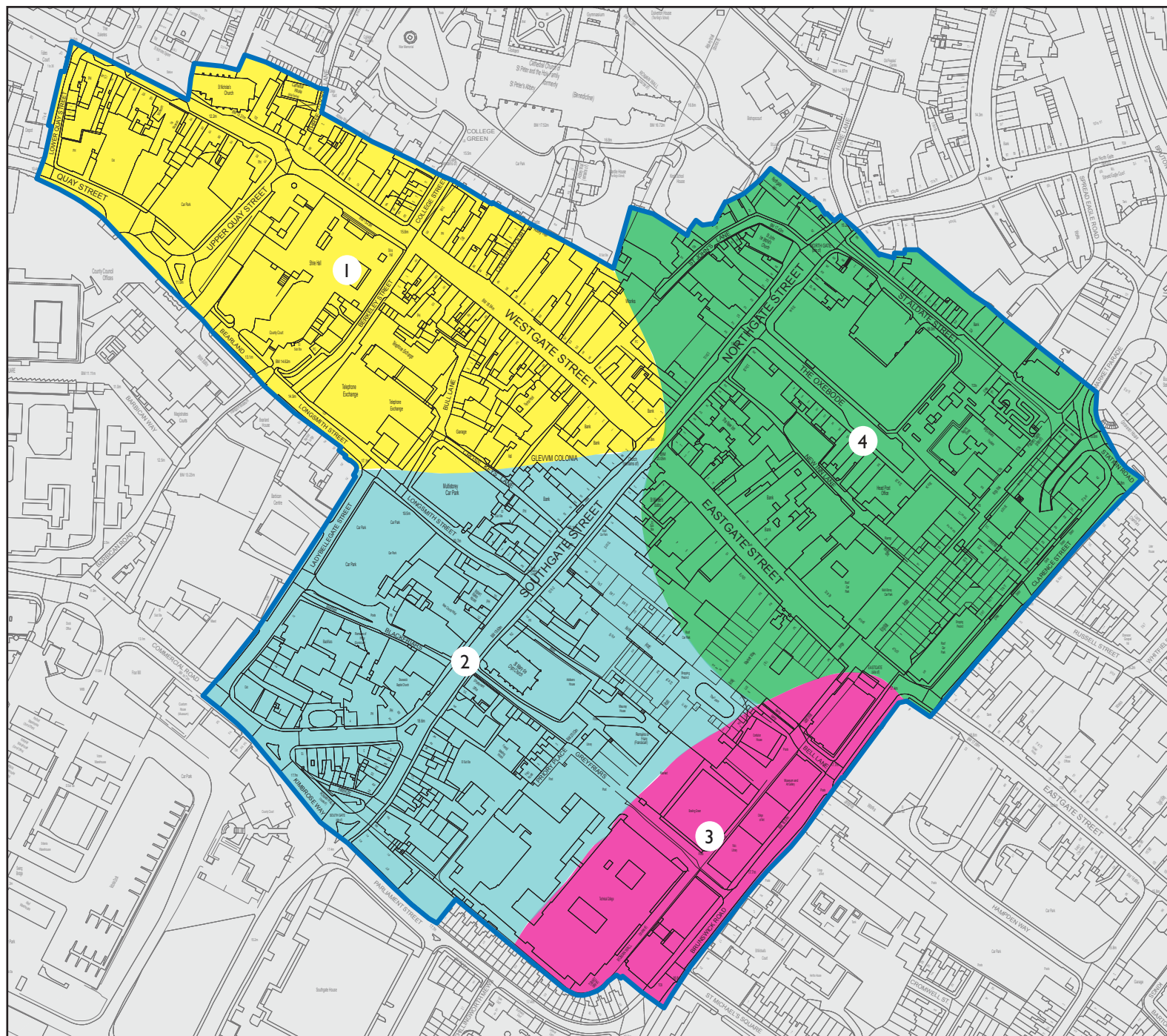
1: Westgate Street as far as
Longsmith Street

2: Southgate Street, Blackfriars and
Greyfriars

3: Brunswick Road

4: Eastgate Street, Northgate Street
and Post-war development

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Gloucester City Conservation Area Appraisals

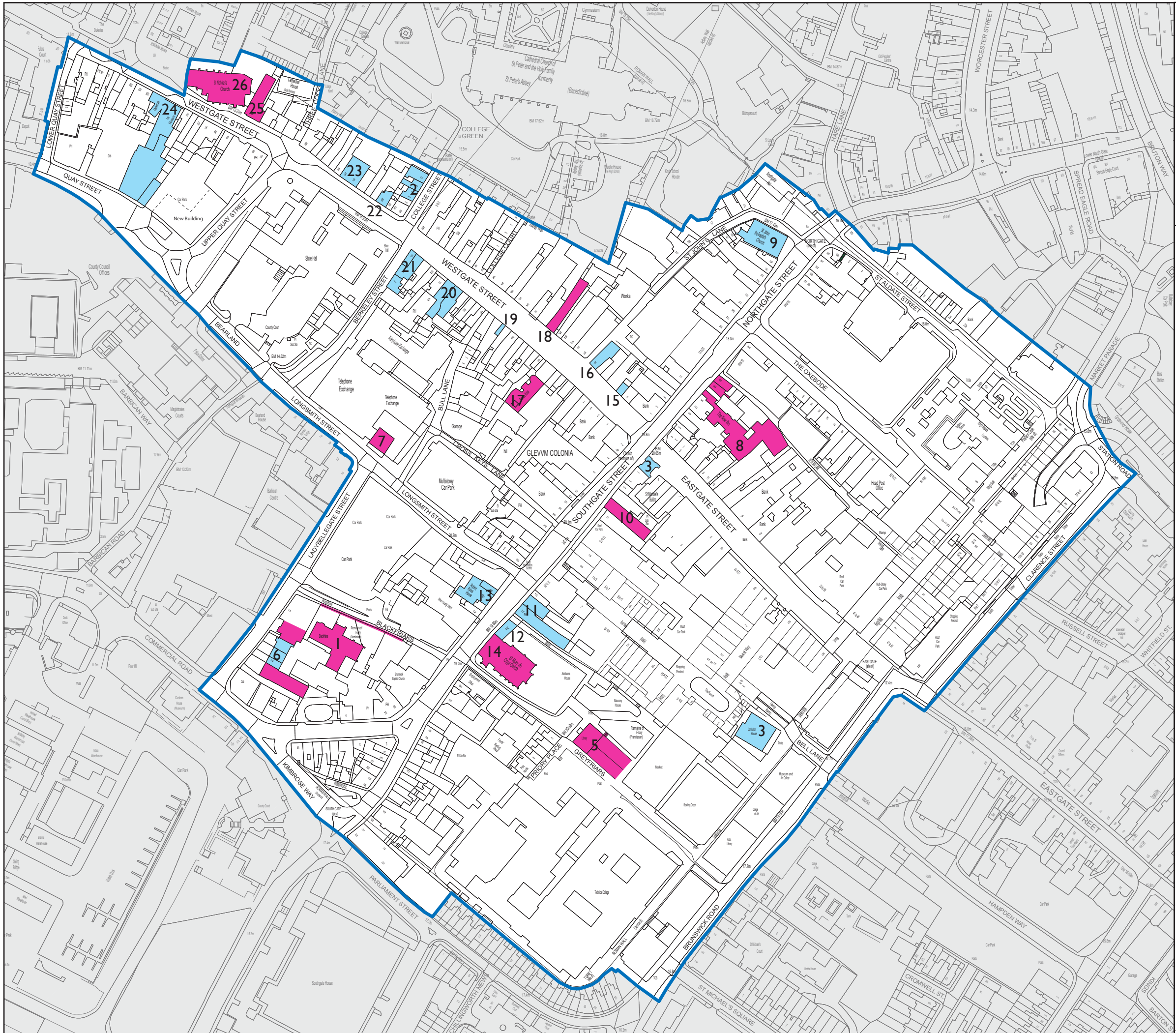
City Centre Conservation Area

Management Proposals Map

(Not to scale)

-  Conservation area boundary
-  Via Sacra
-  Via Sacra - proposed improvements
-  Possible THI grant Schemes
-  Areas for enhancement
-  Blackfriars
-  Greyfriars








Gloucester City Conservation Area
Appraisals

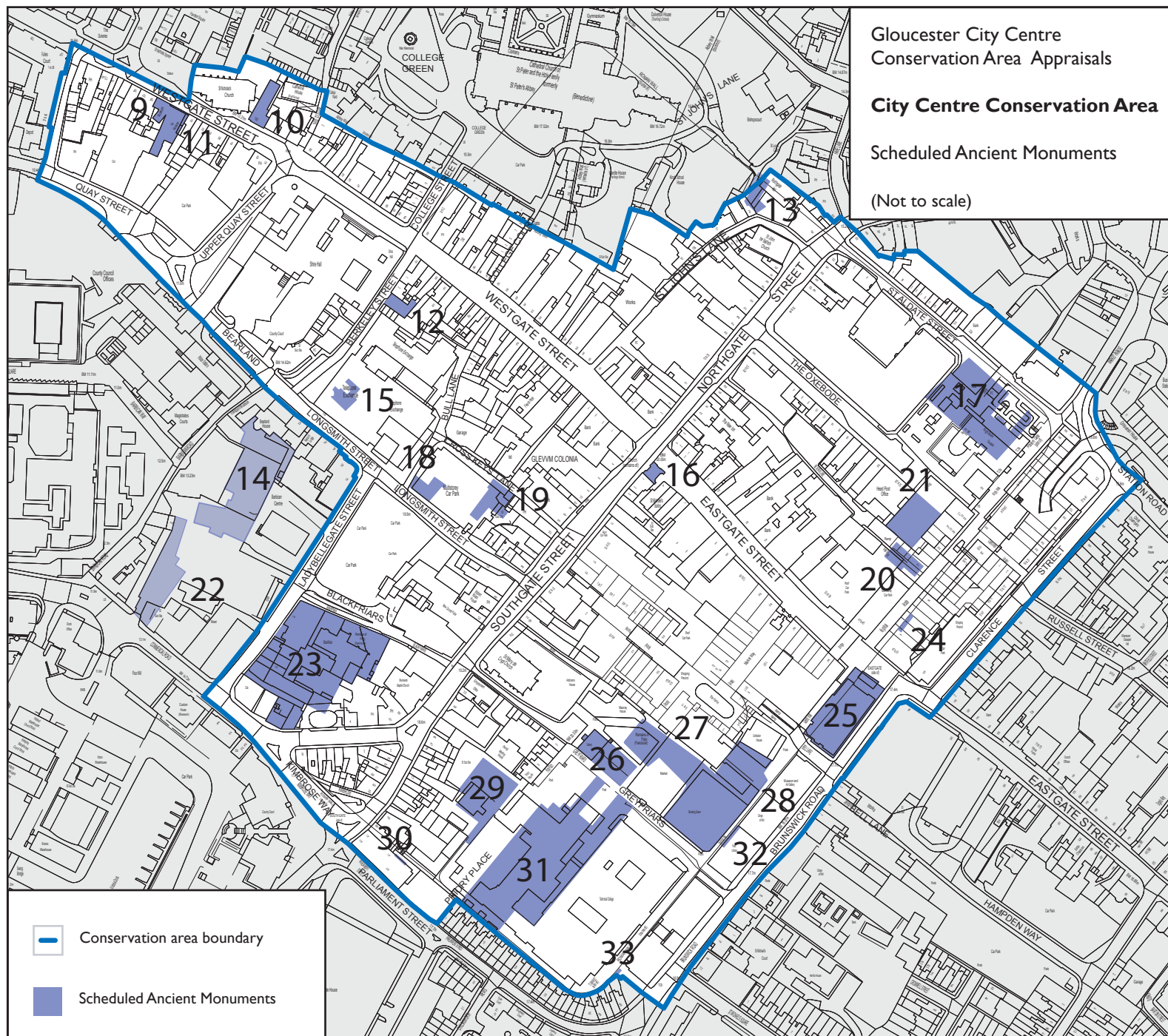
City Centre Conservation Area

Grade I and II* Listed Buildings Map

(Not to scale)

-  Conservation area boundary
-  Grade I listed buildings
-  Grade II* listed buildings



















Gloucester City Conservation Area
Appraisals

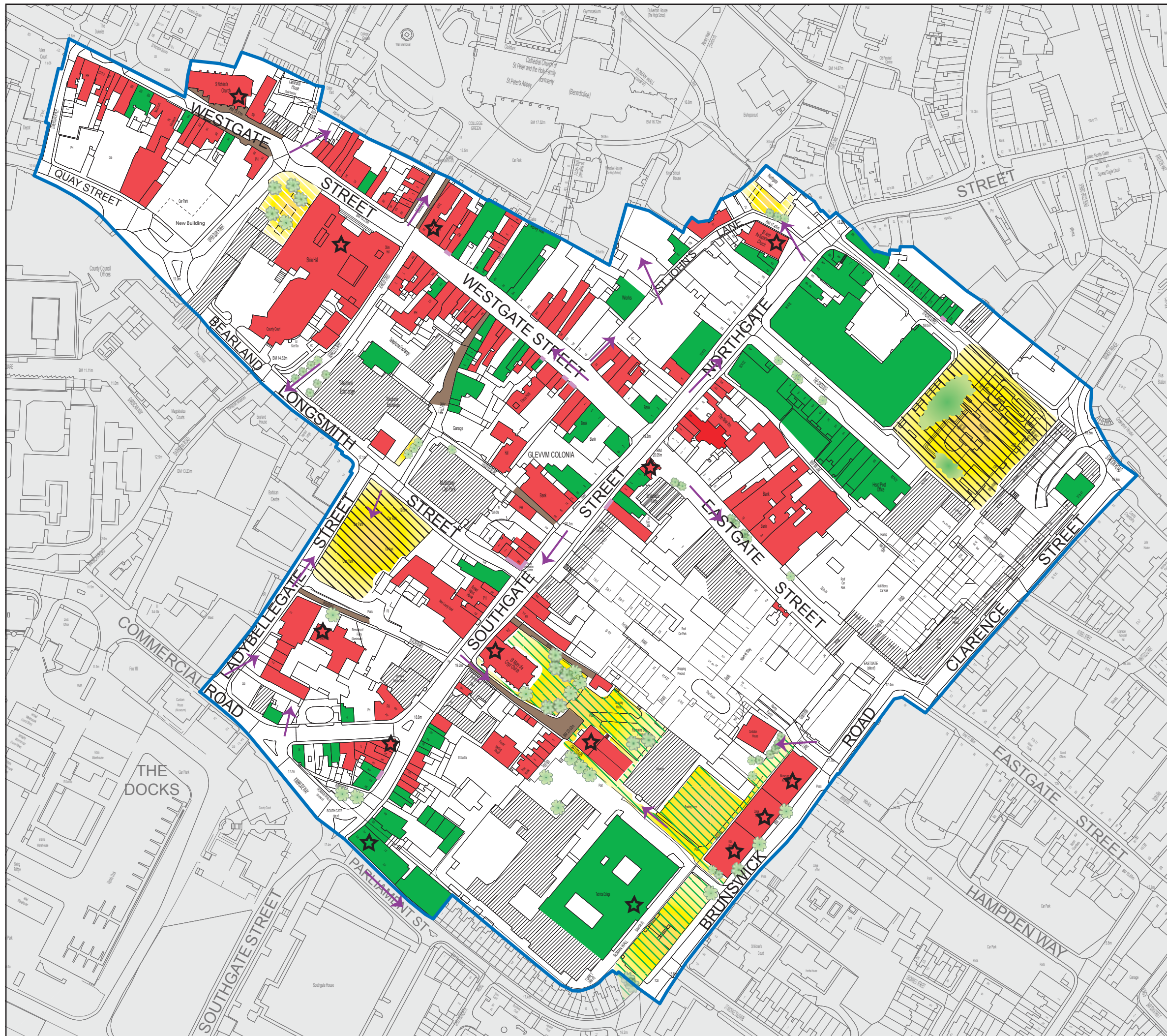
City Centre Conservation Area

Townscape Appraisal Map

(Not to scale)

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-  Conservation area boundary
-  Listed buildings
-  Positive buildings
-  Neutral buildings
-  Negative buildings
-  Positive open spaces
-  Neutral open spaces
-  Negative open spaces
-  Important trees
-  Important tree groups
-  Important views
-  Focal buildings
-  Historic paving
-  Historic shopfronts



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Urdu	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 ویئر ہاؤس، دی ڈاکس، گلوستر جی ایل 1 2 ای کیو ٹیلیفون : (01452) 396928

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