

## HERITAGE STATEMENT



**Project:** Natwest Gloucester  
**Address:** 21 Eastgate, Gloucester, GL1 1NY  
**Date:** 31 May 2022

**Applicant**  
NatWest Group  
RBS Gogarburn  
1<sup>st</sup> Business House C PO Box  
1000  
Edinburgh EH12 1HQ

**Agent**  
Lewis & Hickey Ltd  
1 St Bernard's Row  
Edinburgh  
EH4 1HW  
[REDACTED]

### Description of works

External:

Fascia Signage, projecting signage and welcome signage to be replaced with the addition of coloured and frosted window graphics

Internal:

Removal of non-original internal signage, fixtures, fittings, furniture, and equipment relating to the operation of this retail bank. Installation of new digital signage to be view through the window externally.

### Use:

Existing: Retail Bank  
Proposed: Retail Bank

**Tenure:** Freehold

### Amount:

The scope of removal work to the building will be minimal and will not affect the condition of the building. The removals will also not affect the character of the City Centre Conservation Area

### Scale:

Works affecting the fabric of the building are restricted to removals of external signage solely.

**Landscaping / Philosophy:** N/A

### Appearance:

The building is listed.

### Access:

Vehicular and Transport Links: No works proposed.  
Inclusive Access: No works proposed.

### Heritage asset statement:

Name: 21 Eastgate, Gloucester, GL1 1NY  
Local Authority: Gloucester City Council  
Planning Authority: Gloucester City Council  
Burgh: Gloucestershire  
Grade: II  
Date first listed: 12/03/1973

**Description:**

SO8318NW EASTGATE STREET 844-1/8/108 (North side) 12/03/73 No.21 National Westminster Bank

GV II

Bank. 1889 with C20 alterations. By Charles R Gribble of London for National Provincial Bank. Ashlar. Northern Baroque style. A large block. EXTERIOR: three storeys, attic and cellar. Symmetrical front; on the ground floor an Ionic colonnade of four wide bays with three-quarter columns applied to narrow piers between rusticated piers at each end, all with moulded bases on granite plinths and a crowning entablature; the doorway to the banking hall in the right-hand bay and a large plain glazed C20 window in each bay. The upper floors are recessed between piers at either end to provide a balcony with a wrought-iron balustrade above the ground floor colonnade; on the first floor a large central, canted bay with Ionic pilasters applied to the angles, two French windows to the front of the bay, single French windows to the canted sides and to the single bays at either end; above in the centre a pediment, with a wreath enclosing the initials "NB" in the tympanum; the central attic dormer, flanked by volutes, has two sashes framed by pilasters supporting a segmental pediment with a carved shell in the tympanum. INTERIOR: not inspected, believed to contain a section of Roman pavement. A good example of Gribble's work for the National Provincial Bank, which forms a good group with No.19 (qv).

**Gloucester 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.

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.

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 – 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.

### **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.

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.