

Denmark Road Conservation Area (Conservation Area No. 14)

Appraisal & Management Proposals

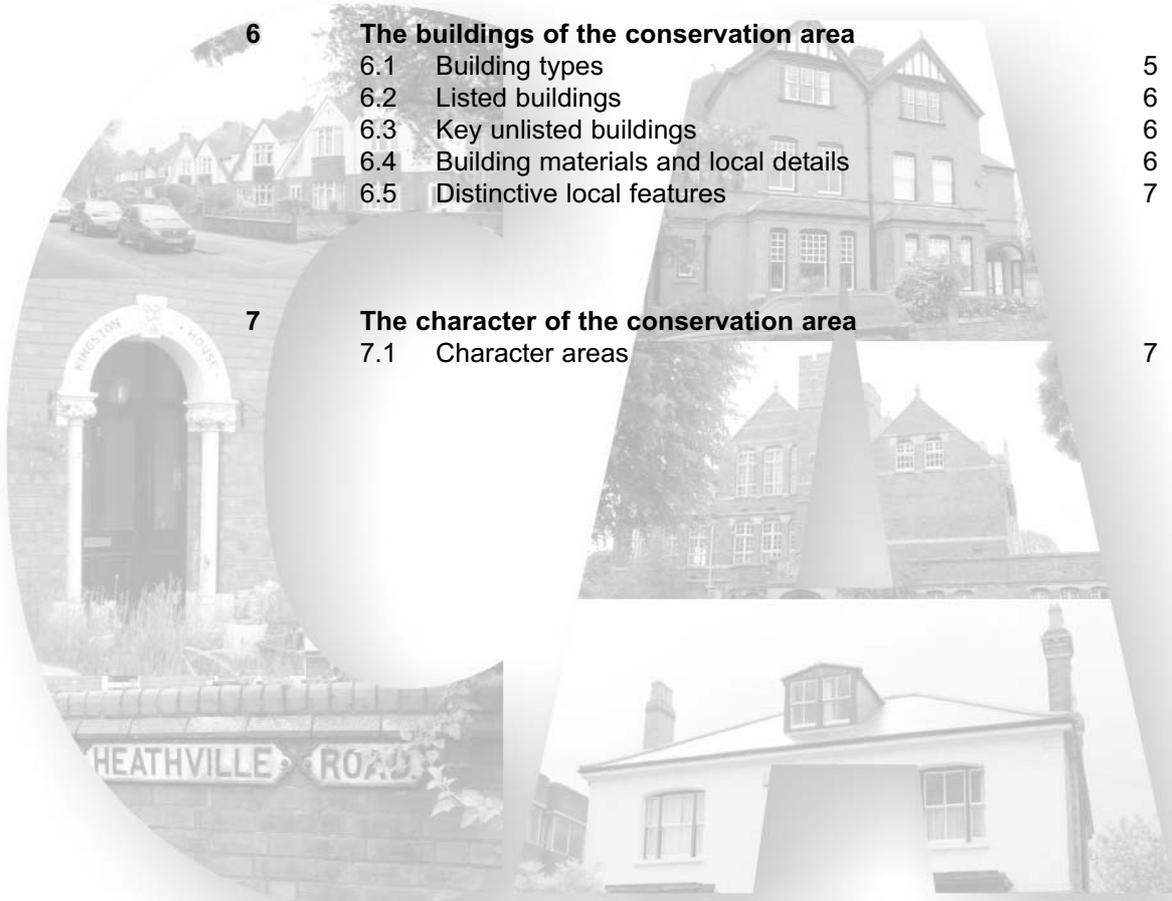


Adopted 27 November 2008

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Maps

Conservation Area 14

Townscape Appraisal



Part 1 Character Appraisal

1 Summary

1.1 Key characteristics

This Character Appraisal of the Denmark Road Area concludes that the following are the key characteristics of the conservation area:

- ◆ Suburban residential area;
- ◆ Long views along tree-lined streets;
- ◆ Range of building dates from Victorian, Edwardian and mid twentieth century;
- ◆ Development around the alignment of the Roman road to Cirencester – Ermine Street - which extended to the site of the Roman fort at Kingsholm;
- ◆ Large Edwardian villas;
- ◆ Edwardian semi-detached houses;
- ◆ 1920s/30s detached and semi-detached houses;
- ◆ Denmark Road High school for Girls;
- ◆ High quality detailing to buildings;
- ◆ Open views across school playing fields;
- ◆ Some modern infill developments, some better executed than others.



The tree-lined street of Denmark Road.



No. 17 Denmark Road, a large detached villa.



An example of a semi-detached property 25-27 Alexandra Road.

1.2 Key Issues

Based upon the negative features identified in Chapter 7 – The character of the conservation area, a number of problems have been identified and are listed below. These form the basis of for the Management Proposals in the second part of this document.

1.2.1 Loss of original architectural details and building materials

Many of the unlisted, and some of the listed buildings in the conservation area have been adversely affected by the replacement of original timber sash windows or doors with uPVC or aluminium, the replacement of natural roof slates with concrete tiles or the painting of originally exposed brickwork. In many cases, the removal of architectural features such as boundary walls or railings, porches and chimneys has spoiled the external appearance of a building and the local streetscene.

1.2.2 Poor quality of new developments, building alterations and extensions

Some modern developments are out of character with the conservation area by reason of their inappropriate design, scale or materials.

1.2.3 Lack of routine building maintenance and repair

Buildings in the conservation area are generally in good condition but there are instances of the neglect of routine maintenance and repair.

1.2.4 Unsightly satellite dishes

Satellite dishes are a feature of modern living. Unfortunately, when located on the front of a historic building, a satellite dish can spoil the appearance of the building and the streetscene. In certain circumstances, satellite dishes may have been installed without the need for planning permission.

1.2.5 Protection and replacement of street trees

Trees make an important contribution to the conservation area, trees soften the urban townscape and enhance the setting of historic buildings, any loss of such trees would be detrimental to the area. Council policy is to ensure that these trees are protected and maintained in a healthy condition.

1.2.6 Subdivision of properties into flats

Subdivision of properties into flats or let for multiple occupation can tend to erode external character through, for example, prominent intrusive fire escapes, poorly maintained gardens or gardens destroyed in order to ease maintenance.

1.2.7 Loss of front gardens to car parking and other hard landscaping

The increased demand for off street parking has generated pressure for car parking in garden areas to both the front and rear of properties. Loss of greenery and front boundary treatments can spoil the setting of the building and cumulatively erode the character of the streetscene.



Loss of front gardens for car parking in Denmark Road.

1.2.8 Negative building

This appraisal has identified 'negative' buildings i.e. buildings which clearly detract from the character or appearance of the conservation area and could suitably be replaced. In addition, there are a number of vacant 'gap' sites where some form of built development has the potential to improve the townscape. Negative buildings and gap sites are shown on the Townscape Appraisal Map.

The following buildings, marked on the accompanying Townscape Appraisal map, clearly detract from the character of the conservation area:

- ◆ Modern flat roofed buildings adjacent to Denmark Road High School.

2 Introduction

2.1 The Denmark Road Conservation Area

The Denmark Road Conservation Area is characterised by suburban housing dating from the late Victorian and Edwardian periods to the 1920s and 1930s, with some later infill developments. The conservation area contains one listed building, Denmark Road High School for Girls.



No. 4 Heathville Road.

2.2 The purpose of a conservation area character appraisal

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 Part 2: Management Proposals).

2.3 The planning policy context

This appraisal provides a firm basis on which applications for development within the Denmark Road Conservation Area 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 Area Action Plan*
 - *Allocations and Designations*
- ◆ *Planning Policy Guidance 15: Planning and the Historic Environment, HMSO*
- ◆ *Planning Policy Guidance 16: Archaeology, HMSO*
- ◆ *Regional Planning Guidance for the South West (RPG10) 2001*
- ◆ *Draft Regional Spatial Strategy for the South West (2006)*
- ◆ *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 – Lighting Strategy 2008*
- ◆ *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.*

3 Location and Landscape Setting

3.1 Location and activities

Gloucester is the county town of Gloucestershire and is located in the Vale of the River Severn, some 8km south west of Cheltenham. Tewkesbury lies about 20km to the north east, with Worcester a further 20km beyond. The Malverns lie 22km to the north west, while the Forest of Dean begins some 14km to the west with the Wye Valley and the Welsh border not far beyond. Some 18km to the south lies Stroud, on the edge of the Cotswold escarpment, which rises steeply from the vale to the east of the city. The M5 Motorway passes between the city and the Cotswolds escarpment, connecting the north of England to Bristol, Bath and the south-west.

The Denmark Road Conservation Area lies to the north east of the city centre and straddles the course of the Roman road that linked Gloucester's Roman fort at Kingsholm with Cirencester.

Activity within the conservation area is principally residential, most consisting of individual dwellings, a minority of which have been converted into flats, and a small number of newer apartment developments. One or two of the larger houses have been converted into residential care homes. Denmark Road School dominates the central area with the school buildings and associated playing fields.



67 & 69 Denmark Road - a typical pair of 1920's semi-detached houses.

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 Severn Vale. The land within the conservation area is on slightly rising ground, which ascends toward the north and east.

3.3 Relationship of the conservation area to its surroundings

The Denmark Road Conservation Area lies immediately to the north of the London Road Conservation Area and to the east of the Kingsholm Conservation Area.

The area is principally occupied with residential development, and includes Alexandra Road, part of Heathville Road, Henry Road, Honyatt Road and part of Oxford Road to the south of Denmark Road. Seabroke Road, Lansdown Road, Malvern Road and Hinton Road plus part of Heathville Road to the north.



Victorian properties along Henry Road.

The southern half, including Denmark Road itself is characterised by large Edwardian and early twentieth century villas, detached and semi detached houses, substantially built, of high quality and the latter incorporating a number of 'Arts & Crafts' period details. The area of Henry Road, Honyatt Road and Oxford Road are characterised by smaller Victorian terraces, which have some fine detailing above the windows. Properties to the north are generally smaller Edwardian and early twentieth century detached houses, but still retain some fine detailing that sets them apart from the less ornate houses in, for example, North Road. The northern half of Heathville Road and Seabrooke Road is lined with quality built early twentieth century detached houses.



109-111 Denmark Road.

4 Historic Development

4.1 Historic development

Archaeological excavations along Denmark Road have revealed evidence of the existence of Roman buildings and confirmation that this is the approximate alignment of the Roman road that linked the fort at Kingsholm with Cirencester.

After the decline of the Roman Empire the area lay largely vacant, apart from agricultural use, until the mid 19th Century. In the 1840s a few large houses were built for more prosperous residents at the entrance to Gallows Lane, the predecessor of what was to become Denmark Road, near to Wotton Pitch.

In 1864 the City Corporation, acting as landowner, took legal action to compel the parish of Kingsholm St Catherine to make improvements to Denmark Road. Gallows Lane was renamed Denmark Road in 1863 when part of its formation was rebuilt by the City Corporation at the junction with Kingsholm Road. Building of the Heathville estate to the north of London Road did not commence until the aforementioned improvement works were completed in 1865, Heathville Road being laid out first, followed in the 1860s by Alexandra Road.

By the 1880s several large houses had been constructed and two terraces had been built. The streets formed to the west of Heathville Road from 1876 onwards, were lined with more modest houses. The building up of streets and infilling proceeded as Gloucester continued to grow and from the 1890s the City Corporation encouraged the work of speculative builders by laying out more streets for residential development on land in both the Denmark Road and Stroud Road areas.

This process continued into the early twentieth century with roads formed between Kingsholm and Wotton, with large houses continuing to be built in the Denmark Road area. The final major phase of infilling with residential development took place throughout the 1920s and 30s.

The Girls High School was constructed in around 1900 to designs by WB Wood, which largely follows the design for board schools that had become commonplace in the later 19th Century, albeit with somewhat more artistic interpretation.

Since the mid 20th Century any development has been to infill gaps or, sadly more recently, to demolish large villas and create new developments of apartments or residential care homes.

5 Spatial Analysis

5.1 Plan form and layout

Development of street pattern

As mentioned previously Denmark Road, formerly known as Gallows Lane, follows the route of the Roman road to the fort at Kingsholm. Other routes, built subsequently by the City Corporation to directly encourage speculative house builders, either run parallel to this, such as Lansdown Road, or run at right angles in an approximate north – south alignment such as Heathville Road or Seabroke Road. The current road pattern was therefore established in its entirety by the end of the 19th Century.

5.2 Landmarks, focal points and views

The conservation area is centred on Denmark Road, which includes the Girls High School. This would be a focal point, but for the fact that it is largely hidden from public view by an impressive array of trees, indeed views within the conservation area both here and at other points are dominated by impressive mature trees.

Other focal points in this part of the conservation area include:

- ◆ 103 Denmark Road, an impressive Edwardian detached house;
- ◆ 67 & 69 Denmark Road, a pair of 1920s semi-detached houses in fine original condition;
- ◆ 29 Denmark Road, a fine Edwardian villa with some very attractive original detailing;



29 Denmark Road - an attractive Edwardian villa.

Beyond Denmark Road there are some fine views along roads that radiate north and south, along Lansdown Road and into Hinton and Malvern Roads, where again trees create an almost sylvan setting. An important open view is across the Girls High School playing fields.

- ◆ Focal buildings elsewhere include:
- ◆ 8 Seabrooke Road, an impressive detached Edwardian villa;
- ◆ 12 & 14 Alexandra Road, a pair of large Edwardian semi-detached houses that retain many of their original features.



12 & 14 Alexandra Road.

5.3 Open spaces, trees and landscape

The playing fields attached to the Girls High School form an important piece of private open space that is nonetheless clearly visible to all and which provides an invaluable breathing space between residential developments. Additionally many of the large houses are located within generous plots, which again, adds to the open grain of the conservation area at this point.



The tree lined avenue of Heathville Road.

Trees are extremely important to the character of this conservation area. Most streets are characterised by tree lined avenues, many with fine examples of mature deciduous trees. The City Council will encourage the replacement of street trees previously removed within the Conservation Area to retain the character of the area.

Well kept front gardens are a key characteristic of the conservation area with, thankfully, few boundary walls and hedges removed for parking, which adds further to the 'green' appearance.

5.4 Public realm

The floorscape and other items of public realm are generally modern and of unremarkable appearance. This discreet unremarkability sits comfortably within the overall setting as it neither attracts attention to itself nor detracts from the overall pleasant ambience of the surroundings.

6 The buildings of the conservation area

6.1 Building types

Historically this is a suburban residential area, with the then City Corporation encouraging the development of residential properties of a better quality by speculative builders. There are numerous examples of detached and semi detached houses, however terraces are relatively rare. Generally speaking the oldest properties are the largest and are found at the eastern end of the conservation area. The slightly newer, smaller houses are found at the western and northern extremities.

Whilst all the buildings, except the High School, were built as dwellings, some have now been converted into apartments or residential care homes. An increasing and worrying trend has seen some substantial and attractive houses demolished and replaced with blocks of apartments or new build care homes.

The oldest properties date from the mid to late Victorian period with a number of large villas set in substantial grounds. This trend continued into the Edwardian era and included a number of 'Arts and Crafts' influences, and in some cases carried through to the inter-war period, particularly the northern end of Heathville Road.



Carved stone house name plaques on Malvern Road.

It is the quality of detailing that characterises even the most modest of houses that sets them apart from neighbouring areas. Properties in Hinton and Malvern Roads typify this, which whilst being quite modest in size have a wealth of quality detailing. Carved capitals to bay window columns, individually carved stone house name plaques set into the architraves above the main entrance doors are but a sample of the quality seen in the area.

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 Denmark Road Conservation Area only contains one listed building, the High School for Girls in Denmark Road, which is listed Grade II.



The Grade II listed Denmark Road High School for Girls.



23-41 Heathville Road.

'Negative buildings' are also marked on the townscape appraisal map. These are buildings that clearly detract from the character or appearance of the conservation area. The modern flat roofed buildings adjacent to Denmark Road High School, are identified as negative buildings, the design and materials of which are completely at odds with the general character and appearance of the rest of the street.

Neutral buildings (identified as neither positive nor negative) are those that 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 dull post-war infill development.

6.3 Key unlisted buildings

In addition to listed buildings, the conservation area contains many 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 not possible, they are excluded.

Positive buildings cover the whole range of building ages found in the conservation area, from mid Victorian to 1930s and are marked in green on the Townscape Appraisal map. Of particular note are the 'focal buildings' already described previously, plus the following:

- ◆ 19 – 31 Alexandra Road
- ◆ 2, 8, 10 Alexandra Road
- ◆ 23 – 41 Heathville Road
- ◆ 24 – 30 Heathville Road

'Positive Buildings' are those that are considered to make a positive contribution to the appearance of the conservation area by virtue of their aesthetic quality, architectural quality, survival of original features or overall intactness from the date of construction.

6.4 Building materials and local details

Red brick is the most common building material, with some render. Detailing of bay windows, sills, headers and voussoirs are in stone as are individual details, which in many cases are hand carved and unique to each property. Roofs are generally slate, with a small number of clay tiles to be seen on later properties.



Features such as decorative stone detailing add to the character of the area.

6.5 Distinctive local features

The distinct local identity of the conservation area is enhanced by features and historic elements that cumulatively help to give the conservation area a sense of place, notably:

- ◆ Cast iron street name plaques are a feature of the area. Examples can be seen in Heathville Road and Alexandra Road.



Cast iron street name plaque.

7 The character of the conservation area

7.1 Character areas

The Denmark Road Conservation Area is characterised by suburban residential development. The larger, more imposing buildings are generally, with the exception of the High School, to the southern and eastern end of the area. The more modest buildings are generally found to the western and northern end of the area.

Key characteristics:

- ◆ Almost entirely residential use;
- ◆ Higher quality houses dating from mid Victorian to mid 20th Century;
- ◆ Large villas, detached and semi detached houses often set in generous plots;
- ◆ High quality, individual detailing to the buildings;
- ◆ Wealth of trees, mostly mature deciduous specimens;
- ◆ 'Green' ambience with well maintained front gardens;
- ◆ Open views over playing grounds;
- ◆ High School for Girls – an impressive building, but hidden by trees.



Landsdown Road playing field creates a positive open space.

Negatives:

- ◆ Poor quality infill developments;
- ◆ Poor quality 1960s (and later) buildings at High School;
- ◆ Loss of original architectural details;
- ◆ Insensitive replacement of traditional materials – uPVC or aluminium windows and doors;
- ◆ Loss of front gardens – at present a minor problem but an increasing trend;
- ◆ Demolition of attractive large buildings and replacement with insensitive, high density developments;
- ◆ Unsightly satellite dishes;
- ◆ Unsympathetic extensions/alterations;
- ◆ Lack of routine maintenance and repair – only evident to a limited extent, but certainly an area to be watched.

Part 2 Management Proposals

8 Introduction

8.1 Format of the Management Proposals

Part 1 of this document, the Character Appraisal, has identified the features of the proposed Denmark Road Conservation Area that contribute to the conservation area's special character and distinctiveness, and that should be conserved and enhanced.

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 Section 10.

9 Issues and recommendations

9.1 Loss of original architectural details and building materials

A number of the unlisted buildings in the conservation area have been adversely affected by the replacement of original timber windows or doors with uPVC or aluminium, the replacement of natural roof slate with concrete tiles or the painting of externally exposed brickwork.

In some cases the removal of architectural features such as railings, porches and chimneys has spoiled the external appearance of a building and the local streetscape.

In most cases where these types of work are carried out to single family dwellings, planning permission is not normally required. Development of this kind is called 'permitted development' and falls into various classes that are listed in the Town and Country Planning (General Permitted Development) Order 1995. Powers exist for the Council, known as Article 4(2) Directions, to withdraw some of these permitted development rights in the interest of preserving or enhancing the character or appearance of the conservation area. This might be considered to prevent the further erosion of historic character of residential properties, which are a key feature of this conservation area, particularly where they form a coherent group of well-detailed properties.

The Council also will consider the affect of the loss of historic street signage, any change in signage should be appropriate to the Conservation Area designation.

Recommendations:

- ◆ Policy CA14/1: The Council will seek to consider the need for Article 4(2) Directions to protect buildings that retain their original features from inappropriate alteration. The primary focus will be on those dwelling/houses marked as positive buildings on the Townscape Appraisal Map.

9.2 Poor quality of new developments, building alterations and extensions

Some modern developments are out of character with the conservation area by reason of their inappropriate design, scale or materials. In the conservation area the Council will encourage good quality schemes that respond positively to their historic setting.

Recommendations:

- ◆ Policy CA14/2: Applications will be required to adhere to the policies in the Gloucester Local Plan Second Stage Deposit August 2002 and any other policies which supersede this in the Local Development Framework (LDF).

9.3 Lack of routine building maintenance and repair

Buildings in the conservation area are generally in good condition, however there are instances of the neglect of routine maintenance and repair.

Recommendations:

- ◆ Policy CA14/3: The Council will encourage owners of properties within the Conservation Area to adequately and appropriately maintain their buildings. It will prepare advice and guidance leaflets on this with specific regard to the types of problem found within the area, for example:
 - Care and repair of sash windows;
 - Pointing;
 - Slate roofing;
 - How to deal with damp.

9.4 Unsightly satellite dishes

Satellite dishes are a feature of modern living. Unfortunately, when located on the front of an historic building, a satellite dish can spoil the appearance of the building and the streetscene. In certain circumstances satellite dishes may be installed without the need for planning permission.

Recommendations:

- ◆ Policy CA14/4: The Council will prepare guidance for householders, landlords and tenants on the sensitive location of satellite dishes and the requirement, or not, for planning permission. Enforcement action will be taken to remove any unauthorised dishes.



Satellite dishes are a common feature of modern living.

9.5 Protection and replacement of trees

Trees make an important contribution to the softening of the urban townscape and enhancing the setting of historic buildings.

Recommendations:

- ◆ Policy CA14/5: The Council will seek to ensure the appropriate protection and management of all street trees by the Highway Authority, which now falls under the control of Gloucestershire County Council. The Council will seek the replacement of street trees which have been removed within the Conservation Area.

9.6 Sub-division of properties into flats

Sub-division of properties into flats or let for multiple occupation can tend to erode external character through, for example, prominent intrusive fire escapes, poorly maintained gardens or gardens destroyed in order to ease maintenance.

Recommendations:

- ◆ Policy CA14/6: When considering an application for conversion of a dwelling to flats or a house of multiple occupation, the Council will carefully consider such matters as bin storage, clothes drying, car parking and fire safety works to ensure that the change of use does not adversely impact on the character and appearance of the conservation area.

9.7 Loss of front gardens to car parking and other hard landscaping

The increasing demand for off street parking has generated pressure for car parking in garden areas to both the front and rear of residential properties. Loss of greenery and front boundaries, including hedges, railings, fences and walls, can spoil the setting of the building and cumulatively erode the character of the streetscene.

Recommendations:

- ◆ Policy CA14/7: Car parking areas within the front gardens of properties in the conservation area will not be permitted unless it can be demonstrated that the proposals will not adversely affect the character and appearance of the conservation area. (Note: This will only be effective where an Article 4(2) Direction is in place that has removed permitted development rights from owners of dwelling houses.)

9.8 Negative sites and buildings

This appraisal has identified 'negative' buildings, i.e. buildings which clearly detract from the character or appearance of the conservation area and could suitably be replaced. In addition, in recent times a number of attractive buildings have been demolished to make way for more intensive forms of development. Conservation Area Consent is required for the demolition of buildings over 115m³ in volume in a conservation area. At the same time the developer is required to produce an acceptable design for a replacement scheme that will either preserve or enhance the character or appearance of the conservation area.

Negative buildings have been identified on the Townscape Appraisal Map.

Recommendations:

- ◆ Policy CA14/8: The Council will encourage the redevelopment of that part of the High School site that is indicated on the Townscape Appraisal Map as making a negative contribution to the character or appearance of the conservation area. The council will provide design guidance at the appropriate time should the site be redeveloped.

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

Appendix 2

Appendix 3

Appendix 4

Sustainability Report

The historical development of Gloucester

Listed buildings

Bibliography





Appendix 1 Sustainability Appraisal and Management Proposals

| SA Objectives | Impact | Likely Timing of Impact (Short, Med, Long Term) | Temporary or Permanent Impact? | Geographic Scale | Likelihood of Impact | Significance of Impact | Commentary (any cumulative, secondary, synergistic impacts?) & Recommendations for Improvement/Mitigation |
|---|--------|---|--------------------------------|--------------------------|----------------------|------------------------|--|
| 1. To protect the City's most vulnerable assets | | | | | | | |
| 1.a. Will it minimise the risk of flooding to people and property? | 0 | | | | | | |
| 1.b. Will it conserve and enhance natural/semi-natural habitats? | + | S/T | Permanent | Open Space & Tree Groups | Med | Med | Document identifies positive open spaces and important trees and tree groups which contribute to the character of the conservation area. |
| 1.c. Will it conserve and enhance species diversity and in particular, avoid harm to protected species? | 0 | | | | | | |
| 1.d. Will it maintain and enhance sites designated for their nature conservation interest? | 0 | | | | | | |
| 1.e. Will it maintain and enhance cultural and historical assets? | ++ | M/T | Permanent | Whole Area | High | High | The management policies seek to maintain the character of the CA and where possible replace negative/neutral buildings with ones which will enhance the character of the area. |
| 1.f. Will it maintain and enhance woodland cover? | 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 | 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? | + | M/T | Permanent | Whole Area | High | High | Maintaining the character of historic areas can mean resisting development on important open spaces and the subdivision of plots. |
| 3.b. Will it encourage development on previously developed land? | | | Permanent | Buildings identified as negative/neutral or gap sites and areas designated for enhancement | Med | Med | Document has policies to encourage the redevelopment of negative/neutral buildings and gap sites. |
| 3.c. Will it minimise the demand for raw materials and/or encourage the use of raw materials from sustainable sources? | | | 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? | | | Permanent | Whole Area | High | Med | Property owners are 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 | | | | | | |
| 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? | 0 | | | | | | |
| 4.e. Will it help to ensure that everyone has access to safe and affordable housing? | 0 | | | | | | |
| 4.f. Will it reduce homelessness? | 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 |
|---|--|---|--------------------------------|------------------|----------------------|------------------------|---|
| 5. To improve standards of health and education | | | | | | | |
| 5.a. Will it improve health and people's ability to engage in healthy activities? | 0 | | | | | | |
| 5.b. Will it improve access to health care facilities? | 0 | | | | | | |
| 5.d. Will it improve access to learning, training, skills and knowledge? | 0 | | | | | | |
| 5.e. Will it improve qualifications and skills of young people and adults? | 0 | | | | | | |
| 6. To make Gloucester a great place to live and work | | | | | | | |
| 6.a. Will it help to reduce crime and the fear of crime? | 0 | | | | | | |
| 6.b. Will it encourage community engagement in community activities? | + | L/T | Temporary | Whole Area | Med | High | Document recommends that a monitoring review be carried out in 5 years time and it is possible that this could be carried out by the local community. |
| 6.c. Will it increase the ability of people to influence decisions? | 0 | | | | | | |
| 6.d. Will it improve community cohesion? | + | M/T | Permanent | Whole Area | Med | Med | Encourages people to take pride in their area. |
| 6.e. Will it help to maintain and/or enhance the vitality and viability of a designated centre? | 0 | | | | | | |
| 6.f. Will it increase access to and participation in, cultural activities? | 0 | | | | | | |
| 6.g. Will it reduce poverty and income inequality? | 0 | | | | | | |
| 6.h. Will it reduce the number of unfit homes? | 0 | | | | | | |
| 6.i. Will it improve the quality of where people live? | ++ | L/T | Permanent | Whole Area | High | High | Well maintained CA's are attractive places to live. |

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

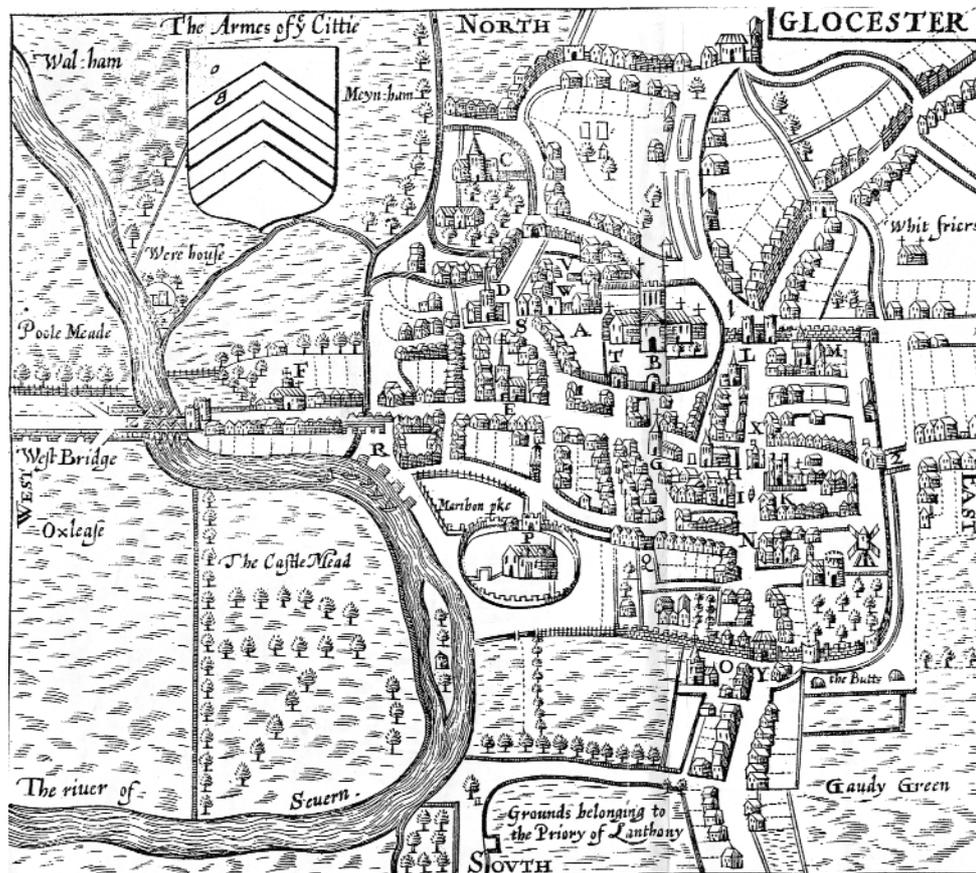
Big increases in population saw the city's boundaries extended in 1835 and 1874. The population doubled between 1851 and 1871 alone. Middle-class housing spread out along London Road while industrial development was heaviest in the area between the canal and Bristol Road and artisan housing grew up in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

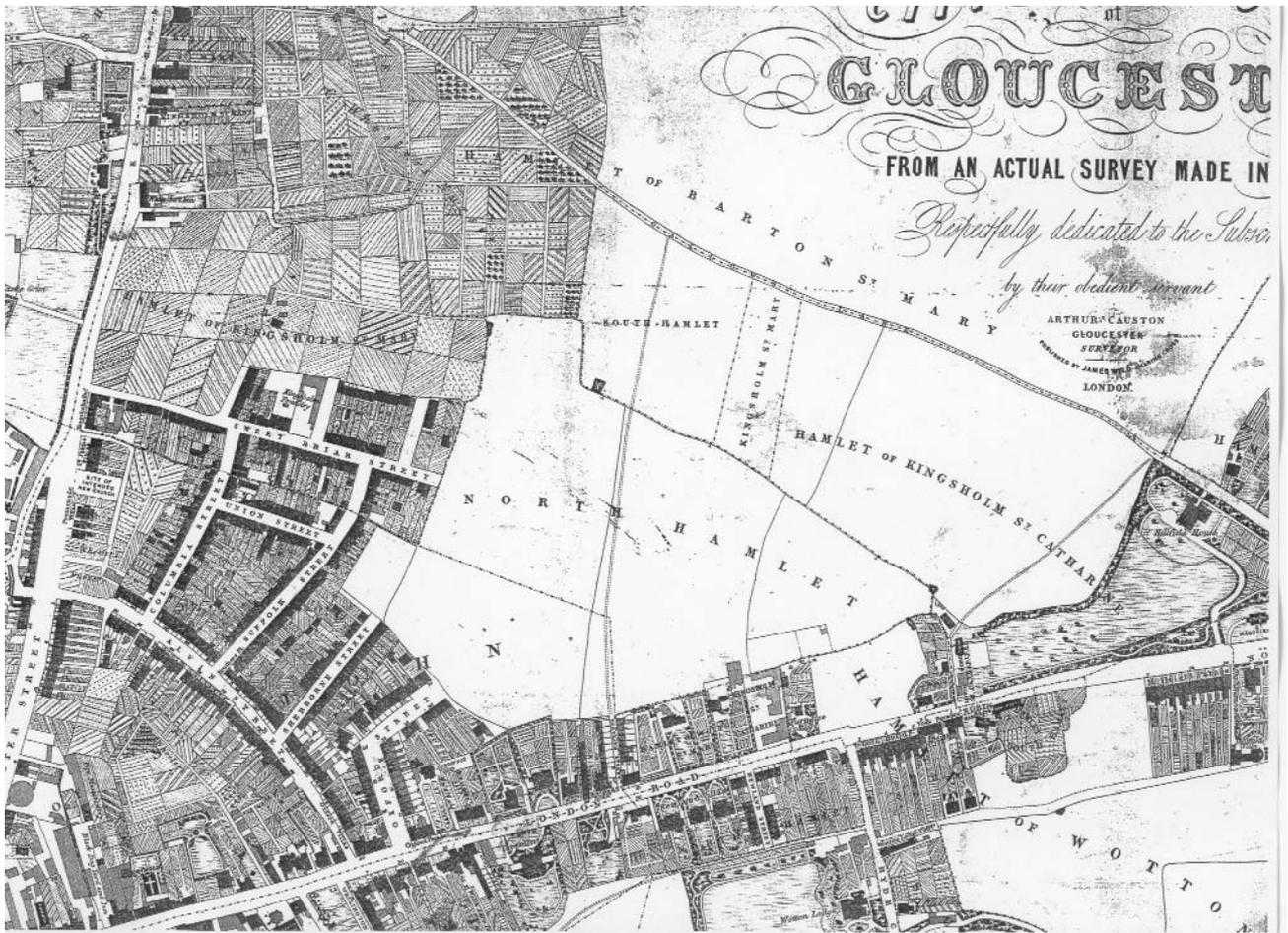


- NE 1
- A College Green
 - B Cathedral
 - C St Oswald
 - D St Mary de Lode
 - E St Nicholas
 - F St Bartholomew's Hospital (Little Mead to north)
 - G Holy Trinity
 - H St Mary de Grace
 - I All Saints
 - K St Michael
 - L St John
 - M St Aldate
 - N St Mary de Crypt (Greyfriars and Friars' Orchard to south-west)
 - O St Owen
 - P Castle
 - Q Blackfriars Gate
 - R Quay
 - S College Gate
 - T King Edward's Gate
 - V Bishop's Palace
 - W Dean's House
 - X High Cross (Barton Street to east)
 - Y Southgate
 - Z Westgate
- 1 Inner Northgate
2 Eastgate (Barton Street to east)
- Kingsholm lies outside the city on the north.

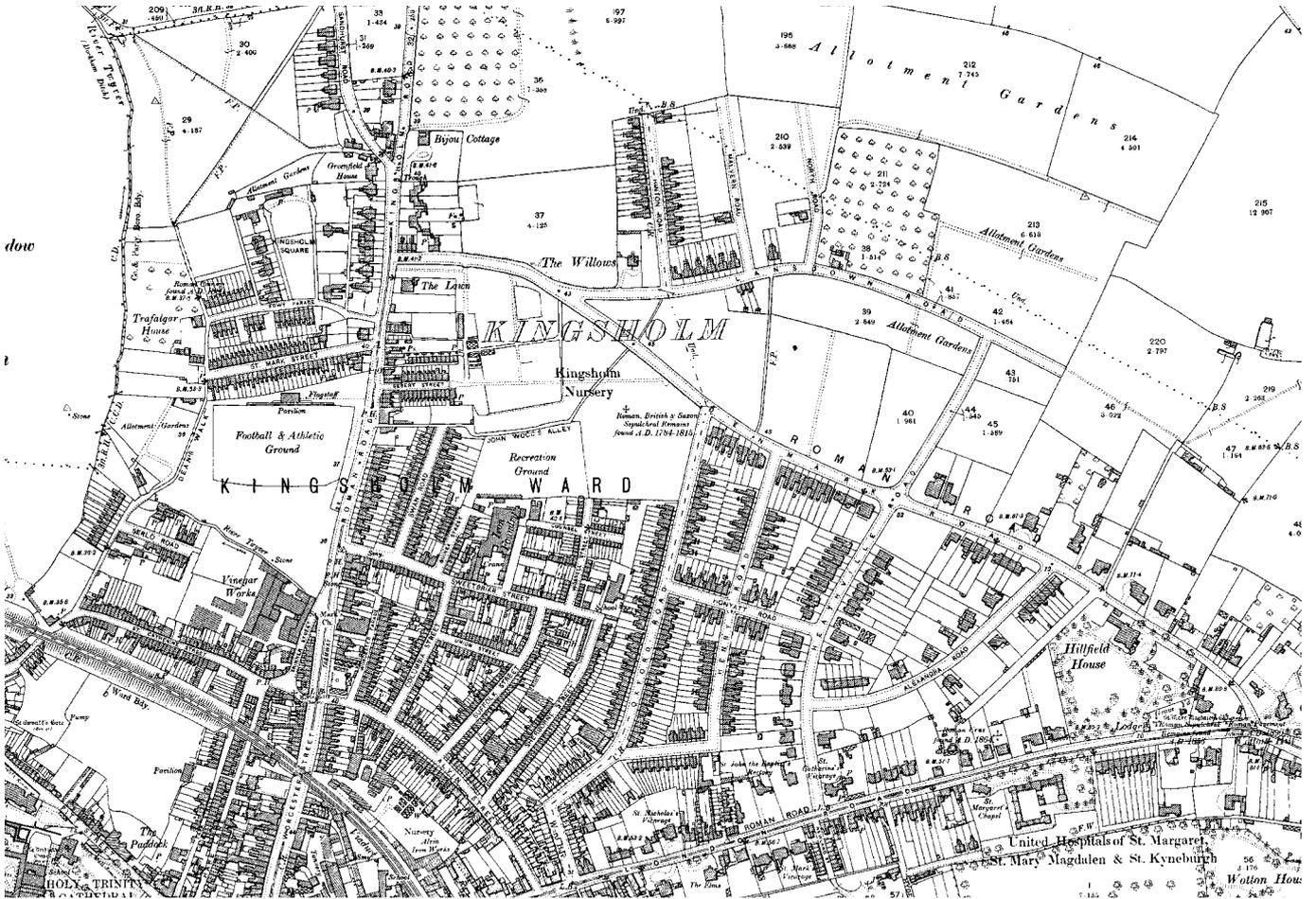
Speed's map of 1610.



Kip's engraving of 1710.



Causton's map of Gloucester (extract), 1843.



1/2500 Ordnance Survey map 1902.



1/2500 Ordnance Survey map 1923.

Appendix 3 Listed Buildings

SO81NW
GLOUCESTER DENMARK ROAD

844-1/3/104 (North side)
Girls' High School

12/03/73

II

Girls' high school. c1900, later C20 additions and alterations. By WB Wood. Red Brick with dressed stone details, tiled roofs with gabled dormers, brick stacks. Northern Renaissance style.

EXTERIOR: two storeys and attics. 3:6:3 fenestration pattern to facade with gabled outer wings flanking recessed outer block. Centre: flat-roofed projections to ground floor with segmental-arched lights flanking gabled porch with "GIRLS HIGH SCHOOL" in cartouche and chamfered arch of 3 orders dying into splayed jambs and with angled pilasters; first floor articulated into recessed bays by pilasters; 3-light double-transomed windows with segmental-arched lights; crenellated parapet with arched links to stepped merlons; gabled dormers with 3-light casements; louvred ventilators. Wings have tall segmental-arched casements with small-paned timber casements and ashlar imposts; ground-floor left is blank. Right and left-hand returns each have tall stair tower with crenellated parapet set behind more modest but similar porches, to Seniors on right and Juniors on left. Parallel-gabled rear wing, with cross-gabled rear elevation then flat-roofed range.

INTERIOR: not inspected, but known to be complete with original joinery and stained and patterned glass.

A most distinctive and richly-detailed design, interpreting with flair and imagination the Free Style commonly adopted for Board School designs from the later C19.

Appendix 4 Bibliography and Contacts

Bibliography

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

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Moss, P 2005. *Historic Gloucester: an illustrated guide to the city and its buildings*. Stroud: Nonesuch Publishing.

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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 14

Townscape Appraisal





Gloucester City Conservation Area Appraisals

Denmark Road Conservation Area Boundary

Townscape Appraisal Map

(Not to scale)

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-  Proposed conservation area boundary
-  Listed buildings
-  Positive buildings
-  Neutral buildings
-  Negative buildings
-  Positive open spaces
-  Negative open spaces
-  Important trees
-  Important views
-  Focal buildings



If you have problems understanding
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| | |
|-----------------|--|
| Bengali | <p>ইংরেজী ভাষায় এটা বুঝতে আপনার সমস্যা হলে, দয়া করে নিচের ঠিকানায় যোগাযোগ করুন: ট্যাপেস্ট্রী ট্রান্সলেশন সার্ভিস করপোরেট পার্সোনেল সার্ভিসেস হারবার্ট ওয়ারহাউস, দা ডকস গ্লুস্টার ডিএল ১ ২ইকিউ টেলিফোন নম্বর: (০১৪৫২) ৩৯৬৯০৯</p> |
| Chinese | <p>如果你對明白這些英文有困難的話，請聯絡 達意處翻譯服務 共同人事服務部 何畢貨倉 告羅士打 電話：(01452) 396926</p> |
| Gujurati | <p>તમોને એ આ ઈંગ્લીશમાં સમજવામાં તકલીફ પડતી હોય તો મહેરબાની કરીને નીચેની જગ્યાએ સંપર્ક સાધવો : ટેપિસ્ટ્રી ટ્રાન્સલેશન સર્વિસ, કોર્પોરેટ પર્સનલ સર્વિસીસ, હરબર્ટ વેરહાઉસ, ધ ડૉક્સ, ગ્લોસ્ટર, ગ્રુએલ ૧ ૨ઈક્યુ. ટેલીફોન નંબર : (૦૧૪૫૨) ૩૯૬૯૦૯</p> |
| Urdu | <p>اگر آپ کو یہ انگریزی میں سمجھنے میں مشکل پیش آتی ہے تو براہ مہربانی یہاں رابطہ قائم کریں: ٹاپیسٹری ٹرانسلیشن سروس، کورپوریٹ پرسنل سروسز، ہربرٹ ویزہاؤس، دی ڈاکس، گلوستر جی ایل 1 2 ای کیو ٹیلیفون : (01452) 396928</p> |

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