

GLOUCESTER CITY COUNCIL
2ND BAR RESURVEY

Revised Buildings At Risk Register
Part II

Project No. 6705

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30 Brunswick Rd.

List entry no. 1245997

Grade II

Scheduled Monument – No

Conservation Area – The Spa

Ownership – Commercial Company

Red brick house with slate roof, c1820.

The building, along with nos. 26 & 28 was used as offices for a local building firm until 5 years ago. External evidence (dropped lintels & cills) of some movement in the past in the thin projecting block on the right hand side. More recently a problem with water ingress from a leak in the roof has resulted in damp penetration to first and second floor rooms in the projecting block. The leak has now been repaired. Some brickwork needs re-pointing.

Planning consent was granted in 2012 to convert the property into student accommodation and more recently, to return the building to a single house.

In view of the above and the fact that the property continues to be empty, the building falls into the 'Vulnerable' category. The City Council will encourage the owners to implement one of the outstanding permissions to get the building off the register.



18 Brunswick Square

List Entry No. 1245974

Grade II

Scheduled Monument – No

Conservation Area – The Spa

Ownership – Commercial Company

The end of a terrace of seven houses on the western side of the square. C1825. A double depth block with rear wing.

Last used as offices. Empty for 3/4 years. Showing signs of neglect from peeling paint and cracking to render, repairs needed to stonework and broken windows to rear. Theft of metal pipes in early 2011 gave rise to flooding in the basement. Out-building to the rear is in a very poor state of repair.

Property has been on the Council's BAR Register as 'One to Watch' since Aug. 2011. Remains 'Vulnerable'. Currently on the market, meanwhile the City Council will press the owners for any urgent repairs to be carried out.



27 & 29 Commercial Rd.

List Entry No. 1271652

Grade II

Scheduled Monument – No

Conservation Area – The Docks

Ownership – Gloucester City Council

Offices, built in 1848 for merchants operating in the Gloucester Docks. Brick, front faced in ashlar, hipped slate roof and central brick stack. A mirror image pair of buildings. Original wrought iron railings & gates to front.

The property has been vacant for several years. It is showing signs of neglect in the form of damaged/broken windows & vegetation on walls, particularly on the rear elevation facing The Docks. Internally there are a number of indicators of past water ingress and on-going damp problems, from fallen plaster, mould and rotten timber. The property is classed as 'Vulnerable'.

Gloucester City Council had ownership of the building transferred to it in 2010 following the winding up of the SWRDA (previous owners). Prior to this SWRDA did carry out some repairs to the roof. GCC is likely to be looking to market the property in 2014.



Llanthony Priory Farmhouse, Llanthony Rd.

List Entry No. 1245765

Grade II

Scheduled Monument Ref. 393

Conservation Area – No

Ownership – The Llanthony Secunda Priory Trust Ltd.

A red brick farmhouse c1870-80 built in the Tudor Gothic style and incorporating some remains of the south end of the former 14th century range of monastic buildings of the Augustinian Priory of Llanthony Secunda.

In 2007 a management trust took over responsibility for the priory from the City Council. Since then the trust has carried out extensive works to stabilise the farmhouse & the adjacent medieval lodgings. In order to eradicate dry rot, the whole of the upper floor of the farmhouse was removed, new floors were inserted and rooms recreated. In addition the roof was repaired and rainwater goods renewed. A survey in May 2013 revealed a problem with a blocked downpipe but no evidence of any further outbreak of dry rot. Some graffiti has appeared in recent months but of greater concern is a recent (July 2013) break in and attempted theft of copper pipes, which caused the ground floor to be flooded.

The property has been on the City Council's BAR Register since 2005 (Risk Category 4 – One to be watched) and should remain on as 'Vulnerable'. The Trust was recently successful in getting Stage I Approval, with development funding, from the HLF to progress with a programme of repair and conservation of all the buildings at the priory, including a new interpretation centre. It is hoped work will start on site in Autumn 2015.



Llanthony Swing Bridge, Llanthony Rd.

List Entry No. I393287

Grade II

Scheduled Monument – No

Conservation Area – No

Ownership - Unknown

This railway bridge was constructed in 1910 from 1890 GWR designs. It is a plate girder steel swing bridge that pivoted on a drum on the SE bank of the River Severn and rested on 2x cylindrical iron-clad piers on the NW side of the river. The abutments are of stone and brick. A later footbridge was attached to the NE side. The bridge has been fixed and no longer works as a swing bridge.

It is showing signs of neglect through vegetation growing on the bridge and peeling paintwork.

The structure is classed as 'Vulnerable'.



**Boundary Wall to Street Frontage to South West & South of Selwyn School,
Matson Lane**

List Entry No. 1245731

Grade II

Scheduled Monument – No

Conservation Area – No

Ownership – Private

The wall was probably constructed in the late 18C as the front garden wall to Matson House. Approx 200m in length, the northern half is about 1.3m in height and the southern half about 0.75m high. Dressed stone in courses (some stretches patched in brick), probably reused, with stone coping in two courses.

A significant amount of spalling has taken place to the stonework and there is a problem with unmaintained vegetation, in particular ivy. The wall is classed as 'Vulnerable'. The City Council will work with the owners to get the wall repaired.



Gloucester Country Club (former Larkham Farmhouse), Matson Lane

List Entry No. 1245729

Grade II

Scheduled Monument – No

Conservation Area – No

Ownership – Commercial Company

Former farmhouse c1600, with substantial brick extension dated 1866. Original building consists of a timber framed range with a stone wing, tiled roof and stone stacks. Converted into bedroom accommodation for a country club in 1974 and more recently used for staff.

The property has been empty for two years and is showing signs of neglect, particularly around the Victorian extension, in the form of unmaintained vegetation, broken and boarded up windows and a leaking downpipe. There have been a few break-ins but not much internal damage to date.

The building is classed as 'Vulnerable'. There is an outstanding planning and listed building consent to convert the property and the associated former barns into residential use. The City Council will work with the owners to get the property more secure & weathertight and ultimately to get the building back into use.



102 Northgate St.

List entry No. 1245672

Grade II

Scheduled Monument – No

Conservation Area – London Rd.

Ownership – Commercial Company

Shop and former dwelling. Early 19C with 20C alterations. Brick with stone details, slate roof & brick stack.

Adjoining property (No 104) was demolished in 2007. Plastic sheeting held down with battens was fixed to the east facing gable wall to No 102 as a temporary protection measure. There is planning consent to re-develop 104 but due to complications this has not been implemented.

Inevitably, due to the length of time the temporary cover has been in place on this 9” wall, there have been problems with damp ingress into the property. There are also some structural problems at the rear. Property therefore falls within the ‘Vulnerable’ Category.



Chest tomb approx. 1.5m south east of Church of St Swithun, St Swithun's Rd.

List Entry No. 1271741

Grade II

Scheduled Monument – No

Conservation Area – Hempsted

Ownership – Unknown

A mid C17 tomb located to the south-east of the church. It is the eastern most tomb in a group of three.

The base of the tomb has subsided. The vertical joints between the stones of the chest have opened up and the slab has tilted. The tomb has been on the City Councils BAR Register as 'One to Watch' since 2005 and remains 'Vulnerable'.



Gennings Monument in the Churchyard approx. 4 metres North of Vestry to Church of St James, School Lane

List Entry No. 1090772

Grade II

Scheduled Monument – No

Conservation Area – No

Ownership – Unknown

Late 17C limestone chest tomb.

There is a problem with ivy getting established in the gaps between the stone slabs. There are some splits in the stone and one end is breaking away.

The structure has therefore been classed as ‘Vulnerable’.



Minchin Monument in the Churchyard approx. 5 metres North of Wells Monument to East of Church of St James, School Lane

List Entry No. 1154747

Grade II

Scheduled Monument – No

Conservation Area – No

Ownership – Unknown

A limestone pedestal tomb dating from 1756. Tall and rectangular, with bow ends and gadrooned corner balusters.

There is a considerable amount of vegetation, including ivy, growing up the side of the tomb, which needs to be carefully removed. The structure is classed as 'Vulnerable'.



Unidentified Monument in the Churchyard approx. 3 metres North Of Wells Monument to East of Church of St James

List Entry No. I340608

Grade II

Scheduled Monument – No

Conservation Area – No

Ownership – Unknown

A late C18 limestone pedestal tomb.

There is a considerable amount of vegetation (mainly ivy) growing over the tomb, which needs to be carefully removed before it causes further damage.

The structure is classed as 'Vulnerable'.



5 & 7 Stroud Rd.

List Entry No. 1271785

Grade II

Scheduled Monument – No

Conservation Area – Southgate St.

Ownership – Commercial Company

Pair of semi-detached houses; from later C19 a pair of shops and dwellings. Early C19 and C20 alterations. Ashlar facing on brick, slate roofs, brick stack on party wall. 3 storeys.

Shop to ground floor. Offices above. Vacant top floor.

The building has been on the City Council's BAR Register as 'One to Watch' since 2005. Continuing lack of maintenance, in particular the need to re-point the stone to the parapet, decorate/replace windows and re-point the rear brick wall, plus the fact that the upper floors remain vacant, means that the building should remain on the register as 'Vulnerable'.



55 & 57 Southgate St.

List Entry No. 1271763

Grade II

Scheduled Monument – No

Conservation Area – City Centre

Ownership – Private

A pair of shops and former dwellings. Early 18C with later alterations. White painted brick and slate roof with hipped roof dormer above each unit.

No 57 has been on the City Council's BAR Register as a 'Building to be watched' since 2005. Given its condition it is felt that No 55 should join it in the new 'Vulnerable' category.

No 57 has been identified as a Priority Project in the Southgate St. Townscape Heritage Initiative, whilst No 55 is on the reserve list. The City Council will work with the owners to get the necessary repairs carried out.



Cell Block (formerly the Debtors Prison) at former HM Prison, The Quay

List entry no. 1245472

Grade II

Scheduled Monument – No

Conservation Area – The Barbican

Ownership – Crown Estates

This much altered building was originally constructed as a Debtors Prison in 1826. At some point a third storey was removed & a modern low pitched composite roof added. The walls are brick with stone detailing. The building is part of a larger prison complex surrounded by a high perimeter wall.

The prison closed in March 2013 and the building is currently vacant. It is already showing signs of neglect in the form of blocked/leaking rainwater goods, vegetation on walls, broken windows and pigeons inside the property. As a result it has been classed as 'Vulnerable'. It is understood that the whole site will be marketed shortly as a redevelopment project.



Central Block to former HM Prison, The Quay

List entry no. 1245474

Grade II*

Scheduled Monument – No

Conservation Area – The Barbican

Ownership – Crown Estates

This original prison building was begun in 1784 and finished c1810. It was altered & enlarged twice in the 19C, with a few minor changes in the 20C. It consists of a long east facing range, with a slightly recessed entrance block and a chapel wing to the rear. The entrance is constructed in stone (mainly rusticated), whilst the two side wings are brick with stone detailing. The roof is natural slate. The building is part of a larger prison complex surrounded by a high perimeter wall.

The prison closed in March 2013 and the building is currently vacant. It is already showing signs of neglect in the form of blocked/leaking rainwater goods, vegetation on walls, broken windows and pigeons inside the property. As a result it has been classed as 'Vulnerable'. It is understood that the whole site will be marketed shortly as a redevelopment project.



41 Westgate St.

List Entry No. 1271927

Grade II

Scheduled Monument – No

Conservation Area – City Centre

Ownership – Private

C16 timber framed building with 20C alterations & extension to rear. Rendered to front with bituminous slate roof. Last used as a shop but currently vacant.

The property is showing signs of neglect and is considered to be 'Vulnerable'.

