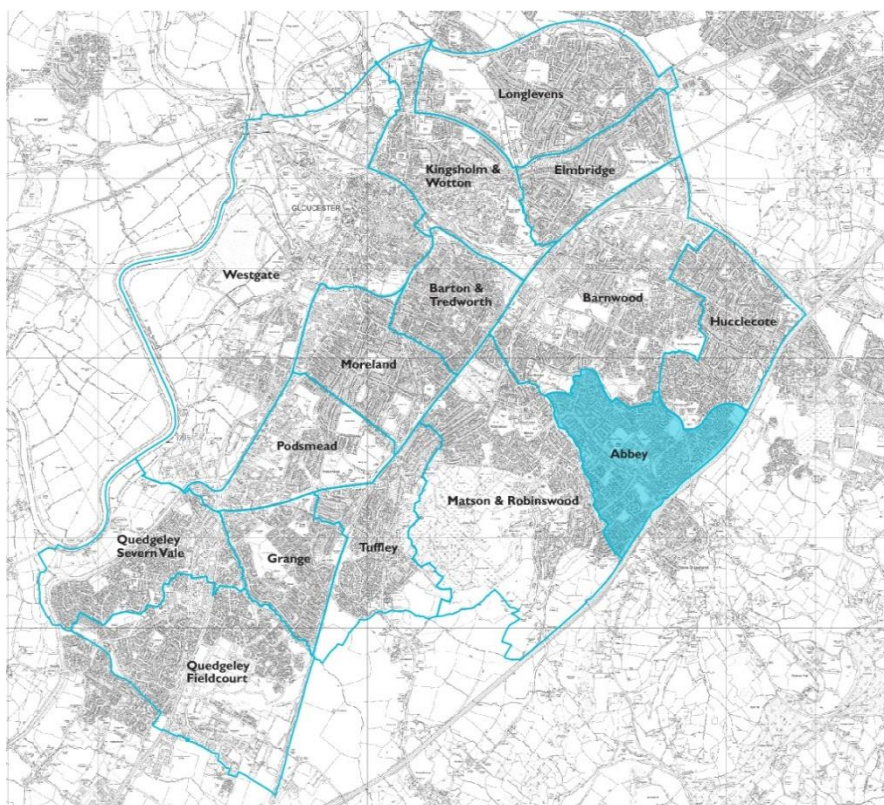


## 4. Wards and Character Areas

## 4.1 Ward: Abbey

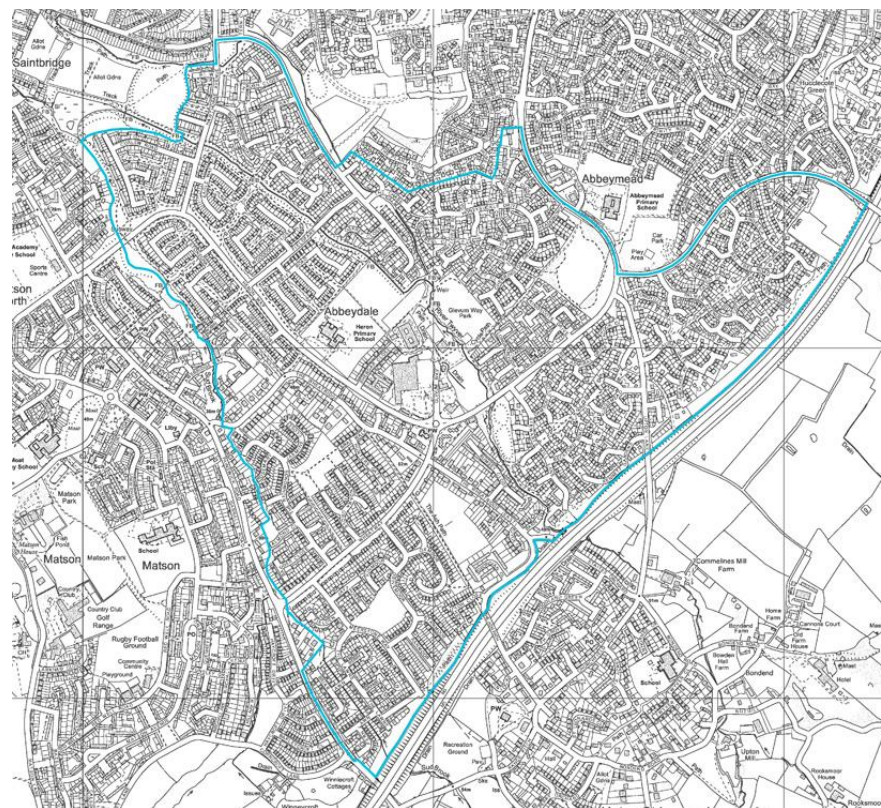
### Location

Abbey Ward is located to the east of the City and comprises a large area of housing built during the 1960s and 1970s known as Abbeydale as well as the first phases of Abbeymead constructed during the 1980s. The Ward is bounded to the east by the M5 motorway with Stroud District Council beyond, to the north by Hucclecote and Barnwood Wards, and to the west by Matson and Robinswood Ward.



### General character of the Area

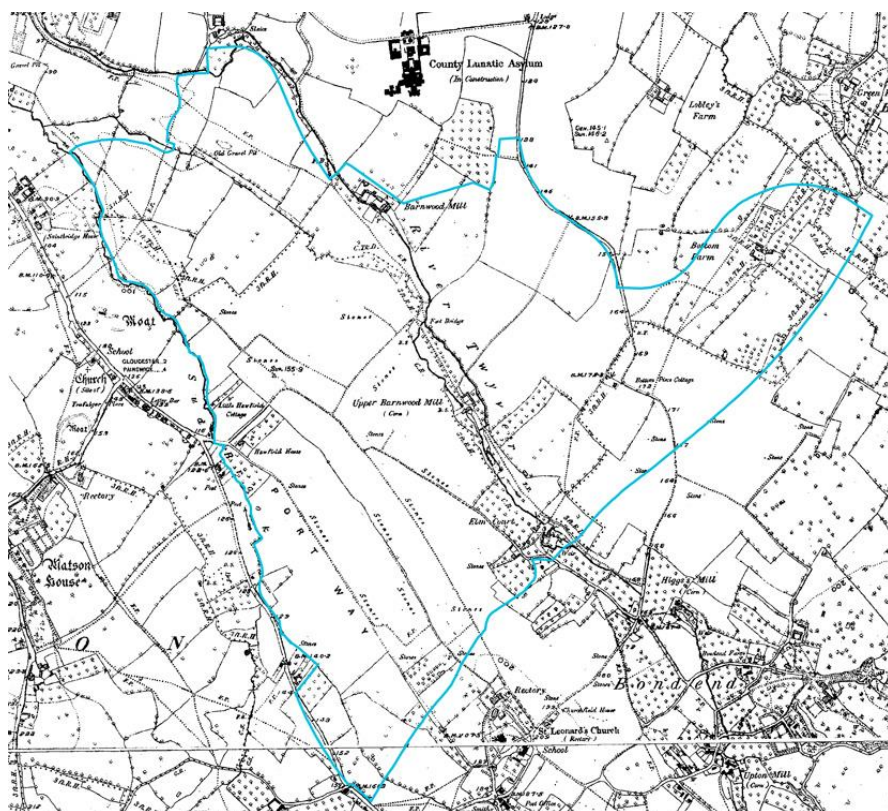
The built form of Abbey Ward is characterised predominantly by semi-detached and detached dwellings houses. It is a popular area in the City for families and has a district centre with a large supermarket store and other smaller retailers, a health centre, vets, pub, church and community centre. Bungalow development can be found to the south of the Ward at The Lawns and along the Wheatway.





## Historical Development

Historically this Ward has no particular settlement focus being effectively located between settlements at Hucclecote and Matson. The 1<sup>st</sup> edition Ordnance Survey of 1886 shows the Ward as almost entirely open farmland. The oldest visible historic element is the route of the Roman road known as the Portway although this is no longer visible on the ground today. Two mills are shown on the map (Barnwood and Upper Barnwood) along with two farms, Bottom Farm and Elm Court although none of these which survive today.



The field system as shown on the 1886 map shows a mix of orchards and open fields with irregular 'dog-legged' boundaries indicating that they follow, at least in part, the layout of earlier medieval field systems. Abbey Ward in 1886 was, therefore, an open almost totally agricultural landscape which retained significant elements of the Roman, medieval and post-medieval historic landscape.

The Ward remained remarkably unchanged right up to the late 1940s with only small scale residential development taking place during the 1950s. In the intervening years very extensive residential development has profoundly altered the Ward beyond all recognition. Baring a few areas of open public space, the Ward is now entirely characterised by semi-detached suburban residential development. No historic farms, mills, routes, or field systems survive.

## Conservation Areas

There are no Conservation Areas within Abbey Ward.

## Scheduled Monuments

There are no Scheduled Monuments within Abbey Ward.

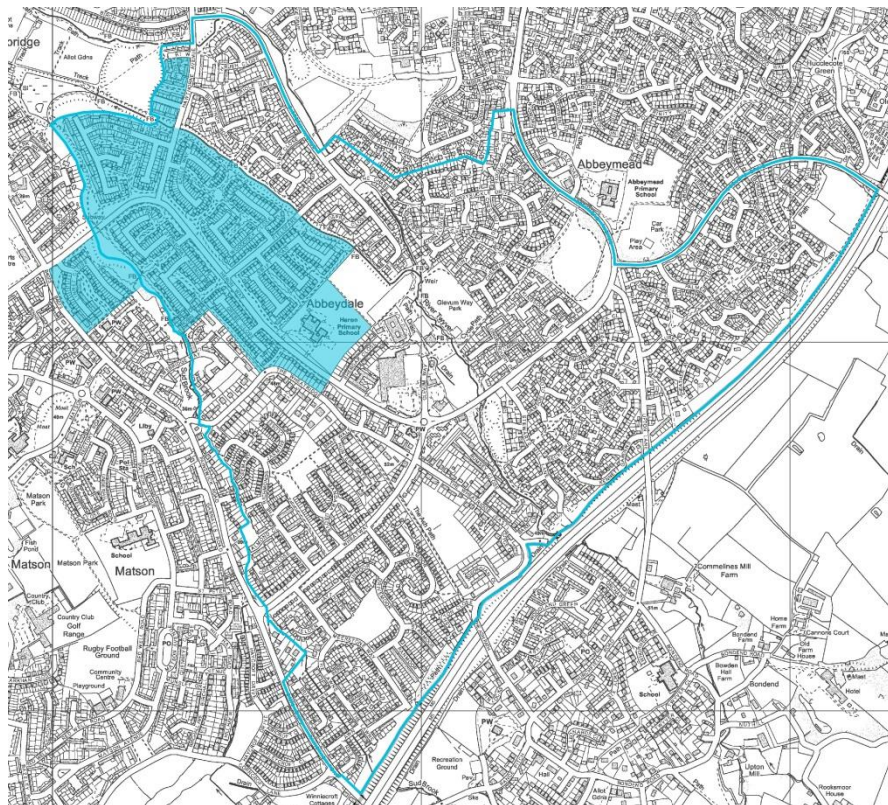
## Listed Buildings

There are no Listed Buildings within Abbey Ward.

#### 4.1.1 Abbey Ward Character Areas

##### ACA01: 1970s Radburn layout housing

###### Location



This character area is located within the north west of the Abbey Ward. It consists of a number of streets off Heron Way - Stonechat Avenue, Grebe Close, Swift Road, Woodcock Close, Eagle Way, Curlew Road, Redstart Way and Redpoll Way. The Radburn layout houses also continue

westward with Linnet Close in Matson Ward. The Heron Primary School is also included within the character.

###### Key Characteristics

###### *Form/Origins*

Radburn layout housing with fronts facing onto pedestrianised green space and vehicular access to the rear.

###### *Building Types and Former/Present Uses*

It is currently an area of domestic housing and Heron Primary School but has only been developed since the 1970s. Previous to this the area was open farmland.

###### *Plots and Building Lines*

Plots are regular with open space to the front and gardens and garaging to the rear. Buildings are set back from the road and the pavement to the rear of the houses.

###### *Trees and Green spaces*

Green spaces are found to the frontages of the houses with small numbers of trees within them and larger numbers around the edges of the character area.

###### *Public Realm*

Radburn layout houses have a focus on the green space to the frontage of the houses leaving the roads to the rear of the properties neglected. Cars are parked on the pavements and road edge and the street scene is disjointed with differing boundary treatments. Street lighting is limited and not consistent. The green space to the front of the houses is broken by intercutting tarmac paths also with limited inconsistent street lighting. There is no other street furniture.



### *Access and Connectivity*

Very good access and connectivity due to the network of streets, pavements and footpaths although slightly restrained by the River Twyver in the east. The northern footpaths open onto the green space of Saintbridge ponds and allotments.

### Overview

#### *Grain and Density/Plot Coverage/Scale/Heights*

The area is densely covered with housing of two-storeys.

#### *Architectural Qualities, Periods, Detailing*

All of the housing dates from the 1970s but consists of some terraced and some semi-detached houses.

#### *Materials and Colour Palettes*

Materials consist of brick and hanging tiles or timber with concrete tile roofs.

A number of colours of brick have been used: brown beige (RAL 1011), grey beige (RAL 1019), oxide red (RAL 3009), signal brown (RAL 8002) and copper brown (RAL 8004) colours.

Most of the houses have vertical hanging tiles treatment on the first floors in olive grey (RAL 7002), anthracite grey (RAL 7016), signal brown (RAL 8002), copper brown (RAL 8004) and terra brown (RAL 8028).

Concrete roof tiles are all the same colour, terra brown (RAL 8028).

Fencing and garage doors are painted in a variety of colours with no dominant colour palette.

### Area Qualities

*A – strong, good, character, important locally*

*B – less distinctive, contribution to local area*

The ACA01 area is not overly distinctive, with other areas of Radburn layout housing occurring elsewhere within the City, but is unusual with its inward looking layout and greenspaces linked by footpaths.

*C- ‘anywhere’, neutral character*

*D – negative*

### Potential Sites for Change

None

### Potential Sites for Local Listing

None

### Potential Sites for Listing

None

## Photographs



*Area between Woodcock Close and Eagle Way*

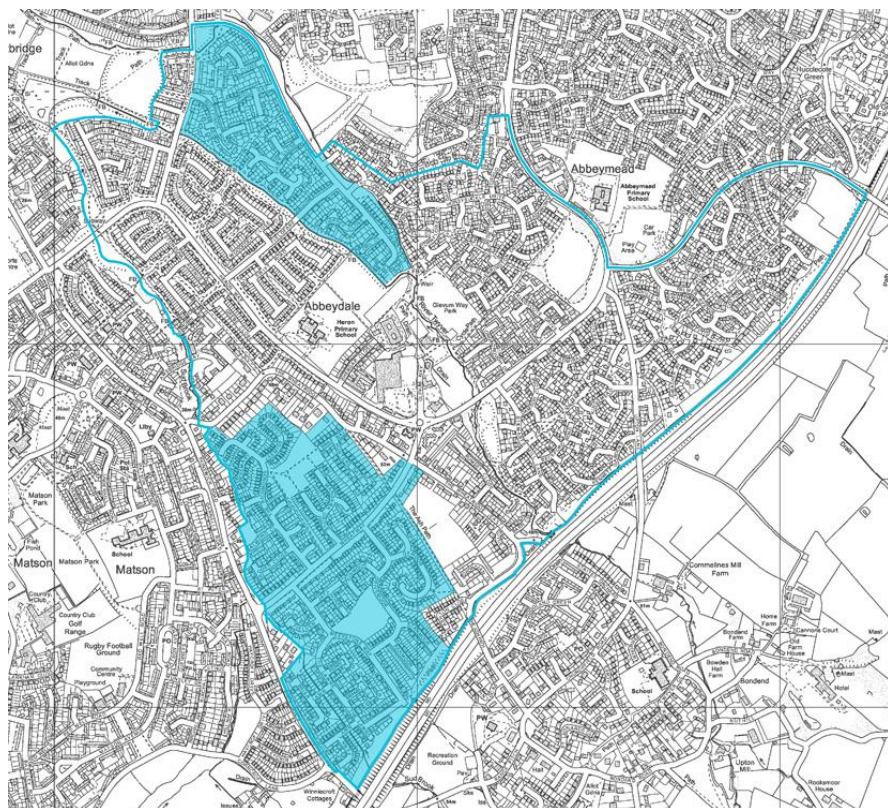


*Area on Swift Road*



## ACA02a and ACA02b: 1980s housing

### Location



This character area is split between the north and the south west of Abbey Ward. It consists, in the north, of a number of streets off Hawthorne Avenue and Bittern Avenue at Thrush Close, Oriole Way, Bullfinch Road, Hawk Close, Osprey Close and Owl Close. In the south west it is an area to the north and south of The Wheatway at The Richmonds, Basil Close, Rosemary Close, Jasmine Close, Fennel Close,

Nutmeg Close, Almond Close, Filbert Close, Badger Close, Walnut Close, Mandara Grove, Hunters Gate, Brae Walk, Drivemoor, Oxmoor, Kinmoor, Stanmoor, Ranmoor, Meerstone Way, Jaythorpe, Fielden, The Lawns, Berry Lawn, Briar Lawn, Bramble Lawn, Fern Lawn, and Buttercup Lawn.

### Key Characteristics

#### *Form/Origins*

Bungalow and two-storey development of detached and semi-detached housing with vehicular access to front, on plot parking and rear gardens.

#### *Building Types and Former/Present Uses*

It is currently an area of domestic housing, both bungalows and two-storey family homes, but has only been developed since the 1980s. Previous to this the area was open farmland.

#### *Plots and Building Lines*

Plots are regular with small amounts of space at the front, in places to facilitate on plot parking, and rear gardens. Garages are often used to provide links between pairs of semi-detached houses. In other places they are incorporated within the house and project to the front.

#### *Trees and Greenspaces*

There is not a large amount of greenspace within the character area. Those areas that do exist have footpaths and cycle ways allowing links between streets. The lack of greenspace is due to the design characteristics of the housing developments which provided more spacious layouts with larger front and back gardens.

### *Public Realm*

The frontages of the houses face on to the roads with many having on-plot parking. The street scenes are consistent with houses, front gardens and garages all providing a typical suburban scene. All window and door surrounds are white along with many of the garage doors. Despite the on plot parking, cars are also parked on the footpaths to the front of the houses. Street lighting is regular, although inconsistent in design. There is no other street furniture.

### *Access and Connectivity*

Very good access and connectivity due to the network of streets, pavements and footpaths.

### *Overview*

#### *Grain and Density/Plot Coverage/Scale/Heights*

The area is densely covered with housing of single and two-storeys.

#### *Architectural Qualities, Periods, Detailing*

All of the housing dates from the 1980s and consists of a mix of bungalows, detached and semi-detached houses.

#### *Materials and Colour Palettes*

Materials consist of brick, hanging tiles and timber with concrete tile roofs.

A number of colours of brick have been used: brown beige (RAL 1011), grey beige (RAL 1019), green brown (RAL 8000), signal brown (RAL 8002) and clay brown (RAL 8003).

Some of the houses have vertical hanging tiles treatment on the first floors in sand yellow (RAL 1002), olive green (RAL 6003), reed green

(RAL 6013), mahogany brown (RAL 8016) and chocolate brown (RAL 8017).

Some of the houses have timber weatherboarding panels on the first floors which have been painted in the following colours: copper brown (RAL 8004), mahogany brown (RAL 8016), chocolate brown (RAL 8017), grey brown (RAL 8019) and white.

Concrete roof tiles are all the same colour, terra brown (RAL 8028).

### *Area Qualities*

*A – strong, good, character, important locally*

*B – less distinctive, contribution to local area*

*C – ‘anywhere’, neutral character*

The ACA02 area is not distinctive and could exist anywhere. It is typical of 1980s suburban housing estates.

*D – negative*

### *Potential Sites for Change*

None

### *Potential Sites for Local Listing*

None

### *Potential Sites for Listing*

None



## Photographs



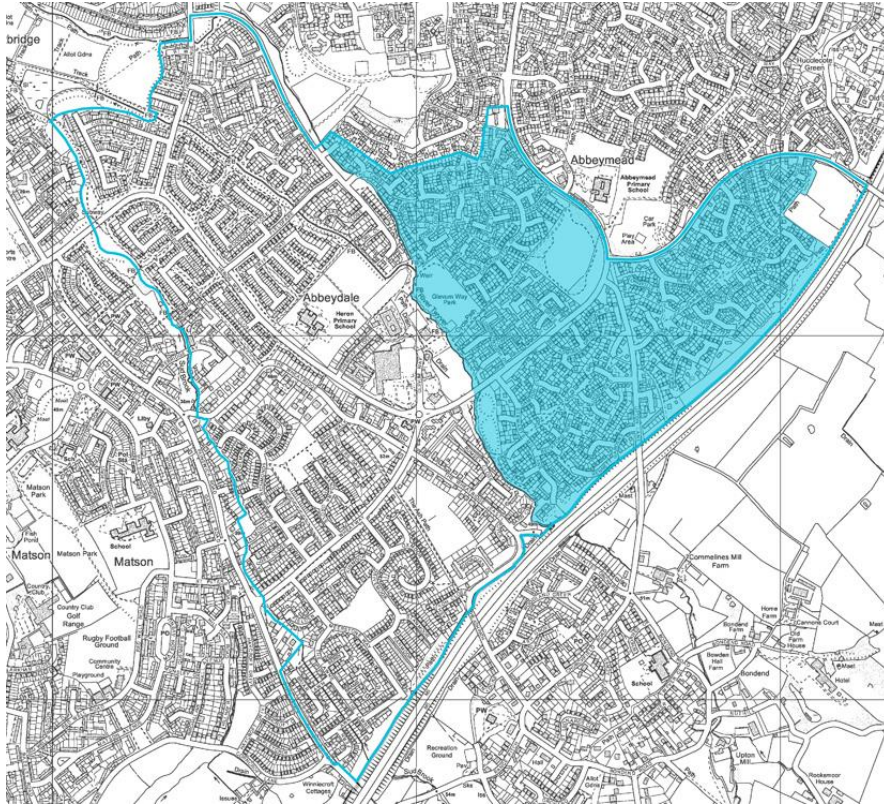
*Hawk Close*



*Jasmine Close*

## ACA03: 1990s housing

### Location



This character area lies in the east of the Ward. It consists of a number of streets to the north of Abbeymead Avenue, including Honeysuckle Drive, Cherrington Drive, Longborough Drive and Kingscote Drive and the Closes running off them. The character area also includes the streets to east and west of Upton Lane, including Stewarts Mill Lane, Kingsmead, Kennett Gardens, Palmer Avenue and Bay Tree Road. This character area

forms part of the much larger Abbeydale and Abbeymead development of housing estates that also cover parts of Barnwood and Hucclecote Wards.

### Key Characteristics

#### *Form/Origins*

A mix of housing with small front gardens or parking plots and rear gardens.

#### *Building Types and Former/Present Uses*

It is currently an area of domestic housing, a mix of detached, semi-detached and terraced two-storey homes, but has only been developed since the 1990s. Previous to this the area was open farmland.

#### *Plots and Building Lines*

Plots are regular with small amounts of space at the front, in places to facilitate on plot parking, and rear gardens. Garages are incorporated within the house and occasionally project to the front.

#### *Trees and Greenspaces*

Due to the density of housing, there is not a large amount of greenspace incorporated within the housing estates. There are three distinct areas of greenspace, Glevum Way Park and Stewart's Mill in the west and Contour Park in the east along with the M5 buffer zone in the south.

#### *Public Realm*

The frontages of the houses face on to the roads with many having on-plot parking. Footpaths are to the front of the plots. The street scenes are consistent with houses, front gardens and garages all providing a typical suburban scene. Window and door surrounds are white or brown along with matching garage doors. There is little on street parking. Street



lighting is regular, although inconsistent in design. There is no other street furniture.

#### *Access and Connectivity*

Very good access and connectivity due to the network of streets, pavements and footpaths.

### Overview

#### *Grain and Density/Plot Coverage/Scale/Heights*

The area is densely covered with housing of two-storeys.

#### *Architectural Qualities, Periods, Detailing*

All of the housing dates from the 1990s and consists of a mix of detached, semi-detached and terraced houses. Some of the houses have first floors with attached external timber in the style of timber-framing. Others have string bands or window and door surrounds in contrasting brick.

#### *Materials and Colour Palettes*

Materials consist of brick, hanging tiles and timber with concrete tile roofs. Some of the houses also have limestone quoins.

A number of colours of brick have been used for the main fabric of the houses: green beige (RAL 1000), beige (RAL 1001), brown beige (RAL 1011), beige red (RAL 3012), copper brown (RAL 8004), orange brown (RAL 8023) and beige brown (RAL 8024).

Contrasting colours of brick have been used for details on the houses, such as string bands and window and door surrounds: beige (RAL 1001), oxide red (RAL 3009), violet blue (RAL 5000), steel blue (RAL 5011), night blue (RAL 5022), orange brown (RAL 8023), terra brown (RAL 8028) and cream (RAL 9001).

A small number of the houses have hanging tiles on the first floor. These are brown beige (RAL 1011) in colour with bands of violet blue (RAL 5000).

Concrete roof tiles have been used in orange brown (RAL 8023), beige brown (RAL 8024), pale brown (RAL 8025) and terra brown (RAL 8028).

### Area Qualities

*A – strong, good, character, important locally*

*B – less distinctive, contribution to local area*

*C – ‘anywhere’, neutral character*

The ACA03 area is not distinctive and could exist anywhere. It is typical of 1990s suburban housing estates.

*D – negative*

### Potential Sites for Change

None

### Potential Sites for Local Listing

None

### Potential Sites for Listing

None

## Photographs



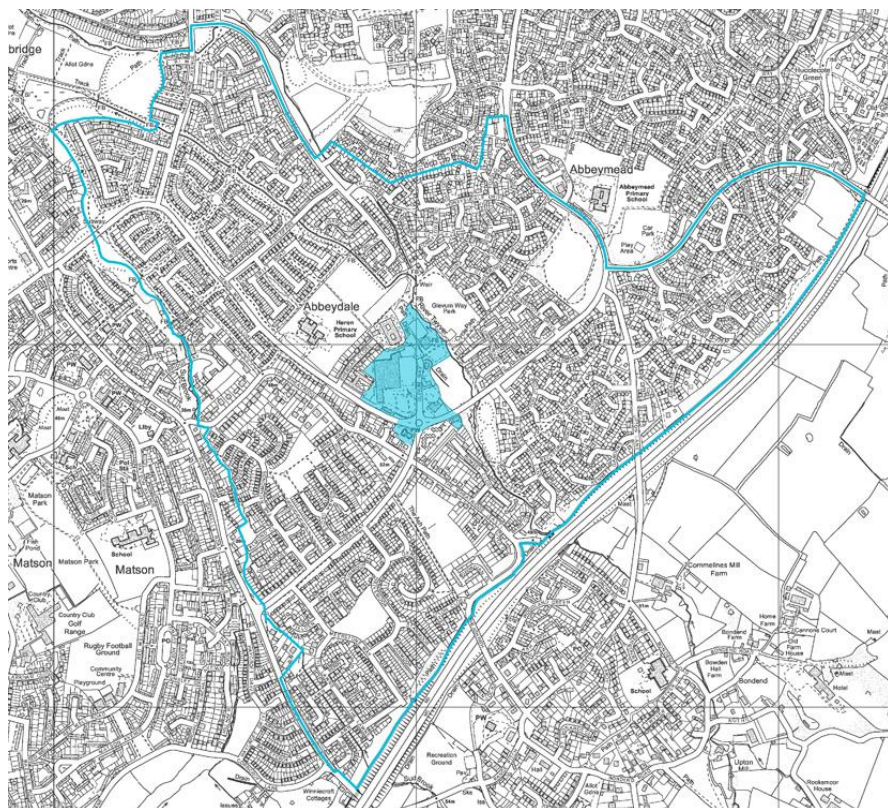
*Bay Tree Road*



*Cherrington Drive*

## ACA04: community focal area

### Location



This character area is situated in the centre of the Ward off the Heron Way, Abbeymead Way and Wheatway roundabout. It consists of buildings to the east and west of Glevum Way and to the south of Heron Way and Abbeymead Avenue.

### Key Characteristics

#### *Form/Origins*

The ACA04 character area is a community focal area of retail, religious, health and leisure facilities.

#### *Building Types and Former/Present Uses*

Prior to the late 1980s this area was open farmland. It was developed in the late 1980s and 1990s to form a community centre of the first phases of the Abbeydale housing estates. The buildings consist of a mix of large-scale retail units, small two-storey units, single-storey leisure buildings and distinctive religious structures,

#### *Plots and Building Lines*

Plots are irregular with large areas of hard-standing surrounding them leaving the structures set back from the roads.

#### *Trees and Greenspaces*

There is one area of greenspace, to the north of the character area adjacent to the River Twyver. There is also a small wooded area to the west of the area backing onto the gardens of houses on Shergar Close. Trees are planted along the edge of Heron Way and intermittently along Glevum Way.

#### *Public Realm*

The frontages of the buildings face on to the hard-standing used for car parking. Street lighting is regular, although inconsistent in design due to the differing ownerships of the plots. Apart from the area around the large retail store, there is no other street furniture.



### *Access and Connectivity*

Very good access and connectivity due to the network of streets, pavements and footpaths.

### Overview

#### *Grain and Density/Plot Coverage/Scale/Heights*

The area is covered with large single and two-storey retail units with single storey leisure facilities and two-storey community units.

#### *Architectural Qualities, Periods, Detailing*

All of the structures date from the 1990s and consist of a large two storey retail unit with single storey retail units attached, two-storey community centre, vets, medical practice and dentist, single storey former pub and a church and church hall.

#### *Materials and Colour Palettes*

Materials consist of brick with concrete tile roofs although the retail centre has a flat roof and the church has a slate roof.

A number of colours of brick have been used for the main fabric of the buildings: beige (RAL 1001), sand yellow (RAL 1002), brown beige (RAL 1011), grey beige (RAL1019) and beige red (RAL 3012).

Contrasting colours of brick have been used for details on the buildings, such as string bands and window and door lintels: orange brown (RAL 8023), pale brown (RAL 8025) and cream (RAL 9001).

Concrete roof tiles have been used in cement grey (RAL 7033), mahogany brown (RAL 8016) and terra brown (RAL 8028).

### Area Qualities

*A – strong, good, character, important locally*

*B – less distinctive, contribution to local area*

*C- ‘anywhere’, neutral character*

The ACA04 area is not distinctive, with the exception of the church, and could exist anywhere.

*D – negative*

### Potential Sites for Change

None

### Potential Sites for Local Listing

Christchurch, Wheatway – Ecumenical church designed by D S Williams and built 1994-5. It is brick, octagonal in plan with each face gabled and has stepped lancets. It has a small oblong sanctuary and hipped roof (Verey and Brooks 2002, p447).

### Potential Sites for Listing

None

## Photographs



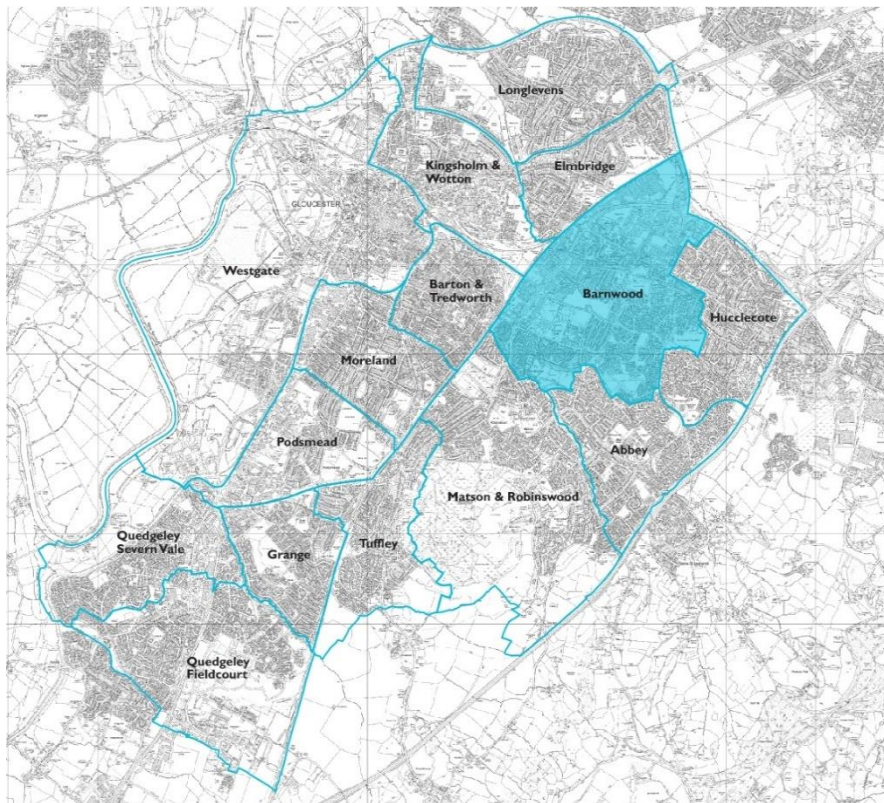
*Christchurch, Wheatway*



*Glevum Way*

## 4.2 Ward: Barnwood

### Location



Barnwood Ward is located to the east of the City Centre in the north of the administrative area of the City. It is a large Ward that comprises a mix of established employment areas, older local authority and owner-occupied housing stock, and modern owner occupied housing developments. The Ward is bounded to the east by Elmbridge, Kingsholm

and Wotton and Barton and Tredworth Wards, to the south by Matson and Robinswood and Abbey Wards and to the east by Hucclecote Ward.

The Ward is bounded to the north by the A417, northern ring road, to the west by the Birmingham to Bristol main line railway, to the east by the residential wards of Hucclecote and Abbey and to the south by residential development in Abbey, Matson, Saintbridge and Tredworth.

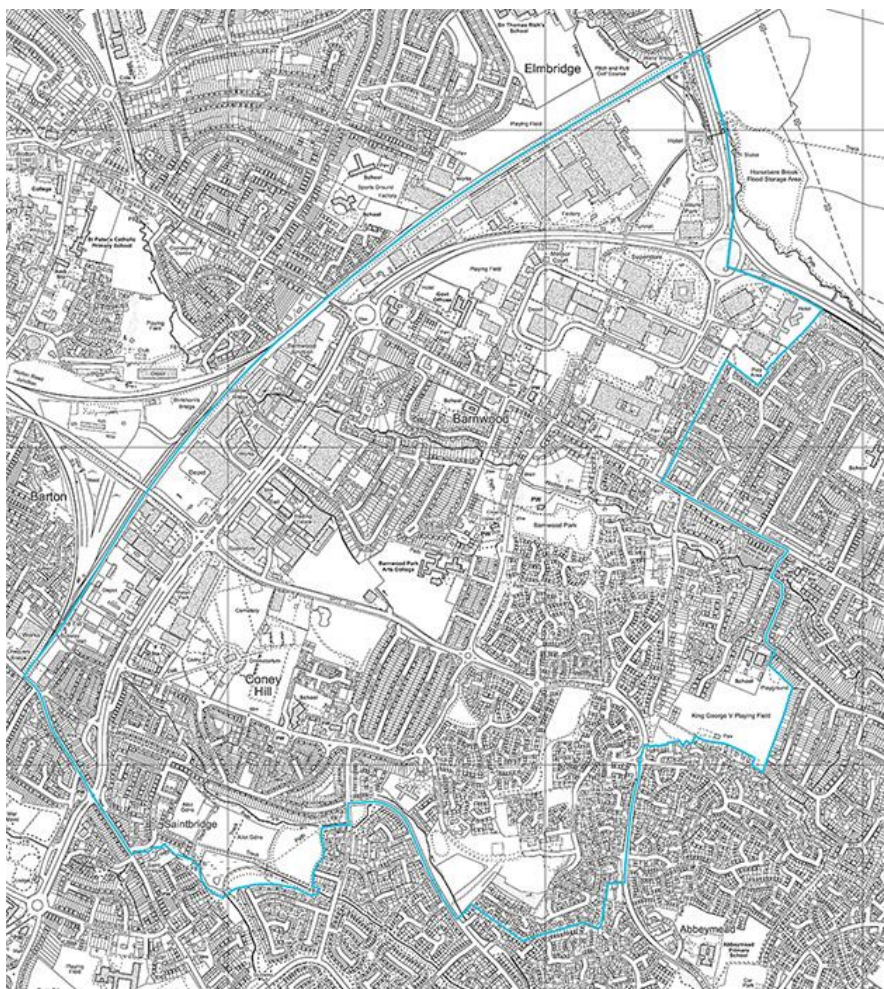
### General character of the Area

Barnwood Ward covers a large area to the east of the City and includes a diversity of housing and employment areas, strategic infrastructure, primary and secondary schools and a range of private and public open space.

The Horsbere Brook runs to the north of the Ward and the Wotton Brook runs east to west through the Ward mostly as an open brook but in places as a covered culvert. The River Twyver runs to the south of the Ward passing through Clock Tower open space and Coney Hill before being culverted under the A38.

The A38, Eastern Avenue runs north south to the west of the Ward running roughly parallel to the main line railway. The employment land in the Ward lies either side of this arterial route way and includes a mix of factories, commercial premises and purpose-built retail warehouses. A series of smaller industrial estates lie between the A38 and the railway line including Chase Lane, Eastville Close, Chancel Close, Southbrook Road and Northbrook Road. Eastbrook Road Industrial Estate lies to the east of the A38. A further large area of employment land lies to the north of the Ward between the A38 and the Barnwood Road at Barnett Way and is home to large name employers.





Housing in the Ward is split into distinct housing areas. The Cathedral Housing Estate comprises an area of local authority housing consisting mainly of semi-detached brick built and rendered dwellings. The Barnwood Avenue and Barnwood Road area comprises some of the oldest housing in the Ward consisting of a mix of detached and semi-

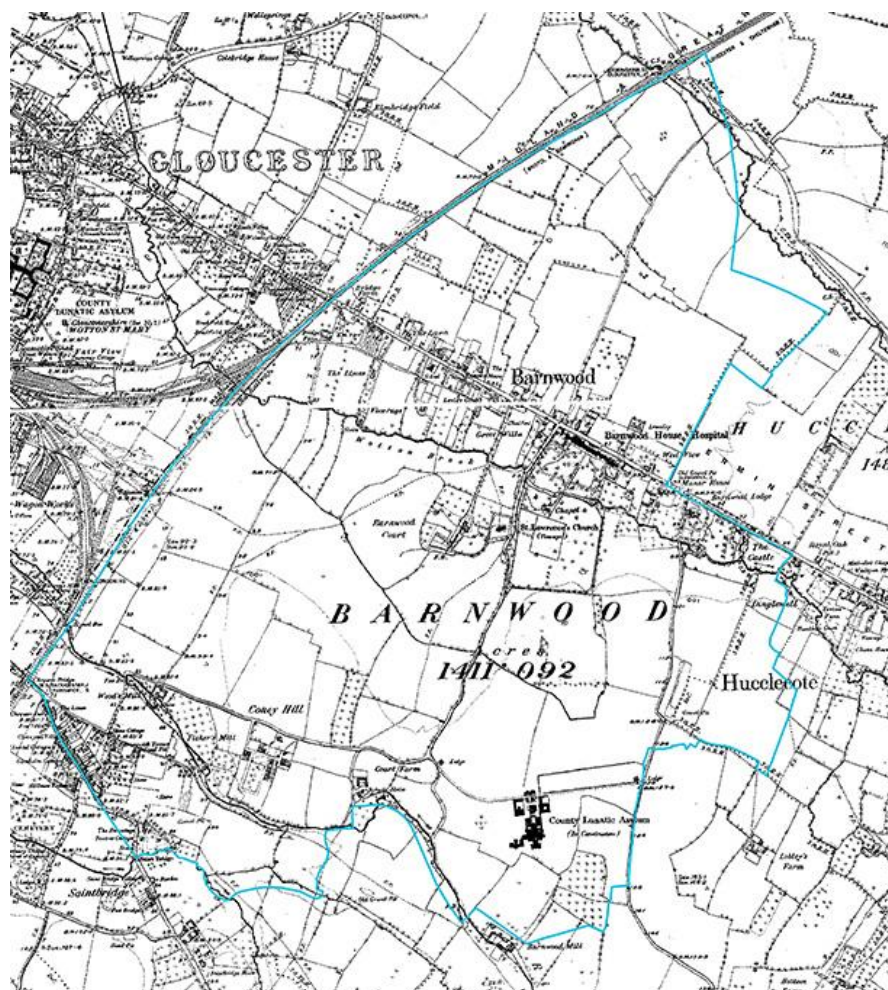
detached brick built and rendered properties with some older Victorian properties enjoying spacious plots and generous gardens. Coney Hill consists of a large area of semi-detached and terraced housing constructed during the late 1930s and late 1940s by the local authority. New housing has been built at Coney Hill in the form of apartments and semi-detached and detached dwellings. Askwith Road is a small area of post war semi-detached and terraced housing. The Chequers Road area has inter war housing similar to that found on Coney Hill. Housing fronting Painswick Road is older in character and includes Victorian terraces with frontages set close to the back edge of the footway. The Broad Leys Road and Newstead Road Estate comprises housing constructed during the 1980s and 1990s and is laid out as a series of cul-de-sacs. Black Hill Way, The Oaks and Clock Tower Estate is an area that with developed between 1990 and 2010. It comprises detached, semi-detached houses and terraced housing with areas of social housing. The area of Upton Close and Lilliesfield Avenue includes a range of house building styles from Victorian to the present day.

### Historical Development

Barnwood is first mentioned in the Domesday survey of 1086 where it is recorded as an estate owned by Gloucester Abbey. This estate later became known as Barnwood Court, which survives, with its associated St. Lawrence's Church, to the present day. The earliest element of the historic landscape within the Ward is the Roman Road known as Ermin Street (now Barnwood Road). Archaeological excavations alongside the road have uncovered Roman inhumations, and it is generally accepted that Roman cemeteries once extended along Ermin Street on either side of the road.

During the medieval period it is assumed that settlement was focused around Barnwood Court and St Lawrence church. A small village focused

around a church and manor house would be very typical of the medieval period and it is likely that this settlement extended up to Barnwood Road.



The 1<sup>st</sup> edition Ordnance survey of 1886 shows the Ward was still at that time predominantly farmland. Settlement, which had developed from the

medieval period, has spread along Barnwood Road. Barnwood Court and St Lawrence Church are clearly visible, still in open countryside.

Barnwood Court is situated within an oval enclosure which may originally have been a deer park. Away from Barnwood Road further settlement in 1886 is focused in the south of the Ward around Coney Hill.

The most obvious building on the map is Barnwood House Hospital which was a private mental hospital, the chapel and gardens of the hospital still survive in what is now Barnwood Arboretum. The second large building on the map is the County Lunatic Asylum (later Mental hospital) located at Coney Hill although this no longer survives.

The Ordnance Survey map of 1923 shows only minor changes to the Ward since 1886; an increase in development in and around Barnwood Road being the most obvious. Extensive residential development around Coney Hill is shown on maps dating from the mid 1930s and the Coney Hill cemetery is also shown on maps of this date for the first time. By the 1950s extensive residential development had been undertaken linking housing around Coney Hill with that at Barnwood Road and Eastern Avenue had also been constructed.

Today the Ward does retain some key elements of the historic landscape, most particularly the route of Barnwood Road, Barnwood Court and St Lawrence Church.

### Conservation Areas

None

### Scheduled Monuments

None



## Listed Buildings

NHLE1271563 – 29 and 29a Barnwood Court. Former manor house of c1660.

NHLE1271564 – 3 pinnacles of 14<sup>th</sup> century from St Mary de Crypt Church in garden of Barnwood Court.

NHLE1271567 – 181 and 183 Barnwood Road. Mid to late 16<sup>th</sup> century farmhouse now two cottages.

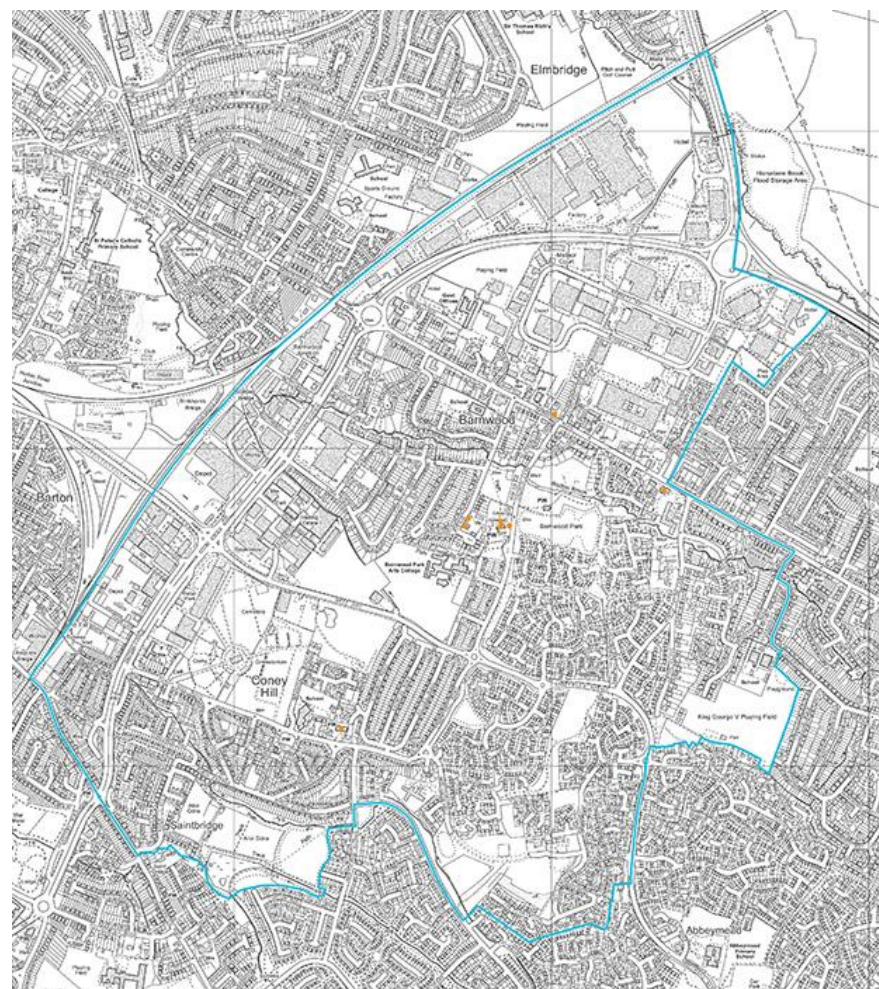
NHLE1271568 Manor Day Centre, 162 Barnwood Road. Former manor house of c1740.

NHLE1271586. St Lawrence's Church dating from 12<sup>th</sup>, 13<sup>th</sup>, 14<sup>th</sup> and 16<sup>th</sup> centuries.

NHLE1271587 – Two table tombs of late 17<sup>th</sup>/early 18<sup>th</sup> century in St Lawrence's churchyard.

NHLE1380619 – St Oswald's Church. 1939 parish church by W E E Anderson

NHLE1419345 – Headstone to Elizabeth Bayliss, 1635, in St Lawrence's churchyard.



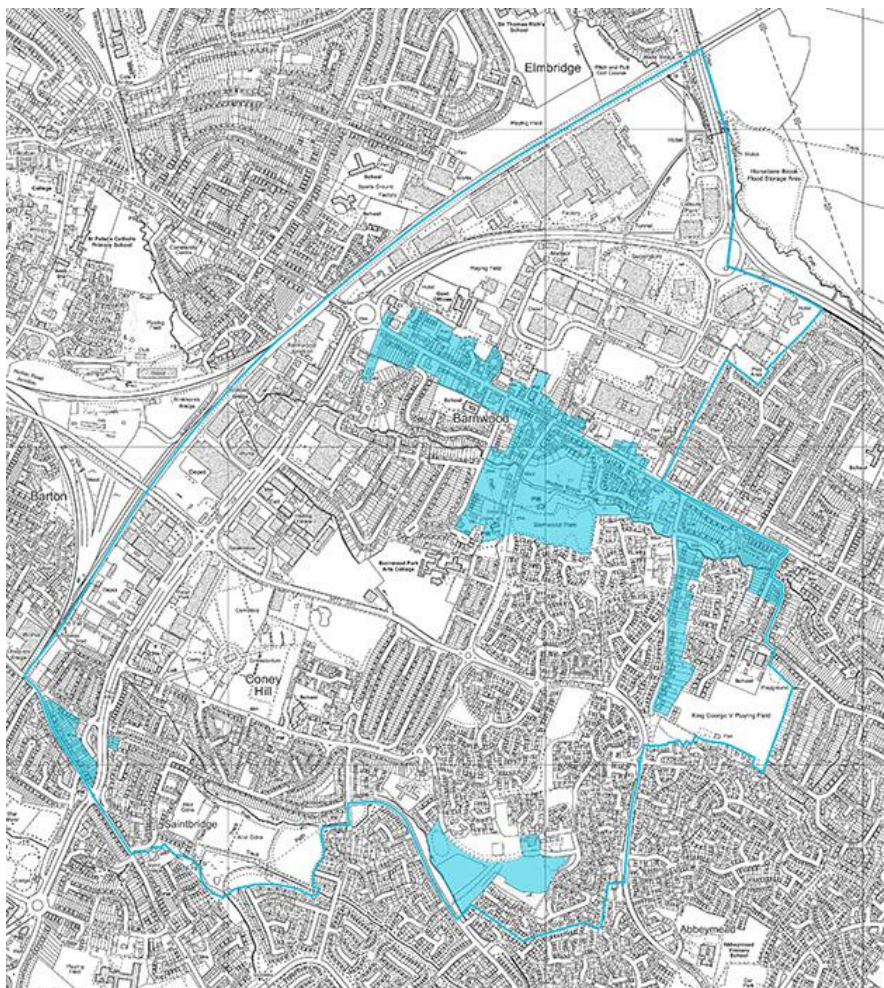
Barnwood Listed Buildings (orange)



## 4.2.1 Barnwood Ward Character Areas

### BCA01: 19<sup>th</sup> century and earlier settlement area

#### Location



This character area runs mainly across the north centre of Barnwood Ward. It consists of a linear area along Barnwood Road, Church Lane and North Upton Lane/Upton Close. It follows the historic settlement area of Barnwood which grew up alongside the Barnwood Road. It also includes a small area in the south west of the Ward on Painswick Road and Chequers Road and the remains of the Coney Hill Hospital, and its grounds, in the south east.

#### Key Characteristics

##### *Form/Origins*

Spacious character with most properties set back from the edge of the pavement. Some of the properties are set within large plots of land whilst those at both east and west ends of Barnwood Road are more closely spaced. It consists of historic properties and infill.

##### *Building Types and Former/Present Uses*

The character area consists of a mix of uses - commercial, retail, domestic, religious and community. The structures date from the 16th century and later. The former use of the area was as the historic settlement of Barnwood consisting of 19th century and earlier houses intermixed with farm buildings and large villas. It also included the large Barnwood House Hospital lunatic asylum, now demolished, and the Coney Hill Hospital.

##### *Plots and Building Lines*

Plots are irregular in size and shape, some with open space to the front and rear and some properties with larger grounds.

### *Trees and Greenspaces*

With the exception of gardens, there are small pockets of greenspace within the area located along the Wotton Brook and around the larger buildings such as St Lawrence's Church and the Manor House. There are also the larger open spaces of Barnwood Park and Barnwood Arboretum to the east of Church Lane, Clock Tower Park, the former grounds of Coney Hill Hospital, and the tennis courts on Barnwood Road. Trees can be found in gardens, in the greenspaces mentioned and adjacent to the road in places on Barnwood Avenue, Church Lane and Upton Close.

### *Public Realm*

Tarmac footpaths sit at the front of the plots between the properties and the road. Street lights are placed regularly and are consistent in design along Barnwood Road with different design used in the other streets. Occasional pull-in areas for buses are included and there are a number of modern glass and metal bus shelters along the Barnwood Road that incorporate advertising boards.

### *Access and Connectivity*

Very good access through the character area due to the network of roads and pavements.

## **Overview**

### *Grain and Density/Plot Coverage/Scale/Heights*

With the exception of the greenspaces, the area is densely covered with buildings of a mix of uses and heights, including one, two and three storey nursing homes and a single storey service station. The houses within the character area are one, two and three storeys and there is also a three-storey block of flats.

### *Architectural Qualities, Periods, Detailing*

The buildings within the character area date from the 16<sup>th</sup> century through to the early 21<sup>st</sup> century. They consist of brick, stone and timber-frame buildings with contrasting details of brick, stone rough-cast and timber.

### *Materials and Colour Palettes*

Materials consists of brick with some timber-frame and limestone. Contrasting brick and limestone have been used for details such as window and door lintels in places. A number of houses have external treatments of hanging tiles and cosmetic timber, with the timber painted black. Some of the buildings are rendered or roughcast and painted white or cream. Terracotta, concrete tile and slate have been used for roof coverings.

A number of colours of brick have been used for the main fabric of the buildings: sand yellow (RAL 1002), signal orange (RAL 2010), beige red (RAL 3012), copper brown (RAL 8004), red brown (RAL 8012) and orange brown (RAL 8023).

Contrasting colours of brick have been used for details on the houses such as string bands and window and door surrounds: light ivory (RAL 1015), sapphire blue (RAL 5003) and steel blue (RAL 5011).

Hanging tiles have been used in brown beige (RAL 1011), reseda green (RAL 6011), slate grey (RAL 7015), copper brown (RAL 8004) and grey brown (RAL 8019).

Terracotta roof tiles in red orange (RAL 2001), sapphire blue (RAL 5003), signal brown (RAL 8002) and copper brown (RAL 8004) have been used along with concrete tiles in grey brown (RAL 8019) and terra brown

(RAL 8028). Umbra grey (RAL 7022) and green grey (RAL 7009) slates have also been used.

All timber, structural and cosmetic, has been stained or painted black.

### Area Qualities

*A – strong, good, character, important locally*

*B – less distinctive, contribution to local area*

Whilst a number of buildings within the BCA01 area are distinctive in their own right, and also contains good areas of greenspace, the character area as a whole is less distinctive. A number of buildings are very generic and actually have a negative impact on the historic nature of this character area.

*C- ‘anywhere’, neutral character*

*D – negative*

### Potential Sites for Change

The service station near the Eastern Avenue/Barnwood Road roundabout has a negative impact on the historic character of the area, along with the adjoining early 21<sup>st</sup> century block of flats.

The core of Barnwood was formerly focussed on the Barnwood House Hospital. The remains of the hospital estate consists only of the boundary walls, former stable block, chapel and a couple of cottages. The rest has been replaced with 1960s and later housing with little being done to enhance the remaining historic structures.

### Potential Sites for Local Listing

Barnwood Arboretum and Park – mid 19<sup>th</sup> century landscape gardens of Barnwood House and later Barnwood House Hospital.

15 and 17 Barnwood Avenue – pair of late 19<sup>th</sup> century semi-detached houses, brick and roughcast with timber gables

92 and 94 Barnwood Road – mid to late 19<sup>th</sup> century pair of houses with stone lintels and cills

96 Barnwood Road, The Limes – early to mid 19<sup>th</sup> century large house, now flats

Former National School, Barnwood Road – 1873-4 by Waller and Son. Gothic, patterned brick with half-hipped roofs and 1890 additions

132 and 134 Barnwood Road – pair of mid to late 19<sup>th</sup> century, Gothic-style, semi-detached houses with polychrome brickwork

146 Barnwood Road – 1897 by Walter B Wood. Parish/reading rooms of red brick with half-timbered gables and porch.

148 Barnwood Road, Chestnuts Day Nursery – Probably 1877. Part timbered first floor with tiled gables and pargetted panels.

153 Barnwood Road – late 19<sup>th</sup> century house with hipped roof and part gabled frontage.

157-163 Barnwood Road – two pairs of mid 19<sup>th</sup> century houses with moulding around and pediments over windows



Church of Jesus Christ of the Latter Day Saints, 177 Barnwood Road – pale yellow brick, single storey church built in 1969. Decorative concrete panels and detached, steel, pseudo-belfry

191 and 193 Barnwood Road – pair of semi-detached houses of c1898 by Waller and Son. Formerly part of Barnwood House Hospital estate. Tile-hung first floors with timber porches

Barnwood Road – former stable of Barnwood House Farm, now converted. Part of Barnwood House Hospital estate. Not shown on maps pre-early 1920s but recorded as 1873 in date. Timber gables and central cart way topped with clock

197 Barnwood Road – mid to late 19<sup>th</sup> century house with timber-frame gables. Possibly part of Barnwood House Hospital estate

201 Barnwood Road – west part early 19<sup>th</sup> century with darker bricks and voussoirs over windows. Extended to east and north in later 19<sup>th</sup> century

Barnwood House Hospital Chapel (off Church Lane) – within Barnwood Park, stone chapel built 1869 by F S Waller in Gothic style. Exclusively for hospital use, now de-consecrated

Wall on Barnwood Road – between Church Lane and Cherston Court. Long length of brick wall formerly boundary wall to Barnwood House Hospital. Includes phases of brick, stone gate piers and brick piers

Clock Tower Park – part of former gardens of Coney Hill Hospital created in the 1880s

Former Coney Hill Hospital Administration Block and Clock Tower – 1880s remains of Coney Hill Hospital

24-42 (even) Hucclecote Road – five pairs of semi-detached houses of early 20<sup>th</sup> century. All have paired front doors and full-height bays

29 North Upton Lane – Late 19<sup>th</sup> century house with attached cart shed (now garage). Arts and Crafts style with tile-hung first floor and square bay window with jetty over.

35 North Upton Lane, Woodstock Nursing Home – Late 19<sup>th</sup> century Arts and Crafts style building with brick and stone ground floor and timber-frame first floor

1 to 19 (odd) Painswick Road – terrace of mid to late 19<sup>th</sup> century houses with larger houses at each end all with moulded window and door lintels or voussoirs

47 Upton Close – Late 19<sup>th</sup> century Arts and Crafts style large house, brick and roughcast, with mullioned windows

55 Upton Close – Late 19<sup>th</sup> century house. Roughcast and brick with string band and Dutch gables

65 Upton Close – Late 19<sup>th</sup> century house of brick and timber-frame with decorative dragon-shaped finials

### Potential Sites for Listing

Barnwood Arboretum and Park were originally the landscaped gardens of Barnwood House, built between 1800 and 1805. The house and 19 hectares of grounds were bought in 1856 to be used as a lunatic asylum, Barnwood House Hospital. The house was extended and the gardens were further landscaped by the Hospital including the construction of the chapel in 1869. The grounds and house were sold in 1969 with much of the grounds opened as a Park in 1974 and an Arboretum in 2002.

## Photographs



*Barnwood House Hospital Chapel*



*Church of the Latter Day Saints, 177 Barnwood Road – 1969*



*132 and 134 Barnwood Road – mid to late 19<sup>th</sup> century*

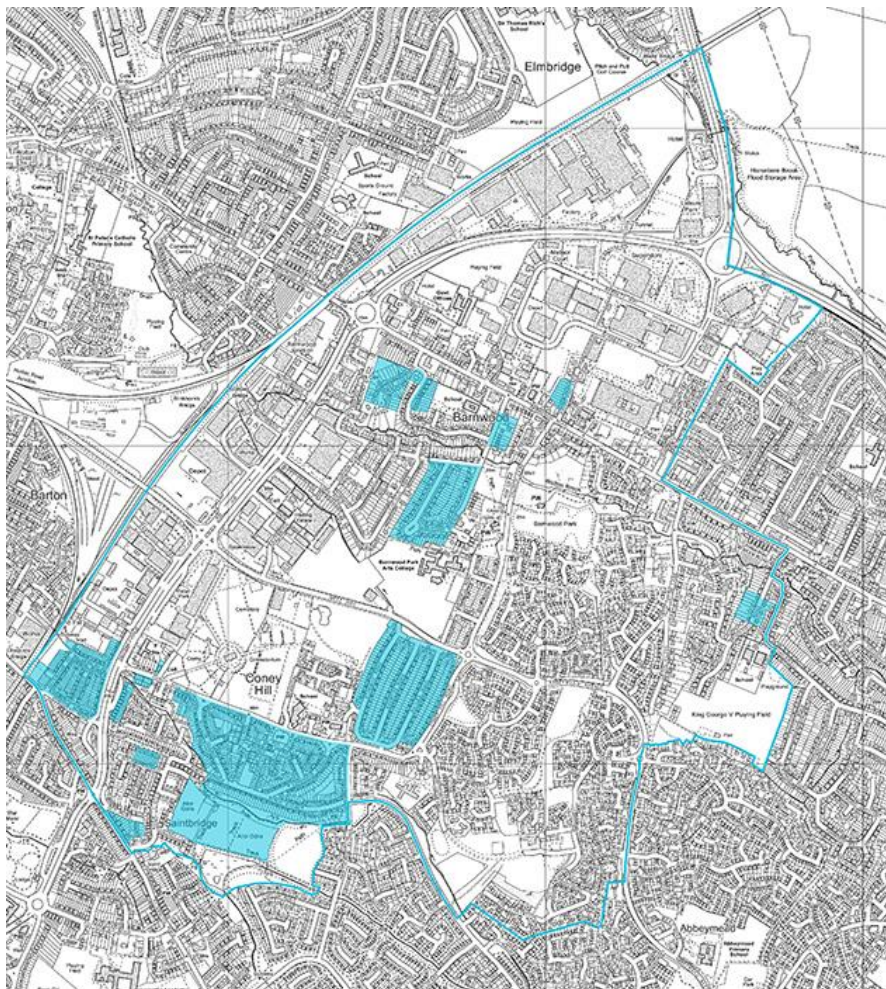


*35 North Upton Lane, Woodstock Nursing Home – Late 19<sup>th</sup> century*



## BCA02: early 20<sup>th</sup> century housing

### Location



This character area is concentrated in the south of Barnwood Ward with pockets in the east and the centre. It consists of a number of streets to the north and south Coney Hill Road with areas to the west of Eastern Avenue and on Barnwood Avenue.

### Key Characteristics

#### *Form/Origins*

Mix of densely packed housing with rear gardens and some with front gardens or on-plot parking. Developed from around 1900 to the late 1930s.

#### *Building Types and Former/Present Uses*

Currently areas of terraced and semi-detached housing with some bungalows. The area was originally agricultural land and now includes a place of worship and a community centre.

#### *Plots and Building Lines*

Plots are irregular in shape with some variation in size dependant on date of construction. Most of the plots have small spaces to the front, fronting the roadway, with gardens being to the rear of the properties. The houses are semi-detached or terraced with some small bungalows.

#### *Trees and Greenspaces*

Apart from in the greenspaces, trees can only be found in gardens. There is a large area of allotments in the south west of the Ward but other greenspace is very limited in the character area. There are small parks on Birch Avenue and May Tree Square with smaller greenspaces on Grove Crescent, Barnwood Avenue, the north end of Stanway, Naunton and Hailes Roads and along the River Twyver in the south west of the Ward.



### *Public Realm*

Roads to the front of plots are either tarmac or concrete with tarmac pavements adjoining them. Despite on-plot parking in many places, cars are parked on the streets and pavements. Street lighting is regular but inconsistent in design. Benches can be found in the greenspaces on Birch Avenue and May Tree Square with the play area and the whole greenspace on Birch Avenue being bounded by metal fencing.

### *Access and Connectivity*

There is good access through the character area due to the network of roads and pavements although interconnectivity is limited due to the lack of foot and cycle paths.

## **Overview**

### *Grain and Density/Plot Coverage/Scale/Heights*

The area is densely covered with two-storey houses which sit at the front of the plots with gardens to the rear. There are some single storey bungalows.

### *Architectural Qualities, Periods, Detailing*

All of the structures date from around 1900 to the late 1930s and include Art Deco elements in places. The houses are mainly semi-detached or terraced and many have bay windows such as 1930s semi-circular bays. There are details around the windows and doors, particularly on Stanway, Naunton and Hailes Roads.

### *Materials and Colour Palettes*

Materials used consist brick with slate, ceramic or concrete tile roofs. A small number of properties have contrasting detail brickwork. Hanging tiles have been used in many areas, particularly on bay windows, with some use of timber and weatherboarding in gables. Concrete window and

door surrounds, which have been painted, can also be found. Many of the houses have also been rendered, in part or completely, and painted in various shades of cream and white.

A number of colours of brick have been used for the main fabric of the buildings: beige (RAL 1001), oxide red (RAL 3009), beige red (RAL 3012), copper brown (RAL 8004), red brown (RAL 8012) and orange brown (RAL 8023).

Contrasting colours of brick have been used for details on the buildings, such as string bands, window and door lintels or surrounds: ivory (RAL 1014), light ivory (RAL 1015), oxide red (RAL 3009) and sapphire blue (RAL 5003).

Dusty grey (RAL 7037) slate has been used on the roofs in places.

Ceramic roof tiles have been used in red brown (RAL 8012), mahogany brown (RAL 8016) and grey brown (RAL 8025).

Concrete roof tiles have also been used in umbra brown (RAL 7016), copper brown (RAL 8004), chocolate brown (RAL 8017), pale brown (RAL 8025) and terra brown (RAL 8028).

Hanging tiles have been used in the character area, mainly on bay windows, in the following colours: brown beige (RAL 1011), grey beige (RAL 1019), tomato red (RAL 3013), coral red (RAL 3016), graphite grey (RAL 7024), red brown (RAL 8012), orange brown (RAL 8023) and beige brown (RAL 8024).

## Area Qualities

*A – strong, good, character, important locally*

*B – less distinctive, contribution to local area*

*C- ‘anywhere’, neutral character*

Whilst there may be a small number of distinctive buildings in the BCA02 area, the majority of the area is not distinctive with whole streets of inter-war semi-detached houses that can be seen in many places in the country.

*D – negative*

## Potential Sites for Change

None

## Potential Sites for Local Listing

Beechwood Funeral Services, Coney Hill Road – former Methodist chapel of 1933-4. Red brick with steeply pitched roof.

Chequers Bridge Centre, Coney Hill Road – former Gloucestershire Regiment H.Q and drill hall of early 1930s.

43 Newton Avenue – late 19<sup>th</sup> century house called ‘Rosevilla’. Red brick with pale yellow brick lintels, string band and dentilated eaves

48 Newton Avenue – late 19<sup>th</sup> century house called ‘Shrivenham House’. Red brick with stone lintels and mullions.

## Potential Sites for Listing

None

## Photographs



*Beechwood Funeral Services, Coney Hill Road, former Methodist chapel – 1933-4*



*Naunton Road – late 1930s*



*Chequers Bridge Centre, former Gloucestershire Regiment H.Q and drill hall – early 1930s*

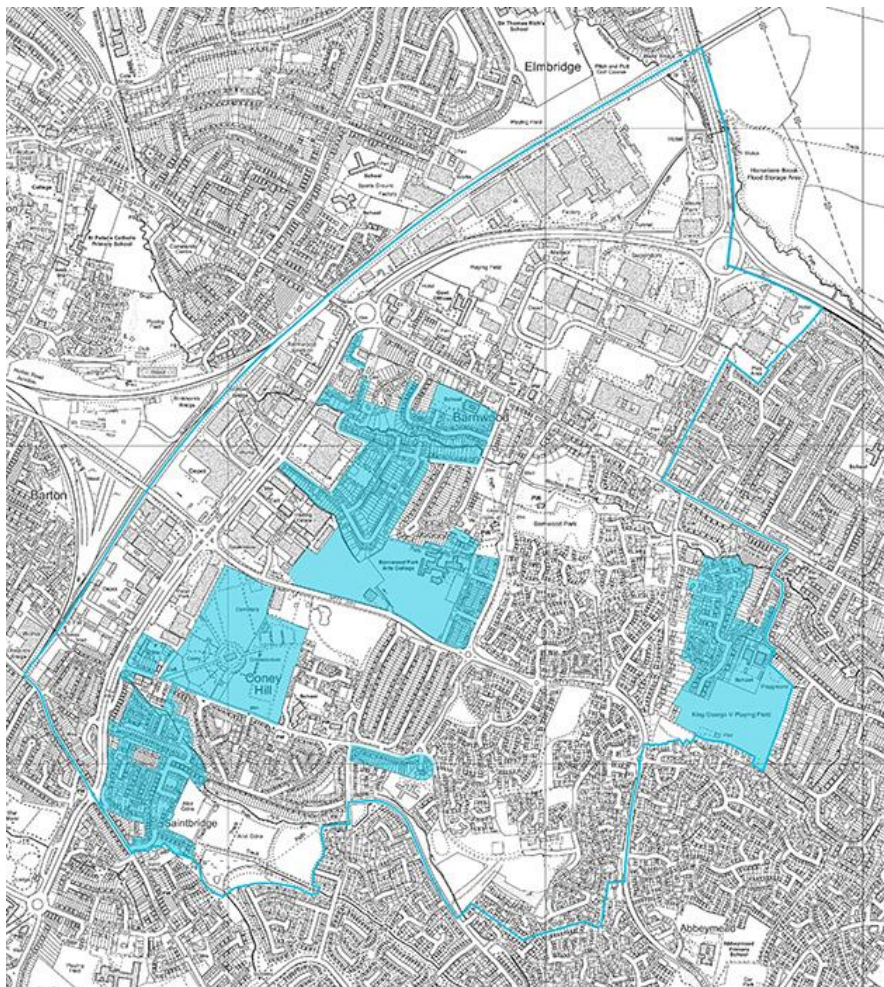


*2 to 4 Ashgrove Avenue (even) – early 1930s*



## BCA03: 1940s to 1970s housing

### Location



This character area runs through the western part of the Barnwood Ward with a section off Brookfield Road in the east. The western section includes areas to the north and south of both Coney Hill Road and Metz Way and to the west of Barnwood Avenue.

### Key Characteristics

#### *Form/Origins*

Mixed housing and other community functions dating from the mid 20<sup>th</sup> century. All houses have small front gardens or drives with larger rear gardens.

#### *Building Types and Former/Present Uses*

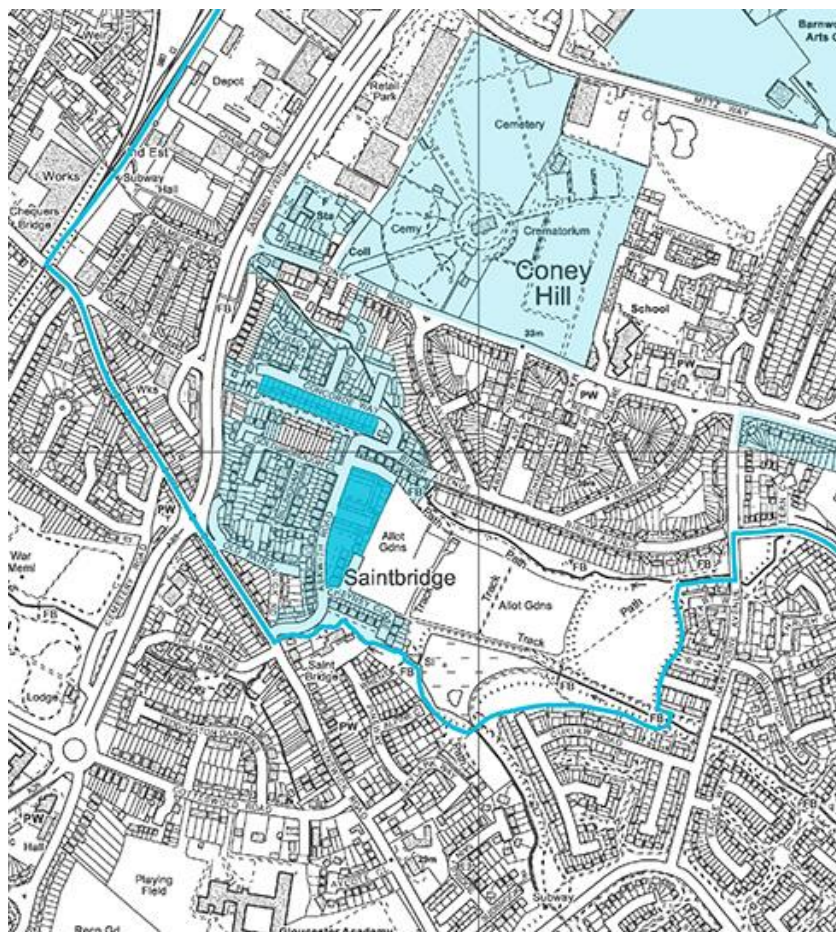
Area of two-storey houses constructed between the late 1930s and the late 1970s. One of the areas of housing consists of BISF post-war houses and another is formed of Radburn layout housing. The character area also includes schools, playing fields, a church and a cemetery. The area was still agricultural in nature until the mid 20<sup>th</sup> century with surrounding areas beginning to be built up from the late 19<sup>th</sup> century.

BISF houses are steel framed houses with differing cladding to the ground and upper floors. They were designed as part of the plan to address the post-war housing shortage of the 1940s. Unlike pre-fab houses, BISF were permanent homes with a life-span the same as traditional brick houses.

Radburn layout houses have backyards fronting the streets with gardens and open greenspace to the front of the properties.

#### *Plots and Building Lines*

The housing plots are fairly regular in size mainly with small gardens fronting the street and larger gardens to the rear. Most of the plots have on-plot parking and garages.



Darker blue areas of BISF houses (top) and Radburn layout housing (right)

### *Trees and Greenspaces*

There are parts of the character area that have trees along the roads – York, Chester, Durham and Lichfield Roads, Julian Close, Coney Hill Road and Askwith Road – otherwise trees can be found in the gardens, the greenspaces and the cemetery. Areas of greenspace exist on Durham

Road/Chester Road, around the Radburn housing on Askwith Road and around the schools. There are also large playing fields and Coney Hill Rugby Club.

### *Public Realm*

The houses face the roads with pavements running along the front of the plots. The pavements and roads are tarmac and, despite on-plot parking, on-street parking takes place. Street lighting is regular throughout the area but is inconsistent in design. Play equipment can be found within the greenspace on Durham Road/Chester Road. Both the play area and the greenspace are bounded with metal fencing along with the school properties of Barnwood Park Arts College and Dinglewell Infant School.

### *Access and Connectivity*

Good access due to the network of roads and pavements and relatively good inter-connectivity due to a number of footpaths.

### *Overview*

#### *Grain and Density/Plot Coverage/Scale/Heights*

The area is covered with a mix of housing and other community functions. The housing consists of two-storey houses with some single storey and a three-storey block of flats. Buildings within the housing plots are situated close to the frontages with gardens to the rear.

#### *Architectural Qualities, Periods, Detailing*

All of the houses date from the late 1930s to the late 1970s and consist of bungalows, terraced and semi-detached housing with a small number of detached houses and a single block of flats. Architectural details are limited to bay windows and applied details such as timber panels and hanging tiles.



### *Materials and Colour Palettes*

Materials consist of brick used for the main fabric of the structures and boundary walls with contrasting brick used for detail in the boundary walls. Roofs are clad with slate or concrete tile and hanging tiles or timber panels can be found as cosmetic detailing. There is very occasional use of applied stone cladding. Where render is used, it is predominantly white or cream in colour.

Brick has been used for the main fabric of the buildings in the following colours: beige (RAL 1001), brown red (RAL 3011), beige red (RAL 3012), copper brown (RAL 8004), red brown (RAL 8012) and orange brown (RAL 8023). Contrasting brick in steel blue (RAL 5011) and blue grey (RAL 7031) have been used in some of the boundary walls.

Some of the houses have hanging tiles used on first floors, or between the ground and first floor windows, in the following colours: brown beige (RAL 1011), coral red (RAL 3016), olive grey (RAL 7002), khaki grey (RAL 7008), green grey (RAL 7009), umbra grey (RAL 7022), green brown (RAL 8000), chestnut brown (RAL 8015), chocolate brown (RAL 8017), grey brown (RAL 8019), beige brown (RAL 8024) and terra brown (RAL 8028).

Vertical timber panels have also been used on a number of houses and has been stained or painted in the following colours: black grey (RAL 7021), copper brown (RAL 8004), red brown (RAL 8012), chocolate brown (RAL 8017), black brown (RAL 8022) and orange brown (RAL 8023).

Roofs have been covered with either slate grey (RAL 7015) slate or in concrete tiles: brown grey (RAL 7013), grey brown (RAL 8019), pale brown (RAL 8025) or terra brown (RAL 8028).

### *Area Qualities*

*A – strong, good, character, important locally*

The BISF and Radburn layout houses in the BCA03 area are distinctive and provide character to the area.

*B – less distinctive, contribution to local area*

*C – ‘anywhere’, neutral character*

The rest of the areas of housing within the BCA03 area is not distinctive and could exist anywhere. It is typical of housing of his period

*D – negative*

### *Potential Sites for Change*

BISF houses were originally built with steel frame sheeting covering the steel frame on the first floors. These steel sheets had vertical joints running down the frontage of the houses. In some cases, this sheeting has been replaced with cladding using horizontal joints. When the original or replacement cladding is itself replaced, either steel sheeting, or cladding to imitate this, should have vertical joints.

### *Potential Sites for Local Listing*

St Oswald’s Church Vicarage, Coney Hill Road – built 1934-5. Pale brick with pantile roof and semi-circular head, stepped and recessed doorway.

I-43 (odd) Highfield Road – row of paired BISF post-war houses with first floor cladding originally of steel.



### Potential Sites for Listing

St Oswald's Church Vicarage is complimentary to the slightly later, listed, St Oswald's Church. It was designed by re-known, and local, church and vicarage architect Harold Stratton Davis. The church is Grade II listed and either the vicarage could be included within that listing, or the vicarage could be listed in its own right.

## Photographs



*St Oswald's Church Vicarage, Coney Hill Road – 1934-5*



*Ravis Close, Radburn layout housing*



*BISF post-war houses, Highfield Road*

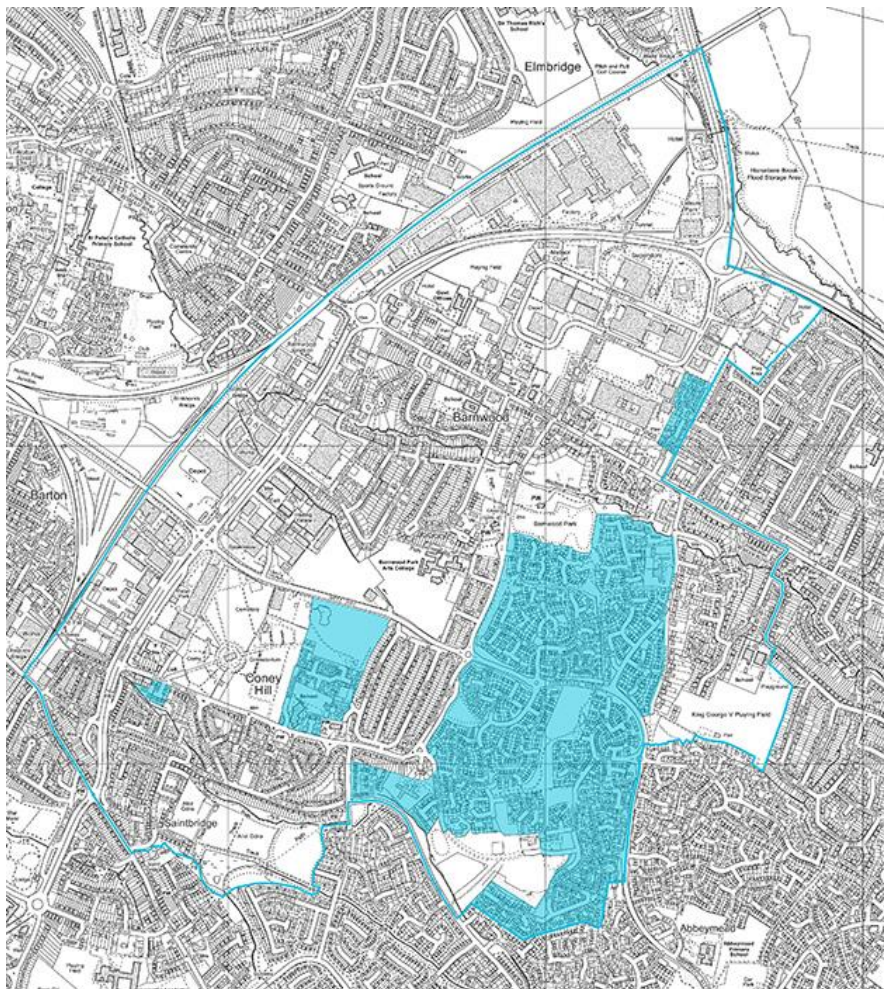


*Colin Road*



## BCA03: 1980s to present

### Location



This character area is concentrated in the east of Barnwood Ward with streets running north and south off Abbeymead Avenue including Broad Leys Road/Spinney Road, Belfry Close, Dancers Hill and Blake Hill Way. A smaller area bounded by Metz Way in the north and Coney Hill Road in the south consists of Boughton Way. There are also two outlying areas, one off Coney Hill and the other on Greenways, off Barnwood Road.

### Key Characteristics

#### *Form/Origins*

The area predominantly consists of one, two and three-storey houses that are detached, semi-detached or terraces with a small number of flats.

#### *Building Types and Former/Present Uses*

Areas of domestic structures mainly of two-storeys but with three-storey houses and flats and some bungalows. There is also a school and playing fields. All structures were built from around 1980 to the present day on what was previously open agricultural land and Coney Hill Hospital.

#### *Plots and Building Lines*

Plots are all set back from the road and pavement with structures situated to the front of the plots. All houses have small gardens and/or on-plot parking to the front with gardens to the rear. The plots are regular in shape with little variation in size.

#### *Trees and Greenspaces*

There are a number of areas of greenspace within the character area including the playing fields to the south of Abbeymead Avenue and to the south of Metz Way. Other greenspaces can be found east of Coney Hill Road, south of Young's Orchard, between Coney Hill Road and Newstead Road and running down to Abbeymead Avenue. There are also small greenspaces on a number of the streets.



As well as within gardens and greenspaces, trees can be found on Blake Hill Way, Boughton Way, Broad Leys Road, Dancers Hill, Greenways, Spinney Road and Steeple Close.

#### *Public Realm*

Plots are fronted by tarmac pavements and in some places there are also strips of grass between the pavement and the tarmac or brick roads. On-plot parking takes place with little on-street parking occurring. Street lighting is regularly spaced but is inconsistent in design. Bollards can be found on Boughton Way, Greenways and Stoney Bridge with metal fencing also on these streets and around the school on Boughton Way.

#### *Access and Connectivity*

Streets and pavements provide good access with some interconnectivity between areas provided by foot and cycle paths particularly between housing areas and greenspaces.

### Overview

#### *Grain and Density/Plot Coverage/Scale/Heights*

The area is densely covered with predominantly two-storey houses that sit towards the front of the plots with gardens at the rear. Almost all the houses have garages which are detached, attached or incorporated as part of the properties.

#### *Architectural Qualities, Periods, Detailing*

All of the properties date from around 1980 to the present day and consist of a mix of detached, semi-detached and terraced houses and flats. Architectural detailing has been used on the houses but is not structural in nature. String bands, quoins, window and door lintels and cills have all been utilised for decoration along with round and bay windows, hanging tiles, ridge tiles and carved bargeboards.

#### *Materials and Colour Palettes*

Brick has been used for the main fabric of all the buildings with contrasting coloured brickwork used for detailing such as string bands, quoins and window and door lintels. Timber has been used for cosmetic decoration and also for barge boards. Slate, concrete tile and terracotta flat or pan-tiles have been used for roof coverings. Render has also been used both for complete or partial coverage of the buildings.

A number of colours of brick have been used for the main fabric of the buildings: beige (RAL 1001), brown beige (RAL 1011), ivory (RAL 1014), beige red (RAL 3012), copper brown (RAL 8004), red brown (RAL 8012) and orange brown (RAL 8023).

Contrasting colours of brick have been used for details such as string bands: light ivory (RAL 1015), beige red (RAL 3012), brown red (RAL 3013), sapphire blue (RAL 5003), steel blue (RAL 5011), slate grey (RAL 7015), copper brown (RAL 8004), red brown (RAL 8012) and mahogany brown (RAL 8016).

Roofs are covered with slate, concrete tile and terracotta tile. Slate has been used in green grey (RAL 7009), blue grey (RAL 7031) and dusty grey (RAL 7037). Both flat and pan-tile terracotta roof tiles have similar colours of signal brown (RAL 8002), grey brown (RAL 8019), orange brown (RAL 8023) with decorative ridge tiles in copper brown (RAL 8004). Concrete tiles in copper brown (RAL 8004), red brown (RAL 8012) chocolate brown (RAL 8017) and grey brown (RAL 8019) have been used.

Timber cladding and framing has been used for cosmetic purposes and has been painted in numerous colours including blacks and whites. Hanging tiles have also been used in signal brown (RAL 8002) and copper brown (RAL 8004).

Some of the buildings have been rendered and various shades of white and cream have been used along with beige red (RAL 3012).

### Area Qualities

*A – strong, good, character, important locally*

*B – less distinctive, contribution to local area*

*C- ‘anywhere’, neutral character*

The houses within the BCA04 area are not distinctive and could exist anywhere. They are typical for this period.

*D – negative*

### Potential Sites for Change

None

### Potential Sites for Local Listing

None

### Potential Sites for Listing

None

## Photographs



*Boughton Way*



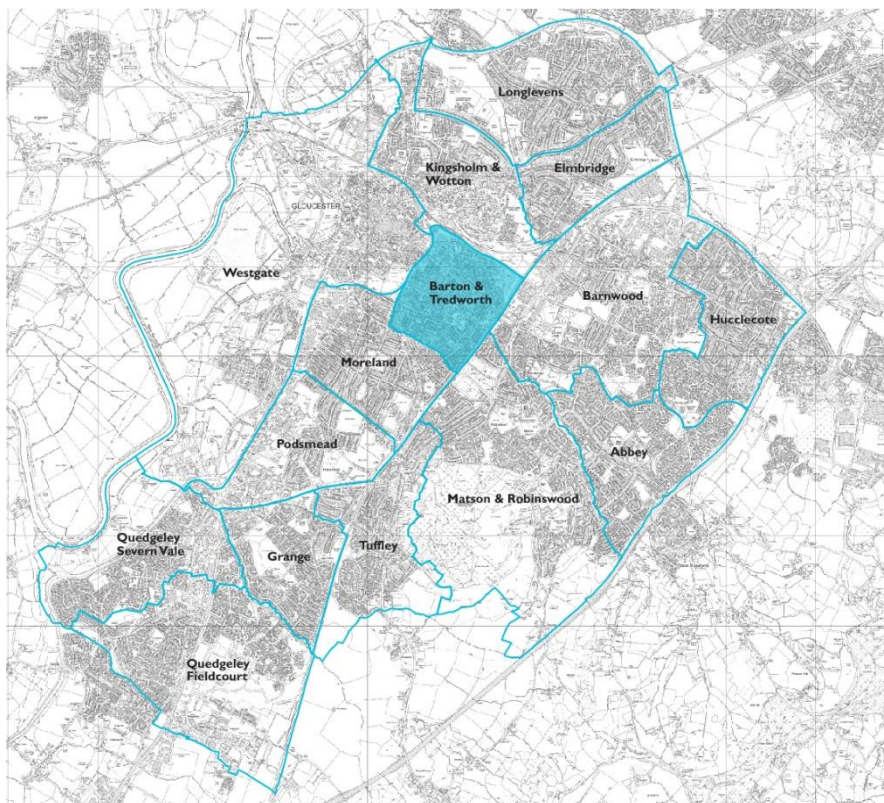
*Hayward Close*



## 4.3 Ward: Barton and Tredworth

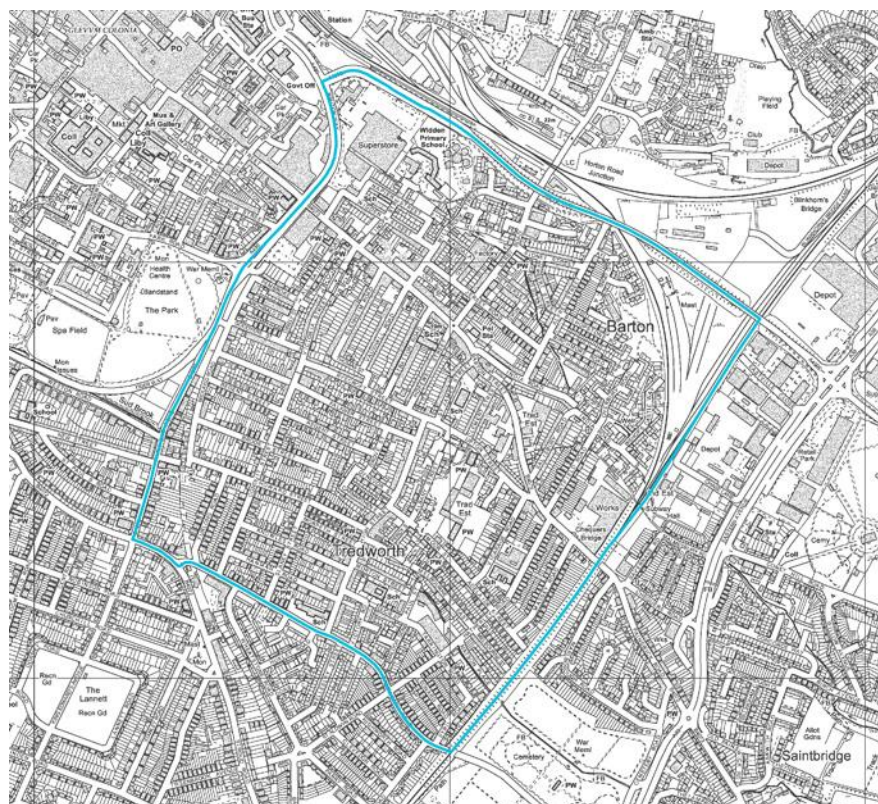
### Location

Barton and Tredworth Ward is located to the east of the City Centre. The Ward is bound by Metz Way to the north and the railway line to the east. The southern boundary of the Ward is formed by the Tredworth Road while the western boundary is formed by Park End Road, Trier Way and Bruton Way. Geographically the Ward is fairly centrally located and as such shares boundaries with five other wards.



### General character of the Area

Barton and Tredworth is predominantly a residential area with a variety of supporting uses. These uses include shops, businesses, schools, places of worship and community buildings. Historically the railway has played an important part in shaping Barton and Tredworth. The railway line forms the boundary to the east. The north east corner of the Ward is railway land forming part of the wider Railway Triangle (see ICA02). The area is dominated by Victorian residential streets although there has also been some twentieth century infill development.





## Historical Development

The earliest landscape feature in this Ward is probably Barton Street which is thought to follow the line of a Roman road running out of Eastgate Street. Archaeologists have found evidence of Roman burials, coins and building material on either side of Barton Street.



Very little is known about the area during the Saxon or early medieval period, but it is known that a hamlet or small village was established along Barton Street from the 13<sup>th</sup> century.

To the north, the river Twyver may have been canalised during the Roman or Medieval periods. Historic records suggest that there was a mill alongside the river from at least 1224.

Hall and Pinnell's map of 1780 shows a stretch of houses fronting onto the road with long gardens extending behind them (as would be expected from medieval burgage plots). The rest of the land at the time appears to have been farmland. Tredworth at the time was made up of a very small number of cottages.

The early to mid 19<sup>th</sup> century saw extensive development within the Ward with terraced housing being built throughout much of the land between Barton Street and Tredworth. The eastern boundary of the Ward was formed with the construction of the railway line. This intense urbanisation was recognised by an act of 1874 by which much of this Ward came within the municipal boundary of Gloucester.

The 1<sup>st</sup> edition Ordnance Survey of 1881 also shows the industrialisation of the area with a goods depot, a wagon works and foundry as well as a number of other industries.

By 1923 the vast majority of the Ward had been developed for housing with the exception of a number of allotment gardens and a small amount of open ground. The layout of the Ward hasn't changed significantly from the 1920s.

## Conservation Areas

Barton and Tredworth Ward includes Barton Street Conservation Area. More information on the Conservation Area can be found here <http://www.gloucester.gov.uk/resident/planning-and-building-control/environmental-planning/historic-environment/Pages/Conservation-Areas.aspx>

## Scheduled Monuments

None

## Listed Buildings

NHLE1245710 – 27, 27a, 29 and 29a Moor Street, early 19<sup>th</sup> century houses

NHLE1245711 – 24 and 26 Morpeth Street, mid 19<sup>th</sup> century richly decorated houses

NHLE1245733 – 70-84 Melbourne Street, mid 19<sup>th</sup> century richly decorated terrace

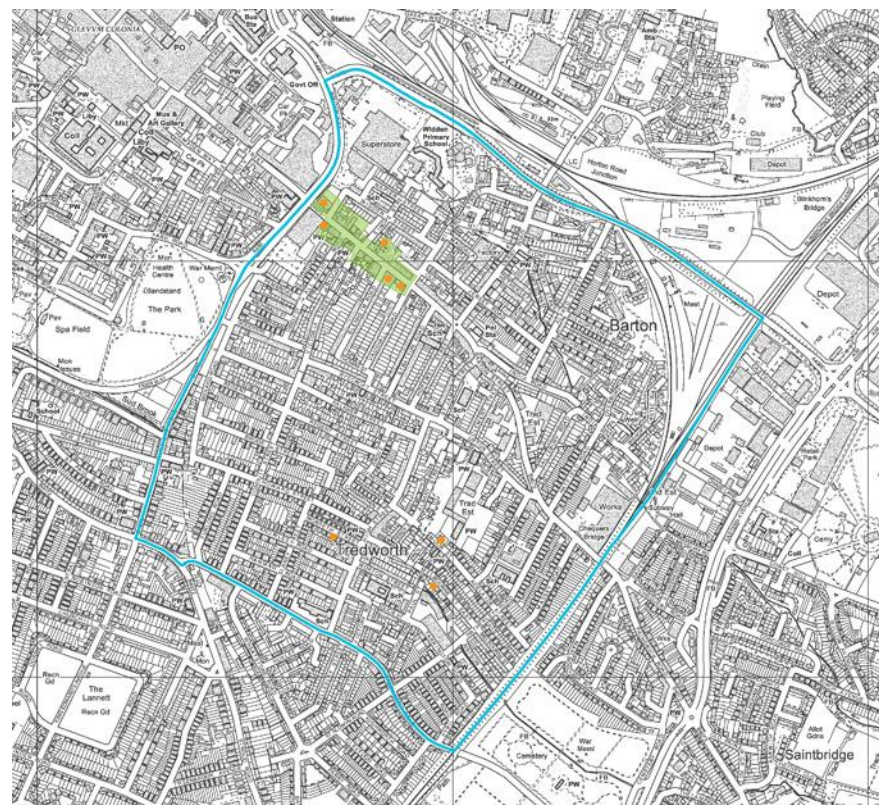
NHLE 1271569 – 110 and 112 Barton Street, late 18<sup>th</sup> century houses

NHLE1271570 – Vauxhall Inn, late 19<sup>th</sup> century public house in Arts and Crafts style

NHLE1271571 – All Saint's Church, 19<sup>th</sup> century church designed by George Gilbert Scott

NHLE1271572 -7 and 8 Gothic Cottages, 1820s pair of houses

NHLE1389103 – Olympus Theatre, former cinema of 1922-3



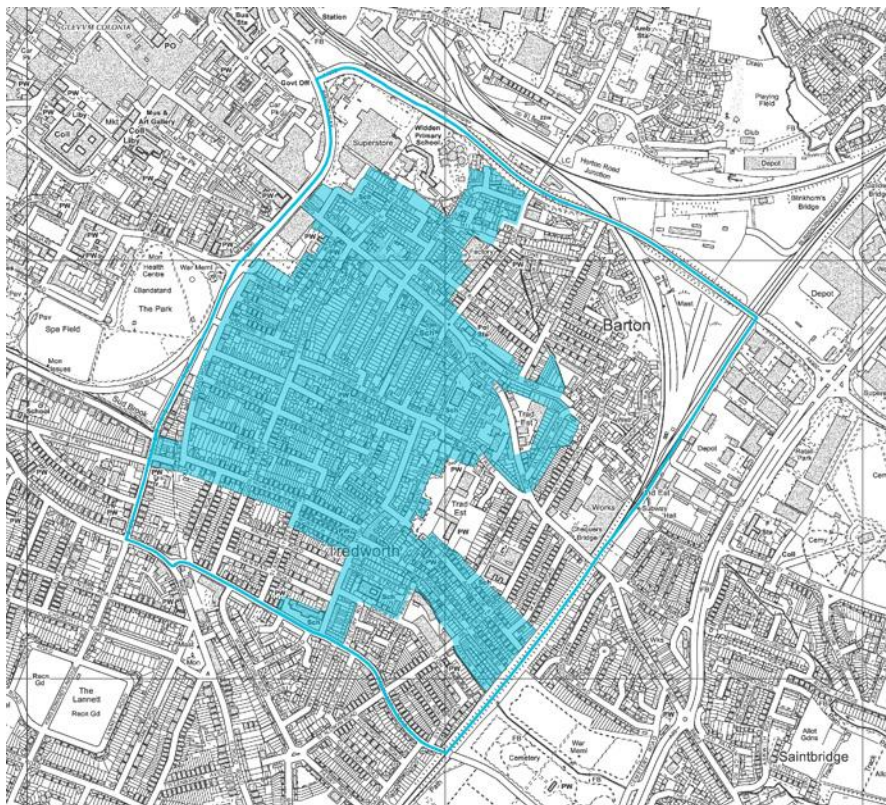
Barton Street CA (green), Listed Buildings (orange)



### 4.3.1 Barton and Tredworth Ward Character Areas

#### BTCA01: 19<sup>th</sup> century and earlier settlement

##### Location



This character area covers most of the Barton and Tredworth Ward. It consists of a small number of streets to the north of Barton Street and the 19<sup>th</sup> century streets between the two historic settlements of Barton

and Tredworth themselves. It includes the Barton Street Conservation Area in the north west.

##### Key Characteristics

###### *Form/Origins*

Victorian streets with housing fronting the narrow pavements and gardens backing onto each other.

###### *Building Types and Former/Present Uses*

It is an area of predominantly domestic housing. It has been developed since the mid to late 19<sup>th</sup> century and previous to this it was open farmland.

###### *Plots and Building Lines*

The plots are regular with gardens to the rear and pavements immediately in front of the plots or immediately in front of small enclosed yards. Buildings are predominantly two-storey. Streets are parallel.

###### *Trees and Greenspaces*

There are no greenspaces within the character area and trees are only found within rear gardens.

###### *Public Realm*

Victorian housing has narrow streets with no space for parking. Cars are parked on pavements with designated parking spaces covering part of the narrow footpaths as well. Street lighting is regular although wide-spaced and is consistent in design. There is no other street furniture but telegraph poles are dominant.

### *Access and Connectivity*

Despite the number of streets and pavements, access is limited due to the narrow roads and lack of interconnecting footways.

### *Overview*

#### *Grain and Density/Plot Coverage/Scale/Heights*

The area is densely covered with Victorian terraced housing mostly of two-storeys.

#### *Architectural Qualities, Periods, Detailing*

All of the houses date from the mid to late 19<sup>th</sup> century and were constructed as artisan housing. They are all terraced or semi-detached houses of brick with detailing over windows and doors. This detailing is most prominent in the parallel streets running off Barton Street to the south (Blenheim Road, Vauxhall Road, Stratton Road and Hopewell Street). The detailing over the windows and doors in these streets varies and could indicate construction by different builders.

#### *Materials and Colour Palettes*

Brick with slate and tile roofs. Some limestone used for both the main fabric and for details. Terracotta tiles and slate have been used for roof coverings.

A number of colours of brick have been used for the main fabric of the buildings: signal red (RAL 3001), oxide red (RAL 3009), beige red (RAL 3012), copper brown (RAL 8004) and orange brown (RAL 8023).

Contrasting colours of brick have been used for details on the houses, such as string bands and window and door surrounds: sand yellow (RAL 1002), violet blue (RAL 5000), black blue (RAL 5022) and clay brown (RAL 8003).

### *Area Qualities*

#### *A – strong, good, character, important locally*

Blenheim Road, Vauxhall Road, Stratton Road and Hopewell Street running south off Barton Street have a good strong character and therefore hold local importance.

#### *B – less distinctive, contribution to local area*

The rest of the BTCA01 area is less distinctive with simple Victorian terraces or paired semi-detached houses.

#### *C- ‘anywhere’, neutral character*

#### *D – negative*

### *Potential Sites for Change*

Single storey industrial/office building at north end of All Saints Road, adjacent to mosque, is not appropriate for the domestic area and the late Victorian appearance of the terraced housing.

Modern single-storey Machine Mart on the corner of Barton Street and Derby Road does not fit in with the architectural style of two-storey, brick housing of the 19<sup>th</sup> century, particularly the signage.

The shop frontages on Tredworth High Street do not match the Victorian appearance and feel of the area, especially the signage.

### *Potential Sites for Local Listing*

Blenheim Road, Vauxhall Road, Stratton Road, Hopewell Street – all constructed in late 19<sup>th</sup> century as artisan houses. Terraced houses of red brick with varying detail to the window and door arches.

Wisteria Lodge and Gothic Lodge, 43 and 45 Adelaide Street – late 19<sup>th</sup> century pair of semi-detached houses. Gothic style with pointed arch windows, blue brick diamond patterns. Red brick with white painted brick quoins and details.

177 Barton Street (corner of Millbrook Street) – pair of houses and shops of dark red brick with limestone lintels having flower decoration.

Police Station 223 Barton Street –formerly All Saints vicarage built in 1876-8 to a design by Capel N Tripp. It has bands of polychrome brickwork and limestone detailing although has been much altered.

278 Barton Street – the former works of Estcourt and Co. builders. Red brick with pedimented office doorway and much cut-brick decoration. 'Estcourt & Co' above doorway in sandstone.

335 Barton Street, St James' Club – brick ground floor with roughcast 1<sup>st</sup> floor, built as a Coffee House in 1900 and designed by Alfred J Dunn.

Villa Alba and The Hollies, 28 and 30 Brook Street – pair of semi-detached houses of late 19<sup>th</sup> century with polychrome brick bands and original pierced timber porches, slate roof covering both ground floors.

Falkner Street/Victoria Street corner – former Wesleyan chapel designed by A W Maberly and built 1870-1 now nursery and day centre. Red brick with limestone bands and window surrounds. Large square corner towers with bell-openings flanking large two-light window with enormous cinquefoil tracery above entrance façade. Side walls with five bays with quatrefoil windows above paired round-arched windows.

The Treddy, 85 and 87 High Street, Tredworth – mid to late 19<sup>th</sup> century public house. Rendered ground floor, pedimented doorway, large cornice and parapet. Formerly the Golden Heart.

123 to 129 (odd) High Street, Tredworth – mid to late 19<sup>th</sup> century terrace of stone faced houses, some painted.

Victory Hotel, 167 High Street, Tredworth – designed by Edward Axten and built in 1875. Red brick with blue brick bands, window openings and decoration at eaves level.

Ye Olde Robin Hood Inn, Hopewell Street – brick inn built in 1908. Whole of ground floor covered in glazed, polychrome, ceramic tiles. Letter tiles spell out 'Stroud Brewery and Companies Ales and Stout'. Arts and Crafts Style. Could be included as addition to Barton Street Conservation Area.

16 and 18 Morpeth Street – late 19<sup>th</sup> century pair of semi-detached houses. Gothic style with pointed arch windows, blue brick diamond patterns. Red brick with white painted brick quoins and details.

7 Ryecroft Street – house with balconettes at ground and first floor windows and railing outside the front. Late 19<sup>th</sup> century painted brick. (Numbers 1-17 (odd) all have railings).

Ryecroft Street/Vauxhall Road corner – former bakery still with 'Hovis' sign and painted sign saying 'Sparkes Bakery Estd 1850'.

St James' School, St James' Street – Tudor Gothic style built 1843-4, stone with barge-boarded gables, enlarged 1894 and 1909.

adjacent 19b St James' Street – stone building built using roughly squared, coursed, limestone blocks, north elevation of brick, possibly shown on 1799 map.

Tredworth School, Tredworth Road – built 1885-6 to design by Medland and Son in Gothic style. Three separate blocks, central gabled block



flanked by longer school room blocks. Red brick with blue brick bands and chevrons, patterned tile roofs in red and blue tiles, tall windows in lancet openings and three large circular windows surrounded by mosaic of red, blue and yellow pressed tile. School bell still at top of central gable of centre block.

St James' Parish Rooms, Upton Street – red and blue brick built 1888-9, stone plaque in gable with hanging tiles and timber.

St James' Church, Upton Street – designed by Sampson Kempthorne, built 1837-41. Early English style of ashlar blocks, north aisle and vestry added in same style in 1879.

### Potential Sites for Listing

Villa Alba and The Hollies, 26 and 28 Brook Street could be considered for listing. Their original pierced timber porches are good examples of the period and with the exception of the windows, the houses appear intact.

Tredworth School is little altered and still even retains its bell. It is an excellent example of a surviving Board School and also of the Victorian Gothic style of construction that was used for schools of this period.

## Photographs



*Wisteria Lodge and Gothic Lodge, 43 and 45 Adelaide Street – late 19th century*



*Villa Alba and The Hollies, 28 and 30 Brook Street –late 19th century*



*Former works of Estcourt and Co., 278 Barton Street – 19th century*



*Former Wesleyan chapel, Falkner Street/Victoria Street corner – 1870-1*





*Ye Olde Robin Hood Inn, 10 Hopewell Street – 1908*

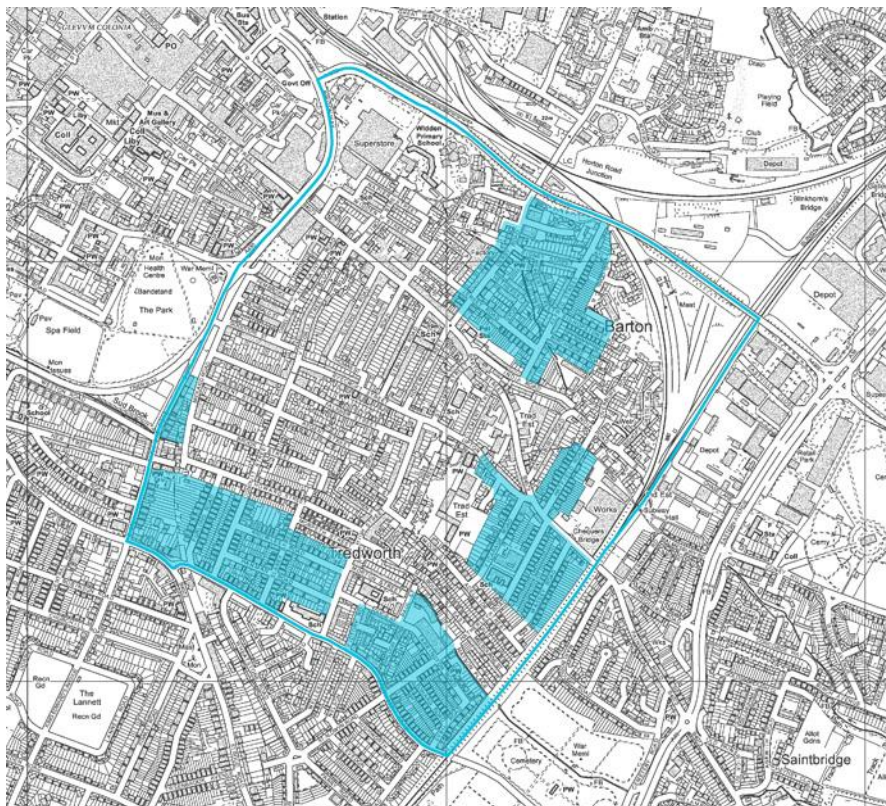


*Tredworth School, Tredworth Road – 1885-6*



## BTCA02: Early 20<sup>th</sup> century

### Location



This character area is divided into four sections between parts of the BTCA01 area. The first area is in the north east of the Ward and includes, Derby Road and Alfred Street with the streets between these. The second area is in the central west of the Ward and consists of Vicarage Road, the north end of Hatherley Road, Massey Road and the south end of Hatfield Road. The third and fourth areas are in the south of the Ward

against the south boundary. They consist of streets to east and west of the south end of Hatherley Road and a larger area including Slaney Street, the south end of Conduit Street and Furlong Road.

### Key Characteristics

#### *Form/Origins*

Two-storey development of semi-detached and terraced houses most with enclosed yards fronting the pavement. Occasional three-storey houses and detached houses. All constructed in the last decade of 19<sup>th</sup> century or first two decades of 20<sup>th</sup> century.

#### *Building Types and Former/Present Uses*

An area of domestic semi-detached and terraced housing of two-storeys. Developed in the final years of the 19<sup>th</sup> century and the first years of the 20<sup>th</sup> century on what was previously agricultural land.

#### *Plots and Building Lines*

Plots are regular with, mostly, small enclosed yards at the front of the properties on the roadside and gardens to the rear.

#### *Trees and Greenspaces*

There are no public greenspaces within the character area and trees can only be found in gardens, along the route of the River Twyver (which follows the rear property boundaries of Herbert Street) and intermittently on Furlong Road and Conduit Street.

#### *Public Realm*

House frontages have enclosed yards fronting the pavements or on-plot parking. On-street and on-pavement parking takes place in most streets. Pavements and roads are all tarmac. Street lighting is regular but widely spaced and predominantly consistent in design.

### *Access and Connectivity*

Streets and pavements provide good access but no interconnectivity between the individual street by provision of footpaths or cycle paths.

### Overview

#### *Grain and Density/Plot Coverage/Scale/Heights*

The area is densely covered with two-storey houses that sit at or towards the front of the plots with gardens at the rear.

#### *Architectural Qualities, Periods, Detailing*

All housing dates from the very late 19<sup>th</sup> century or early 20<sup>th</sup> century and consists of a mix of detached, semi-detached and terraced houses. Some of the houses are simple with no decoration. Some have bay windows, polychrome brick bands, timber gables or decoration on the lintels or keystones.

#### *Materials and Colour Palettes*

Brick with slate and tile roofs. Some painted timber and hanging tile detail. Some limestone used for both the main fabric and for details. Concrete tiles, terracotta tiles and slate have been used for roof coverings.

A number of colours of brick have been used for the main fabric of the buildings: signal red (RAL 3001), oxide red (RAL 3009), beige red (RAL 3012), copper brown (RAL 8004) and orange brown (RAL 8023).

Contrasting colours of brick have been used for details on the houses, such as string bands and window and door surrounds: sand yellow (RAL 1002), violet blue (RAL 5000), black blue (RAL 5022) and clay brown (RAL 8003).

Some of the houses have vertical hanging tiles treatment on the first floors in red orange (RAL 2001), signal orange (RAL 2010), purple red (RAL 3004) and red brown (RAL 8012).

### Area Qualities

#### *A – strong, good, character, important locally*

Hatfield Road is distinctive with its pairs of houses with full-height square bays. The west side houses have timber work in the gables whilst the east side, slightly later, have hanging tiles in the gables.

Park End Road is more distinctive than much of the BTCA02 area as it has much larger semi-detached houses and single villas. This is likely due to the association with the Spa and The Park to the west of the road.

#### *B – less distinctive, contribution to local area*

All of the BTCA02 area adds to the local distinctiveness of the BTCA01 area of 19<sup>th</sup> century and earlier housing. This gives the Barton and Tredworth Ward a very historical feel.

#### *C- ‘anywhere’, neutral character*

#### *D – negative*

The large amount of UPVC glazing and satellite dishes distract from the historic buildings of the character area.

### Potential Sites for Change

The former Hatherley Steps Works at the corner at Tarrington Road and Hatherley Road is a large area of derelict and ruinous buildings. Whilst they are hidden behind distinctive walls, they provide a run-down feel to the area.

The modern shop fronts and signs on Park End Road do not respect the historic nature of the surrounding historic houses.

### Potential Sites for Local Listing

40 to 44 (even) Alfred Street – former warehouse of early 20<sup>th</sup> century. Elevation on Alfred Street of three bays under scrolled gable with moulded brickwork. Birchmore Road elevation of 8 bays with flat buttresses between each.

91 Alfred Street, Great Western Pub – mid to late 19<sup>th</sup> century, marked as public house on 1<sup>st</sup> edition. Red brick with blue and white brick bands and heavy eaves cornice. Bay windows on east and north elevations, sash windows intact in 2015. Intact skittle alley to south also shown on first edition.

15 to 41 (odd) Derby Road – terrace of paired houses of red brick with band of polychrome brick and hounds-tooth eaves cornice, semi-circular arched openings with decorated stone lintels and keystones.

Good Shepherd (Ukrainian Catholic) Church, Derby Road – built 1891-2, designed by Waller and Son. Red brick with blue brick bands, half-hipped half-timbered gables with pargetting and stained glass windows.

Derby Road Schools – built 1905-7, designed by J Fletcher Trew. Two storey block to north of Colwell School Close, single storey block to south. Red brick with stone bands and doorways, Neo-Georgian windows. Railings with round piers and terracotta caps.

Heathville, 3 Furlong Road – c1900 villa. Red brick with stone window mullions, lintels and cills; ground floor canted bay windows flanking inset front door with semi-circular head and Corinthian columns. Original sash windows.

Hatfield Road (south end) – pairs of late 19<sup>th</sup> and early 20<sup>th</sup> century semi-detached houses with full height square bays. The west houses have applied timber decoration in the apex of the gables, the slightly later east houses have hanging tiles instead.

Hatherley Road Schools and Caretaker's House – built 1899-1901 designed by Alfred J Dunn 1898. Brick single-storeyed, Queen Anne style with terracotta bands and gables. Caretaker's House has rough cast first floor.

Boundary walls of Hatherley Step Works, Hatherley Road and Tarrington Road – red brick walls with blind segmental arch openings and blue brick plinth.

35 Slaney Street – late 19<sup>th</sup> century corner shop and dwelling with original shop front, sash windows, engineering brick external surface and decorative eaves boards. Red brick with yellow quoins.

4-18 Vicarage Road - pairs of late 19<sup>th</sup> century semi-detached houses with full height square bays. Applied timber decoration in the apex of the gables.

### Potential Sites for Listing

The Great Western Pub, 91 Alfred Street, is a good example of mid to late 19<sup>th</sup> century public house with its associated skittle alley.

Although many of the Victorian and early 20<sup>th</sup> century streets were constructed with corner shops, the vast majority of these have either been converted to domestic use or had the frontages completely altered. 35 Slaney Street is completely intact even with its original first floor sash windows.



The Ukranian Church on Derby Road was originally a mission church of All Saints on Barton Street. The unusual style of the church, with its low roof line and half-timbered gables, is not replicated anywhere in Gloucester.

## Photographs



Former warehouse, 40 to 44 (even) Alfred Street – early 20th century



Good Shepherd (Ukrainian Catholic) Church, Derby Road – 1891-2



Great Western Pub, 91 Alfred Street – late 19th century



Hatfield Road – late 19th and early 20th centuries



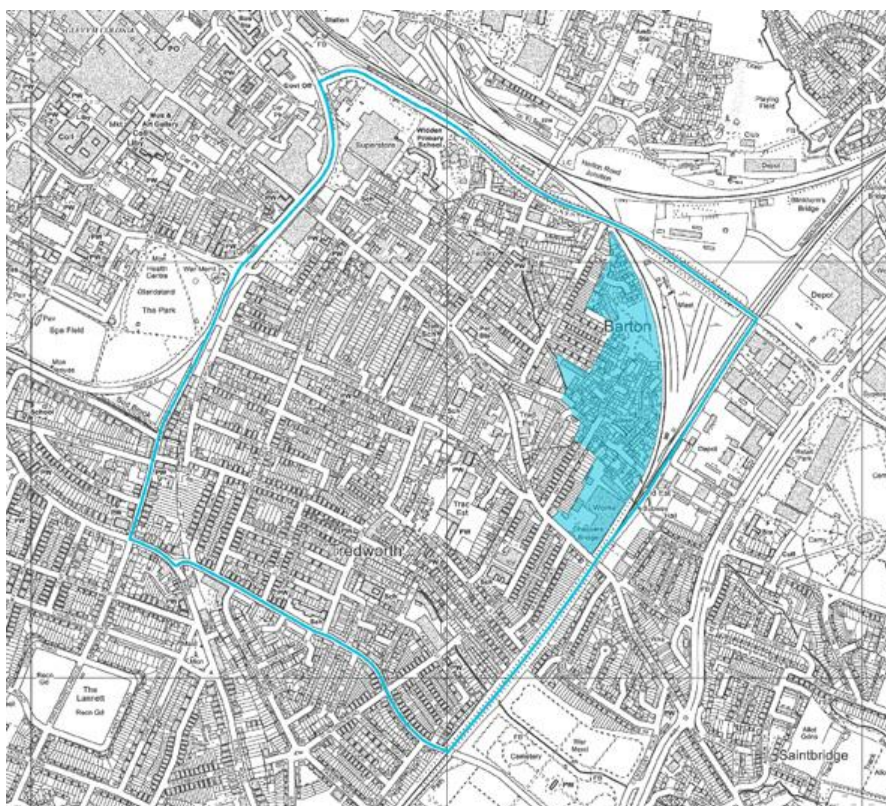
*35 Slaney Street – late 19th century*



### BTCA03: 1980s and later

#### Location

This character area is located within the north east of the Barton and Tredworth Ward. It consists of Overbury Road, Burford Mews, Harbury Mews, Bishop's Castle Way, Ince Castle Way, Ayland Gardens, Diamond Jubilee Close, part of Bishopstone Road and part of India Road.



#### Key Characteristics

##### *Form/Origins*

Two and three-storey semi-detached and terraced housing of late 20<sup>th</sup> century date with small number of sheltered housing flats.

##### *Building Types and Former/Present Uses*

It is currently an area of modern domestic housing but has mainly been developed since the 1980s. Previous uses include allotments and agricultural land, a foundry, wagon works, warehousing and a mill.

##### *Plots and Building Lines*

Plots are regular with small amounts of space to the front of properties, in places to facilitate on plot parking, and rear gardens. Where garages are included, they are attached or built into properties otherwise parking areas are included.

##### *Trees and Greenspaces*

There is a large area of public greenspace in the north east of the character area to the east of Bishopstone Road. There are also small patches of greenspace on the corners of streets, close to the railway line and along the edge of the River Twyver. Trees can be found in gardens and in some of the greenspaces.

##### *Public Realm*

The frontages of the houses face on to the roads with many having on-plot parking. Pavements are in front of the plots. The street scenes provide a typical suburban scene. There is little on street parking. Street lighting is regular and fairly consistent in design. There is no other street furniture.

### *Access and Connectivity*

There is very good access due to the network of streets and pavements and a number of footpaths provide connections through the greenspace in the north east to the adjoining streets.

### Overview

#### *Grain and Density/Plot Coverage/Scale/Heights*

The area is densely covered with housing of two and three and storeys.

#### *Architectural Qualities, Periods, Detailing*

All of the housing dates from the late 20<sup>th</sup> century and consists of a mix of semi-detached and terraced houses. Some of the pairs of semi-detached houses have joint curved door canopies. Many of the houses have segmental arched openings for windows, doors and garages. In Bishop's Castle Way and Ince Castle Way the houses have contrasting brick detail between the first floor windows and gabled wooden door canopies.

#### *Materials and Colour Palettes*

Materials consist of brick with concrete tile or slate roofs.

A small number of colours of brick have been used for the main fabric of the houses: beige (RAL 1001), brown beige (RAL 1011), red orange (RAL 2001) and beige red (RAL 3012).

Two contrasting colours of brick have been used for detail on the houses such as string bands and decoration: red orange (RAL 3012) and violet blue (RAL 5000).

Concrete roof tiles have been used in red brown (RAL 8012) and terra brown (RAL 8028).

Blue grey (RAL 7031) slates have been used to cover some roofs.

### Area Qualities

*A – strong, good, character, important locally*

*B – less distinctive, contribution to local area*

*C- 'anywhere', neutral character*

The BTCA03 area is not distinctive and could exist anywhere. It is typical of late 20<sup>th</sup> century suburban housing.

*D – negative*

### Potential Sites for Change

None

### Potential Sites for Local Listing

None

### Potential Sites for Listing

None

## Photographs



*Bishop's Castle Way*



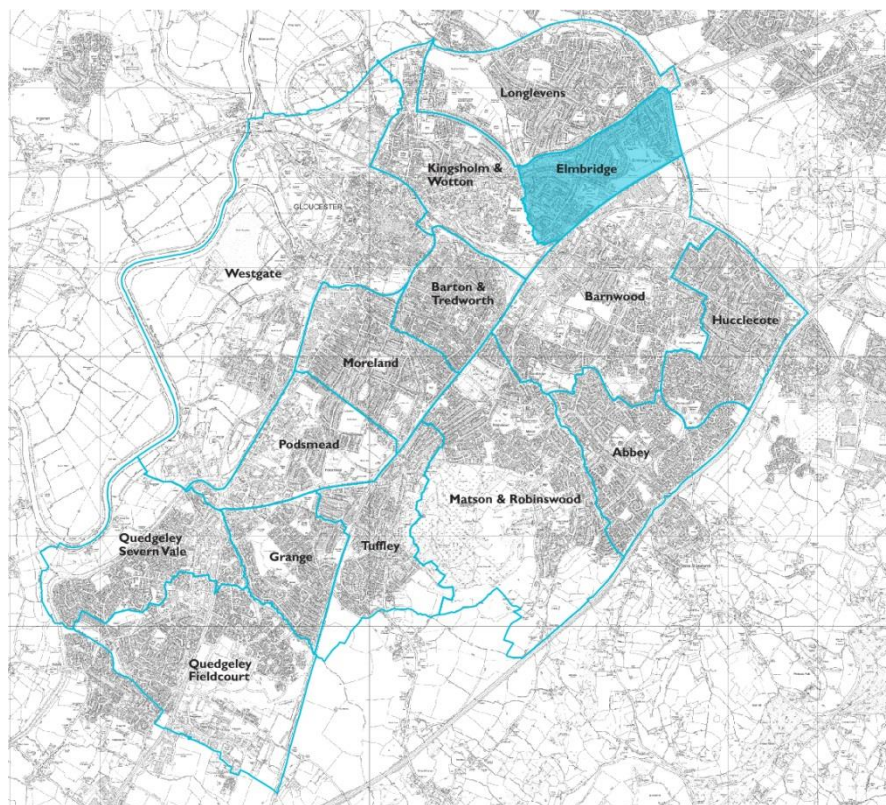
*Diamond Jubilee Close*



## 4.4 Ward: Elmbridge

### Location

The Ward of Elmbridge is located in the north of the City. It shares a boundary with the wards of Barnwood, Kingsholm and Wotton, Longlevens and farmland beyond the City boundary. The Ward is predominantly a mature residential area with associated facilities such as schools and playing fields.



There are two manufacturing units centrally located on the southern boundary along the railway line and accessed from Sisson Road.

The Ward boundaries consist of the railway line to the south, Wotton Brook to the west, Cheltenham Road to the north and the A40 to the east.

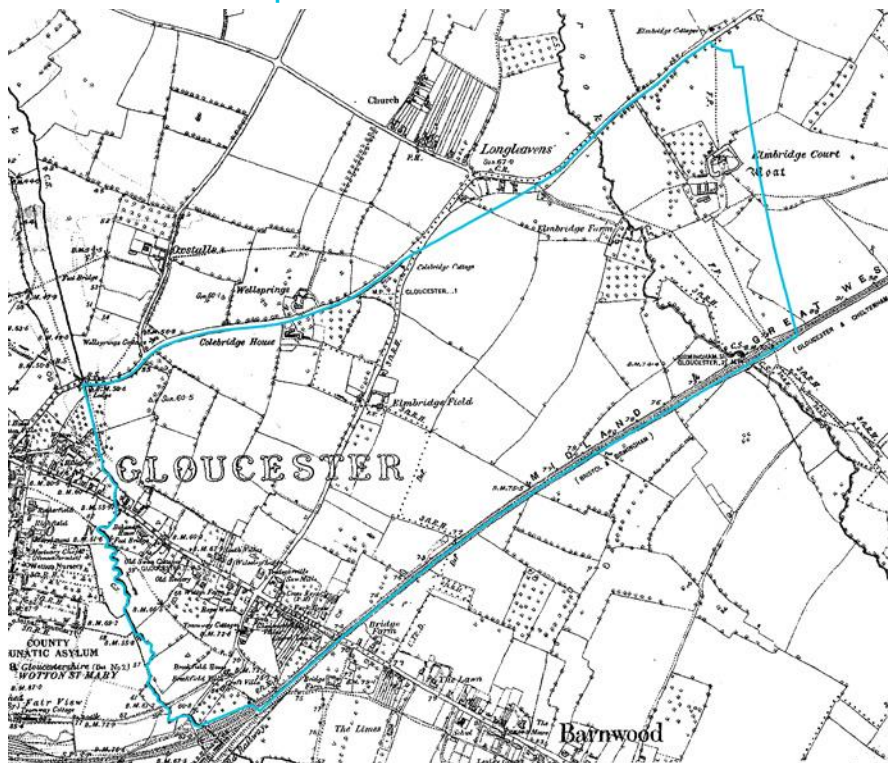
### General character of the Area



The Ward is predominantly a mature residential area with associated facilities such as schools and playing fields. The areas of residential housing consist of Victorian semi-detached properties, 1930s and 1940s semi-

detached houses, modern detached housing of the late 1990s and early to mid 2000s, a 1950s mix of detached and semi-detached houses and bungalows and council housing of the 1940-70s.

## Historical Development



Of all the wards in Gloucester District Elmbridge has probably seen the most profound changes since the pre-industrial period. The earliest surviving element of the historic landscape is the Barnwood Road which follows the course of the original Roman road, Ermin Street, dating to

around AD60. Ermin Street runs from Gloucester (Glevum) to Cirencester (Corinium) then on to Silchester.

For much of its history the Ward has been predominantly agricultural land interspersed with small settlements. During the medieval period much of the land would have been cultivated under the strip-field system. The earthwork remains of this agricultural system, ridge and furrow, once extended through much of the Ward. Some of these earthworks survive in Sandyleaze field adjacent to the Horsbere Brook. This is one of very few surviving elements in the District.

The Cheltenham Road (B4063) road bridge, which goes over the Horsbere, was originally called 'Elm Bridge' and can be seen as such on the 1901 Ordnance Survey. The Horsbere Brook was previously known as Horseferry. In 1486 it was probably called the Huckle Brook.

Sadly few other elements of the medieval landscape still survive within the Ward. Elmbridge Court in the east of the Ward, shown on the 1886 1<sup>st</sup> edition Ordnance Survey, was a large medieval moated manor house, with the moat enclosing an area some 80m by 70m. Such moated sites were once found throughout the farmland around Gloucester and those that survive elsewhere in the district are now scheduled monuments. These are generally speaking manor houses, wealthy farms or hunting lodges. Elmbridge Court sadly appears to have been destroyed at some point after WWII and had been replaced by suburban housing developments by 1956.

The 1881 OS map also shows two farms, Elmbridge Farm and Elmbridge Fields, both of which disappeared during the post war development along with their associated mixed farmland and orchards. The only elements from the 1881 map which survive to 1952 are Colebridge House (on the



Cheltenham Road) and the strip of developed land facing onto Barnwood Road.

## Conservation Areas

None

## Scheduled Monuments

None

## Listed Buildings

NHLE1271565 – Old Rectory, Barnwood Road, 16<sup>th</sup> century farmhouse  
then a rectory now a house

NHLE1271566 – The Old House, Barnwood Road, late 16<sup>th</sup> century  
former farmhouse



Listed Buildings (orange)

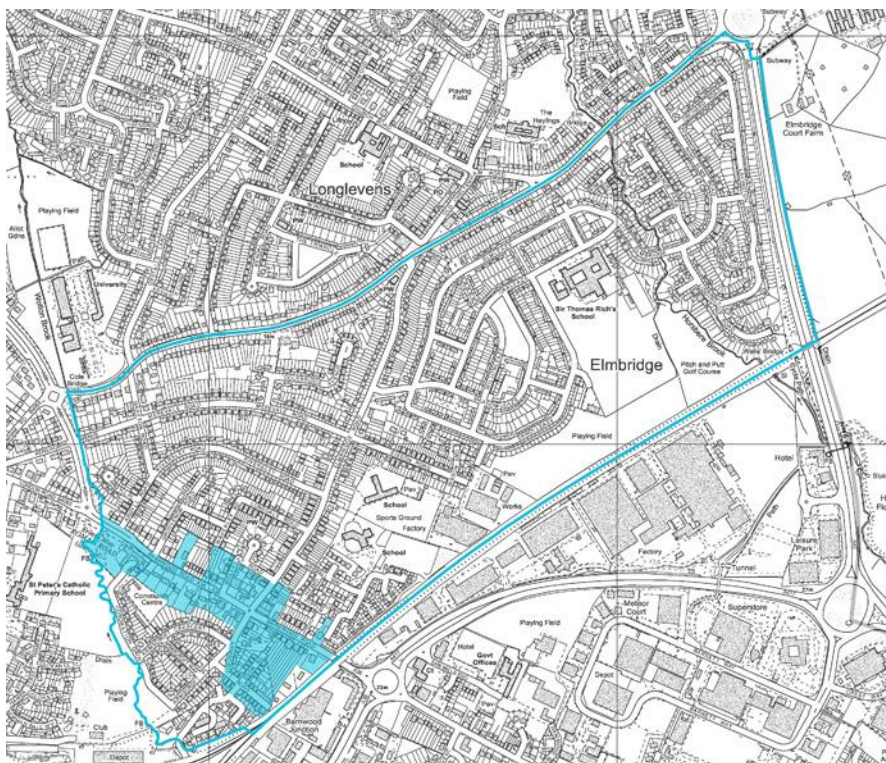


## 4.4.1 Elmbridge Ward Character Areas

### ECA01: 19<sup>th</sup> century and earlier settlement

#### Location

This character area is located across the south west of the Elmbridge Ward. It consists of a linear area along Barnwood Road and includes Armscroft Road and Ebor Road. It follows the historic settlement area that grew up alongside the Barnwood Road.



#### Key Characteristics

##### *Form/Origins*

Spacious character with most properties set back from the edge of the pavement. Those properties along Barnwood Road are set within large plots of land whilst those on Ebor Road and Armscroft Road are more closely spaced. It consists of historic properties and a small amount of later infill.

##### *Building Types and Former/Present Uses*

The character area consists of a mix of uses but is predominantly domestic. The structures date from the 16<sup>th</sup> century and later. The former use of the area was predominantly agricultural land associated with the farms and smallholdings on both sides of Barnwood Road.

##### *Plots and Building Lines*

Plots are irregular in size and shape, some with open space to the front and rear and some properties with larger grounds.

##### *Trees and Greenspaces*

With the exception of gardens, greenspace within the area is located in the west between the Wotton Brook and Bohanam House (2 Barnwood Road). This space is linked to Armscroft Park on the west side of the Wotton Brook. There is also a small amount of greenspace on the corner of Armscroft Road and Barnwood Road. Many of the trees in the area are found in the gardens of houses with only a small number being on the footpaths. A large number can also be found within the greenspace adjacent to the Wotton Brook.

##### *Public Realm*

Tarmac pavements sit at the front of the plots between the property boundaries and the road. Street lights are regularly placed and are

consistent in design. There are a number of modern glass and metal bus shelters along the Barnwood Road that incorporate advertising boards.

#### *Access and Connectivity*

Very good access through the character area due to the network of roads and pavements.

### Overview

#### *Grain and Density/Plot Coverage/Scale/Heights*

The area is densely covered with buildings of a mix of uses and heights, including two and three storey nursing homes and a single storey electrical shop. The houses within the character area are two, three and four storeys.

#### *Architectural Qualities, Periods, Detailing*

The buildings within the character area date from the 16<sup>th</sup> century through to the 20<sup>th</sup> century. They consist of brick and timber-frame structures with details of contrasting brick, stone, stucco and timber.

#### *Materials and Colour Palettes*

Materials consist of brick with some timber-frame. Stucco, contrasting brick, timber and hanging tiles have been used for contrasting details. Terracotta, slate and concrete tile have been used for roof coverings.

A number of colours of brick have been used for the main fabric of the buildings: brown beige (RAL 1011), red orange (RAL 2001), signal orange (RAL 2010), beige red (RAL 3012) and copper brown (RAL 8004).

Contrasting colours of brick have been used for details on the houses such as string bands and window and door surrounds: sand yellow (RAL 1002) and sapphire blue (RAL 5003).

Timber has been painted in various shades of black and hanging tiles have been used in red orange (RAL 2001).

Roofs have been covered in graphite grey (RAL 7024) or blue grey (RAL 7031) slate or in concrete tile of chocolate brown (RAL 8017), orange brown (RAL 8023), pale brown (RAL 8025) or terra brown (RAL 8028).

### Area Qualities

*A – strong, good, character, important locally*

*B – less distinctive, contribution to local area*

Whilst a number of buildings within the character area are distinctive in their own right, the character area as a whole is less distinctive. It contains a number of buildings that are very generic and actually have a negative impact on the historic nature of this character area.

*C – ‘anywhere’, neutral character*

*D – negative*

### Potential Sites for Change

The single-storey electrical shop on the corner of Armscroft Road and Barnwood Road has a detrimental impact on the character area and does not sit well with the surrounding historic buildings.

### Potential Sites for Local Listing

Bohanam House, 2 Barnwood Road – gothic villa of 1869

Park adjacent to Bohanam House, Barnwood Road – originally 19<sup>th</sup> century gardens of Bohanam House now part of Armscroft Park

25 Barnwood Road – c1900 Arts and Crafts villa with hanging tiles and decorative timber-frame gable.

39-45 (odd) Barnwood Road – two pairs of mid to late 19<sup>th</sup> century houses with polychrome brick bands

51 Barnwood Road – mid to late 19<sup>th</sup> century villa of rendered brick with decorative terracotta ridge tiles

50-56 (even) Barnwood Road– two pairs of mid 19<sup>th</sup> century houses in Italianate style with two-storey bay windows

53-65 (odd) Barnwood Road– terrace of seven houses built in 1890s

58-62 Barnwood Road – mid to late 19<sup>th</sup> century Italianate style terrace of three houses with pointed arched openings and string band

67 Barnwood Road – former ‘Cross Keys Public House’ built in mid to late 19<sup>th</sup> century and still has keys decoration on 1<sup>st</sup> floor

76 Barnwood Road – Regency villa of early 19<sup>th</sup> century, 1860s to 1870s bay windows, still has sash windows

87 Barnwood Road – mid to late 19<sup>th</sup> century villa of brick with large semi-circular ground floor bay window

1-3 and 4-6 Elmbridge Road – early 1900s semi-detached houses with full-height square bays (also 16-34 Elmbridge Road in ECA02).

### Potential Sites for Listing

76 Barnwood Road was originally called Laurel Lawn and appears to be a relative intact Regency period house still with its original sash windows and in its own grounds.



## Photographs



*Bohanam House, 2 Barnwood Road – 1869*



*58 to 62 (even) Barnwood Road – mid to late 19<sup>th</sup> century*



*25 Barnwood Road – c1900*



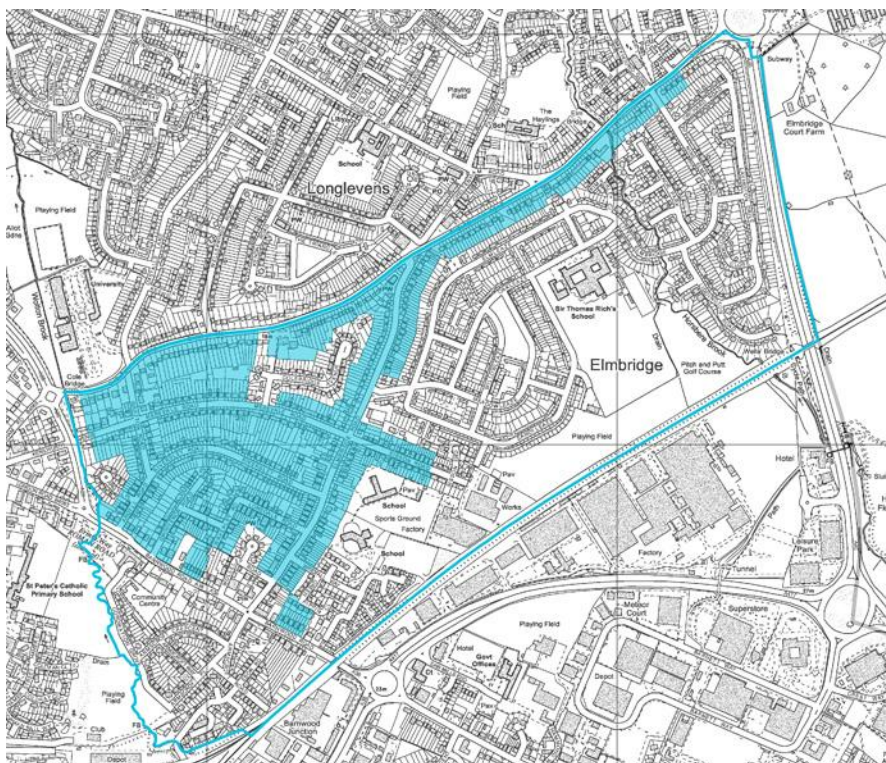
*76 Barnwood Road - early 19<sup>th</sup> century*



## ECA02: early to mid 20<sup>th</sup> century

## Location

This character area is located within the centre, west and north of Elmbridge Ward. It consists of a number of streets off Elmbridge Road and Cheltenham Road including Merevale Road, Riversley Road and Lonsdale Road. As well as housing it also contains a place of worship and a public house.



## Key Characteristics

### Form/Origins

An area of two-storey detached and semi-detached housing with space to the front of the plots, some used for parking, and gardens to the rear. Occasional three-storey houses also.

### Building Types and Former/Present Uses

Currently an area of housing that was developed between 1900 and the late 1930s. Prior to 1900 it was agricultural land.

### Plots and Building Lines

Plots are regular and with little variation in size. All of the plots have space to the front, fronting the roadway, which is used for on-plot parking in many cases. The houses are all two-storey and are either detached, standing in a plot with surrounding gardens, or semi-detached.

## Trees and Greenspaces

Apart from gardens and a small area between the house boundaries of Merevale Road and Cheltenham, there is no greenspace provided within the character area. Trees and bushes are common within gardens in the character area and can also be found on the roadside in Merevale Road and Riversley Road.

## Public Realm

The frontages of the houses face onto the roads with tarmac pavements running between the plot boundaries and the roadway. As well as on-plot parking, there is also on-street parking particularly in the narrow streets of Grosvenor Road, Bradford Road, Waverley Road and Lonsdale Road.

### *Access and Connectivity*

There is good access and connectivity due to the network of roads and pavements however in some places within the character area the roads are very narrow which limits access. There a small number of footpaths linking areas but these are not consist within the character area.

### Overview

#### *Grain and Density/Plot Coverage/Scale/Heights*

The area is densely covered with detached and semi-detached housing of mainly two stories in height.

#### *Architectural Qualities, Periods, Detailing*

All of the houses date between 1900 and the late 1930s. They are all detached or semi-detached houses. The earlier houses have bay windows, many full-height, decorative details around the window and door openings. The later houses are all very similar being typical inter-war semi-detached housing many with bow windows and semi-circular door openings. Some have mock-Tudor details of applied timber decoration.

#### *Materials and Colour Palettes*

Brick with slate or tile roofs and some contrasting brick details. Some limestone and timber used for detailing and some render used. Hanging tiles have also been used in some places.

A number of colours of brick have been used for the main fabric of the buildings: brown beige (RAL 1011), red orange (RAL 2001), brown red (RAL 3011), beige red (RAL 3012), copper brown (RA 8004) and orange brown (RAL 8023).

Contrasting colours of brick have been used for details on the buildings, such as string bands and window and door surrounds: sand yellow (RAL 1002), brown red (RAL 3011), steel blue (RAL 5011).

Hanging tiles have been used in places in the following colours: red orange (RAL 2001), signal red (RAL 3001), violet blue (5000), red brown (RAL 8012) and grey brown (RAL 8019).

### Area Qualities

*A – strong, good, character, important locally*

*B – less distinctive, contribution to local area*

Some of the ECA02 area is distinctive with pairs of early 20<sup>th</sup> century semi-detached houses that have architectural detail. This consists of the southern part of Elmbridge Road (south of Merevale Road), the southern side of Lonsdale Road and eastern side of Waverley Road, the central part of Bradford Road and part of the western side of Grosvenor Road.

*C- ‘anywhere’, neutral character*

The rest of the ECA02 area is not distinctive with whole streets of inter-war semi-detached housing that can be seen in many places in the country.

*D – negative*

### Potential Sites for Change

None



### Potential Sites for Local Listing

2-8 (even) Argyll Road – two pairs of semi-detached houses of early 20<sup>th</sup> century with full-height square bays.

21 & 23 Barnwood Road – pair of semi-detached houses of early 20<sup>th</sup> century with decorative moulded brickwork

Colebridge Cottage, 130 Cheltenham Road – Victorian Gothic of mid-late 19<sup>th</sup> century.

Double Gloucester Inn, 82 and 84 Cheltenham Road – Neo-Georgian roadhouse of 1938 by Cyril V Dancey

16-34 (even) Elmbridge Road - early 1900s semi-detached houses with full-height square bays (also 1-3 and 4-6 Elmbridge Road in ECA01).

57 & 59 Elmbridge Road – three-storey early 20<sup>th</sup> century houses in Arts and Crafts style.

76-90 (even) Elmbridge Road – four pairs of semi-detached houses of early 20<sup>th</sup> century in mix of Arts and Crafts and classical styles.

Lonsdale Road Methodist Chapel – built 1928 by Harry A Dancey. Tudor Gothic design with limestone detail.

### Potential Sites for Listing

None

## Photographs



2-8 (even) Argyll Road – early 20<sup>th</sup> century



21 & 23 Barnwood Road – early 20<sup>th</sup> century



Former Double Gloucester Inn, 82 and 84 Cheltenham Road – 1938

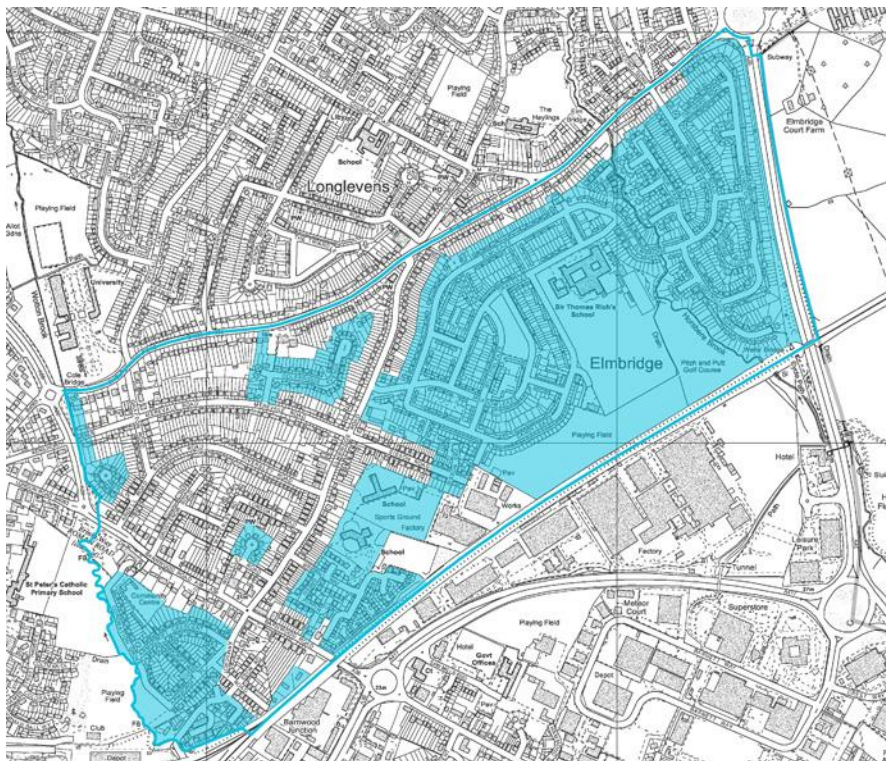


Lonsdale Road Methodist Chapel – 1928



## ECA03: 1950s to present

### Location



This character area consists of a large area in the north east of Elmbridge Ward with smaller pockets in the centre and west of the area. The main area consists of the 'Leazes' and the area around Nine Elms Road. The smaller pockets of development include Coronation Grove and Armscroft Crescent, Blinkhorns Bridge Lane, Windfall Way and Green Pippin Close, Colebridge Avenue, Argyll Place and part of Wolseley Road. The

character area also includes Sir Thomas Rich's School and Elmbridge Primary Schools.

### Key Characteristics

#### *Form/Origins*

The area consists of predominantly two-storey semi-detached or terraced housing with occasional bungalows and three-storey houses and flats all constructed from the 1950s to the present day.

#### *Building Types and Former/Present Uses*

Area of domestic housing mainly of two-storeys but with some blocks of flats of three storeys and some bungalows. Also two schools and the occasional shop. All developed from the 1950s to the present day on what was previously agricultural land associated with the farms of Elmbridge Court (a medieval moated site), Elmbridge Farm and Elmbridge Field Farm.

#### *Plots and Building Lines*

Plots are all set back from the road and pavement and have small gardens or on-plot parking to the front and gardens to the rear. The plots are regular in shape but vary in size.

#### *Trees and Greenspaces*

Greenpace can be found around Sir Thomas Rich's School and the two Elmbridge Primary schools. There is also greenspace included within the area of the 'Leazes' between Willowleaze and Meadowleaze. There is also greenspace at the community centre off Coronation Grove and along the Wotton Brook in the south west of the Ward. There are few on-street trees and, apart from in gardens, trees can be found in along the Wotton and Horsbere Brooks and in the greenspaces.



### *Public Realm*

Plots open onto tarmac pavements. On-street parking takes place in most streets even where on-plot parking occurs. Street lighting is regular but differs in design given the different ages of the developments within the area.

### *Access and Connectivity*

Streets and pavements provide good access and there is some interconnectivity between areas by provision of footpaths.

## Overview

### *Grain and Density/Plot Coverage/Scale/Heights*

The area is densely covered with predominantly two-storey houses that sit towards the front of the plots with gardens at the rear.

### *Architectural Qualities, Periods, Detailing*

All of the properties date from the 1950s to the present and consist of a mix of semi-detached and terraced houses with some blocks of flats and bungalows. There is little architectural detail on the properties except for the use of hanging tiles and Armscroft Crescent which uses curved cornered Art-Deco style bay windows.

### *Materials and Colour Palettes*

Brick with slate roofs and some hanging tiles. All of the houses in the 'Leazes' are rendered and painted in varying shades of white and cream.

A number of colours of brick have been used for the main fabric of the buildings: beige (RAL 1001), brown beige (RAL 1011), red orange (RAL2001), beige red (RAL 3012) and copper brown (RAL 8002).

Red brown (RAL 8012) brick has been used for contrasting detail but only a small number of places.

Hanging tile has been used in various colours on a number of houses, mainly on the bay windows: red orange (RAL 2001) tomato red (RAL 3013) and red brown (RAL 8012).

Concrete tiles have been used in concrete grey (RAL 7023), signal brown (RAL 8002), red brown (RAL 8012), chocolate brown (RAL 8017) and terra brown (RAL 8028). Dusty grey (RAL 7037) slate has also been used.

## Area Qualities

*A – strong, good, character, important locally*

*B – less distinctive, contribution to local area*

The houses on Armscroft Crescent, Armscroft Way and Armscroft Place have distinctive Art-Deco style bay windows and add to the appearance of the area.

*C- 'anywhere', neutral character*

Much of the ECA03 character area has little to distinguish it from other areas around the country and could exist anywhere.

*D – negative*

## Potential Sites for Change

None

## Potential Sites for Local Listing

None

## Potential Sites for Listing

None

## Photographs



*Lavington Drive*



*Flats, Willowleaze*



*Bungalows, Meadowleaze*



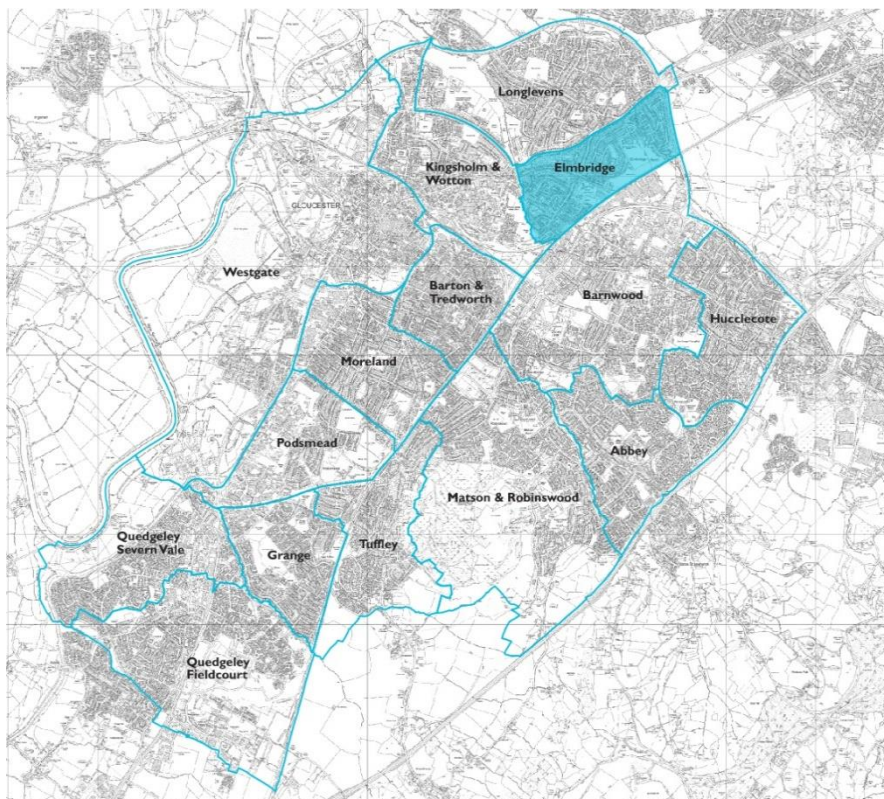
*Armscroft Crescent*



## 4.5 Ward: Grange

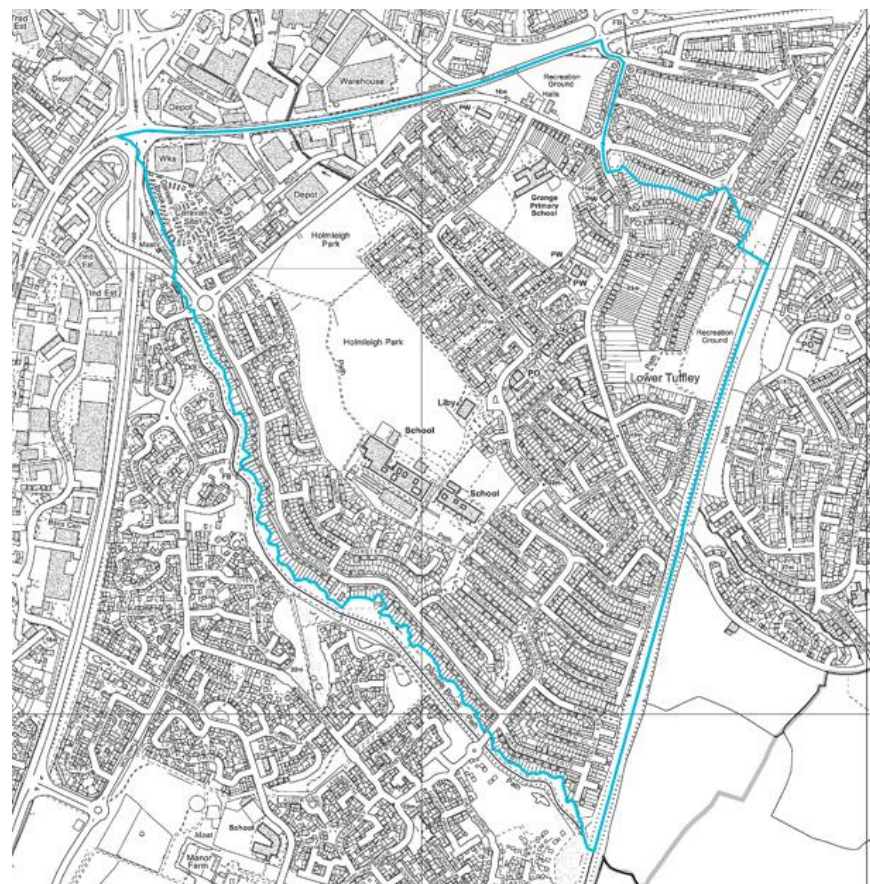
### Location

Grange is located to the south of the City and comprises a triangular Ward bounded by the A38 Cole Avenue to the north, the mainline Birmingham to Bristol railway to the east and Daniels Brook to the west and south.

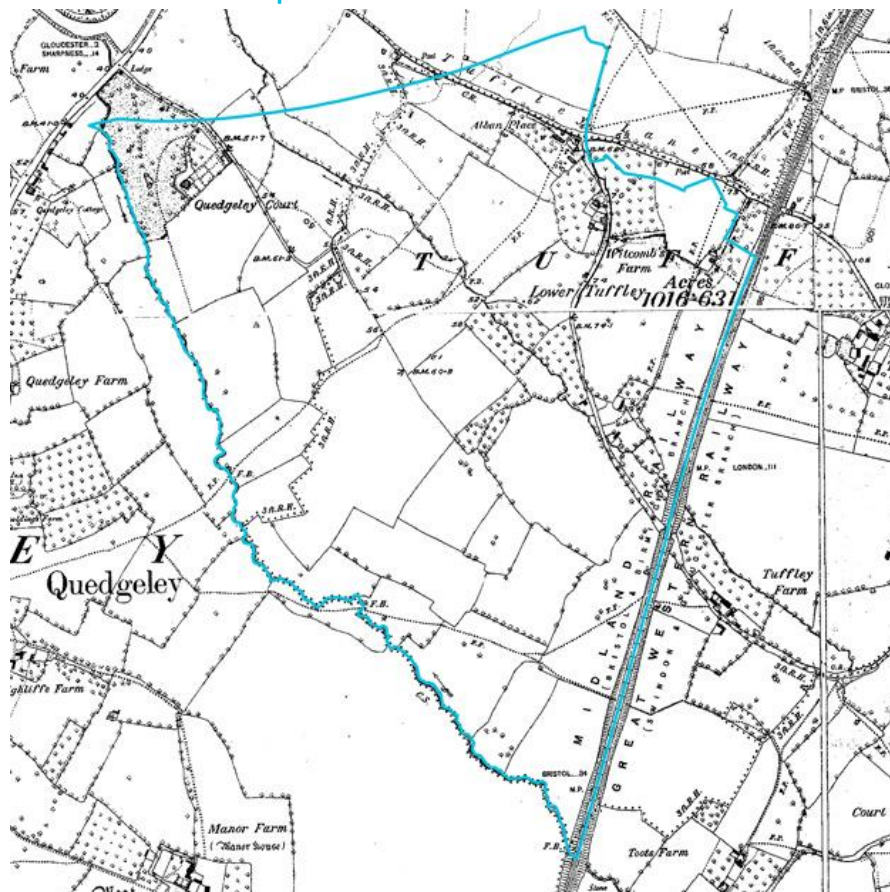


### General character of the Area

The built form of Grange Ward is characterised by a mix of twentieth century house types comprising a range of design styles, including terraced and semi-detached housing and dormer bungalows.



## Historical Development



This Ward is defined on its eastern side by the north-south line of the Midland Railway. The 1<sup>st</sup> edition Ordnance Survey of 1880 shows the Ward as being predominantly open farmland with a distinctive dog-leg field pattern indicative of medieval strip field cultivation. Orchards are also visible on the map, mostly along the sides of Grange Road or around Witcombe Farm. The term 'grange' refers to an outlying farm or estate

belonging to a monastery and it is assumed that Tuffley Grange was one such establishment during the medieval period. It is unclear which ecclesiastical house it was owned by (although Llanthony Priory were significant owners in the area). The 1<sup>st</sup> Edition OS shows three main settlements; Quedgeley Court, Tuffley Grange and Witcombe Farm – none of which now survives.

By 1923 maps show considerable housing development along Grange Road although the area is otherwise unchanged. Major development within the Ward appears to have taken place between the 1930s and 1955 with large housing developments extending throughout the majority of the Ward with the only green space surviving in Homeleigh Park. The same period also sees extensive industrial development in what is now the central trading estate.

The Ward is now largely unchanged from the 1950s. The majority of the earlier landscape and settlement pattern has been entirely removed. The earliest elements of the historic landscape which still survive are the historic routes along Grange Road and Tuffley Avenue.

### Conservation Areas

None

### Scheduled Monuments

None

### Listed Buildings

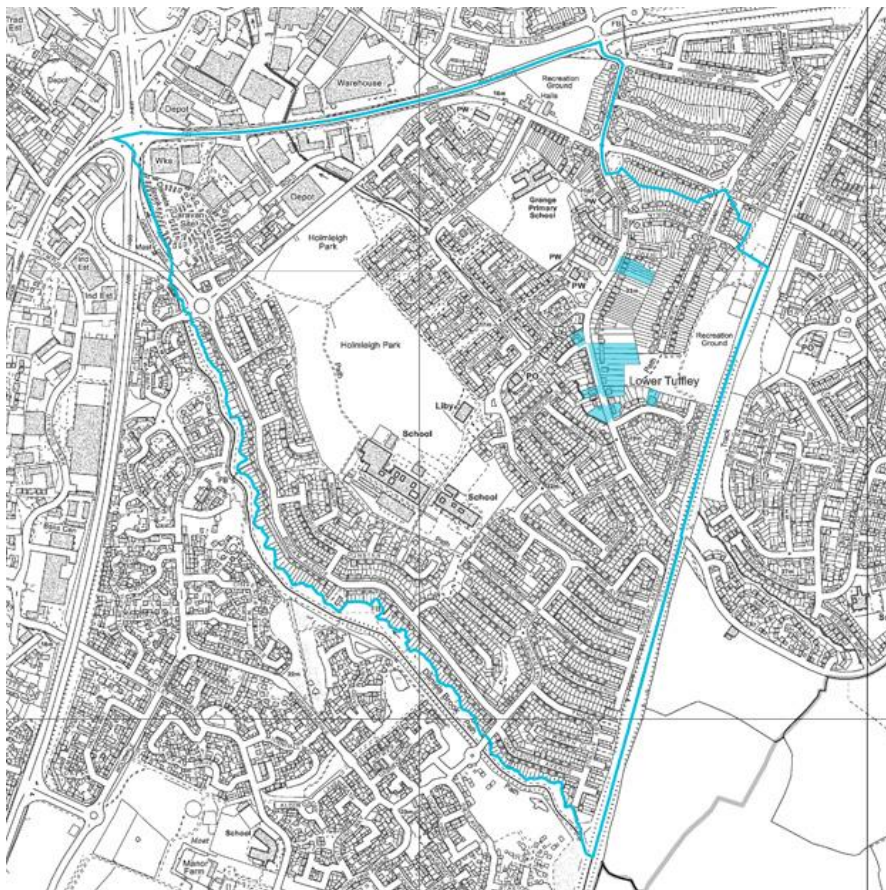
None



## 4.5.1 Grange Ward Character Areas

### GCA01: late 19<sup>th</sup> century

#### Location



This character area is located in the east of the Grange Ward. It consists of a number of properties ranged down both sides of Grange Road and a

separate property on Holmwood Drive. This area constitutes the historic settlement within the Ward.

#### Key Characteristics

##### *Form/Origins*

Two storey buildings set back from the pavement edge. Most are semi-detached with small spaces to the front and larger gardens to the rear.

##### *Building Types and Former/Present Uses*

The area is completely domestic with detached and semi-detached houses built on land that was agricultural until the late 19<sup>th</sup> century.

##### *Plots and Building Lines*

The plots are mainly long and narrow and all have garden space. Some of the plots have small spaces to the front of the properties that are used as gardens or for on-plot parking.

##### *Trees and Greenspaces*

There are no greenspaces within the character area and trees can only be found in gardens.

##### *Public Realm*

Tarmac pavements sit at the front or side of the plots between the property boundaries and the road. Street lights are placed regularly but are inconsistent in design. Despite on-plot parking, cars are still parked on roads and pavements.

##### *Access and Connectivity*

There is good access and connectivity within the character area due to network of roads and pavements.



## Overview

### *Grain and Density/Plot Coverage/Scale/Heights*

The area is densely covered with buildings all of two-storeys in height and all domestic in nature. Properties are located at the front or centre of the plots.

### *Architectural Qualities, Periods, Detailing*

The buildings within the character area all late 19<sup>th</sup> century brick-built houses. They are all simple structures and with the exception of two properties have no architectural detailing. Polychrome brick and limestone string bands and bay windows are the only details shown on any of the properties.

### *Materials and Colour Palettes*

Materials consist of brick with some limestone and polychrome brick details. Some of the buildings are rendered and painted and others are pebble-dashed. Roofs have been covered with slate, terracotta or stone tiles.

A number of colours of brick have been used for the main fabric of the structures: red orange (RAL 2001), beige red (RAL 3012), copper brown (RAL 8004) and red brown (RAL 8012).

Contrasting colours of brick have been used for a string band on one of the houses in ivory (RAL 1014) and steel blue (RAL 5011).

Slate has been used for roof coverings in green grey (RAL 7009), slate grey (RAL 7015) and dusty grey (RAL 7037).

Chocolate brown (RAL 8017) and grey brown (RAL 8019) colours of concrete tile have been used whilst terracotta tiles have been used in signal brown (RAL 8002) and copper brown (RAL 8004).

## Area Qualities

*A – strong, good, character, important locally*

*B – less distinctive, contribution to local area*

*C – ‘anywhere’, neutral character*

The GCA01 character area is not distinctive despite the age of its buildings. Because the buildings are simple they have a neutral character and can be found in many places across the country.

*D – negative*

## Potential Sites for Change

None

## Potential Sites for Local Listing

30 Grange Road – late 19<sup>th</sup> century villa

The Grange, Holmwood Drive – late 19<sup>th</sup> century house

## Potential Sites for Listing

None

## Photographs



30 Grange Road – late 19<sup>th</sup> century



87 to 89 (odd) Grange Road – late 19<sup>th</sup> century



45 Grange Road – late 19<sup>th</sup> century

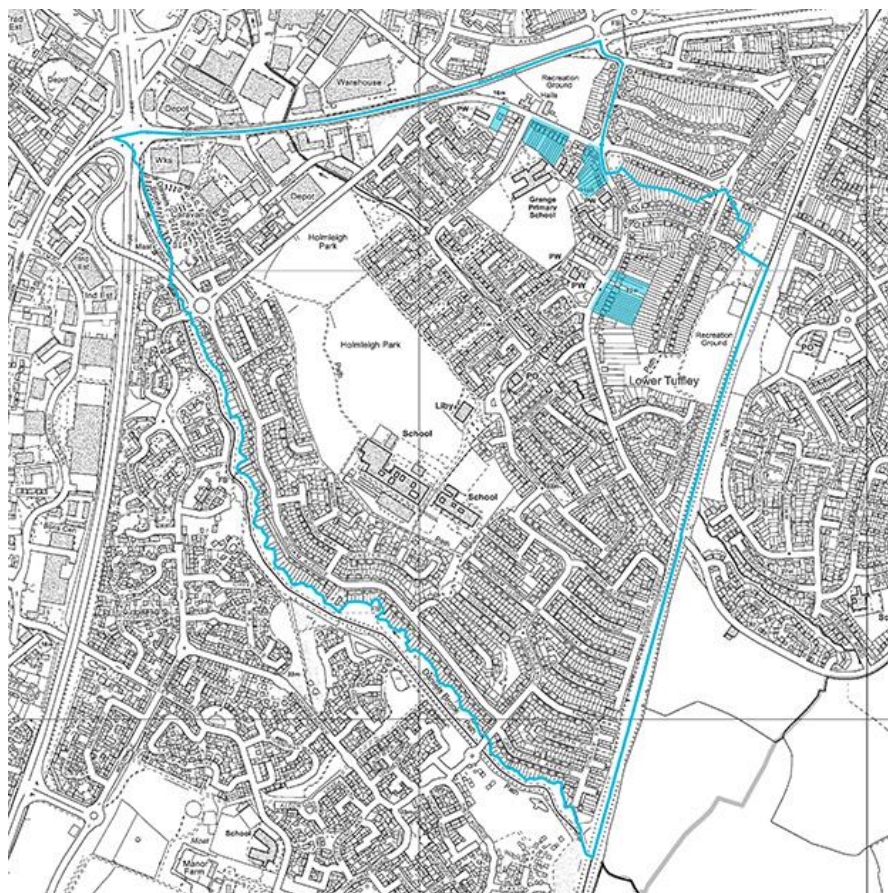


The Grange, Holmwood Drive – late 19<sup>th</sup> century



## GCA02: early 20<sup>th</sup> century

### Location



This character area is located within the north and north east of the Grange Ward. It consists of a number of properties situated on the south side of Tuffley Lane and west side of the north of Grange Road with an additional section further south on the east side of Grange Road.

### Key Characteristics

#### *Form/Origins*

Two storey properties with rear gardens and small front gardens or on-plot parking. All are early 20<sup>th</sup> century in date.

#### *Building Types and Former/Present Uses*

The properties are all houses that were developed on previously open agricultural land in the early 20<sup>th</sup> century up to the 1930s.

#### *Plots and Building Lines*

Plots are regular, long and narrow, with small front gardens or on-plot parking at the front of the properties. Where garages exist, these have been added later to the side of the properties. All are two-storey and each has a rear garden/

#### *Trees and Greenspaces*

There is no greenspace within the character area and, apart from in gardens, trees only occur at the north end of Grange Road.

#### *Public Realm*

Roads and pavements to the front of the plots are tarmac. Cars are parked on streets and occasionally on pavements. Street lighting is regularly spaced but inconsistent in design.

#### *Access and Connectivity*

Good access due to the network of roads and pavements.



## Overview

### *Grain and Density/Plot Coverage/Scale/Heights*

Densely covered area of two-storey detached and semi-detached housing that sits at the front of the plots with gardens to the rear.

### *Architectural Qualities, Periods, Detailing*

All of the structures date to the early 20<sup>th</sup> century to the 1930s. The houses are both semi-detached and detached villas with simple details of brick quoins and string bands and bay windows.

### *Materials and Colour Palettes*

Materials used consist of brick and occasional use of stone for lintels. Painted render and pebble-dash have been used in places, sometimes for only first floors. Timber has been used for external decoration on some gables. Roof coverings are slate, concrete and terracotta tiles.

Red orange (RAL 2001), brown red (RAL 3011), beige red (RAL 3012) and copper brown (RAL 8002) bricks have been used for the main fabric of the buildings.

On rendered houses, red brown (RAL 2001) brick has been used for string bands and quoins.

Slate in slate grey (RAL 7015), grey brown (RAL 8019) concrete tile and signal brown (RAL 8002) terracotta tile have been used for roofs.

## Area Qualities

*A – strong, good, character, important locally*

*B – less distinctive, contribution to local area*

*C – ‘anywhere’, neutral character*

The GCA02 character area is not distinctive despite the age of its buildings. Because the buildings are simple they have a neutral character and can be found in many places across the country.

*D – negative*

## Potential Sites for Change

None

## Potential Sites for Local Listing

51 Grange Road – early 20<sup>th</sup> century villa

## Potential Sites for Listing

None

## Photographs



51 Grange Road – early 20<sup>th</sup> century



241 Tuffley Lane – early 20<sup>th</sup> century

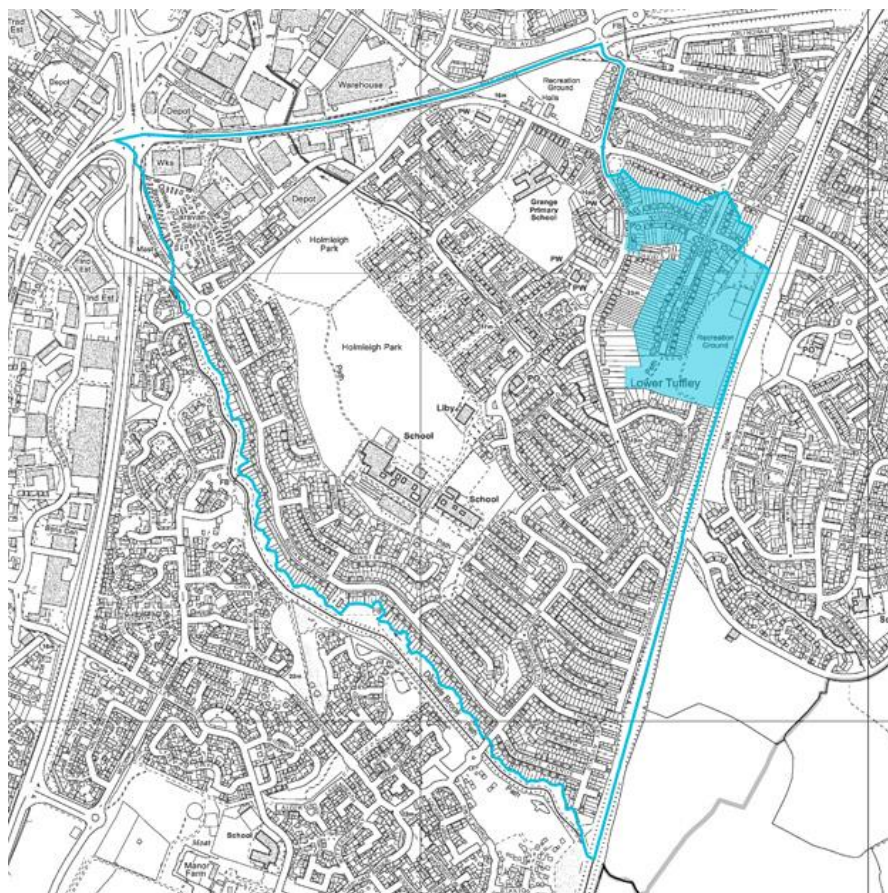


201 to 211 (odd) Tuffley Lane – early 20<sup>th</sup> century



## GCA03: mid 20<sup>th</sup> century

### Location



This character area is located within the north east of the Grange Ward. It consists of part of Grange Road and Nymphsfield and Randwick Roads.

### Key Characteristics

#### *Form/Origins*

Area of buildings with small front gardens or drives and parking with larger rear gardens.

#### *Building Types and Former/Present Uses*

Domestic area of two-storey semi-detached houses. The area was still agricultural until the mid 20<sup>th</sup> century with surrounding areas beginning to be built up from the late 19<sup>th</sup> century.

#### *Plots and Building Lines*

Plots are regular in size and long and narrow in shape. All have some form of space to front of the plot with gardens to the rear. Houses are set back from the road and pavement with later garages between properties.

#### *Trees and Greenspaces*

The character area includes the Randwick Park public greenspace and contains a number of trees. Trees can also be found at the side and centre of Randwick Road and on Nymphsfield Road.

#### *Public Realm*

Plots open onto tarmac pavements and roads. On-street parking takes place even where on-plot parking occurs. Street lighting is regular spaced but inconsistent in design. Hedged and gated entrances into Randwick Park which also contains public play equipment and surfaced sports courts. The north of Randwick Road has a central grassed area dividing the two carriage-ways.



### *Access and Connectivity*

Streets and pavements provide good access and foot and cycle paths allow interconnectivity with Randwick Park and through the park to adjoining areas.

### Overview

#### *Grain and Density/Plot Coverage/Scale/Heights*

The area is densely covered with two-storey semi-detached houses sat towards the front of the plots with gardens at the rear.

#### *Architectural Qualities, Periods, Detailing*

All of the properties are the same simple brick-built structures built at the same time in the mid 20<sup>th</sup> century. With the exception of raised brick door surrounds they have no architectural details.

#### *Materials and Colour Palettes*

Brick is the only materials used for the fabric of the buildings with the roofs having terracotta tile coverings.

Brick has been used in red orange (RAL 2001), signal brown (RAL 8002) and copper brown (RAL 8004). Beige grey (RAL 7006), copper brown (RAL 8004), chocolate brown (RAL 8017) and grey brown (RAL 8019) terracotta tiles have been used for the roofs.

### Area Qualities

*A – strong, good, character, important locally*

*B – less distinctive, contribution to local area*

*C- ‘anywhere’, neutral character*

The properties within the GCA04 area have little to distinguish them from other areas of the City and could exist anywhere.

*D – negative*

### Potential Sites for Change

None

### Potential Sites for Local Listing

None

### Potential Sites for Listing

None

## Photographs



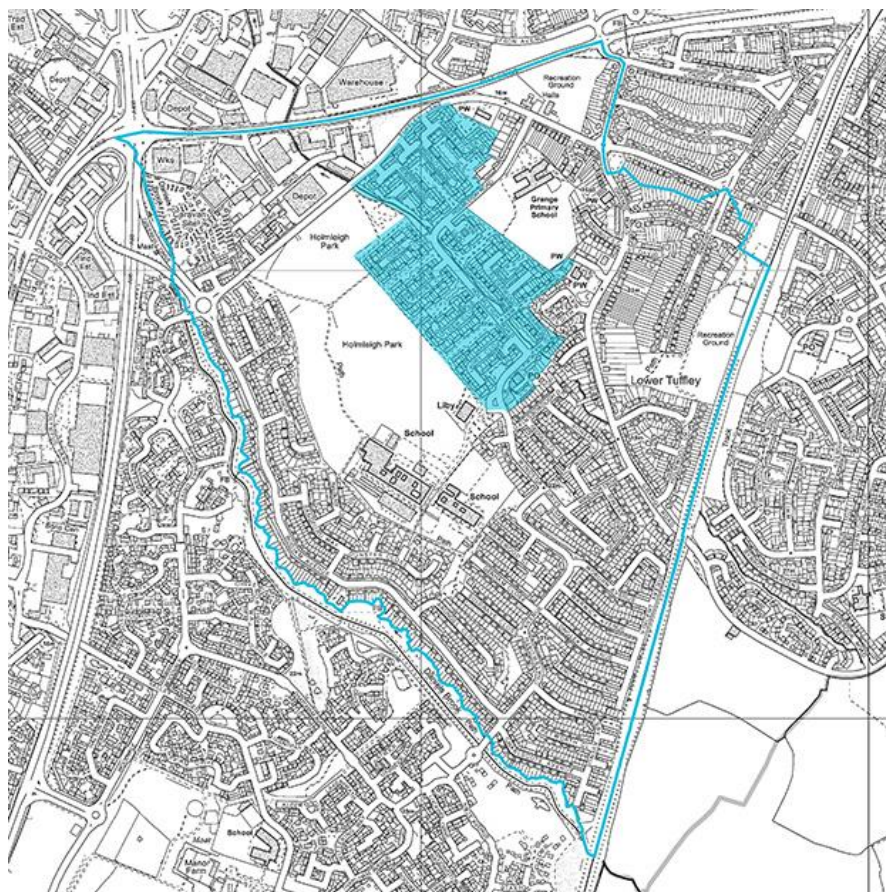
*Nymphsfield Road – mid 20<sup>th</sup> century*



*Randwick Road – mid 20<sup>th</sup> century*

## GCA04: Radburn layout houses

### Location



This character area is located within the central north area of the Grange Ward. It consists of the Holmleigh housing estate including Holmleigh Road with Elderwood, Pearwood and Lilac Ways and Amber, Silver, Emerald, Russet, Coral, Sapphire, Golden and Ivory Closes.

### Key Characteristics

#### *Form/Origins*

Radburn layout housing with fronts facing onto pedestrianised greenspace and vehicular access to the rear.

#### *Building Types and Former/Present Uses*

Currently an area of housing and a school that has only been developed since the late 1960s. Previously this area was open agricultural land.

#### *Plots and Building Lines*

Plots are regular with open space to the front and gardens and garaging to the rear. Buildings are set back from the road and the pavement to the rear of the houses

#### *Trees and Greenspaces*

Green spaces are found to the frontages of the houses with small numbers of trees within them and larger numbers around the edges of the character area.

#### *Public Realm*

Radburn layout houses have a focus on the green space to the frontage of the houses leaving the roads to the rear of the properties neglected. Cars are parked on the pavements and road edge and the street scene is disjointed with differing boundary treatments. Street lighting is regular but not consistent in design. The green space to the front of the houses is broken by intercutting tarmac paths also with inconsistent street lighting. There is no other street furniture.

#### *Access and Connectivity*

Very good access and connectivity due to the network of streets and pavements. The footpaths running through the greenspaces allow good



interconnectivity throughout the whole character area and with the adjoining Holmleigh Park.

## Overview

### *Grain and Density/Plot Coverage/Scale/Heights*

The area is densely covered with two-storey housing. The houses sit towards the front of the plots which face onto greenspaces. The rear of the plots has vehicular access.

### *Architectural Qualities, Periods, Detailing*

All of the housing dates to the late 1960s but consists of a mix of terraced and semi-detached houses. In places garages are grouped together within hardstanding to the rear of the properties.

### *Materials and Colour Palettes*

Materials consist of brick and hanging tile, which is used on both front and rear elevations, with concrete tile roofs. Where the hanging tiles have been replaced, fibre cement cladding has been used in a variety of colours.

A number of colours of brick have been used for the main fabric of the buildings: sand yellow (RAL 1002), red orange (RAL 2001), beige red (RAL 3012) and beige brown (RAL 8024).

Pale brown (RAL 8025) and terra brown (RAL 8028) concrete roof tiles have been used.

Most of the buildings have vertical hanging tile treatment on the first floors. A wide of colours have been used for the tiles: beige (RAL 1001), light ivory (RAL 1015), grey beige (RAL 1019), red orange (RAL 2001), beige red (RAL 3012), tomato red (RAL 3013), coral red (RAL 3016), rose (RAL 3017), pastel violet (RAL 4009), grey blue (RAL 5008), moss

green (RAL 6005), reed green (RAL 6013), fern green (RAL 6025), signal brown (RAL 8002), copper brown (RAL 8004), chocolate brown (RAL 8017), grey brown (RAL 8019) and signal white (RAL 9003).

Fencing and garage doors are painted or stained in a variety of colours with no dominant colour palette.

## Area Qualities

*A – strong, good, character, important locally*

*B – less distinctive, contribution to local area*

The GCA04 area is not overly distinctive, with other areas of Radburn layout housing occurring elsewhere within the City, but is unusual with its inward looking layout and greenspaces linked by footpaths.

*C- ‘anywhere’, neutral character*

*D – negative*

## Potential Sites for Change

None

## Potential Sites for Local Listing

None

## Potential Sites for Listing

None

## Photographs



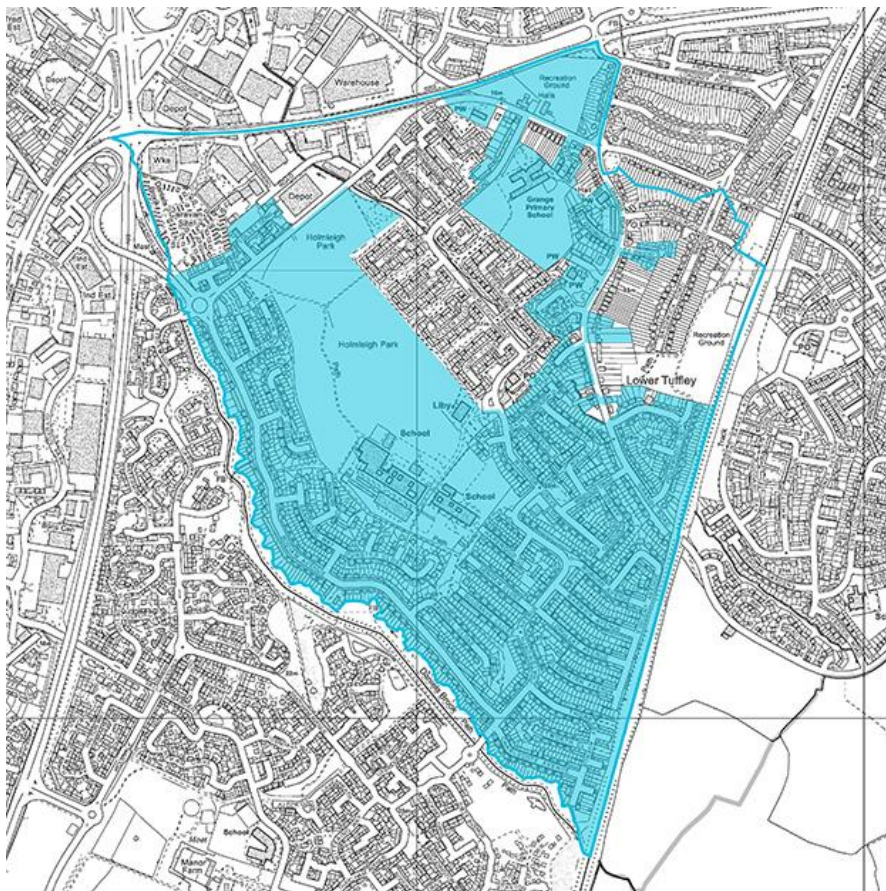
*Area between Sapphire Close and Golden Close – late 1960s to 1970s*



*Area between Emerald Close and Russet Close – late 1960s to 1970s*

## GCA05: 1950s to present

### Location



This character area is located across the central and southern area of Grange Ward. It consists of streets running off Bodiam Avenue, Chatsworth Avenue and Windsor Drive along with Holmwood Drive,

Meredith Way, St George's Close, St David's Close and parts of Grange Road and Epney Road.

### Key Characteristics

#### *Form/Origins*

Well covered area of housing and community functions of mid to late 20<sup>th</sup> century date.

#### *Building Types and Former/Present Uses*

Houses and bungalows with Holmleigh Park, Grange Primary School, Beaufort Academy and Harewood Junior School, Grange Baptist Church and St George's Church, a library and retail units. The area was open agricultural land that began to be developed in the 1950s.

#### *Plots and Building Lines*

Plots are regular in size with the majority containing bungalows and chalet-style bungalows. With the exception of Meredith Way, the properties all have small front gardens or drives with larger rear gardens.

#### *Trees and Greenspaces*

There are large areas of greenspace within the character area. These consist of Holmleigh Park, Tuffley Community Centre and areas around Grange Primary and Harewood Schools. There are smaller areas on Sulgrave Close, Arundel Close, Windsor Drive and on Meredith Way/Grange Road. Trees can be found within the greenspaces and along Daniel's Brook on the west boundary of the Ward.

#### *Public Realm*

Houses front onto the roads and are separated from them by tarmac pavements. On street parking does occur but is not common across the area. Street lights are regular but inconsistent in design. Metal seating and



litter bins can be found in the some of the greenspaces along with children's play equipment, protected by painted metal fencing.

### *Access and Connectivity*

There is good access within the area due to the network of roads and pavements. Connectivity is also good due to the foot and cycle paths leading into the greenspaces, especially Holmleigh Park, and between the streets. There are occasional glazed bus shelters.

## Overview

### *Grain and Density/Plot Coverage/Scale/Heights*

The area is densely covered with bungalows, chalet-style bungalows, two and three-storey semi-detached houses and terraces with occasional detached houses. There are also a number of single-storey retail units, a two-storey pub, a library, churches, schools and a community centre. The houses sit to the front of the plots with small spaces for gardens or parking at the front and larger gardens to the rear.

### *Architectural Qualities, Periods, Detailing*

All of the structures were built from the 1950s to the present day and consists of a mix of bungalows, two-storey and three-storey detached, semi-detached and terraced houses. The bungalows, which are detached, semi-detached and chalet-style, are concentrated in the western and south eastern part of the area on Bodiam Avenue, Chatsworth Avenue and Windsor Drive and the streets running off them. Architectural detail is confined to external treatments of hanging tiles and timber panels.

### *Materials and Colour Palettes*

Brick is used as the main fabric of the buildings with concrete and terracotta tile used for roof coverings. Timber panels and hanging tiles are used for external details.

A number of colours of brick have been used for the main fabric of the buildings: beige (RAL 1001), sand yellow (RAL 1002), red orange (RAL 2001), beige red (RAL 3012), grey blue (RAL 5008), copper brown (RAL 8004), red brown (RAL 8012) and orange brown (RAL 8023).

The roofs have been covered in terracotta tile of coral red (RAL 3016) and copper brown (RAL 8004) or in concrete tile in a number of colours: squirrel grey (RAL 7000), grey brown (RAL 8019), pale brown (RAL 80254) and terra brown (RAL 8028).

Hanging tiles have been used for external treatments of bay windows, dormer windows and first floors. They can be found in several colours: brown red (RAL 3011), green grey (RAL 7009), copper brown (RAL 8004), nut brown (RAL 8011), grey brown (RAL 8019), pale brown (RAL 8025) and cream (RAL 9001).

## Area Qualities

*A – strong, good, character, important locally*

*B – less distinctive, contribution to local area*

*C- 'anywhere', neutral character*

The GCA05 area is not distinctive and could exist anywhere.

*D – negative*

## Potential Sites for Change

None

### Potential Sites for Local Listing

None

### Potential Sites for Listing

None

## Photographs



*Bodiam Avenue*

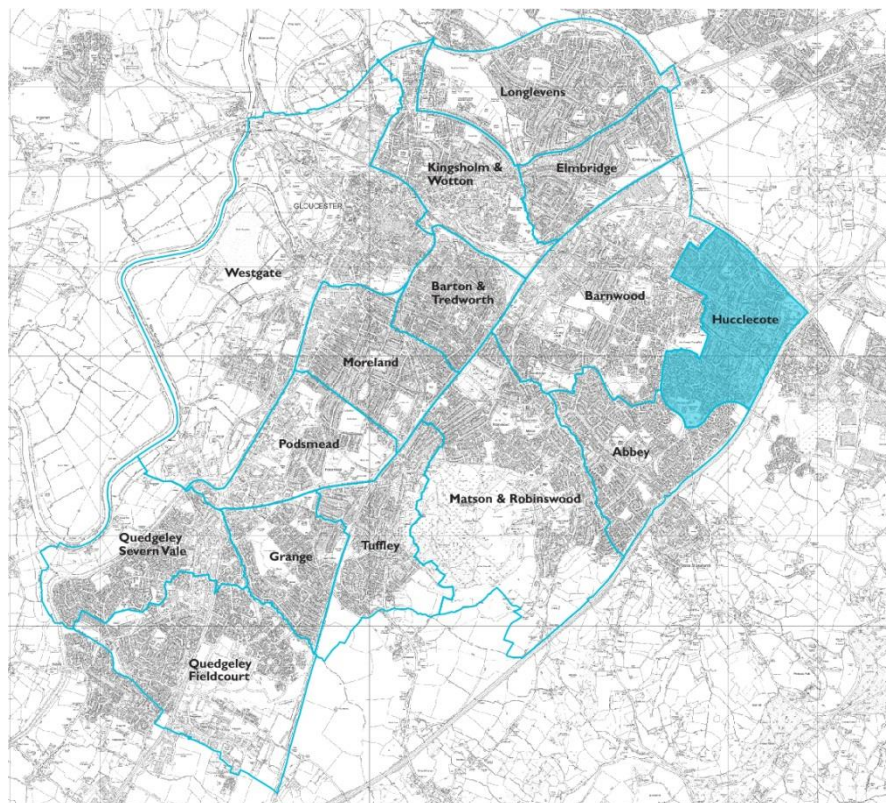


*Holmwood Drive*



## 4.6 Ward: Hucclecote

### Location



Hucclecote is a mature residential area situated in the east of the City. The southern part of the Ward includes the north east of Abbeymead, a residential estate built between 1980 and 1990. The Ward of Hucclecote is bounded by the M5 to the east, the A417 northern ring road to the north, Barnwood Ward to the west and Abbey Ward to the south. The

Parish of Hucclecote extends further to the east beyond the M5 however this lies within the administrative area of Tewkesbury Borough.

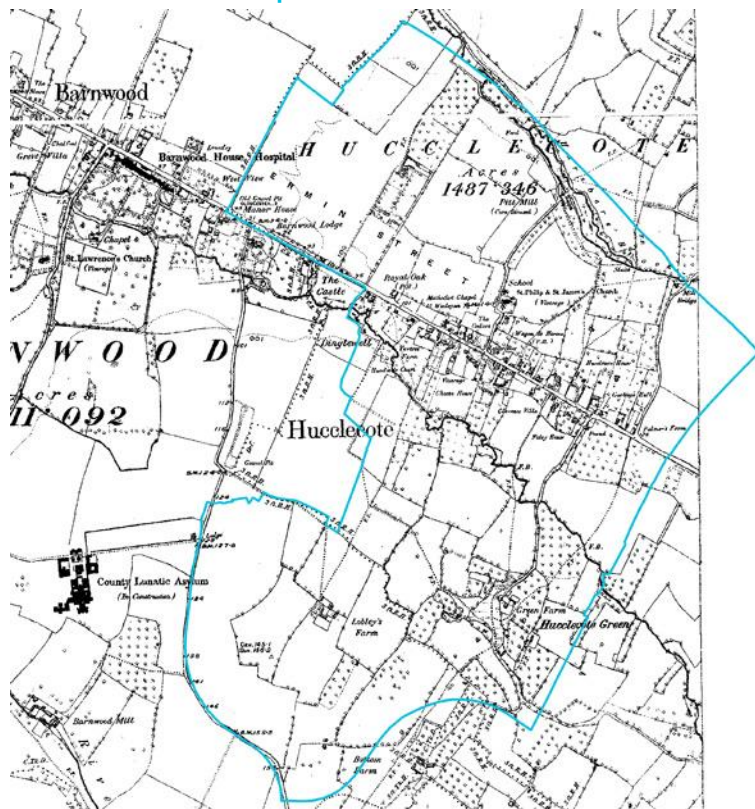
### General character of the Area



Hucclecote Road is a one way carriageway with pavements either side along its length within the Ward. It has a spacious character with properties set well back from the back edge of the footway including larger historic properties as well as twentieth century infill.

Elsewhere within the Ward, residential houses consists of clusters of detached Victorian villas, older buildings around Hucclecote Green, Victorian and Edwardian development, two-storey semi-detached post war housing and 20<sup>th</sup> century development.

## Historical Development



Hucclecote Road follows the route of the original Roman road known as Ermin Street and archaeologists have uncovered a Roman villa complex in the north east corner of the Ward. The earliest historic record for Hucclecote is in the Domesday Survey of 1086 which records that

Hucclecote Manor was held by the then Archbishop of Canterbury. The survey also indicates that the estate included a mill, presumably located along the Horsbere Brook or Wotton Brook.

Hucclecote village grew up along Hucclecote Road and during the medieval period is likely to have originated as a hamlet associated with Hucclecote Manor.

The 1<sup>st</sup> edition Ordnance Survey of 1886 shows a thin strip of settlement along Hucclecote Road surrounded on both sides by orchards. The south of the Ward was at that time predominantly characterised by a mix of open fields and orchards surrounding Green Farm and Lobley's Farm, both of which have since been demolished.

The 1923 Ordnance Survey shows the Ward as relatively unchanged with the most obvious difference being a gradual increase in residential development and an increased area cultivated as orchards. Gravel extraction works are shown adjacent to Hucclecote Road in the north west of the Ward. Interestingly the gravel extraction exposed both a considerable number of Roman period burials but also a number of flint tools of Mesolithic and Palaeolithic date.

The maps dated to the 1940s show very limited changes since 1923 but by 1955 the character and setting of the Ward had been changed considerably. By 1955 almost every area of green space within the northern and central parts of the Ward had been subject to residential development predominantly with semi-detached suburban style housing. Green Farm farmhouse, and adjacent cottages, and, in the south of the Ward, Lobley's farm, and its surrounding fields, still survived at this time.

Since 1955 most of the remaining green space within the Ward has been developed in a similar manner with areas of green space surviving only



around Abbeymead School in the south and the Hucclecote Centre in the north.

Today the Ward retains very little of its pre-1900 historic landscape. The most obvious surviving element is the route of Hucclecote Road which retains the line of Roman Ermin Street.

### Conservation Areas

Hucclecote Ward includes Hucclecote Green Conservation Area which is an historic green open space and has a rural atmosphere despite being surrounded by modern housing estates.

### Scheduled Monuments

NHLE1003529 – Roman Villa, 2<sup>nd</sup> to 4<sup>th</sup> century

### Listed Buildings

NHLE1245824 – Parsonage Cottage, mid to late 16<sup>th</sup> century

NHLE1271682 – Green Farmhouse, late 17<sup>th</sup> century

NHLE1271683 – Hucclecote Mews, c1835

NHLE1271684 – The Vicarage, c1820

NHLE1271685 – Vine Cottage and Old Farm Cottage, mid 17<sup>th</sup> century

NHLE1271686 – Barn west of Gartage Hall, mid to late 17<sup>th</sup> century

NHLE1271687 – Gartage Hall, mid to late 17<sup>th</sup> century

NHLE1271688 – Forge House, late 16<sup>th</sup> century or early 17<sup>th</sup> century

NHLE1271689 – Hucclecote Court, c1775

NHLE1425089 – Hucclecote Memorial Cross, early 20<sup>th</sup> century



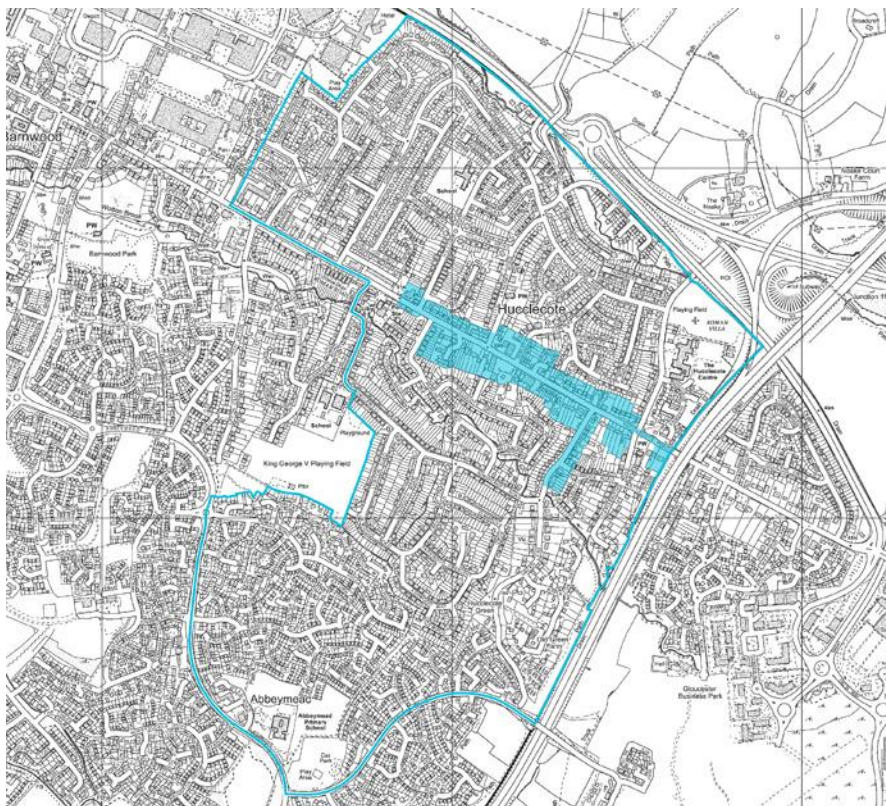
Hucclecote Green CA (green), Scheduled Monument (red), Listed Buildings (orange)



## 4.6.1 Hucclecote Ward Character Areas

### HCA01: Hucclecote Historic Core

#### Location



This character area is located within the centre of Hucclecote Ward. It consists of a linear area along Hucclecote Road and Green Lane. It follows the historic settlement area of Hucclecote which grew up alongside the Hucclecote Road.

#### Key Characteristics

##### *Form/Origins*

Spacious character with properties set back from the edge of the footpath including historic properties and later infill.

##### *Building Types and Former/Present Uses*

It consists of a mix of uses - commercial, retail, domestic, religious and community. The structures date from the 16<sup>th</sup> century and later. The former use of the area was as the historic settlement of Hucclecote consisting of 19<sup>th</sup> century and earlier houses intermixed with farm buildings.

##### *Plots and Building Lines*

Plots are irregular in size and shape some with open space to front and rear and some with space to the side.

##### *Trees and Greenspaces*

There is little green space, apart from gardens, within the area. In places there are trees growing adjacent to the footpaths.

##### *Public Realm*

Tarmac footpaths sit at the front of the plots between the properties and the road. Street lights are placed regularly and are consistent in design.

##### *Access and Connectivity*

Very good access and connectivity through the character area due to the roads, pavements and footpaths.

## Overview

### *Grain and Density/Plot Coverage/Scale/Heights*

The area is densely covered with buildings of a mix of uses and of heights, including a single storey but large petrol station and small two-storey dental practice. The houses are single, two-storey and three-storey with some three-storey blocks of flats.

### *Architectural Qualities, Periods, Detailing*

The buildings within the character area date from the 16<sup>th</sup> century through to the 20<sup>th</sup> century. They consist of timber-frame, brick and stone buildings with detailing of contrasting brick, stone, stucco and timber.

### *Materials and Colour Palettes*

Materials consist of brick with some timber-frame and limestone. Terracotta, concrete tile and slate have been used for the roofs. Some of the houses are rendered and painted white or cream. Contrasting limestone and white painted brick have been used for window and door lintels in places. A number of the houses have external treatments of hanging tiles and cosmetic timber with the timber painted either white or black.

A number of colours of brick have been used for the main fabric of the houses: beige (RAL 1001), sand yellow (RAL 1002), beige red (RAL 3012), copper brown (RAL 8004), orange brown (RAL 8023) and beige brown (RAL 8024).

The timber-frame buildings have stained their timber green brown (RAL 8000), grey brown (RAL 8019) or black brown (RAL 8022).

Hanging tiles have been used in ochre brown (RAL 8008), orange brown (RAL 8023) and pale brown (RAL 8025) colours.

Roof tiles are signal brown (RAL 8002) terracotta or concrete tiles in signal brown (RAL 8002) or terra brown (RAL 8028). There are also a number of buildings with dusty grey (RAL 7037) slates.

## Area Qualities

*A – strong, good, character, important locally*

*B – less distinctive, contribution to local area*

Whilst a number of buildings in the character area are distinctive in their own right, the character area as a whole is less distinctive. It contains a number of buildings that are very generic and actually have a negative impact on the historic nature of this character area.

*C- ‘anywhere’, neutral character*

*D – negative*

## Potential Sites for Change

The Hucclecote Road Service Station and the car sales buildings over the road have a negative impact on the historic character of the area and on the listed buildings of Vine Cottage and Old Farm Cottage (101 and 103 Hucclecote Road) to the immediate east.

## Potential Sites for Local Listing

2 and 4 Conway Road – early 20<sup>th</sup> century semi-detached houses, timber in gables

3 and 5 Conway Road – early 20<sup>th</sup> century semi-detached houses, shared timber canopy and timber in gables

7 and 9 Conway Road – early 20<sup>th</sup> century semi-detached houses, shared timber balcony and timber in gables

75 Hucclecote Road – stone built single cell building shown on 1811 map

80 and 82 Hucclecote Road – mid to late 19<sup>th</sup> century pair of semi-detached houses, rendered with canted bay windows

84 and 86 Hucclecote Road – early 20<sup>th</sup> century pair of semi-detached houses in red brick with square bay windows

Notley House, 93 Hucclecote Road – 19<sup>th</sup> century house, white rendered with lattice timber porch

Sunday School, 104 Hucclecote Road – built 1888, red brick with limestone lintels and blue brick plinth

120 and 122 Hucclecote Road – pair of semi-detached houses of c1900, pebbledash 1<sup>st</sup> floor, canted bay windows with balustrade over

124 and 126 Hucclecote Road – pair of semi-detached houses of c1900, central section projects forward, square bays, moulded brick string band

### Potential Sites for Listing

Forge House, 73 Hucclecote Road is listed as a late 16<sup>th</sup> century or early 17<sup>th</sup> century building. Historic mapping labels 73 Hucclecote Road as a smithy. 75 Hucclecote Road is a stone built structure that dates at least from the late 18<sup>th</sup> century and possibly earlier. It is possible that the building was used as part of the smithy and therefore the listing for 73 may need to be amended to cover 75 as well.



## Photographs



75 Hucclecote Road – 18<sup>th</sup> century



Sunday School, 104 Hucclecote Road – 1888



80 and 82 Hucclecote Road – mid to late 19<sup>th</sup> century



124 and 126 Hucclecote Road – c1900



## HCA02: Hucclecote Green Historic Core

### Location



This character area is located within the south eastern area of Hucclecote Ward. It consists of an area of historic green open space off Green Lane with a small number of historic houses to the edges. With the exception of the inclusion of Old Green Farm, the character area is consistent with the boundary of the Hucclecote Green Conservation Area.

### Key Characteristics

#### *Form/Origins*

Large recreational green that has a number of detached and semi-detached properties surrounding it. The green was recorded as early as 1597 but may have been in place prior to this as common pasture. The earliest building in the area dates to the late 17<sup>th</sup> century but the rest of the buildings date to the 19<sup>th</sup> century and later.

#### *Building Types and Former/Present Uses*

All buildings within the area are residential although a number have previously been associated with farming.

#### *Plots and Building Lines*

Plots are irregular and widely spaced. All are fronting the green and have gardens. The houses are mainly two-storey although there are also a small number of bungalows.

#### *Trees and Greenspaces*

The centre of the character area is greenspace. Its historic nature can be identified in the irregular boundaries. It includes a number of trees, particularly screening it from the modern development outside the character area, and is dominated by the primary landmark of a large oak tree.

#### *Public Realm*

Natural stone kerbs line the green and a footpath and cycle path cross the green linking with the surrounding housing estates. The road and paths are tarmac but gravel tracks also lead away from the road. Street lighting is modern and regularly placed but inconsistent in design. Rubbish bins can be seen on the green.

### *Access and Connectivity*

With footpaths, cycle path along with the road and trackway, access and connectivity are very good although access to the south is limited due to Green Lane being a dead-end road.

### Overview

#### *Grain and Density/Plot Coverage/Scale/Heights*

The area is open with widely spaced houses to the outer edges. Houses are mainly two-storey detached properties with small numbers of single-storey, semi-detached and terraced houses.

#### *Architectural Qualities, Periods, Detailing*

The housing dates mainly from the 19<sup>th</sup> century with a small number of earlier and later properties.

#### *Materials and Colour Palettes*

Materials consist of brick, with concrete tile and slate roofs. A small number of houses are rendered and painted white. Contrasting brick and limestone have been used for window and door lintels in places.

A number of colours of brick have been used for the main fabric of the houses: brown red (RAL 3011), beige red (RAL 3012), signal brown (RAL 8002) and orange brown (RAL 8023).

A single contrasting colour of brick has been used for details on some of the houses: orange brown (RAL 8023).

The houses are roofed in concrete tiles in terra brown (RAL 8028) and slates in dusty grey (RAL 7037).

### Area Qualities

#### *A – strong, good, character, important locally*

The area has a rural atmosphere despite being surrounded by modern housing estates.

#### *B – less distinctive, contribution to local area*

#### *C – ‘anywhere’, neutral character*

#### *D – negative*

### Potential Sites for Change

The addition of Old Green Farm to the Conservation Area would be an advantage given the historic nature of the building and the plot of land it stands within.

There are only two negative features within the area, the garages of 66 Green Lane and 80 Green Lane, both of which detract from the historic appearance of the area.

### Potential Sites for Local Listing

Green Farm House, Green Lane, Hucclecote Green – 18<sup>th</sup> and 19<sup>th</sup> century farmhouse of brick with later porch

1 and 2 Chosen View Cottages, Green Lane, Hucclecote Green – late 19<sup>th</sup> century pair of semi-detached brick houses

### Potential Sites for Listing

None



## Photographs



*Green Farm House, Green Lane, Hucclecote Green – 18<sup>th</sup> and 19<sup>th</sup> century*



*1, 2 and 3 The Green, Green Lane, Hucclecote – 19<sup>th</sup> century*



*1 and 2 Chosen View Cottages, Green Lane, Hucclecote Green – late 19<sup>th</sup> century*



*The Willows, Green Lane, Hucclecote Green – late 19<sup>th</sup> century*



## HCA03: 1990s housing

### Location



This character area lies in the south of the Ward. It consists of a number of streets running off Abbeymead Way and Lobleys Drive, including Roman Road, Vulcan Way, Abbots Road, Trinity Road, James Grieve Road and Discovery Road. This character area forms part of the much larger Abbeydale and Abbeymead development of housing estates that also cover parts of Abbey and Barnwood Wards.

### Key Characteristics

#### *Form/Origins*

A mix of housing with small front gardens or parking plots and rear gardens.

#### *Building Types and Former/Present Uses*

It is currently an area of domestic housing, a mix of bungalows, detached, semi-detached and terraced two-storey homes, but has only been developed since the 1990s. Previous to this the area was open farmland.

#### *Plots and Building Lines*

Plots are regular with small amounts of space at the front, in places to facilitate on plot parking, and rear gardens. Garages are incorporated within the house and occasionally project to the front.

#### *Trees and Greenspaces*

Due to the density of housing, there is not a large amount of greenspace incorporated within the housing estates. There is a distinct area of greenspace around Abbeymead Primary School in the south.

#### *Public Realm*

The frontages of the houses face on to the roads with many having on-plot parking. Footpaths are to the front of the plots. The street scenes are consistent with houses, front gardens and garages all providing a typical suburban scene. Window and door surrounds are white or brown along with matching garage doors. There is little on street parking. Street lighting is regular, although inconsistent in design. There is no other street furniture.

### *Access and Connectivity*

Very good access and connectivity due to the network of streets, pavements and footpaths.

### Overview

#### *Grain and Density/Plot Coverage/Scale/Heights*

The area is densely covered with housing of two-storeys.

#### *Architectural Qualities, Periods, Detailing*

All of the housing dates from the 1990s and consists of a mix of detached, semi-detached and terraced houses. Some of the houses have first floors with attached external timber in the style of timber-framing. Others have string bands or window and door surrounds in contrasting brick.

#### *Materials and Colour Palettes*

Materials consist of brick, hanging tiles and timber with concrete tile roofs. Some of the houses also have limestone quoins and some have been faced with limestone.

A number of colours of brick have been used for the main fabric of the houses: green beige (RAL 1000), beige (RAL 1001), brown beige (RAL 1011), beige red (RAL 30112), copper brown (RAL 8004), orange brown (RAL 8023) and beige brown RAL 8024.

Contrasting colours of brick have been used for details on the houses, such as string bands and window and door surrounds: beige (RAL 1001), oxide red (RAL 3009), violet blue (RAL 5000), steel blue (RAL 5011), night blue (RAL 5022), orange brown (RAL 8023), terra brown (RAL 8028) and cream (RAL 9001).

A small number of the houses have hanging tiles on the first floor. These are brown beige (RAL 1011) in colour with bands of violet blue (RAL 5000).

Some of the houses have attached timbers on the first floors, imitating timber-framing. These have been painted in the following colours: basalt grey (RAL 7012), sepia brown (RAL 8014), mahogany brown (RAL 8016) and terra brown (RAL 8028).

Concrete roof tiles have been used in orange brown (RAL 8023), beige brown (RAL 8024), pale brown (RAL 8025) and terra brown (RAL 8028).

### Area Qualities

*A – strong, good, character, important locally*

*B – less distinctive, contribution to local area*

*C- ‘anywhere’, neutral character*

The HCA03 area is not distinctive and could exist anywhere. It is typical of 1990s suburban housing estates.

*D – negative*

### Potential Sites for Change

None

### Potential Sites for Local Listing

None



## Potential Sites for Listing

None

## Photographs



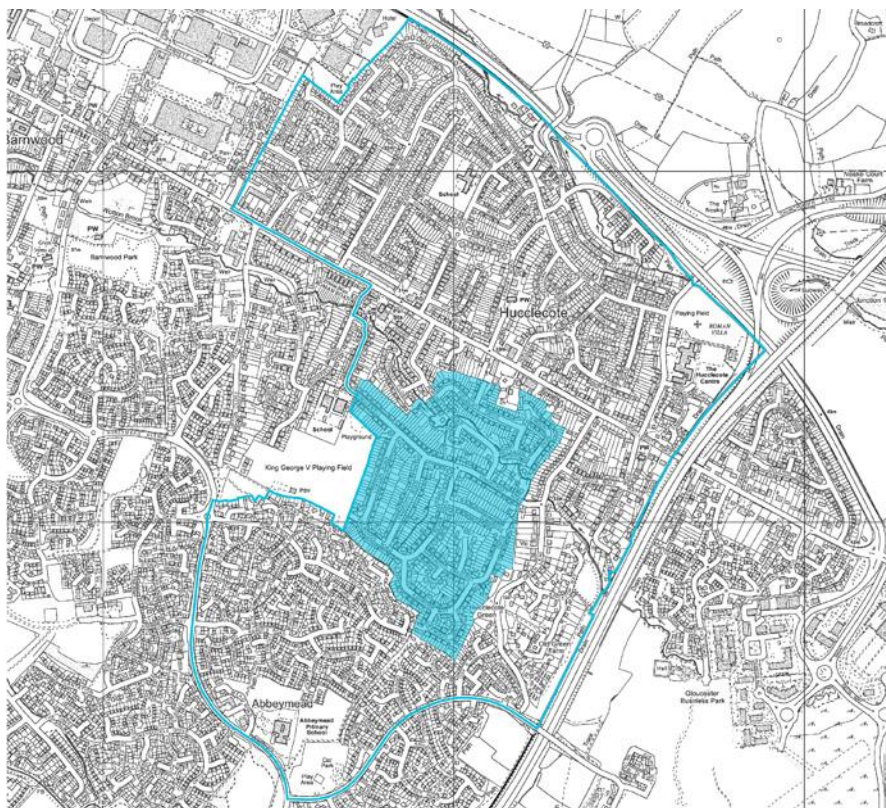
*Friary Road*



*Vulcan Way*

## HCA04: 1950s to 1970s housing

### Location



This character area is located within the centre of Hucclecote Ward. It is of an area of housing to the south of Hucclecote Road and consists of a number of streets to north and south of Kingscroft Road including Lynton Road, Lynmouth Road Trevor Road, Elmgrove Road, Simmonds Road, Porchester Road and Fieldcote Drive.

### Key Characteristics

#### *Form/Origins*

Bungalow and two-storey development of detached and semi-detached houses with small front gardens and on plot parking with rear gardens.

#### *Building Types and Former/Present Uses*

Currently an area of domestic housing in both detached and semi-detached bungalows and two-storey family homes. Developed in the 1950s to 1970s and was previously agricultural land. Small area of early 20<sup>th</sup> century housing at the east end of Kingscroft Road.

#### *Plots and Building Lines*

Plots are regular with small gardens and drives at the front of the properties. Garages, most are later additions, are between pairs of semi-detached houses. Each house also has a rear garden.

#### *Trees and Greenspaces*

Except along the edge of the Wotton Brook on Porchester Road, there is no public greenspace within the area and trees are only present if planted in gardens.

#### *Public Realm*

House frontage face onto the streets with most having on-plot parking. The street scenes are consistent with houses, front gardens and garages all providing a typical suburban scene. Despite on-plot parking, cars are also parked on the road and footpaths. Footpaths are all tarmac and to the front of the properties. Street lighting is regular but inconsistent in design. There is no other street furniture.



### *Access and Connectivity*

Very good access and connectivity due to the network of roads and footpaths. There are also foot and cycle paths running between the streets, across the Wotton Brook and to Hucclecote Road.

### Overview

#### *Grain and Density/Plot Coverage/Scale/Heights*

The area is densely covered with single and two-storey houses which sit to the front of the plots with larger gardens to the rear.

#### *Architectural Qualities, Periods, Detailing*

All of the housing dates from the 1950s to 1970s and consists of a mix of bungalows and two-storey houses. The houses on Kingscroft Road and the north end of Trevor Road are more distinctive due to their 1930s-style curved bay windows.

#### *Materials and Colour Palettes*

Materials consist of brick and hanging tiles with slate or tile roof coverings.

A number of colours of brick have been used for the main fabric of the houses: beige (RAL 1001), sand yellow (RAL 1002), beige red (RAL 3012), copper brown (RAL 8004) and orange brown (RAL 8023).

Contrasting colours of brick have been used for details on the houses, such as string bands and window and door surrounds: beige brown (RAL 8024).

Some of the houses have hanging tiles on the first floor. These are in various colours: brown beige (RAL 1011), beige grey (RAL 7006), cement

grey (RAL 7033), copper brown (RAL 8004), mahogany brown (RAL 8016) and terra brown. (RAL 8028)

Concrete roof tiles have been used in terra brown (RAL 8028).

### Area Qualities

*A – strong, good, character, important locally*

*B – less distinctive, contribution to local area*

*C – ‘anywhere’, neutral character*

The HCA04 area is not distinctive and could exist anywhere.

*D – negative*

### Potential Sites for Change

None

### Potential Sites for Local Listing

None

### Potential Sites for Listing

None

## Photographs



*Kingscroft Road*

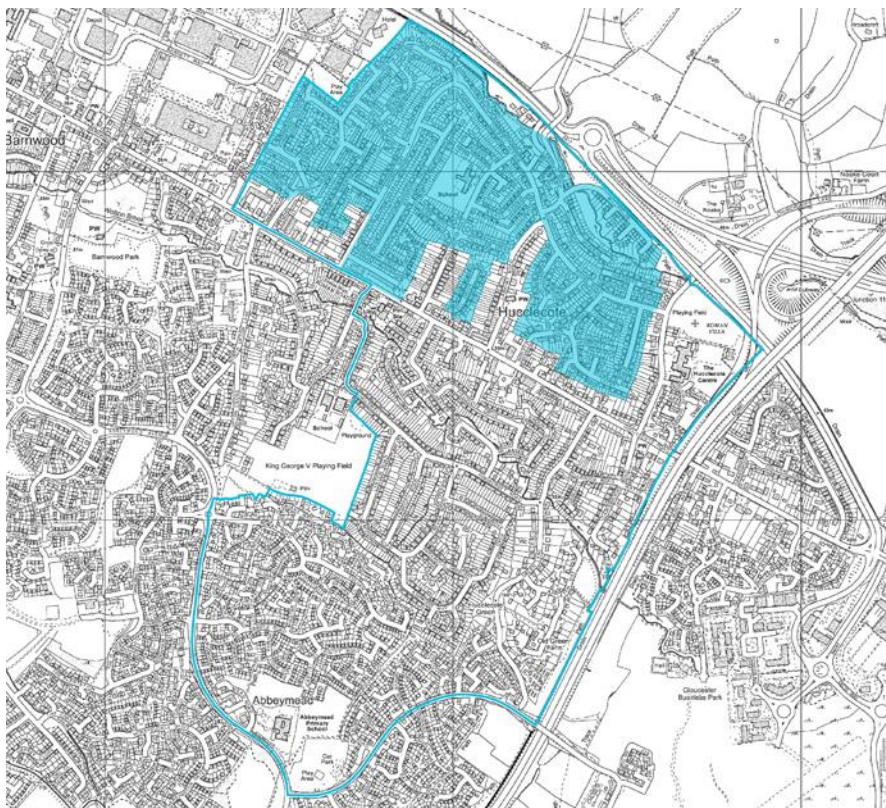


*Lynton Road*

## HCA05: 1950s to 1970s housing

### Location

This character area covers nearly all of the north of Hucclecote Ward. It is of an area of housing to the north of Hucclecote Road and consists of a number of streets running off Insley Gardens/Gilpin Avenue/Colwell Avenue/Zoons Road including Chosen Way, Mayfield Drive, Hillview Road, Larkhay Road, Conway Road and Laynes Road.



### Key Characteristics

#### *Form/Origins*

Mainly two-storey post-war semi-detached housing, with areas of bungalow development, with front and rear gardens although some front gardens have been converted to hard standing for off-road parking.

#### *Building Types and Former/Present Uses*

Currently an area of domestic housing in both detached and semi-detached two-storey family homes and bungalows. Developed in the 1950s to 1970s and was previously agricultural land. Includes an area of retail units, a primary school and a church. Also includes an area of pre-cast concrete housing of post-war date.

#### *Plots and Building Lines*

Plots are regular with small gardens and drives at the front of the properties. Garages, most are later additions, are between pairs of semi-detached houses. Each house also has a rear garden.

#### *Trees and Greenspaces*

Except along the edge of the Horsbere Brook in the north of the character area, there is no public greenspace within the area and trees are only present if planted in gardens.

#### *Public Realm*

House frontages face onto the streets with most having on-plot parking. The street scenes are consistent with houses, front gardens and garages all providing a typical suburban scene. Footpaths are all tarmac and to the front of the properties. Street lighting is regular but inconsistent in design. There is no other street furniture.



### *Access and Connectivity*

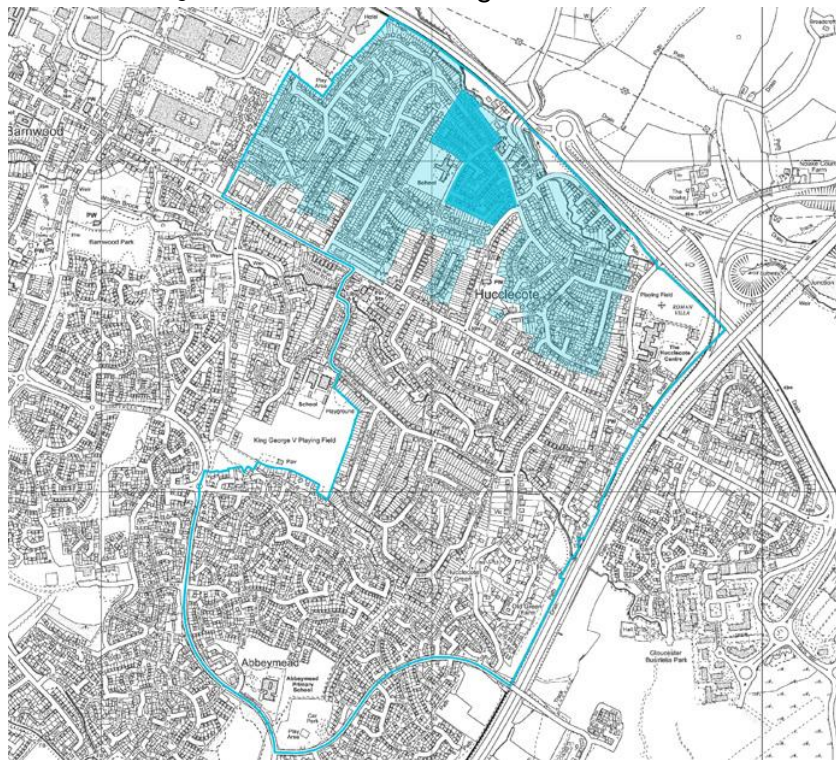
Very good access and connectivity due to the network of roads and footpaths. Although cycle paths do exist, there are very few.

### *Overview*

#### *Grain and Density/Plot Coverage/Scale/Heights*

The area is densely covered with single and two-storey houses which sit to the front of the plots with larger gardens to the rear.

#### *Architectural Qualities, Periods, Detailing*



Area of pre-cast concrete houses within HCA05

All of the housing dates from the 1950s to 1970s and consists of a mix of bungalows and two-storey houses. Areas of chalet-style semi-detached houses with above-eaves flat-roof dormer and some rows of terraces.

A distinct section of the houses, on Colwall Avenue and Hillview Road, are a form of pre-cast concrete houses with some being re-faced in brick. These are similar to Laing Easy-form and Airey houses built in the immediate post-war period as permanent homes designed to last for 60 years.

#### *Materials and Colour Palettes*

Materials consist of brick, concrete, hanging tiles and cosmetic external timber-work with concrete tile roof coverings.

A number of colours of brick have been used for the main fabric of the buildings: red orange (RAL 2001), beige red (RAL 3012), copper brown (RAL 8004), red brown (RAL 8012) and orange brown (RAL 8023).

Hanging tile has been used as an external treatment on some houses in red orange (RAL 2001) and chocolate brown (RAL 8017).

Timber panels have also been used and these are predominantly painted in variations of white and cream.

Concrete tiles have been used for roof coverings in copper brown (RAL 8004), grey brown (RAL 8019) and terra brown (RAL 8028).

### Area Qualities

*A – strong, good, character, important locally*

*B – less distinctive, contribution to local area*

The area of pre-cast concrete housing on Colwall Avenue, Hillfield Road, Wilkes Avenue and Queens Close is distinctive, especially those of the properties that have not been re-faced in brick. These houses form one of a number of areas of housing that were built as part of the construction of large numbers of housing in the aftermath of World War II.

*C- ‘anywhere’, neutral character*

As a whole the HCA05 area is not distinctive and could exist anywhere.

*D – negative*

### Potential Sites for Change

None

### Potential Sites for Local Listing

The area of pre-cast concrete housing on Colwall Avenue, Hillfield Road, Wilkes Avenue and Queens Close is distinctive, especially those of the properties that have not been re-faced in brick. These properties were designed to last 60 years but have been subject to major changes since they were built.

### Potential Sites for Listing

None

## Photographs



*Wickes Avenue – 1950s pre-cast concrete houses*

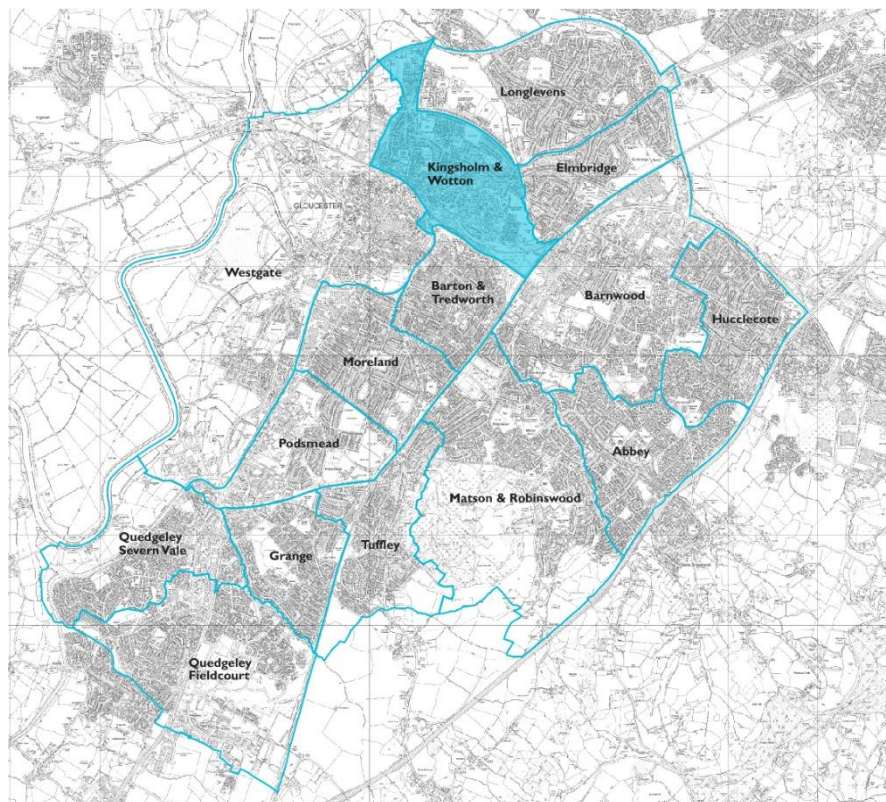


*Laynes Road bungalows*



## 4.7 Ward: Kingsholm and Wotton

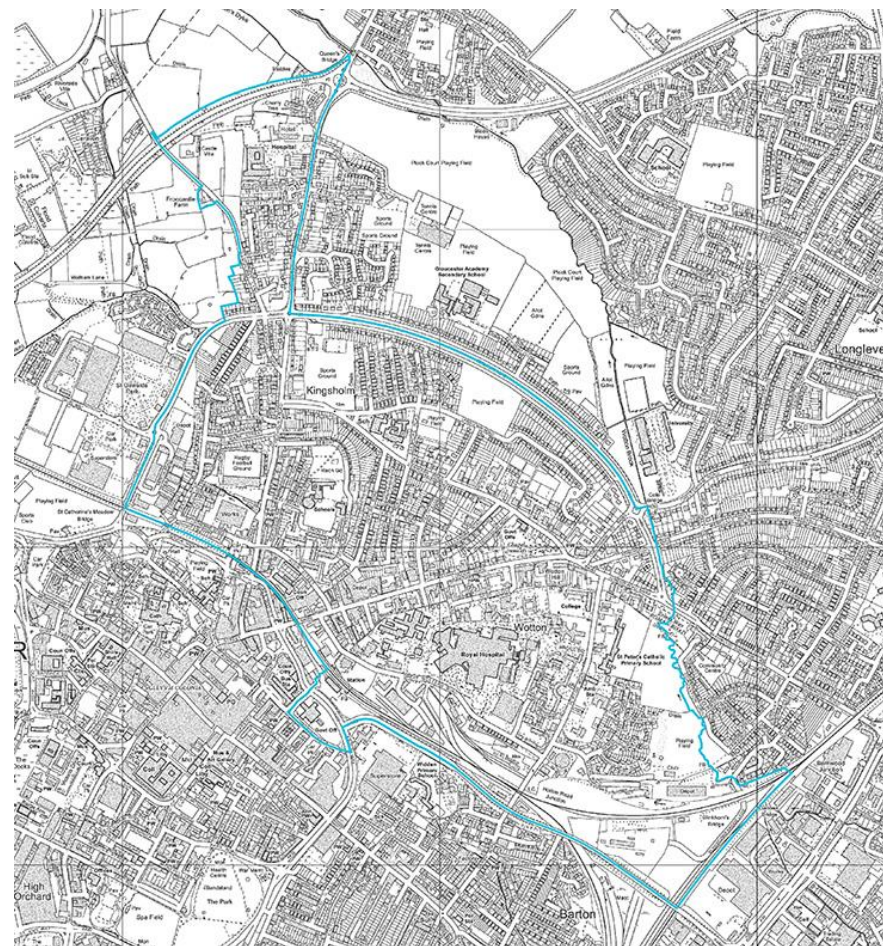
### Location



Kingsholm and Wotton Ward wraps around the northern side of the City Centre. It shares boundaries with Westgate, Longlevens, Elmbridge, Barton and Tredworth and Elmbridge. The Ward boundary in the north follows the southern side of Escourt Road. It continues along Escourt Road to the east and then along the A38 at which point it follows the brook down to the railway triangle. The boundary then follows Metz

Way, where it takes in Twyver House and the Railway Station. The boundary continues north east along the railway line, where it then turns north along St Oswalds Road.

### General character of the Area





Kingsholm and Wotton Ward is a varied and interesting ward. It has a mix of uses, a wide variety of house types, and a range of distinctive character areas. The ward contains a number of important City functions such as Gloucestershire Royal Hospital and the Kingsholm Rugby Stadium.

There are large areas of housing dating from the late Victorian and Edwardian periods to the 1920s and 1930s inter-mixed with some later infill developments. There are also a few larger detached houses dating from the late 18<sup>th</sup> and early 19<sup>th</sup> centuries. Along with these earlier structures are 1950s ex-council homes in style found in other parts of the City, and more recent developments of both bungalows and two storey houses. A 1980s-90s housing estate can be found in the south east of the Ward and the City's only high rise residential block is also in the Ward. The block is ten storeys high and consists of 80 one bedroom sheltered housing flats.

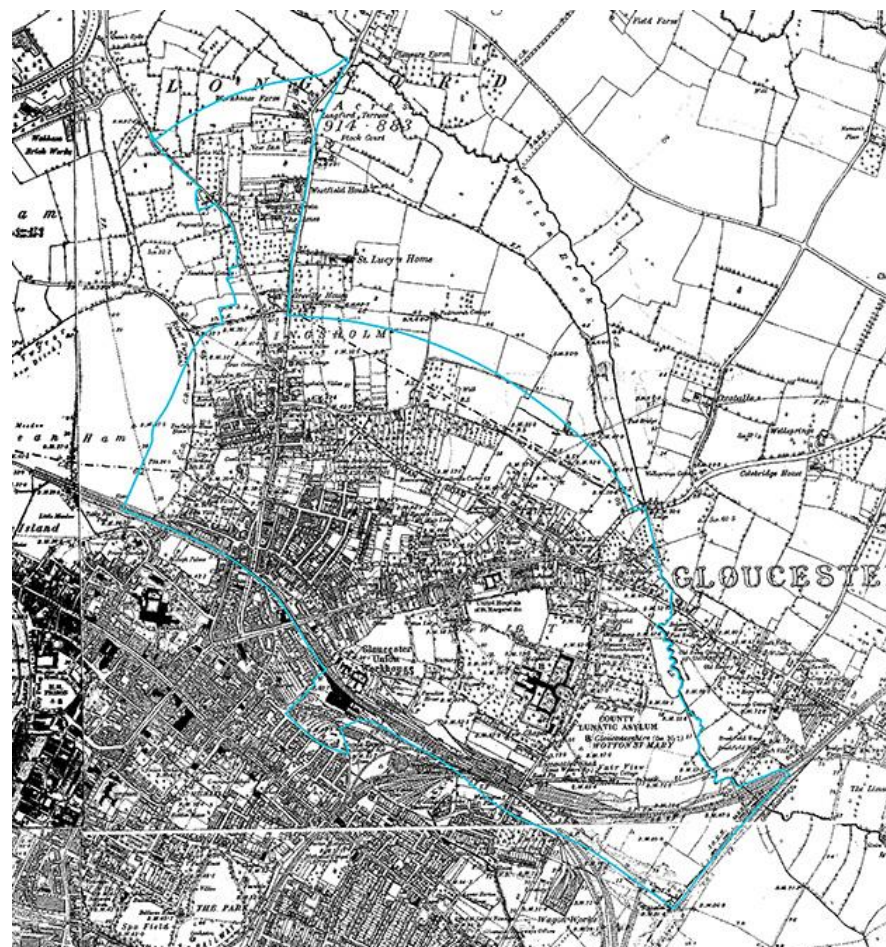
The Gloucestershire Royal Hospital complex occupies a large area of land between Great Western Road, London Road and Horton Road. The site has a number of buildings including Listed Victorian elements. The railway Triangle and railway corridor have become a large area of light industrial and retail park usage.

The arterial routes of London Road and Kingsholm Road have a diverse mix of uses including residential, shops, the bus depot, offices, nursing homes, rugby stadium and private colleges.

## Historical Development

A Roman fortress was constructed in Kingsholm at approximately 60AD. The full extent of this conquest period fort is not currently understood but it is likely to have extended throughout the area east of St Oswalds Roads, south of Escourt Road and north of St Catherine Street. Later, in or around AD80, a new fortress was constructed to the south in what is

now Gloucester City Centre. The main legacy from the Roman period is the road layout, with London Road, Kingsholm Road and Denmark Road all still following the general layout of the Roman road pattern.



Historic sources suggest that Kingsholm was the location of a royal palace during the Anglo-Saxon period and some structures from that date have

been identified by archaeologists in the Kingsholm Square area. The very name 'Kingsholm' may refer to the palace. William the Conqueror is known to have spent a considerable amount of time in Gloucester and it has been speculated that he commissioned the Domesday Book in 1086 from the palace at Kingsholm.

During much of the medieval period the Ward would have been predominantly open agricultural land cultivated under the strip-field system with a small settlement focused around the manor at Kingsholm.

During the siege of Gloucester in 1643 the large earthwork defences of the City are likely to have extended through the southern part of the Ward. The Ward is likely to have seen a gradual increase in urbanisation along the London Road and Kingsholm Road throughout the 17<sup>th</sup> and 18<sup>th</sup> centuries.

The 1<sup>st</sup> edition Ordnance Survey of 1886 shows that by that period the area between London Road, Denmark Road and Kingsholm Road was largely urbanised. Further south east more open ground is visible, and the area seems to have been a popular location for large public buildings including the Gloucester Union Workhouse, the County Lunatic Asylum and the Unit Hospital of St Margaret. By this time also the southern boundary of the Ward had been defined with the construction of the railway line.

By 1922 the north-western side of the Ward had seen considerably more development with new terraces infilling between earlier sites. The south-east of the Ward was still predominantly open with further industrial development and railway sidings.

Since 1922 the Ward has seen piecemeal development most evident in the south-east where very little green space remains.

## Conservation Areas

Kingsholm and Denmark Road Conservation Areas along with parts of London Road and Worcester Street Conservation Areas are included within the Kingsholm and Wotton Ward. For more information see <http://www.gloucester.gov.uk/resident/planning-and-building-control/environmental-planning/historic-environment/Pages/Conservation-Areas.aspx>

## Scheduled Monuments

NHLE1002074 – Kingsholm Palace (site of). Early Roman fortress and Saxon palace.

## Listed Buildings

NHLE1245662 – 6, 8 and 10 St Catherine Street

NHLE1245663 – Coach and Horses Inn, St Catherine Street

NHLE1245674 – 1a-11, 15 and 17 Oxford Street

NHLE1245675 – 2-20 Oxford Street

NHLE1245676 – Victoria Inn, 22 Oxford Street

NHLE1245677 – 29 and 31 Oxford Street

NHLE1245719 – King's Board, Hillfield Gardens

NHLE1245720 – Scriven's Conduit, Hillfield Gardens

NHLE1245723 – St Margaret's Chapel, London Road

NHLE1245724 – United Hospitals, London Road

NHLE1245734 – 49 and 51 London Road



NHLE1245735 – York Buildings, 78- 90 London Road  
 NHLE1245736 – Edward Hotel, 92 London Road  
 NHLE1245737 – Hillfield Parade, 100 and 102 London Road  
 NHLE1245738 – Hillfield Gardens Gate Lodge  
 NHLE1245739 – Hillfield Parade, 104-116 London Road  
 NHLE1245740 – Parkfield, 115 London Road  
 NHLE1245741 – Hillfield Parade, 118 London Road  
 NHLE1245742 – 138 London Road  
 NHLE1245743 – Wotton Rise, 140 London Road  
 NHLE1245744 – Chapel of St Mary Magdalene, Hillfield Gardens  
 NHLE1245745 – St Catherine’s Church, London Road  
 NHLE1245746 – St Catherine’s Church gates and railings  
 NHLE1245747 – Hillfield Gardens Entrance Gates  
 NHLE1245749 – 84 and 86 Kingsholm Road  
 NHLE1245750 – St Mark’s Church, Kingsholm Road  
 NHLE1245751 – 13 Kingsholm Square  
 NHLE1271658 – Denmark Road Girl’s High School  
 NHLE1271659 – Hillfield house, Denmark Road



*Kingsholm and Denmark Road CAs with parts of London Road and Worcester Street CAs (green), Scheduled Monument (red), Listed Buildings (orange)*

NHLE1271679 – Colliingwood House and quadrant walls, Horton Road  
 NHLE1271681 – Wotton House, Horton Road  
 NHLE1271680 Horton Road Hospital and railings

NHLE1271690 – Old Turnpike House, 43 Kingsholm Road

NHLE1271691 – 80 and 82 Kingsholm Road

NHLE1271700 – Northgate House, walls and railings

NHLE1271703 – Claremont House, 42 London Road

NHLE1271704 – The Elms, 44 London Road

NHLE1271705 – St Nicholas House, 47 London Road

NHLE1272055 – 38 and 60 Worcester Street

NHLE1272056 – 74 and 76 Worcester Street

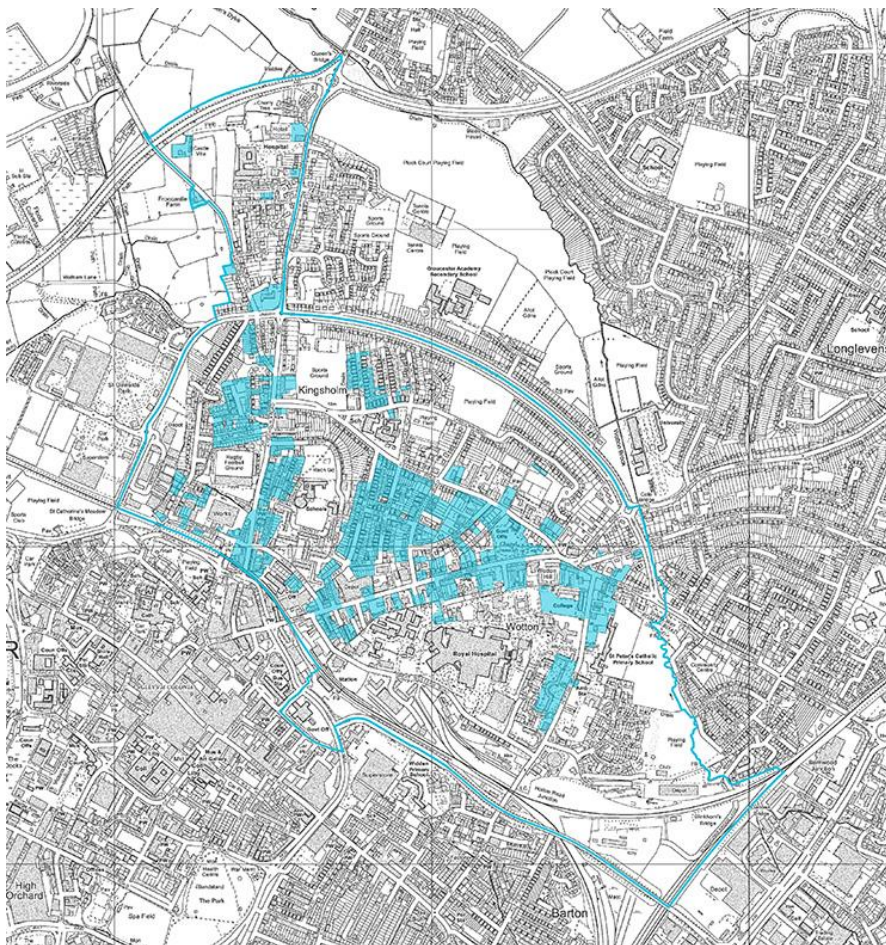
NHLE1399617 – 27, 29 and 31 London Road



## 4.7.1 Kingsholm and Wotton Ward Character Areas

### KWCA01: 19<sup>th</sup> century and earlier

#### Location



This character area covers much of the central part of Kingsholm and Wotton Ward. It consists of properties ranged along both sides of London Road, Oxford Street, Henry Road and Honyatt Road, Alexandria Road, Worcester Street/Kingsholm Road, Worcester Parade/Swan Road, St Mark Street and Edwyn Parade, Kingsholm Square, Hinton Road and a number of buildings scattered across the northern part of the Ward.

#### Key Characteristics

##### *Form/Origins*

Area of densely packed buildings consisting of housing along with a mix of other uses. The structures date from the 19<sup>th</sup> century and earlier.

##### *Building Types and Former/Present Uses*

The majority of the buildings are domestic in nature but also include a farm, pubs, care homes, clubs, dentist and doctor's surgeries, cinema, barbers, café, guest house, take-aways and shops. They were built on land that was previously agricultural. The buildings are mainly late 18<sup>th</sup> and 19<sup>th</sup> century in date but with some earlier survivors including the remains of the 12<sup>th</sup> and 13<sup>th</sup> century Chapel of St Mary Magdalene's and the site of the earlier Roman fortress and Saxon palace at Kingsholm.

##### *Plots and Building Lines*

Plots are irregular in size and shape across the area but with commonality in places such as on Heathville and Alexandra Roads.

##### *Trees and Greenspaces*

Trees can be found in Kingsholm Square and on many of the streets in the eastern part of the area including Alexandra Road, Denmark Road, Heathville Road, Henry Road, Hinton Road, Honyatt Road, Malvern Road, and Oxford Road. Greenspaces are scarce in the area with small areas in Kingsholm Square and to the rear of Redcliffe College.



### *Public Realm*

Tarmac pavements sit to the front of the plots adjacent to the tarmac surfaced roads. Street lights are placed regularly but are inconsistent in design. Occasional pull-in areas for buses exist and there are a number of modern glass and metal bus shelters in the area, some of which incorporate advertising boards.

### *Access and Connectivity*

Very good access through the area due to the network of roads and pavements however interconnectivity with other areas is limited due to the lack of foot and cycle paths.

## Overview

### *Grain and Density/Plot Coverage/Scale/Heights*

The area is densely covered with buildings of a mix of uses but with a greater number of domestic properties. The buildings are of two and three storeys and are detached, semi-detached or terraced. Buildings sit towards the street front with open spaces to the rear.

### *Architectural Qualities, Periods, Detailing*

The buildings within the character area date from the 12<sup>th</sup> and 13<sup>th</sup> century but predominantly from the late 18<sup>th</sup> century through to the late 19<sup>th</sup> century. They consist of brick buildings with some use of stone and contrasting brickwork used for architectural details such as string bands and window and door openings or lintels.

### *Materials and Colour Palettes*

Materials consist of brick, stone and render with roofs covered with slate or tile. Contrasting brick, and occasionally stone, have been used for details such as window and door lintels. Some of the buildings have

external decorative treatments such as tiles and terracotta. Many have been rendered and painted.

A number of colours of brick have been used for the main fabric of the buildings: light ivory (RAL 1015), oxide red (RAL 3009), beige red (RAL 3012), signal brown (RAL 8002), copper brown (RAL 8004), red brown (RAL 8012), orange brown (RAL 8023) and pale brown (RAL 8025).

Contrasting colours have been used for details such as window and door arches, string bands and eaves cornices. Light ivory (RAL 1015), ivory (RAL 1014), red orange (RAL 2001), sapphire blue (RAL 5003), steel blue (RAL 5011), cobalt blue (RAL 5013), copper brown (RAL 8004), sepia brown (RAL 8014) and cream (RAL 9001) have been used.

Terracotta tile in brown grey (RAL 7013), signal brown (RAL 8002), copper brown (RAL 8004), mahogany brown (RAL 8016), grey brown (RAL 8019) and pale brown (RAL 8025) has been used for roof coverings.

Concrete tile has also been used for roof coverings in a small number of places in signal brown (RAL 8002), nut brown (RAL 8011) and grey brown (RAL 8019).

Slate has been used in a number of shades for roof coverings also: mouse grey (RAL 7005), green grey (RAL 7009), iron grey (RAL 7011), basalt grey (RAL 7012), slate grey (RAL 7015), blue grey (RAL 7031) and dusty grey (RAL 7037).

A large number of colours have been used for the painted render within the area mainly in various white and cream shades but also in some more unusual colours: green beige (RAL 1000), beige (RAL 1001), oyster white (RAL 1013), ivory (RAL 1014), light ivory (RAL 1015), brown red (RAL 3011), beige red (RAL 3012), antique pink (RAL 3014), light pink (RAL

3015), pastel blue (RAL 5024), pastel green (RAL 6019), iron grey (RAL 7011), light grey (RAL 7035), cream (RAL 9001), grey white (RAL 9002) and signal white (RAL 9003).

### Area Qualities

*A – strong, good, character, important locally*

The KWCA01 character area is distinctive, containing a number of listed buildings and important historic buildings. This area forms the historic cores of the original settlements of Kingsholm and Wotton.

*B – less distinctive, contribution to local area*

*C – ‘anywhere’, neutral character*

*D – negative*

### Potential Sites for Change

None

### Potential Sites for Local Listing

1 to 11 (odd) Alexandra Road and 7 Denmark Road – 1870 by A W Maberly, Gothic terrace of brick with stone string bands and bracketed eaves

2 Alexandra Road – 1880s to 1890s, half-timbered first floor, Diocletian window, hanging tile, brick string band, stone quoins

8 Alexandra Road – 1880s to 1890s detached house, half-timbered gable

10 Alexandra Road – 1880s to 1890s detached house, bracketed canopy

12 and 14 (even) Alexandra Road – 1880s to 1890s, simple Queen Anne style

16 to 26 (even) Alexandra Road and 8 Heathville Road – terrace of 7 houses, 1878 probably by A W Maberly with eastern two 1890s

19 Alexandra Road – 1880s to 1890s detached houses, simple Domestic Revival style

67 and 69 Alvin Street – ‘Gloucester Co-operative Society’ Branch 2 Estd. 1860, brick building with ghost signs on west and north elevations

29 to 51 (odd) Dean’s Walk – late 19<sup>th</sup> century row of groups of terraced houses with stone lintels and mullions

2 to 8 (even) Denmark Road – 3 detached and 2 semi-detached houses of mid to late 19<sup>th</sup> century with altered ground floors in 1890s

Elizabeth House, 9 Denmark Road – 1880s to 1890s large building possibly originally terrace, oriel and full-height bay windows

17 Denmark Road – 1885 by Medland and Son, Victorian Gothic detached house with polychrome brick bands, pierced bargeboards, timber porch

28 Denmark Road – 1884 by William Jacques, detached villa, tile hung gables, large central door with semi-circular canopy

29 Denmark Road – 1896 by J F Trew, brick detached house with rounded bay window and angled wooden porch

31 and 33 Denmark Road – mid to late 19<sup>th</sup> century semi-detached brick houses with large windows, hanging tiles and cut brick pediments

35 to 49 (odd) Denmark Road – c1896 by Edwin Niblett basic Queen Anne style semi-detached houses with terracotta string band

51 Denmark Road – late 19<sup>th</sup> century Arts and Crafts style detached house of brick

52 to 58 (even) Denmark Road – terrace early to mid 19<sup>th</sup> century houses with stucco voussoirs

53 Denmark Road – late 19<sup>th</sup> century detached house of brick with canted bay window with carved parapet

1 Edwy Parade – semi-detached three storey villa, rendered with multi-pane sashes and canted bay window

2 Edwy Parade and 1 Kingsholm Square -1852-3 pair of semi-detached houses, angled buttresses, voussoirs and sash windows

Connaught Parade, 3 to 17 (odd) Edwy Parade – mid late 19<sup>th</sup> century simple Victorian Gothic terrace, polychrome brickwork, 3 and 5 recessed.

23 Edwy Parade – mid to late 19<sup>th</sup> century terrace house with polychrome brick bands and pointed stone lintels

25 and 27 Edwy Parade – mid to late 19<sup>th</sup> century simple Victorian Gothic terraced houses with polychrome brickwork

29 Edwy Parade – mid to late 19<sup>th</sup> century end terrace Victorian Gothic house, gabled with decorated stone keystones

35 to 43 (odd) Edwy Parade – mid to late 19<sup>th</sup> century terrace of simple Victorian Gothic houses with polychrome brickwork bands

76 Hare Lane – mid 19<sup>th</sup> century former public house with large semi-circular hood-mould over doorway

The Manse, 1 Heathville Road – late 19<sup>th</sup> century detached houses, rendered with square bays

2 Heathville Road – c1865 by A W Maberly, Victorian Gothic detached building of red brick with polychrome brick bands

3 Heathville Road – mid to late 19<sup>th</sup> century detached villa, stone porch with Doric columns

4 Heathville Road – mid to 19<sup>th</sup> century detached villa, 1870 by A W Maberly, Victorian Gothic with blue brick bands and arches

7 and 9 Heathville Road – mid to late 19<sup>th</sup> century semi-detached Victorian Gothic houses with stone bands and mullions

21 Heathville Road – mid to late 19<sup>th</sup> century detached villa

27 to 41 (odd) Heathville Road – 1890s basic Queen Anne semi-detached houses with pedimented dormers

28 and 30 Heathville Road – 1880s to 1890s semi-detached houses with square bays and balcony

5 to 15 (odd) and 2 to 32 (even) Henry Street – 1880s to 1890s terraces of brick houses with bracketed windows and string bands

Hillfield Gardens, London Road – gardens of Hillfield House created in 1860s.



5 to 37 (odd), 2 to 32 (even) and 36 to 48 (even) Hinton Road – late 19<sup>th</sup> century semi-detached houses, number 37 detached, with stone door surrounds and lintels

19 Honyatt Road, mid to late 19<sup>th</sup> century semi-detached house with yellow brick eaves bands and square bay windows

23 Honyatt Road – 1880s to 1890s Victorian Gothic semi-detached house with half-timbered gable and pointed arched porch

Old Burial Ground, Horton Road – small overgrown cemetery

5 Horton Road – mid to late 19<sup>th</sup> century detached villa, brick, stone mullioned windows and square bay window

9 and 11 Kingsholm Road – mid 19<sup>th</sup> century Classical semi-detached houses with stucco frontage and window surrounds

13 and 15 Kingsholm Road – early to mid 19<sup>th</sup> century semi-detached houses, rendered with rusticated ground floor

17 and 19 Kingsholm Road – early to mid 19<sup>th</sup> century semi-detached houses, stucco flat pilasters and parapet

20 and 22 Kingsholm Road – late 19<sup>th</sup> century semi-detached houses with carved stone lintels and semi-circular head door openings

21 to 27 (odd) Kingsholm Road – early to mid 19<sup>th</sup> century Classical style terrace of houses with stucco flat pilasters and canted bay windows

24 and 26 Kingsholm Road – late 19<sup>th</sup> century pair of house with carved stone lintels and mullions

29 to 35 (odd) Kingsholm Road – early to mid 19<sup>th</sup> century Classical style semi-detached houses with iron-work on top of canted bay windows and flat pilasters

37 and 39 Kingsholm Road – early to mid 19<sup>th</sup> century Classical style semi-detached houses with balustrade on top of canted bay windows

45 Kingsholm Road – mid 19<sup>th</sup> century detached house with 4-pane sashes

The White Hart, 48 Kingsholm Road – 1898 brewery pub of Ind, Coope and Co. Ltd, stepped brick gables, terracotta ‘white hart’ plaque

Alma House, 49 Kingsholm Road – late 18<sup>th</sup> century red-brick house with moulded door surround and fan-light

50 to 56 (even) Kingsholm Road – mid to late 19<sup>th</sup> century Classical style terrace

78 Kingsholm Road – early to mid 19<sup>th</sup> century large detached house, central door with fanlight

6a and 7 Kingsholm Square – 1852 to 3, pair of semi-detached houses with tripartite sash windows with drip moulds

16 to 18 Kingsholm Square – 1880s terrace, stone built with rendered frontage and square bays

19 to 21 Kingsholm Square – 1850s Classical style terrace, stone-built with rendered frontage

22 to 24 Kingsholm Square – 1850s terrace of stone-built houses

5 to 25 (odd) Lansdown Road – late 19<sup>th</sup> century semi-detached houses with stone door surrounds and lintels

16 London Road – 1820s large house, formerly two houses

25 London Road – 1880s to 1890s corner shop, remains of late 19<sup>th</sup> century shop front, red brick with pale brick pilasters and bands

69a London Road – mid to late 19<sup>th</sup> century detached house, unusual semi-circular Dutch gable

71 London Road – mid to late 19<sup>th</sup> century, semi-detached, string bands, wrought-iron porch, original sashes

77 London Road – mid to late 19<sup>th</sup> century, semi-detached, string bands, wrought-iron porch

91 London Road – semi-detached villa of mid to late 19<sup>th</sup> century

93 London Road – semi-detached villa of mid to late 19<sup>th</sup> century

95 London Road – 1840s villa, stuccoed, pedimented front door

97 London Road – 1840s to 1850s stone villa, basket-headed windows

103 London Road – 1864 by Henry James, gabled Gothic villa, yellow brick with red brick details

Wotton Lodge, 144 London Road – 1889-90 by W B Wood, detached house, brick with blue brick bands

Faircross, 1 North Road – late 19<sup>th</sup> century semi-detached house with stone lintels, mullions and semi-circular door head

57 to 141 (odd) Oxford Road – terrace of mid to late 19<sup>th</sup> century houses

104 to 134 (even) Oxford Road – eight pairs of semi-detached houses of 1880s to 1890s with canted bay windows and recessed doors

adj Redcliffe College grounds, Royal Lane – two early 19<sup>th</sup> century cottages, brick with brick string, multi-pane sashes

30 St Catherine Street – probably 17<sup>th</sup> century timber-framed building, restored and moved in 1980s

53 St Catherine Street – late 19<sup>th</sup> century former pub, with sash windows and dormers

64 to 78 (even) St Catherine Street – terrace of 1849 by Fulljames and Waller, dentilated string and eaves courses

12, 14, 33, 35, 36, 38, 39 and 41 St Mark Street – mid late 19<sup>th</sup> century terraced houses, surviving eaves cornices and string bands

Castle Villa, Sandhurst Lane – mid to late 19<sup>th</sup> century detached house

Sandhurst Cottage, Sandhurst Lane – stone-built house, pre early 19<sup>th</sup> century date

5 to 15 (odd) Sandhurst Road – late 19<sup>th</sup> century three pairs of semi-detached houses with yellow brick bands

17 to 27 (odd) Sandhurst Road – late 19<sup>th</sup> century three pairs of semi-detached houses of brick with square bays

29 Sandhurst Road – early 19<sup>th</sup> century house, stonework with brick quoins and window and door surrounds

26 Sebert Street – mid to late 19<sup>th</sup> century Italianate style house

Sherbourne Cinema, Sherbourne Street – 1880 mission hall now cinema

Sweetbriar Street and Guinea Street corner – late 19<sup>th</sup> century church institute, yellow brick bands and stone lintels, ghost sign

Greville House, Tewkesbury Road -early 1860s large stuccoed villa

35 Tewkesbury Road, Redlands Acre Care Home – front part, late 19<sup>th</sup> century, large red brick villa with moulded brickwork and large canted bay windows

1 to 4 Westfield Terrace – 1840s to 1850s semi-detached Italianate houses with semi-circular arched openings and stucco

1 to 22 Worcester Parade – 1850s stuccoed terrace with cornice, parapet and Grecian door hoods

Bridge House, Worcester Street – mid to late 19<sup>th</sup> century large detached house with pale brick bands and quoins

71 and 73, 77 to 83 (odd) Worcester Street – early to mid 19<sup>th</sup> century with voussiors and parapet

78 and 80 Worcester Street – early to mid 19<sup>th</sup> century semi-detached houses, rendered with flat pilasters

82 to 88 Worcester Street – early to mid 19<sup>th</sup> century terrace, rendered with string band

### Potential Sites for Listing

4 Heathville Road – this Gothic house was designed by A W Maberly in 1870. It is built of red brick and has blue brick string bands and window arches. The full-height canted bay window has brick mullions and all the sash windows appear to be intact. The two sets of gate piers have matching blue brick bands. The ground floor has pointed arched windows

with tiled tympana. Between the ground and first floor windows are decorated terracotta panels and terracotta roundels.

Old Burial Ground, Horton Road – this small cemetery is now very overgrown. It was shown on the first edition mapping and the first burial was in 1848. It is possibly associated with the hospital which it is close to. It contains a number of unusual cast-iron headstones. The stone boundary wall is topped with intricate cast-iron railings and the stone gate piers are Gothic in style with cruciform heads and tracery.

The White Hart, 48 Kingsholm Road – built by the brewery Ind, Coope and Co. Ltd in 1898, this pub has excellent examples of pressed and moulded brickwork. The end gables are stepped and topped with finials, matched by a central gable to the frontage which contains a terracotta plaque showing the image of a white hart. The string band and eaves cornice are dentilated. The door is framed with pilasters and mounted with a highly decorative pediment showing the Ind, Coope and Co. Ltd name, the date and image of Britannia. The off-sales opening is unaltered.

Alma House, 49 Kingsholm Road – this large detached house is late 18<sup>th</sup> century in date. It is three storeys tall and has twelve-pane sashes set in window openings with flat-arched heads of rubbed brick. The door surround has pilaster and a cornice or carved stone with a semi-circular fan-light over the door.

103 London Road – this gabled Gothic villa designed by Henry James, is, unusually for this region, built of yellow brick and uses red brick for architectural detail such as the pointed arches and eaves cornice. Within the tympana of the pointed arches are chevron patterns in red brick. The sash windows of the building appear to be intact and to the frontage of the building is a good red brick boundary wall with blue brick capping, string band and cross patterns.



35 Tewkesbury Road, Redlands Acre Care Home – the front part of this care home was formerly a late 19<sup>th</sup> century villa. It is red brick and has a moulded brick string band and eaves cornice with moulded brick door surrounds and window arches. The frontage is symmetrical with the central door flanked by large, full-height canted bay windows. The south side has an unusual triangular bay window.

## Photographs



4 Heathville Road - 1870



Alma House, 49 Kingsholm Road – late 18<sup>th</sup> century



The White Hart, 48 Kingsholm Road - 1898



103 London Road - 1864





35 Tewkesbury Road, Redlands Acre Care Home – late 19<sup>th</sup> century

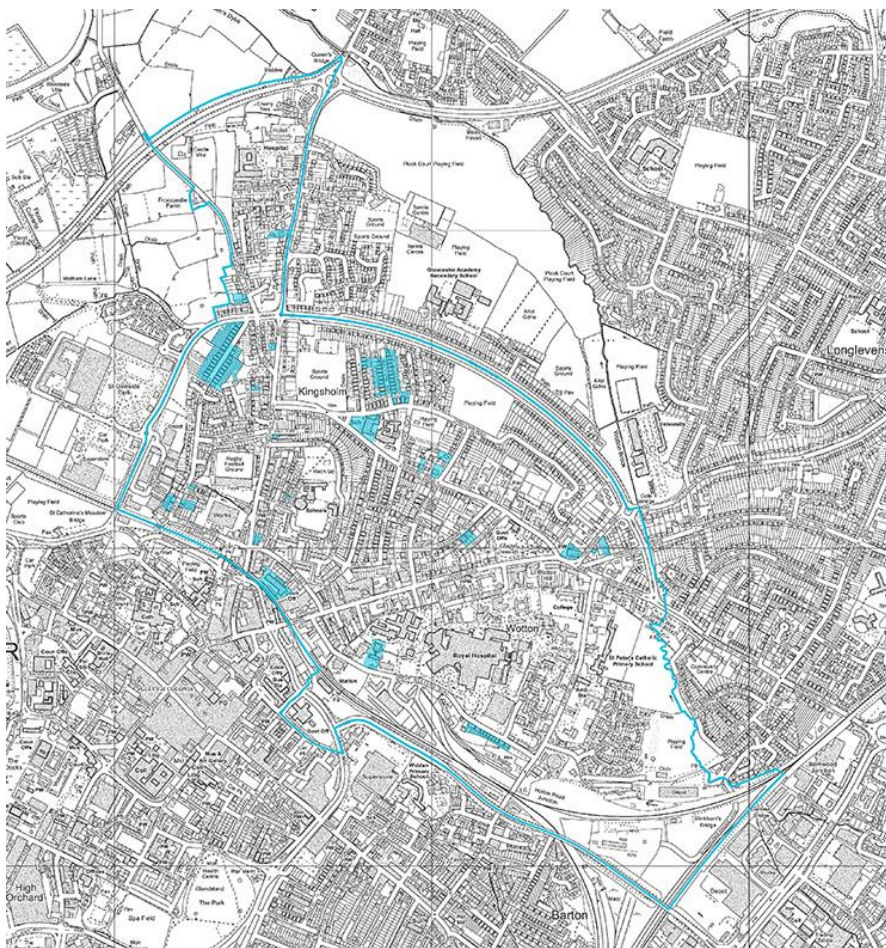


Worcester Parade – 1850s



## KWCA02: Early 20<sup>th</sup> century

### Location



This character area is scattered across the Ward of Kingsholm and Wotton with concentrations on Malvern Road and Dean's Way.

### Key Characteristics

#### *Form/Origins*

Mix of housing, some densely packed and others more spacious, developed during the early 20<sup>th</sup> century.

#### *Building Types and Former/Present Uses*

Terraced and semi-detached housing constructed from around 1900 to the mid 1920s. The area was originally agricultural land and now also includes a church.

#### *Plots and Building Lines*

Plots are regular in shape but vary in size. Some of the plots have small spaces to the front, fronting the roadway and all have gardens to the rear.

#### *Trees and Greenspaces*

Trees can be found on Alexandra Road, Malvern Road and occasionally on Tewkesbury Road and Kingsholm Road. There are no greenspaces within the character area.

#### *Public Realm*

Tarmac roads and pavements lie to the front of the plots. Parking takes place on the streets, even where on-plot parking occurs. Street lighting is regular but inconsistent in design.

#### *Access and Connectivity*

There is good access through the character area due to the network of roads and pavements. There is some interconnectivity due to a small number of foot and cycle paths.

## Overview

### *Grain and Density/Plot Coverage/Scale/Heights*

The area is densely covered with two and three-storey houses which to the front of the plots with gardens to the rear.

### *Architectural Qualities, Periods, Detailing*

All the structures date from around 1900 to the mid 1920s and include elements of Arts and Crafts design in places. The houses are semi-detached or terraced with the majority having bay windows such as the square bays typical of the Edwardian period. There are details around windows and doors including string bands and stone lintels or mullions. There are also occasional uses of terracotta panels.

### *Materials and Colour Palettes*

Materials used consist of brick with slate, ceramic or concrete roof tiles. A number of properties have used stone for architectural details and St Catherine's Church is also constructed of stone. A small number of properties have used contrasting brickwork for architectural details instead of stone and some have timber gables.

A small number of colours of brick have been used for the main fabric of the buildings: oxide red (RAL 3009), copper brown (RAL 8004) and orange brown (RAL 8023). Contrasting colours of brick in sapphire blue (RAL 5003) and grey blue (RAL 5008) have been used for details, such as string and plinth bands, window and door lintels, on a small number of buildings.

Roofs have been covered with ceramic tile in signal brown (RAL 8002), copper brown (RAL 8004) and grey brown (RAL 8019). Concrete tile has been used in squirrel grey (RAL 7000), signal brown (RAL 8002) and grey brown (RAL 8019).

Slate has also been used for roof covering in iron grey (RAL 7011), basalt grey (RAL 7012) slate grey (RAL 7015) and dusty grey (RAL 7037).

## Area Qualities

*A – strong, good, character, important locally*

*B – less distinctive, contribution to local area*

There are a small number of distinctive buildings in KWCA02 area, but the area as a whole provides an extension to the historical area of KWCA01.

*C- 'anywhere', neutral character*

*D – negative*

## Potential Sites for Change

None

## Potential Sites for Local Listing

21 and 23 Alexandra Road – early 20<sup>th</sup> century semi-detached houses of brick with stone window surrounds and large pediments over doors

25 and 27 Alexandra Road – early 20<sup>th</sup> century semi-detached houses of brick with stone lintels and blue brick string bands

Gloucestershire Archives, Alvin Street – 1925-6 by W B Wood, brick with stone and dark-blue brick plinth

88 and 90 Dean's Way – early 20<sup>th</sup> century semi-detached houses with moulded terracotta string bands

129 to 135 (odd) Dean's Way – early 20<sup>th</sup> century semi-detached houses with square bays and porch over bays and doors

137 and 139 Dean's Way – early 20<sup>th</sup> century semi-detached house with square bays and decorated barge boards

32 Denmark Road – detached house of 1911 by Frederick W Foster, brick ground floor, rendered first floor, door flanked by columns

36 Denmark Road – detached house of 1904 by H A Dancey, half-timbered gables with oriel and bay windows

Former workhouse infirmary, Great Western Road – 1912-14 by W B Wood, brick with stone dressings and pediment

27 Lansdown Road – early 20<sup>th</sup> century detached house with stone band and stone mullioned canted bay windows topped with ironwork

1 and 3, 9 to 31 (odd) and 2 to 40 (even) Malvern Road – early 20<sup>th</sup> century pairs of semi-detached houses with semi-circular head doors of carved stone

31 and 33 Sandhurst Road – early 20<sup>th</sup> century semi-detached houses with Dutch gable style parapets to square bays

19 and 21 Tewkesbury Road – early 20<sup>th</sup> century Arts and Crafts style semi-detached houses with bow windows and terracotta panels

62 to 72 (even) Worcester Street – Arts and Crafts terrace of 1905-7 by H A Lansley, full-height half-timbered bays and bargeboarded gables

### Potential Sites for Listing

Former workhouse infirmary, Great Western Road – this infirmary was part of the Gloucester Union Workhouse which was established on the southern side Great Western Road in the 1830s. An infirmary was built adjacent to it in the 1850s and this larger infirmary was built in the early 20<sup>th</sup> century on the opposite side of the road. The rest of the workhouse buildings have been demolished, mainly in the 1960s, with just the central administration blocks of the infirmary surviving.

62 to 72 (even) Worcester Street – this distinctive terrace of six houses is obviously Arts and Crafts in style. It has prominent half-timbered square bay windows topped with half-timbered gables. The roof ridges have decorative ridge tiles and the gables are have terracotta finials. The bargeboards are pierced and highly decorative.



## Photographs



*Gloucestershire Archives, Alvin Street – 1925-6*



*62 to 72 (even) Worcester Street – 1905-7*



*Former workhouse infirmary, Great Western Road – 1912-14*

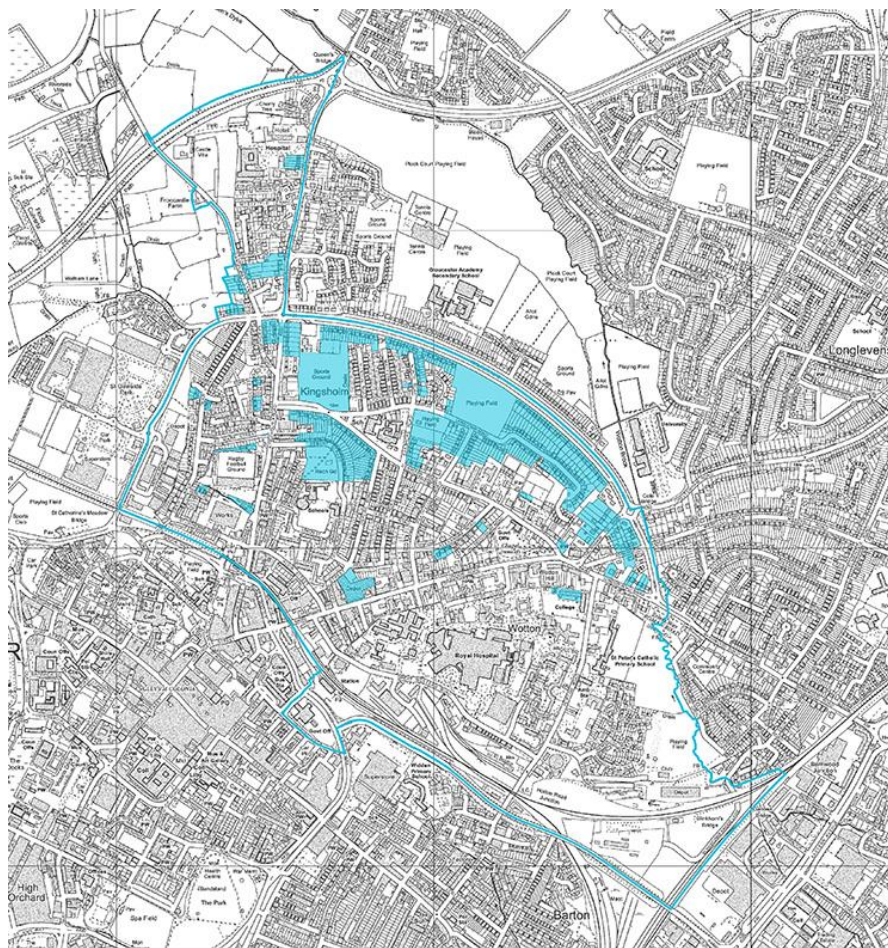


*31 and 33 Sandhurst Road – early 20th century*



## KWCA03: Early to mid 20<sup>th</sup> century

### Location



This character area is concentrated within the north east of the Kingsholm and Wotton Ward with smaller pockets to the east of

Kingsholm Road and on Sandhurst Lane and Tewkesbury Road. It consists of a spread of houses along the south side Estcourt Road and on Lansdown Road.

### Key Characteristics

#### *Form/Origins*

Mixed housing with other functions dating from the early to mid 20<sup>th</sup> century.

#### *Building Types and Former/Present Uses*

Area of domestic properties, recreation/sports grounds, industrial buildings and stadium structures built between the mid 1920s and the mid 1930s. The area was partly agricultural in nature until this period with the surrounding areas beginning to be built up from the late 19<sup>th</sup> century.

#### *Plots and Building Lines*

Plots are irregular in size but all are generally rectangular in shape. Most plots have small areas to the front, used as gardens or for parking, with larger garden to the rear. The houses are detached and semi-detached and there is one bungalow.

#### *Trees and Greenspaces*

Greenspaces can be found on Denmark Road, Estcourt Road, Lansdown Road and Sebert Street. They consist of playing fields, sports ground and a recreation ground. As well as in gardens, trees can be found on Estcourt Road, Sandhurst Lane and Tewkesbury Road.

#### *Public Realm*

Tarmac pavements sit at the front of the plots between the properties and the road. Street lights are placed regularly but are inconsistent in

design. There are modern glass and metal bus shelters along Tewkesbury Road that incorporate advertising boards.

#### *Access and Connectivity*

Good access through the character area due to the network of roads and pavements and the inclusion of a number foot and cycle paths.

### Overview

#### *Grain and Density/Plot Coverage/Scale/Heights*

With the exception of the greenspaces, the area is densely covered with buildings of a mix of uses. The majority of the structures are two-storey houses although there is one bungalow. Single storey industrial buildings can be found on Kingsholm Road and a stand and club building at the Kingsholm Rugby Ground were constructed in this period.

#### *Architectural Qualities, Periods, Detailing*

The buildings within the character area date from the mid 1920s to the mid 1930s. Some of the buildings are typical of the 1930s period while others have little to distinguish them. Architectural detailing is limited to timber gables, hanging tile and various shapes of door openings. Bow, square and triangular bay windows have all been used.

#### *Materials and Colour Palettes*

Materials consist of brick with some timber-frame, mainly as applied decoration, and render. Hanging tiles have been used for external decoration and roofs are covered with ceramic or concrete tile or slate.

Corrugated asbestos roofing has been used for some of the industrial buildings and the sports stand of metal construction with a corrugated metal roof and concrete terraces has been included at Kingsholm Rugby Ground.

Contrasting coloured brickwork has been used for detail such as string bands and window or door surrounds. Many of the houses have been rendered.

A number of colours of brick have been used for the main fabric of the buildings: brown red (RAL 3011), copper brown (RAL 8004), red brown (RAL 8012), chestnut brown (RAL 8015) and mahogany brown (RAL 8016).

Contrasting colours of brick have been used for details on the houses such as string bands and door surrounds: brown red (RAL 3011), nut brown (RAL 8011), chocolate brown (RAL 8017) and orange brown (RAL 8023).

Ceramic tile has been used for roof covering in signal brown (RAL 8002), copper brown (RAL 8004), chocolate brown \*RAL 8017) and grey brown (RAL 82019).

Squirrel grey (RAL 7000), signal brown (RAL 8002) and grey brown (RAL 8019) concrete tiles have been used in places along with occasional use of slate in slate grey (RAL 7015) and blue grey (RAL 7031).

Hanging tile has been used for external decoration in red brown (RAL 8012) and chocolate brown (RAL 8017).

Houses have been rendered and painted in light ivory (RAL 1014), cream (RAL 9001), grey white (RAL 9002) and signal white (RAL 9003).



### Area Qualities

*A – strong, good, character, important locally*

*B – less distinctive, contribution to local area*

*C- ‘anywhere’, neutral character*

Whilst there may be a small number of distinctive buildings in the KWCA03 area, the majority of the area is not distinctive with whole streets of interwar semi-detached houses that can be seen in many places in the country.

*D – negative*

### Potential Sites for Listing

None

### Potential Sites for Change

None

### Potential Sites for Local Listing

55, 57 and 61 Kingsholm Road - early 1930s semi-detached houses with triangular bay windows

41-45 London Road, Stagecoach Depot – late 1930s to early 1940s bus depot of brick with stone bands and stepped in openings

8, 14, 16 and 18 Sandhurst Road – early 1930s semi-detached houses with triangular bay windows

1 St Oswald’s Road – 1936 by S T Davies, Art Deco with curved bay window and corner

## Photographs



55 and 57 Kingsholm Road – 1930s to 1940s



14, 16 and 18 Sandhurst Road – early 1930s



41-45 London Road, Stagecoach Depot – late 1930s to early 1940s

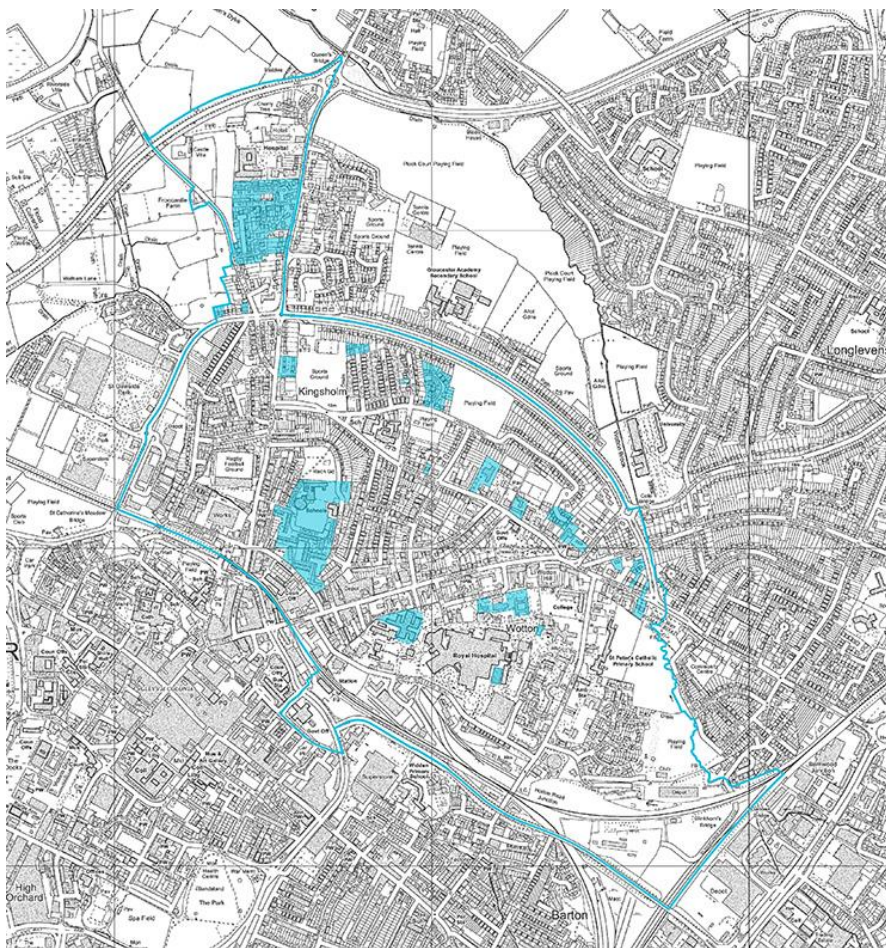


1 St Oswald's Road – 1936



## KWCA04: Mid to late 20<sup>th</sup> century

### Location



The character area is scattered across the Kingsholm and Wotton Ward with concentrations in the north between Tewkesbury Road and Sandhurst Lane and in the centre to north and south of Union Street.

### Key Characteristics

#### *Form/Origins*

Mixed housing and other community functions, including hospital and school buildings, dating from the mid to late 20<sup>th</sup> century.

#### *Building Types and Former/Present Uses*

Area of houses, flats, hospital and school buildings constructed between the mid 1950s and the mid 1970s. The area was partly agricultural in nature prior to this date. The central area had already been built upon with rows of houses that were swept away to construct a school and blocks of flats. Many of the more scattered properties were infilling between existing properties.

#### *Plots and Building Lines*

The housing plots are fairly regular in size but vary in shape and have small areas to the frontage used as gardens or for on-plot parking with large gardens to the rear. The exception to this is a small area of Radburn layout housing. Most are two-storeys but there is also an area of three-storey blocks of flats and a tower block.

Radburn layout houses have backyards and/or gardens fronting the streets with open greenspace to the front of the properties.

#### *Trees and Greenspaces*

There are greenspaces around the school and blocks of flats and also to the fronts and between the Radburn houses. Trees can be found on Alvin Street, Claremont Road, Denmark Road, Kenilworth Avenue, Orchard



Close, Sherborne Street, Sweetbriar Street, Union Street, around flats off Union Street and Westfield Terrace.

#### *Public Realm*

Houses face the roads with pavements running along the front of the plots. The pavements and roads are tarmac or concrete and, despite on-plot parking, on-street parking takes place. Street lighting is regular throughout the area but is inconsistent in design.

#### *Access and Connectivity*

Good access due to the network of roads and pavements although inter-connectivity is poor due to the lack of foot and cycle paths.

### Overview

#### *Grain and Density/Plot Coverage/Scale/Heights*

The area is covered with a mix of housing and other community functions such as a school and hospital buildings. The housing consists of two-storey detached, semi-detached and terraced properties with bungalows being found on North Road, Rivermead Close, The Limes and Westfield Terrace. Three-storey blocks of flats and a single seven storey tower block also exist to the south of Union Street.

#### *Architectural Qualities, Periods, Detailing*

All of the buildings date from the mid 1950s to the mid 1970s and consist of bungalows, detached, semi-detached and terraces houses, blocks of flats and hospital or school buildings. The hospital buildings are mainly single storey but there is also an eleven-storey tower. Architecturally, the buildings have little to distinguish them with only hanging tiles or timber panels being used for details. Although one building has contrasting brickwork of string band and panels.

#### *Materials and Colour Palettes*

Materials consist of brick and concrete for the main fabric of the structures with ceramic and concrete tiles being used for roof coverings. Ceramic hanging tiles have been used for external details along with stained timber panels. Render and pebble dash have also been used.

Brick has been used for the main fabric of the buildings in the following colours: beige (RAL 1001), brown beige (RAL 1011), brown red (RAL 3011), beige red (RAL 3012), grey blue (RAL 5008) and copper brown (RAL 8004).

One building used contrasting brickwork for a string band and panels in chocolate brown (RAL 8017).

Hanging tiles have been used on a number of houses in green beige (RAL 1000), brown red (RAL 3011), reed green (RAL 6013), signal brown (RAL 8002) and grey brown (RAL 8019).

Horizontal timber panels have been stained in red brown (RAL 8012) and black brown (RAL 8022) or painted in white.

Roofs have been covered predominantly with concrete tiles in mouse grey (RAL 7002), umbra grey (RAL 7022), dusty grey (RAL 7037), signal brown (RAL 8002), chocolate brown (RAL 8017), grey brown (RAL 8019) and terra brown (RAL 8028).

A small number of roofs have been covered with signal brown (RAL 8002) ceramic tiles.

## Area Qualities

*A – strong, good, character, important locally*

*B – less distinctive, contribution to local area*

*C- ‘anywhere’, neutral character*

The KWCA04 area is not distinctive and could exist anywhere. The housing is typical of this period.

*D – negative*

## Potential Sites for Change

None

## Potential Sites for Local Listing

Tower, Gloucestershire Royal Hospital – 1975, eleven-storey pinkish concrete with pronounced floor bands

Chapel, Gloucestershire Royal Hospital – 1976, polygonal shape, rough-cast, chapel

## Potential Sites for Listing

None

## Photographs



*Flats between Alvin Street and Union Street*



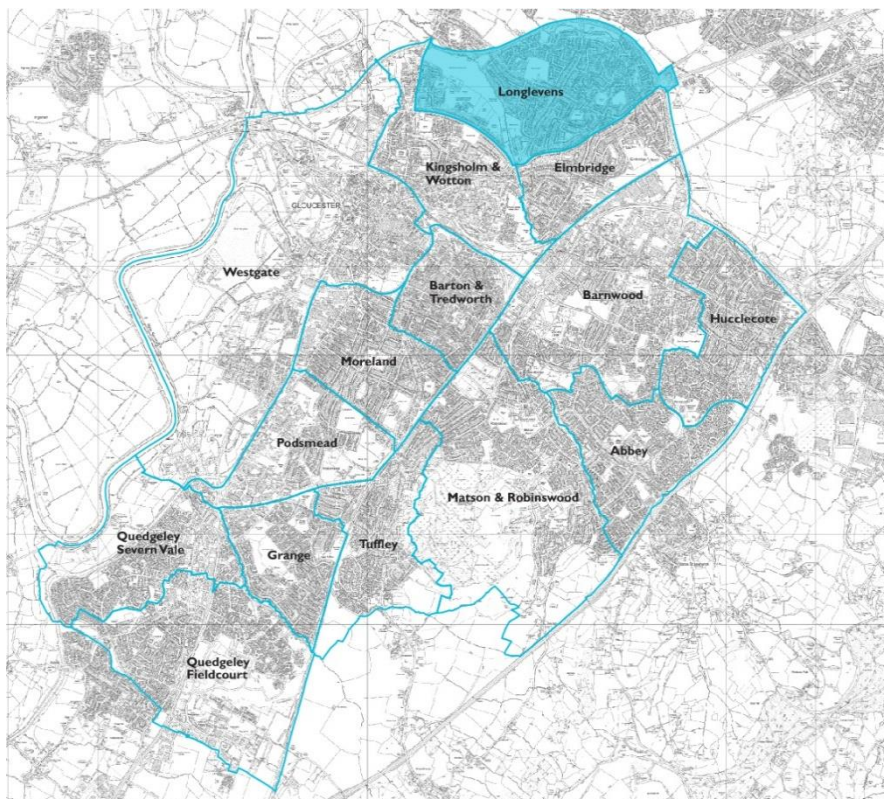
*Tower, Gloucestershire Royal Hospital – 1975*



## 4.8 Ward: Longlevens

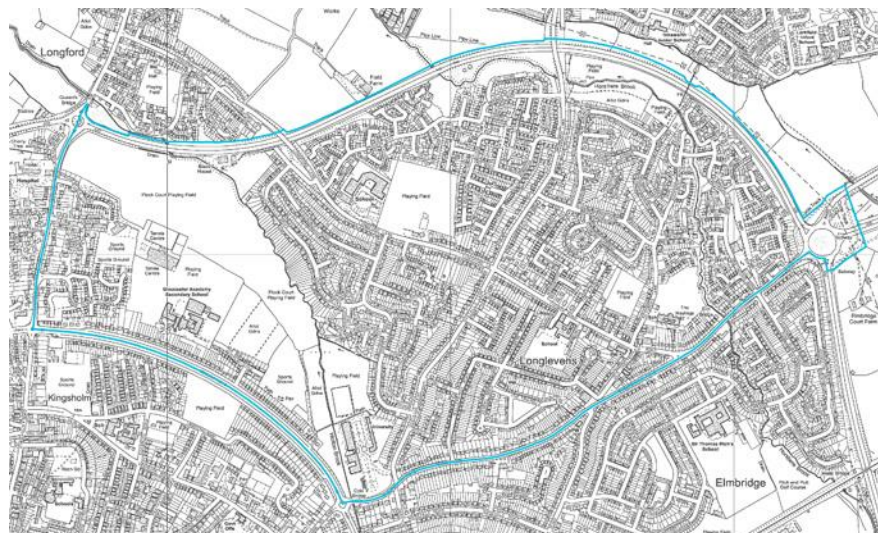
### Location

Longlevens Ward is a mature, mainly residential, area situated to the north of Gloucester. Longlevens is contained by the A40 to the north, Tewkesbury road to the west and Estcourt Road and Cheltenham Road to the south.



### General character of the Area

Each of the main roads around the perimeter of Longlevens has a different character with A40 acting as a physical barrier in the north part of the Ward. Cheltenham Road consists predominantly of mature and well-kept detached and semi-detached properties with front gardens setting the properties back from the road. Estcourt Road, with four lanes of traffic, is flanked by residential development consisting predominantly of large detached and semi-detached properties that are accessed from sub roads. Mature trees are planted along Estcourt Road and its sub roads. Tewkesbury Road is characterised by a number of detached residential properties and planting which screens the Gambier Parry Gardens development of detached houses.



The main streets of Oxstalls Lane, Church Road, Innsworth Lane and Longford Lane form cross-roads with properties along these routes being both detached and semi-detached mature two-storey residences. Behind

these main streets are a number of estate developments constructed at various times between the 1940s and late 1980s. These areas have a different character to the perimeter streets and main streets. They are typical of the modern speculative housing development of their time. Many of these developments are laid out in cul-de-sacs.

There is also an area between Cheltenham Road and Oxstalls that consists of 1930s housing. The housing has a typical 1930s design consisting predominantly of semi-detached pairs with a hipped roof and double height bay windows.

## Historical Development



The 1<sup>st</sup> edition Ordnance Survey of 1886 shows the area as being predominantly farmland interspersed with orchards. This predominantly pastoral landscape is dotted with occasional farms or large country houses. Key elements for the future development of the area are already in place: a small hamlet focused around 'Longleavens', which could

originate from the field name 'Long Elevens', and the three historic routes of Oxstalls Lane, Church Road and Cheltenham Road, which are likely to be medieval in origin, all of which survive to the present day.

By 1902 there has been considerable growth in the settlement around 'Longleavens' with more detached dwellings extending further north-west along Church Road. Farming during this time was predominantly pastoral, the parish of Wotton St Mary Without included 2,372 a. of permanent grass compared with 575 a. of arable in 1905.

The Ordnance survey map of 1923 refers to the area as Wotton St Mary Without for the first time. The area appears largely unchanged with the exception of further dwellings appearing to the south-west of 'Longleavens'.

Holy Trinity parish church in Longleavens was constructed in 1933 and consecrated in 1934, originating from a mission of Barnwood Church which originally opened in Longleavens in 1873. The church was built for the district of Wotton St Mary Without which was at the time centred on Longleavens.

By 1945 there has been extensive in-filling with terraced houses between 'Longleavens' and the Cheltenham Road. A thin line of housing along the northern edge of Estcourt Road can also be seen. A greyhound racing track is visible in the northeast of the ward opposite the football ground to the south. The greyhound racing track at 'Longleavens' opened in 1933 and closed in 1983. Further housing can also be seen to the west facing onto the Tewkesbury Road. At this point in time the majority of the ward was still open field. By the early 1950s the name had become Longleavens, as it is today.

By 1956 suburban development had extended throughout the majority of the east of the ward with new development also extending west along Lane Church Road. About half of the ward still appears to have been farm land at this time.

The Ward of Longlevens in its current form was added to the administrative area of Gloucester City in 1967 and the vast majority of the ward had been developed for housing by the mid 1980s. Despite this, historic routes and field boundaries, some dating to the medieval period, are still visible in the present street layout.

### Conservation Areas

None

### Scheduled Monuments

None

### Listed Buildings

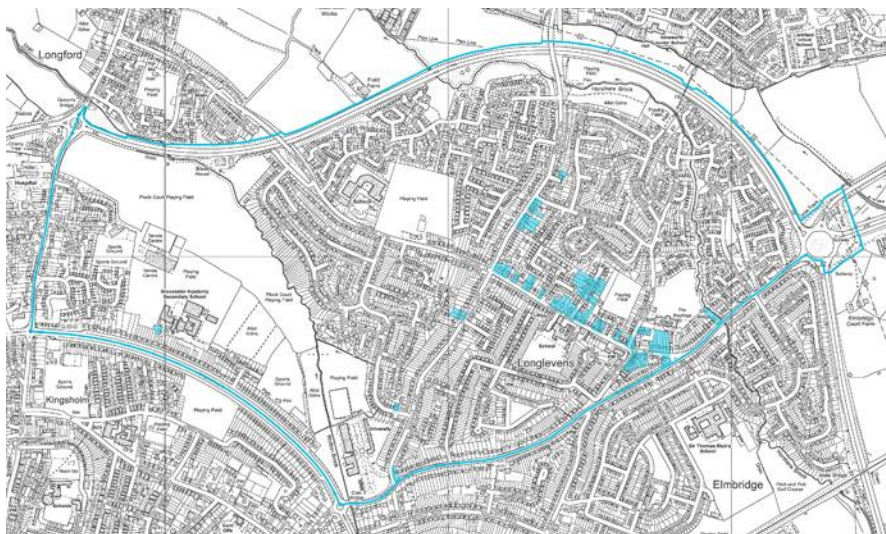
None



## 4.8.1 Longlevens Ward Character Areas

### LCA01: 19<sup>th</sup> century settlement

#### Location



This character area consists of the scattered 19<sup>th</sup> century settlement of the Longlevens Ward. Settlement is concentrated along Church Road and Innsworth Lane with some outlying properties that were formerly farms or isolated houses.

#### Key Characteristics

##### *Form/Origins*

Mix of domestic and community buildings of late 19<sup>th</sup> and earlier date. This area consists of the historic settlement of Longlevens. All of the

structures were formerly houses with the exception of a former mission church, which is now a house.

##### *Building Types and Former/Present Uses*

The area consists entirely of detached and semi-detached properties which include houses, a shop, children's nursery and a former church and Sunday School. All of the properties date to the 19<sup>th</sup> century with the majority being of mid to late 19<sup>th</sup> century date. These structures were built on what was formerly open agricultural land.

##### *Plots and Building Lines*

The plots are irregular in size and shape. Some are long and narrow with no space, or small amounts of space, to the front and others have space all around them. All of the properties face the road and the majority of the plots are fronted by pavements.

##### *Trees and Greenspaces*

There are no greenspaces within the character area except for private gardens. The only trees are also within gardens. Although there are trees along Church Road these sit within plot boundaries if not inside fences or walls.

##### *Public Realm*

Tarmac pavements site to the front of the plots adjacent to the tarmac surfaced roads except on The Avenue where plots are immediately adjacent to the road. Street lights are placed regularly throughout the area but are inconsistent in design.

##### *Access and Connectivity*

There is good access through the character area due to the network of roads and pavements however the scattered nature of the area means that interconnectivity is not possible.

## Overview

### *Grain and Density/Plot Coverage/Scale/Heights*

The properties of the character area are scattered along Church Road, Innsworth Lane and Old Cheltenham Road, with a number of outlying structures, within plots of varying size. Some of the plots are closely covered with the buildings sited towards the frontage whilst others are fairly open with space around centrally located properties. All of the properties, bar one, are of two-storeys and are either detached or semi-detached. The majority are domestic in nature.

### *Architectural Qualities, Periods, Detailing*

The properties all date from the 19<sup>th</sup> century with a range from the mid 19<sup>th</sup> century to around 1900. They are predominantly brick in construction with some limestone also being used, especially on The Avenue. The houses vary in style with some elements of Classical and Italian design being used. Stone and contrasting brick details have been used along with square and canted bay windows, decorative barge boards and ridge tiles.

### *Materials and Colour Palettes*

Brick is the main building material with limestone also being used. Limestone and contrasting brick have also been used for architectural details for string bands, quoins, window and door surrounds, lintels, keystones, drip-moulds and mullions. External timber decoration also occurs and terracotta and slate have been used for roof coverings.

A small number of brick colours have been used for the main fabric of the structures: copper brown (RAL 8004) and orange brown (RAL 8023).

Architectural details have been picked out in contrasting colours of brick: ivory (RAL 1014) and sapphire blue (RAL 5003).

Terracotta tiles in signal brown (RAL 8002), copper brown (RAL 8004), grey brown (RAL 8019) and pale brown (RAL 8025) have been used for roof coverings along with slate in slate grey (RAL 7015) and dusty grey (RAL 7037).

## Area Qualities

### *A – strong, good, character, important locally*

The part of The Avenue included within the LCA01 area is distinctive and completely different to the rest of the character area. The buildings on the eastern side are constructed of limestone and appear to be earlier than any of the other structures in the LCA01 area. The historic nature of these buildings and their distinctive appearance means that they have local importance and add to the character of the area.

### *B – less distinctive, contribution to local area*

The rest of LCA01 area is less distinctive but the date of the buildings adds to the character and provides an historic contribution to the wider local area.

### *C- ‘anywhere’, neutral character*

### *D – negative*

## Potential Sites for Change

Whilst nothing specific needs to change, the replacement of UPVC windows with casements, particularly in The Avenue, would add to the character of the area.

### Potential Sites for Local Listing

2 The Avenue – mid to late 19<sup>th</sup> century former church and Sunday School

Mole End, 4 The Avenue – mid 19<sup>th</sup> century, single storey stone structure

8 The Avenue – mid to late 19<sup>th</sup> century, semi-detached house of limestone

10-14 The Avenue – mid 19<sup>th</sup> century limestone houses, originally two houses

13 Cheltenham Road – late 19<sup>th</sup> century detached house

74 Church Road – late 19<sup>th</sup> century brick villa

76 Church Road – late 19<sup>th</sup> century brick villa with timber porch

The Knoll, 51 Estcourt Road – mid to late 19<sup>th</sup> century detached house

The Planes, 28 Innsworth Lane – late 19<sup>th</sup> century villa

121 Oxstalls Way – mid to late 19<sup>th</sup> century former farmhouse of Oxstalls Farm

103 Oxstalls Lane – late 19<sup>th</sup> century villa

105 Oxstalls Lane – late 19<sup>th</sup> century villa

very distinctive and unique within the Ward due to the stone structures that exist on the street.

### Potential Sites for Listing

The 19<sup>th</sup> century part of The Avenue could be considered as a Conservation Area or a Locally Listed Area. This part of The Avenue is



## Photographs



*10-14 The Avenue – mid 19th century*



*The Planes, 28 Innsworth Lane – late 19th century*



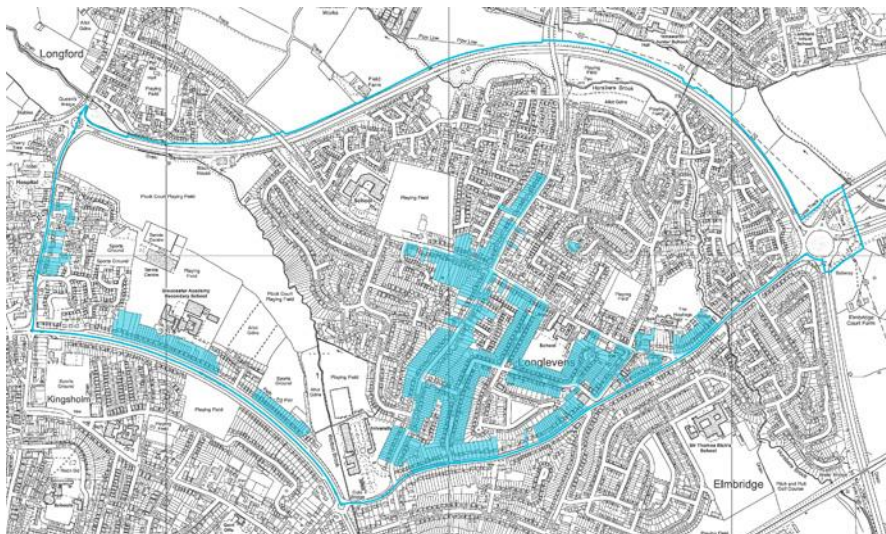
*13 Cheltenham Road – late 19th century*



*103 Oxstalls Lane – late 19th century*

## LCA02: early 20<sup>th</sup> century

### Location



This character area is located within the centre and south of Longlevens Ward. It consists of linear development along Oxstalls/Innsworth Lanes, Longford Lane, Grasmere and Windermere Roads, Wellsprings Road, Cheltenham Road, Tewkesbury Road and Estcourt Road.

### Key Characteristics

#### *Form/Origins*

Mix of detached and semi-detached houses and community buildings of early 20<sup>th</sup> century date. Majority of buildings have large rear gardens and small front gardens or yards with drives.

#### *Building Types and Former/Present Uses*

Area consists of detached and semi-detached buildings dating from around 1905 to the early 1930s. Buildings consist predominantly of houses with a small number of shops, a pub and a church. The area was formerly agricultural land.

#### *Plots and Building Lines*

Plots are generally long and narrow in size and shape but with some variation dependant on the type and age of the property. All plots have small spaces to front and larger gardens to the rear. Most have on-plot parking.

#### *Trees and Greenspaces*

Trees can be found on the edges of pavements on Estcourt Road, Wellsprings Road, Grasmere Road, Windermere Road and around Holy Trinity Church. There is also a small amount of greenspace around the Church.

#### *Public Realm*

Tarmac pavements sit at the front of plots adjacent to the tarmac surfaced road. Street lights are regularly placed but are inconsistent in design. On-plot and on-street parking occurs.

#### *Access and Connectivity*

Good access throughout the area due to the network of roads and pavements. Little connectivity within the area and the surrounding character areas due to the lack of foot and cycle paths.



## Overview

### *Grain and Density/Plot Coverage/Scale/Heights*

Densely developed area of two and three-storey detached and semi-detached housing with a church, shops and a pub. The plots are long and narrow with all of the buildings sitting towards the front of the plots with small gardens or yards adjacent to pavements and larger gardens to the rear.

### *Architectural Qualities, Periods, Detailing*

The buildings within the character area date from the early 1900s up to the early 1930s. Architecturally there is little of a distinctive nature about the houses as a whole. They are all brick built and employ a number of details such as timber in the gables, bow and square bay windows, mullioned windows, hanging tiles and string bands. Many of the buildings are rendered completely whilst others are only rendered on the first floors.

### *Materials and Colour Palettes*

Materials consist of brick with limestone and contrasting brick details, hanging tiles, timber and render. Timber is predominantly used for external decoration although there are a small number of buildings with timber-frame elements. The render has mainly been painted in various shades of white. Slate and terracotta tile have been used for roof coverings.

A number of colours of brick have been used for the main fabric of the buildings: red orange (RAL 2001), beige red (RAL 3012), oxide red (RAL 3009), copper brown (RAL 8004), red brown (RAL 8012) and orange brown (RAL 8023).

Contrasting colours of brick have been used for details such as string bands, quoins and window and door surrounds: ivory (RAL 1014), violet blue (RAL 5000), sapphire blue (RAL 5003), steel blue (RAL 5011), red brown (RAL 8012) and cream (RAL 9001).

Hanging tiles have been used on bay windows and in panels on first floors in a variety of colours: red orange (RAL 2001), tomato red (RAL 3013), reseda green (RAL 6011), signal brown (RAL 8002), copper brown (RAL 8004), red brown (RAL 8012) and pale brown (RAL 8025).

Terracotta tile was used for roof coverings in red orange (RAL 2001), signal brown (RAL 8002) red brown (RAL 8012) and mahogany brown (RAL 8016). Umbra grey (RAL 7022) slate has also been used.

## Area Qualities

*A – strong, good, character, important locally*

*B – less distinctive, contribution to local area*

A small number of buildings are architecturally distinctive and provide an interest to the character area. These buildings are included for potential local listing below.

*C- ‘anywhere’, neutral character*

As a whole the LCA02 area contains a large number of neutral buildings that are typical of early 20<sup>th</sup> century suburban development.

*D – negative*

## Potential Sites for Change

None



### Potential Sites for Local Listing

125 Cheltenham Road – late 1920s house, shop since 1940s/1950s

145 and 147 Cheltenham Road – early 1930s semi-detached houses with horseshoe shaped door openings

Holy Trinity Church, Church Road – 1933-34 church by Harold Stratton Davis, Perpendicular style windows

13 Lea Crescent – early 20<sup>th</sup> century Arts and Crafts design house

43 and 45 Old Cheltenham Road – early 20<sup>th</sup> century semi-detached three-storey house with limestone details

King Edward VII Pub, Old Cheltenham Road – early 20<sup>th</sup> century beer house

104 Oxstalls Lane – early 20<sup>th</sup> century brick villa with white brick details also front boundary wall

20 Tewkesbury Road – 1930s house

36 to 40 (even) Tewkesbury Road – early 1930s houses

### Potential Sites for Listing

None

## Photographs



145 and 147 Cheltenham Road – early 1930s



43 to 45 and King Edward VII Pub, Old Cheltenham Road – early 20th century



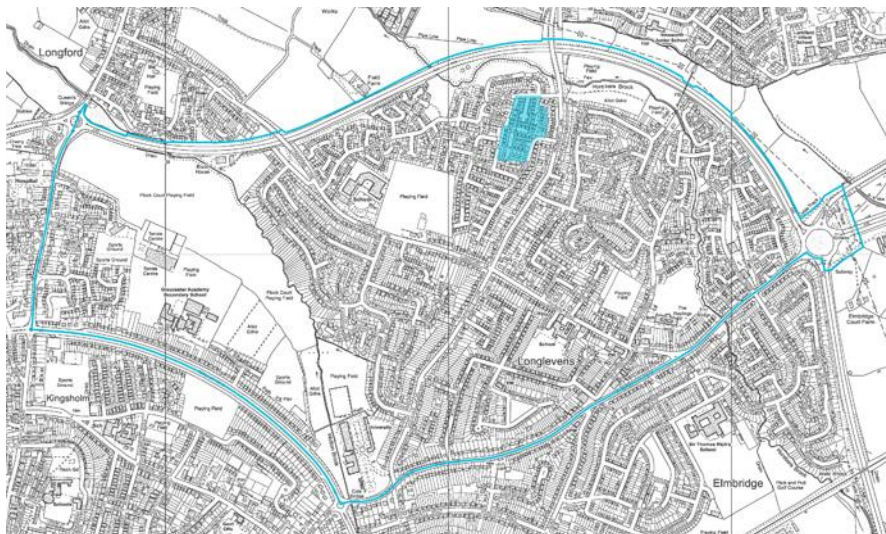
Holy Trinity Church, Church Road – 1933-34



104 Oxstalls Lane – early 20th century

### LCA03: Radburn layout housing of 1970s

#### Location



This character area is located within the north centre of the Longlevens Ward. It consists of a compact area of Radburn layout 1970s houses on Mandeville, Gifford, Mowberry and Malet Closes.

#### Key Characteristics

##### *Form/Origins*

Radburn layout housing with fronts facing onto gardens and vehicular access to the rear.

##### *Building Types and Former/Present Uses*

Currently an area of housing that has only been developed since the early 1970s. Previously this area was open agricultural land.

##### *Plots and Building Lines*

Plots are regular with gardens to the front and yards and garaging to the rear. Buildings are set back from the road and the pavement to the rear of the houses.

##### *Trees and Greenspaces*

Gardens and greenspaces are found to the frontages of the houses with small numbers of trees within them.

##### *Public Realm*

Radburn layout houses have a focus on the greenspace and gardens to the frontage of the houses leaving the roads to the rear of the properties neglected. Cars are parked on the pavements and road edge and the street scene is disjointed with differing boundary treatments. Street lighting is regular but not consistent in design. The gardens and greenspace to the front of the houses is broken by intercutting tarmac paths also with inconsistent street lighting. There is no other street furniture.

##### *Access and Connectivity*

Very good access and connectivity due to the network of streets and pavements. The footpaths running to the front of the properties allow good interconnectivity through the character area and with the surrounding streets.

#### Overview

##### *Grain and Density/Plot Coverage/Scale/Heights*

Densely covered area of two-storey semi-detached housing. The houses sit towards the rear of the plots which face onto gardens and greenspaces. The rear of the plots have vehicular access.



### *Architectural Qualities, Periods, Detailing*

All of the housing dates to the early 1970s and consists of semi-detached houses. Other than wooden panels on some of the properties, there is no architectural detailing and nothing to distinguish the buildings.

### *Materials and Colour Palettes*

Materials consist of brick and wooden panels with concrete tile used for the roofs.

Brick has been used in copper brown (RAL 8004) for the whole area with chocolate brown (RAL 8017) and terra brown (RAL 8028) concrete tile used for the roofs. Wooden panels are white painted.

### *Area Qualities*

*A – strong, good, character, important locally*

*B – less distinctive, contribution to local area*

The LCA03 area is not overly distinctive. Radburn layout housing occurs in a number of Wards across the City but it is an unusual style of housing with an inward looking layout based around footpath connected gardens and greenspaces.

*C- ‘anywhere’, neutral character*

*D – negative*

### Potential Sites for Local Listing

None

### Potential Sites for Listing

None

### Potential Sites for Change

None

## Photographs



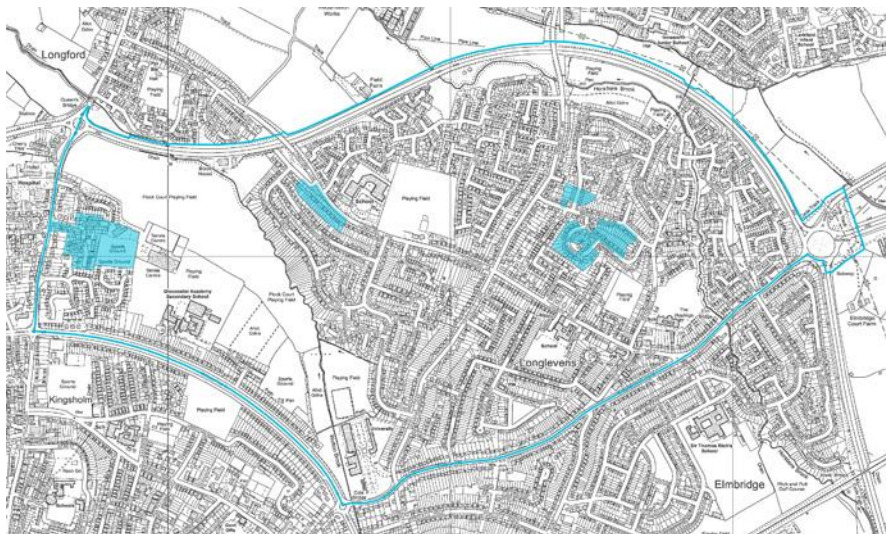
*Gifford Close*



*Malet Close*

## LCA04: 1930s to 1950s

### Location



This character area is located within three distinct areas in the Longlevens Ward. The western area consists of houses on Fairmile Gardens and Highbank Park. The central area consists of a row of houses on Longford Lane. The eastern area consists of Lea Avenue with much of Richmond Avenue and part of Brooklands Park. To the immediate north west of this is a small area comprising part of Park Avenue.

### Key Characteristics

#### *Form/Origins*

Mixed housing dating from the mid 20<sup>th</sup> century. All have small front gardens or drives and parking with larger rear gardens.

#### *Building Types and Former/Present Uses*

Area of two-storey houses constructed between the mid 1930s and mid 1950s. The area was still agricultural in nature until the mid 20<sup>th</sup> century with surrounding areas beginning to be built up from the late 19<sup>th</sup> century.

#### *Plots and Building Lines*

Plots are fairly regular in size and shape. All have some form of space at the front of the plot with larger gardens to the rear. Houses are set back from the road and pavement with later garages between properties.

#### *Trees and Greenspaces*

The only greenspaces, apart from gardens, is a small area adjacent to the road on Longford Lane and the sports ground at the end of Fairmile Gardens. There are no trees included within the area except for those around the Fairmile Gardens Sports Ground and those in private gardens.

#### *Public Realm*

Plots open onto tarmac pavements adjacent to tarmac surfaced roads. On-street parking takes place even where on-plot parking occurs. Streetlighting is regularly, but widely, spaced and is inconsistent in design.

#### *Access and Connectivity*

Streets and pavements provide good access but connectivity is poor due to the lack of foot and cycle paths.

### Overview

#### *Grain and Density/Plot Coverage/Scale/Heights*

The area is densely covered with two-storey terraced, semi-detached and detached houses that sit towards the front of the plots with gardens to the rear.



### *Architectural Qualities, Periods, Detailing*

All of the properties date from the mid 1930s to the mid 1950s. The properties are simple with little architectural detailing except for bow and bay windows, hipped roofs and recessed ground floors. The houses on Longford Lane are all 1930s with curved corner bay windows.

### *Materials and Colour Palettes*

Brick is the only material used for the fabric of the buildings with some of the buildings being completely or partly rendered and terracotta tiles used for roof coverings. One house has contrasting coloured brick window and door surrounds.

Brick has been used in beige red (RAL 3012), copper brown (RAL 8004), red brown (RAL 8012) and beige brown (RAL 8024). Contrasting brick for window and door surrounds has been used in orange brown (RAL 8023).

Terracotta roof tiles in copper brown (RAL 8004), chocolate brown (RAL 8017), mahogany brown (RAL 8016), grey brown (RAL 8019) and pale brown (RAL 8025) have been used for roof coverings.

### *Area Qualities*

*A – strong, good, character, important locally*

*B – less distinctive, contribution to local area*

The houses on Longford Lane included within the LCA04 area are 1930s in date with curved corner bay windows typical of Art Deco design. These provide the area with character different to the much more common canted bay windows seen everywhere.

*C – ‘anywhere’, neutral character*

The rest of the properties in the LCA04 area have little to distinguish them from other areas of the City and could exist anywhere.

*D – negative*

### *Potential Sites for Change*

None

### *Potential Sites for Local Listing*

151 to 189 (odd) Longford Lane – 1930s houses with curved corner bay windows

31 Richmond Gardens – late 1940s/early 1950s detached house with tall stairs window

### *Potential Sites for Listing*

None

## Photographs



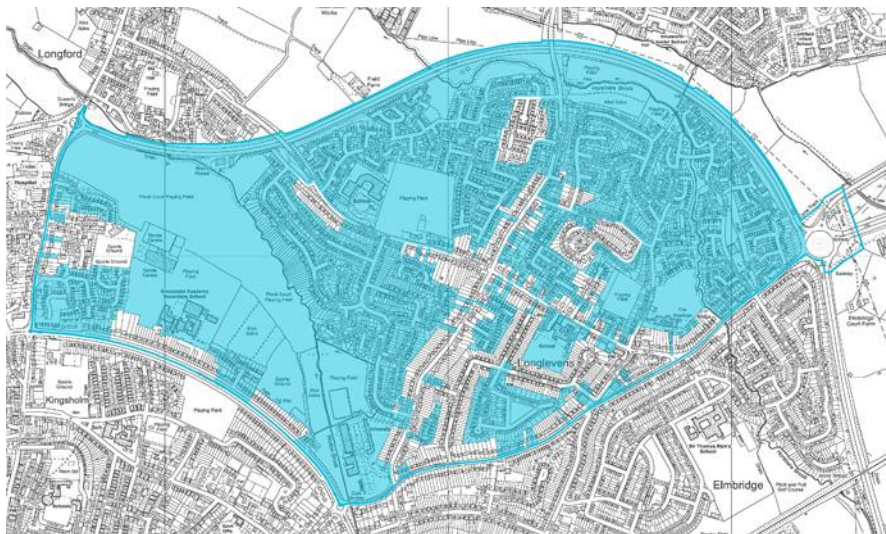
*151 to 155 (odd) Longford Lane – 1930s houses*



*31 Richmond Gardens – late 1940s/early 1950s*

## LCA05: 1950s to present

### Location



This character area covers much of the Longlevens Ward and includes large areas of greenspace along the edge of the Wotton Brook. The developed areas consist of Gambier Parry Gardens and Plock Court in the west; Beechcroft Court, Oxstalls Drive, Oxstalls Way, and streets running off them, in the centre of the Ward; Brionne Way and Little Normans, and streets running off them, in the north; Paygrove Lane/Park Avenue, Greyhound Gardens, and the streets running off them, in the east with parts of Church Road and Kendal Road and The Triangle in the south.

### Key Characteristics

#### *Form/Origins*

Area of predominantly two-storey housing, some bungalows and three-storey houses and community buildings with areas of greenspace. The whole area dates from the mid 20<sup>th</sup> century to the early 21<sup>st</sup> century.

#### *Building Types and Former/Present Uses*

Area of housing mainly of two-storeys with a church, schools, pubs, shops and large areas of playing fields. All has been developed from the mid 1950s to the present day on land that was previously agricultural and allotments.

#### *Plots and Building Lines*

Plots vary in size and shape dependant on age, location and status of structure it contains. Almost all have small areas to the front of the property that are used as gardens, yards or for on-plot parking. The properties are all set back from roads and pavements and contain single, two or three-storey buildings.

#### *Trees and Greenspaces*

Large areas of greenspace exist within the character area, particularly the Plock Court Playing Fields along the edge of the Wotton Brook but also areas around the schools and along the Horsebere Brook. Trees exist within the greenspaces and also on a number of the streets, such as Gambier Parry Gardens. There are also some areas of allotments off Estcourt Road, Estcourt Close and Park Avenue.



### *Public Realm*

Plots mainly open onto tarmac streets and pavements but there are areas of brick road surfaces and resin-set-gravel surfaces in the character area. On-street parking takes place in most streets even though the provision of on-plot parking is high. Street lighting is regular throughout the area but is inconsistent in design. Metal fencing borders a number of greenspaces and also surrounds a children's play area on Greyhound Gardens.

### *Access and Connectivity*

Access and connectivity is very good due to the network of roads and pavements. Foot and cycle paths provide good connectivity through greenspaces and between streets.

## Overview

### *Grain and Density/Plot Coverage/Scale/Heights*

Much of the character area is densely covered with single, two and three-storey housing. There are also large areas of greenspace of playing fields and allotments and a church, shops, schools, garage, petrol station and pubs. The houses are detached, semi-detached, terraced, bungalows and chalet-style bungalows and sit towards the front of the plots with small amount of space to the front and larger spaces to the rear.

### *Architectural Qualities, Periods, Detailing*

All of the buildings date from the mid 1950s to the present day and architecturally there is little of a distinctive nature about them as a whole. Small numbers of houses have hanging tiles or string bands and quoins. Some are rendered, completely or only the first floor, some have bay windows and some have mock timber-framing on the first floors.

### *Materials and Colour Palettes*

Materials consist of brick, timber and concrete tiles for the roofs. Timber, limestone and contrasting brick have been used for architectural details. Render has been used in places and has been painted in various shades of white and cream.

A number of colours of brick have been used for the main fabric of the buildings in the character area: beige (RAL 1001), sand yellow (RAL 1002), brown beige (RAL 1011), red orange (RAL 2001), beige red (RAL 3012) salmon pink (RAL 3022), red brown (RAL 8012) and beige brown (RAL 8024).

Contrasting colours of brick have been used for architectural detail such as quoins, window lintels and cills and plinth or string bands: violet blue (RAL 5000), sapphire blue (RAL 5003), grey blue (RAL 5008) and red brown (RAL 8012).

Hanging tiles occur in a small number of places but a large variety of colours have been used: grey beige (RAL 1011), red orange (RAL 2001), black red (RAL 3007), brown red (RAL 3011), coral red (RAL 3016), olive green (RAL 6003), copper brown (RAL 8004), chocolate brown (RAL 8017), beige brown (RAL 8024) and terra brown (RAL 8028).

Concrete tile for the roof coverings has also been used in a number of colours: brown beige (RAL 1011), blue grey (RAL 7031), signal brown (RAL 8002), copper brown (RAL 8004), chocolate brown (RAL 8017), grey brown (RAL 8019), pale brown (RAL 8025) and terra brown (RAL 8028).

### Area Qualities

*A – strong, good, character, important locally*

*B – less distinctive, contribution to local area*

A small number of the buildings are architecturally distinctive and provide an interest to the character area. These buildings are listed below.

*C- ‘anywhere’, neutral character*

As a whole, the LCA05 character area contains a large number of neutral buildings that can be found anywhere across the City and the country.

*D – negative*

### Potential Sites for Change

None

### Potential Sites for Local Listing

The Greyhound, Greyhound Gardens – late 20<sup>th</sup> century pub with limestone details

Glevum Inn, 60 Oxstalls Way – late 1950s/1960s public house

### Potential Sites for Listing

None

## Photographs



*The Greyhound, Greyhound Gardens – late 20th century pub*

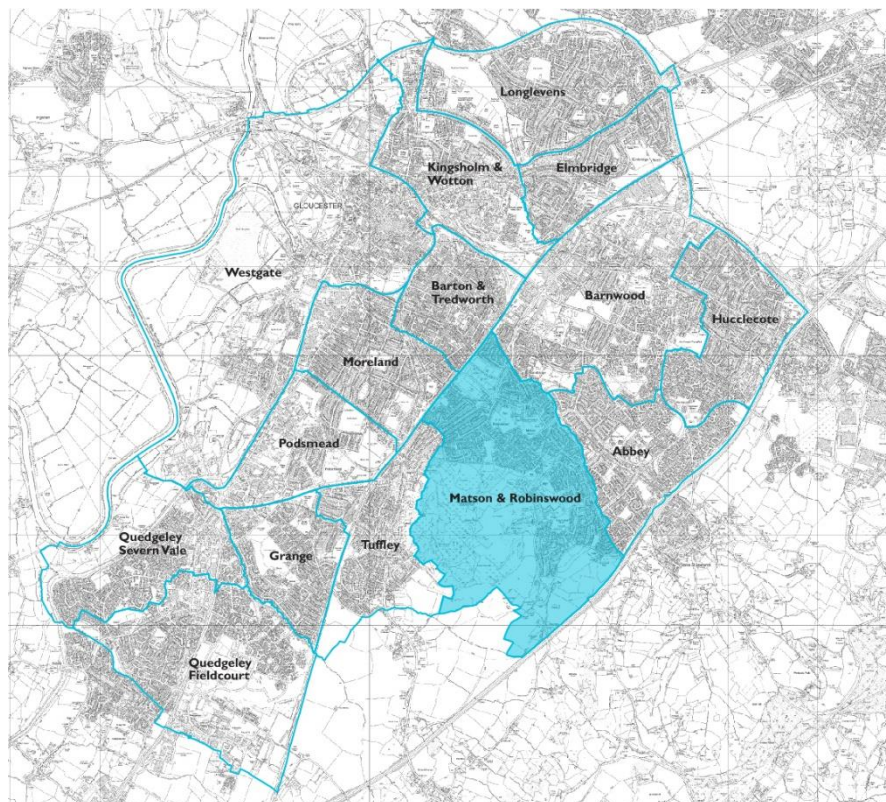


*Glevum Inn, 60 Oxstalls Way – late 1950s/1960s public house*



## 4.9 Ward: Matson and Robinswood

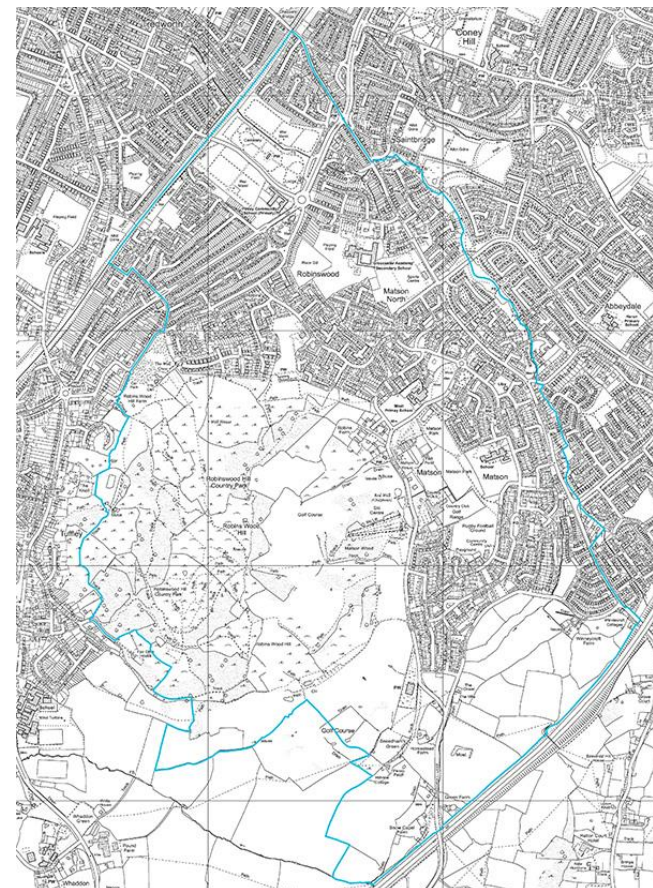
### Location



Matson and Robinswood Ward is located to the south east of the City. The southern boundary abuts the M5 and the north boundary runs along the railway line. Robinswood Hill dominates the central area of the Ward and heavily influences the built form of Matson and Robinswood, with residential development wrapping around much of the foot of the hill.

Winneycroft Farm, with its area of open farmland to the south of the buildings, forms the southern boundary of the main built up area.

### General character of the Area



Matson and Robinswood Ward is largely residential in character, with the built form being heavily influenced by Robinswood Hill, which dominates the south western area of the ward. There are a wide variety of different

property ages and types, from the post-war 1950s local authority housing around Matson Avenue, to newer 1970s/1980s properties to the north of the Hill.

In addition to Robinswood Hill, an area of agricultural land lies to the southernmost area of the ward, including Winneycroft Farm, Homestead Farm and Snow Capel Farm. This area forms an important gap between the main built up area of Gloucester and the M5 motorway to the south.

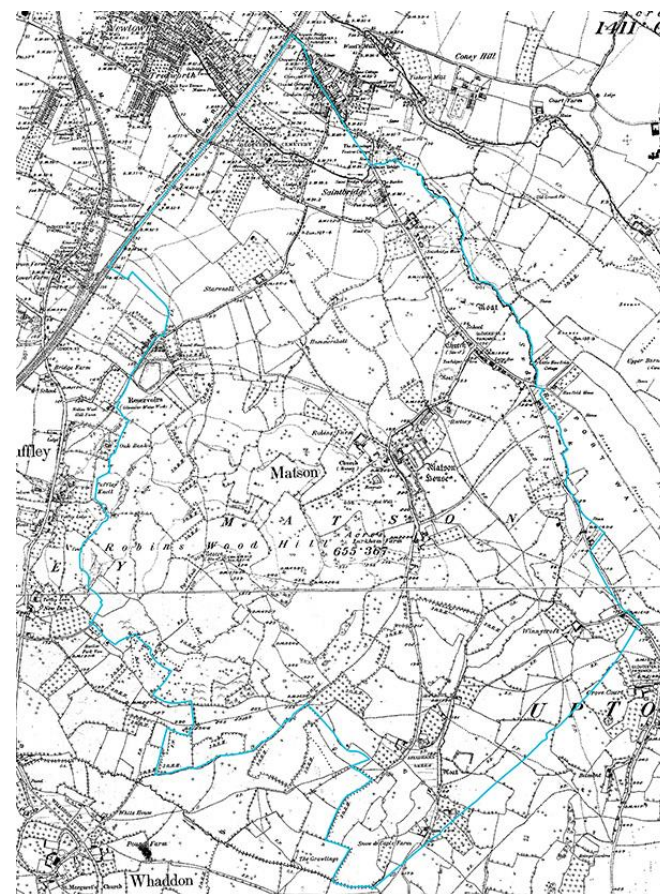
## Historical Development

Archaeological investigations on Robinswood Hill have found evidence of Iron Age pottery which suggests that there may have been a settlement on Robinswood Hill prior to the Roman. Following the establishment of Roman Gloucester springs on the hill are thought to have supplied much of the City's drinking water. Painswick Road in the north east of the ward follows the route of the Roman road known as the Portway which runs southeast from Gloucester town centre.

During the medieval period Robinswood Hill was predominantly unoccupied and aerial photographs have shown extensive ridge and furrow extending across the hill side showing that much of the hill was under arable cultivation during at that time. As in the Roman period the springs near the top of the hill were utilised to provide water for the City of Gloucester. These springs were harnessed as a source of water by the Benedictine Abbey of St. Peter, the priory of Greyfriars and the Augustinian Llanthony Secunda Priory. Today medieval structures survive on Robinswood Hill including the Matson Well, the Well Cross and the Monk's well. It is unclear if all of these structures are in their original positions.

Unlike the Hill, Matson was fairly heavily populated during the medieval period with a village at Matson based around the manor house and

church. Two medieval moated sites survive within the Ward; both are scheduled monuments, one to the north of Matson and the other at Sneedham's Green in the south. Whilst today both sites survive only as earthworks they originally would have been fairly high status residences such as manor houses, large farm houses or hunting lodges. A third moated site, which no longer survives, is recorded near to Awebridge Way.





The 1886 1<sup>st</sup> edition Ordnance Survey shows the Ward during that period as being predominantly rural with a mix of open farmland and occasional orchards. The main focus of settlement is located at Matson and along the Painswick Road. The very north of the ward also contains Gloucester cemetery.

The 1923 Ordnance Survey map shows some very limited residential development in the north of the ward but the area is otherwise largely unchanged from 1886. By 1936 the northern part of the ward, between Robinswood Hill and the Cemetery, had been entirely developed for residential use primarily with terraced housing. There had also been some infilling along Cotteswold Road. By 1955 extensive residential development had been undertaken in the south east of the ward on land between Matson and Painswick Road. The 1955 map also shows the WWII army camp at the foot of Robinswood Hill known as Reservoir Camp although this has long since been removed and developed over.

Since 1955 the area to the north and east of Robinswood Hill has been gradually developed for residential housing. Robinswood Hill itself remains largely undeveloped, indeed the chief difference with the hill in 1886 is that the hill is now comparatively heavily wooded where previously it was mainly open grassland.

### Conservation Areas

A large portion of the south of the Ward, including Robinswood Hill, has been set aside as a Landscape Conservation Area (LCA).

### Scheduled Monuments

NHLE1016870 – Matson moated site. Oval shaped moat enclosing large island with surviving earthworks

NHLE1019399 – Sneedham's Green moated site. Sub-rectangular moat enclosing large island with surviving earthworks.

### Listed Buildings

NHLE1245086 – Winnycroft Farmhouse, Winnycroft Lane. Late 18<sup>th</sup> century farmhouse of red brick with projecting plinth and corbelled eaves.

NHLE1245087 – Barn, Winnycroft Farm. Later 18<sup>th</sup> century barn and stables, weatherboarded timber-frame on courses limestone rubble plinth.

NHLE1245088 – Cider house and byre, Winnycroft Farm. Late 18<sup>th</sup> century, weatherboarded timber-frame on high brick plinth.

NHLE1245660 – Well Cross, Robinswood Hill Country Park. 12<sup>th</sup> century well head, rectangular structure of dressed oolitic limestone with cross on top, part of St Peter's Abbey water supply.

NHLE1245661 – Well House, Robinswood Hill Country Park. 12<sup>th</sup> century well head, rectangular structure of dressed oolitic limestone, part of St Peter's Abbey water supply.

NHLE1245678 – The Cottage, 230 Painswick Road. Early 17<sup>th</sup> century timber-frame house with painted brick and thatched roof.

NHLE1245679 – Saintbridge House, Painswick Road. Rebuilt 1835 but incorporating part of earlier house at rear.

NHLE1245729 – Gloucester Country Club, Matson Lane. Former farmhouse of Larkham Farm, c1600 with 19<sup>th</sup> century additions, timber-frame and dressed stone.



NHLE1245730 – Matson House and Wall, Matson Lane. Former manor house of c1575 with additions and alterations of c1785 and early 19<sup>th</sup> century, stone with moulded string courses and dressed stone quoins.

NHLE1245731 – Boundary wall to Matson House, Matson Lane. Late 18<sup>th</sup> century dressed stone wall with weathered stone coping.

NHLE1245732 – Former stable block, Matson House, Matson Lane. Late 18<sup>th</sup> century stables and servant's cottages of dressed stone and brick.

NHLE1271585 – Cemetery chapels, Cemetery Road. Decorated Gothic style, two parallel chapels of 1857 by Medland Maberly.

NHLE1379929 – St Aldate's Church, Finlay Road. Reinforced concrete church with timber hyperbolic paraboloid roof clad in copper, 1959-61 by Potter and Hare.

NHLE1419823 – Matson War Memorial, St Katharine's Churchyard. 1<sup>st</sup> World War memorial of 1920 by F S Waller with carvings by A Maud Parsons.

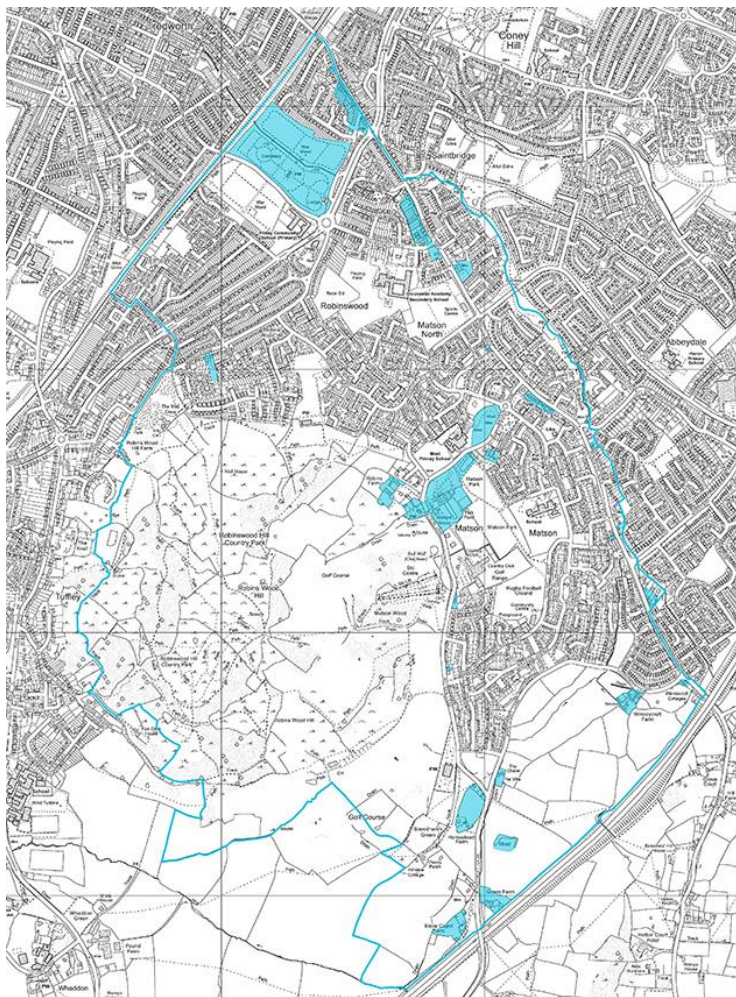


LCA (green), Scheduled Monuments (red), Listed Buildings (orange)

## 4.9.1 Matson and Robinswood Ward Character Areas

### MRCA01: 19<sup>th</sup> century and earlier settlement

#### Location



This character area is located in a line down the centre of the Matson and Robinswood Ward roughly following the routes of Painswick Road, Winnycroft Lane and Matson Lane. There are two concentrations, at Saintbridge in the north and at Matson in the centre. Includes Gloucester Old Cemetery, St Katharine's Church and the two moats of Matson and Sneedham's Green.

#### Key Characteristics

##### *Form/Origins*

Domestic properties and buildings with other functions dating from the 19<sup>th</sup> century earlier.

##### *Building Types and Former/Present Uses*

Area of housing with a church, mission chapel, moated sites, cemetery, farms, shop, dentist and vets built on previously open landscape and agricultural land from the 16<sup>th</sup> century through to the end of the 19<sup>th</sup> century.

##### *Plots and Building Lines*

Plots are irregular in size and shape. Those with houses mainly are set at the front with gardens to the rear and are terraced or semi-detached.

##### *Trees and Greenspaces*

The largest greenspace in the Ward is Robinswood Hill, apart from that there are greenspaces around St Katharine's Church, the farms, the moated sites and at Gloucester Old Cemetery. There are trees at all of the greenspaces and also around Matson House and the enclosure at Sneedham's Green. Trees can also be found along Tredworth Road, Matson Lane, Winnycroft Lane and in places on Painswick Road.



### *Public Realm*

Plots face onto tarmac pavements which are adjacent to tarmac surfaced roads. Victorian housing has no provision for on-plot parking and cars are parked on the road side even when the streets are narrow. Street lighting is regular but is inconsistent in design. There is no other street furniture, but telegraph poles are dominant.

### *Access and Connectivity*

Access is good where roads and pavements exist, but connectivity is limited due to the lack of foot and cycle paths. Footpaths exist within Gloucester Old Cemetery but do not link to other areas.

## Overview

### *Grain and Density/Plot Coverage/Scale/Heights*

Where the buildings consist of houses, they are densely packed. The houses are Victorian terraces, detached and semi-detached properties. All have small yards to the front with larger rear gardens and are two-storeyed.

### *Architectural Qualities, Periods, Detailing*

All buildings were built between the 16<sup>th</sup> century and around 1900 with a large proportion being mid to late 19<sup>th</sup> century in date. They have a number of architectural details typical of the period of construction. Voussoirs, stone lintels, shouldered-arched and segmental-arched window and openings, dentilated eaves, canted bay windows, recessed front doors and contrasting brickwork are all common.

### *Materials and Colour Palettes*

Brick and limestone are used as the main fabrics of the buildings with brick the most common. Contrasting brickwork has been used for architectural detail such as string bands, window and door lintels and

eaves courses. Limestone has also been used for lintels. The roofs are covered in slate, ceramic or concrete tiles and many buildings have rendered and painted. There are also occasional timber-frame buildings, some thatched, and some farm buildings have been roofed in corrugated iron or corrugated concrete-asbestos.

A small number of colours of brick have been used as the main fabric of the buildings: copper brown (RAL 8004), red brown (RAL 8012) and orange brown (RAL 8023).

Contrasting colours have been used in light ivory (RAL 1015), sapphire blue (RAL 5003), grey blue (RAL 5008) and steel blue (RAL 5011).

Umbra grey (RAL 7022), signal brown (RAL 8002), copper brown (RAL 8004), chocolate brown (RAL 8017), grey brown (RAL 8019) and terra brown (RAL 8028) ceramic tiles have been used.

Slate in mouse grey (RAL 7005), basalt grey (RAL 7012) and slate grey (RAL 7015) has been used for materials with concrete tiles in umbra grey (RAL 7022), signal brown (RAL 8002), mahogany brown (RAL 8016) and grey brown (RAL 8019).

Render has been painted in various shades of white and cream with occasional uses of unusual colours such as pastel orange (RAL 2003) and pastel green (RAL 6019).



## Area Qualities

### *A – strong, good, character, important locally*

The buildings around St Katharine's Church are very distinctive and unique giving the area a good historic character. This is recognised by a number of them being listed.

### *B – less distinctive, contribution to local area*

The 19<sup>th</sup> century buildings of the majority of the MRCA01 area are distinctive but not uncommon. They provide a positive contribution to the character of the area.

### *C- 'anywhere', neutral character*

### *D – negative*

## Potential Sites for Change

Many of the historic buildings have had unsympathetic changes made to them, such as UPVC windows in place of original sashes or casements. When these are due to be updated, the sashes or casements should be replaced.

## Potential Sites for Local Listing

6-24 Cemetery Road – terrace of late 19<sup>th</sup> century brick houses with polychrome brick string bands and eaves courses, matches adjacent Mission Chapel.

St Katharine's Church, Matson Lane – medieval origin now all 19<sup>th</sup> century. Chancel 13<sup>th</sup> century style of 1851-2 by F S Waller, nave Early English style of 1893-4 by Waller and Son.

Former Rectory (now Taylor House), Matson Lane – Stone building with prominent gables in Tudor style by Waller and Son in 1878-9

Gate piers, adj. School Lodge, Matson Lane – early 19<sup>th</sup> century stone gate piers with lancet arches to each face

School Lodge, Matson Lane – lodge for Matson House of c1900, brick with timber gables and casement windows.

Matson House Gardens, Matson Lane – 18<sup>th</sup> century gardens surrounding 16<sup>th</sup> century house

29 and 31 Matson Lane – pair of semi-detached brick houses of late 19<sup>th</sup> century with checkerboard polychrome brick string band

Mission Chapel, Painswick Road – built c1900, red brick with polychrome brick bands and window and door openings, matches adjacent terrace.

70 to 82 (even) Painswick Road – terrace of mid to late 19<sup>th</sup> century houses with blue brick lintels, cill bands and eaves and shouldered-arched openings

84 Painswick Road – date stone says 'The Oaklands 1885', red brick villa with original porch and decorative stone lintels

172, 174 and 176 Painswick Road – three detached brick villas of late 19<sup>th</sup> century with square brick porches and the same stone lintels.

204 Painswick Road – marked with 'Wilhelm Cottage 1884', brick detached villa

Gothic Villas, 210 – 216 (even) Painswick Road – two pairs of late 19<sup>th</sup> century semi-detached brick houses in Gothic style

351 Painswick Road – marked ‘Brookville Cottage’, early 19<sup>th</sup> century brick house with north wall of coursed limestone

353 Painswick Road – marked with ‘Wood Bine Cottage’, late 18<sup>th</sup> century or early 19<sup>th</sup> century coursed limestone detached house

Willow Cottage, 435 Painswick Road – late 18<sup>th</sup> century or early 19<sup>th</sup> century coursed limestone house with mullioned windows and timber and stone porch

441 Painswick Road – marked ‘Clanmoor Cottage’ – late 18<sup>th</sup> century or early 19<sup>th</sup> century coursed limestone house, formerly two houses

99 Reservoir Road – late 19<sup>th</sup> century brick villa with stone mullioned windows and prominent timber gable

101 and 103 Reservoir Road – late 19<sup>th</sup> century pair of semi-detached brick villas with stone window lintels and prominent timber gables.

Snow Capel Farmhouse, Winnycroft Lane – early 19<sup>th</sup> century or earlier, completely roughcast with dormer windows and later porch

Snow Capel Farm, Winnycroft Lane – brick farm buildings of early 19<sup>th</sup> century or earlier, probably shelter shed and stables; also late 19<sup>th</sup> century timber-frame hay store

### Potential Sites for Listing

Gothic Villas, 210 – 216 Painswick Road are two pairs of Gothic style semi-detached houses that are typical of this style of building. As well as the pointed arched windows they have side entrances with tiled porches held by bracketed columns. Only number 210 has had its casement windows replaced with UPVC glazing.

## Photographs



*St Katharine's Church, Matson Lane – medieval origin now all 19th century*



*Gothic Villas, 210 to 216 (even) Painswick Road –late 19th century*



*Mission Chapel, Painswick Road and 6-24 Cemetery Road – late 19th century*

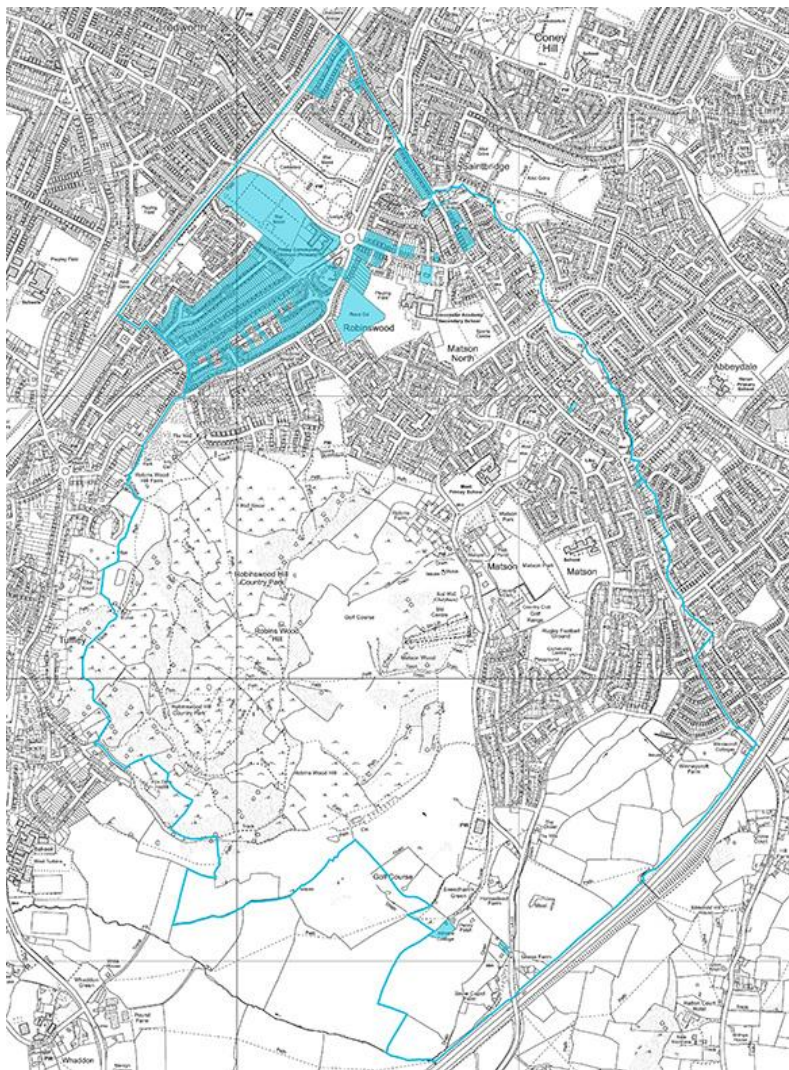


*Willow Cottage, 435 Painswick Road – late 18th century or early 19th century*



## MRCA02: Early 20<sup>th</sup> century

### Location



This character area is concentrated in the north west of the Matson and Robinswood Ward with outlying sections along Painswick Road. The main concentration consists of Reservoir Road, Beaufort Road, Finlay Road and Sapperton Road. It includes Finlay Community School, an extension to Gloucester Old Cemetery and some shops along with the houses.

### Key Characteristics

#### *Form/Origins*

Densely built area of housing with a school cemetery and shops dating from early 20<sup>th</sup> century.

#### *Building Types and Former/Present Uses*

It consists of mixed detached and semi-detached houses built on what was previously agricultural land. The properties were built between 1900 and the mid 1930s. Those of Reservoir Road, Beaufort Road, Finlay Road and Sapperton Road are all Council houses of the late 1920s.

#### *Plots and Building Lines*

All plots are similar in size and shape with the buildings situated closer to the pavements and roads with gardens to the rear. The houses are all two-storeys in height.

#### *Trees and Greenspaces*

Greenspaces can be found at the cemetery, at the school and at the Saintbridge Recreation Ground off Reservoir Road. Small patches of greenspace can also be found on Sapperton Road and Beaufort Road and along Finlay Road. As well as in gardens and greenspaces, trees can be seen along Finlay Road, Reservoir Road and in patches on Painswick Road.

### *Public Realm*

Tarmac pavements lie to the front of the properties adjacent to tarmac surfaced roads. On-street parking takes place across much of the area despite most plots have provision for on-plot parking. Street lights are regularly placed but are inconsistent in design with some swan-neck 1930s lights still existing on Marlborough Road.

### *Access and Connectivity*

Good access due to the network of roads and pavements although interconnectivity is limited due to the lack of foot and cycle paths.

## Overview

### *Grain and Density/Plot Coverage/Scale/Heights*

The area is densely covered with two-storey houses which sit at the front of the plots with gardens to the rear. All properties are semi-detached or detached.

### *Architectural Qualities, Periods, Detailing*

All structures date from 1900 to the mid 1930s and include elements of Arts and Crafts style in places. Details include semi-circular bow windows, semi-circular head door openings, mock timber-framing, canted and square bay windows and string bands.

### *Materials and Colour Palettes*

Materials used consist of brick for the main fabric with a small amount of contrasting brick used for plinth courses. Limestone has been used for window and door lintels. Hanging tiles are common along with timber in gables, both mock timber-framing and horizontal timbers. Many of the buildings have been rendered or roughcast on the first floors. The roof have been covered with concrete tile, ceramic tile or slate.

A number of colours of brick have been used for the main fabric of the buildings: brown red (RAL 3012), signal brown (RAL 8002), copper brown (RAL 8004), sepia brown (RAL 8014), orange brown (RAL 8023) and beige brown (RAL 8024).

Grey blue (RAL 5008) was used for contrasting colour brick detail of plinth courses.

Hanging tiles have been used in a number of colours: beige (RAL 1001), tomato red (RAL 3013), coral red (RAL 3016) oriental red (RAL 3031), red brown (RAL 8012), grey brown (RAL 8019) and beige brown (RAL 8024).

Roofs have been covered in concrete tiles in grey brown (RAL 8019), pale brown (RAL 8025) and terra brown (RAL 8028); ceramic tiles in signal brown (RAL 8002) and copper brown (RAL 8004) and slate in squirrel grey (RAL 7000), slate grey (RAL 7015) and dusty grey (RAL 7037).

Timber has been painted in various dark shades or white and render has been painted in shades of white and cream.

## Area Qualities

*A – strong, good, character, important locally*

*B – less distinctive, contribution to local area*

*C- ‘anywhere’, neutral character*

The buildings within the MRCA02 area are not particularly distinctive. They are typical of their period and can be found across the city and country.

*D – negative*

### Potential Sites for Change

None

### Potential Sites for Local Listing

62 and 64 Finlay Road – late 1920s pair of semi-detached houses of brick with tiled roof which continues to create porch over front door with bracketed columns and cornice.

145 Painswick Road – 1930s detached house with full-height canted bay window with surviving original stained glass in door and bay window

161 to 175 Painswick Road – early 20<sup>th</sup> century Arts and Crafts style row of paired semi-detached houses with square bays

181 Painswick Road – detached early 20<sup>th</sup> century house with canted bay window, decorative window and door lintels and moulded string course

Finlay Community School, Tredworth Road – U-plan brick school with pantile roofs, 1931-2 by H F Trew

### Potential Sites for Listing

None



## Photographs



62 and 64 Finlay Road – late 1920s



181 Painswick Road – early 20th century



161 to 171 (odd) Painswick Road – early 20th century

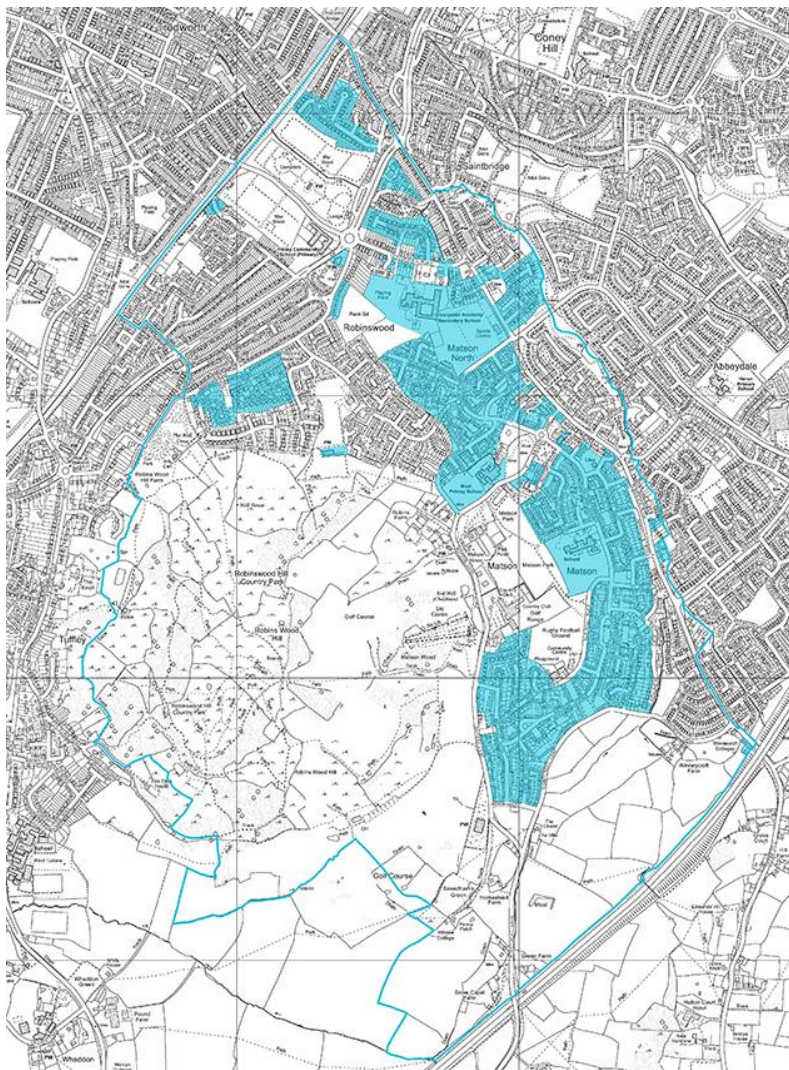


Finlay Community School, Tredworth Road – 1931-2



## MRCA03: Mid to late 20<sup>th</sup> century

### Location



This character area is located to the east and north of Robinswood Hill. The largest area consists of Matson Avenue/Norbury Avenue, Penhill Road, Badminton Road, Juniper Avenue, Underhill Road, Winsley Road, Red Well Drive, Birchall Avenue, Hill Hay Road, Brazeley Road and a number of smaller streets leading off these. To the north of Robinswood Hill are smaller isolated areas of development on Marlborough Road, Teddington Gardens, Aycote Close, Saintbridge Close and Sudbrook Way, Reservoir Road, Ashmore Road, Darwin Road and Robinswood Gardens.

### Key Characteristics

#### *Form/Origins*

A mix of housing with small front gardens or on-plot parking and larger rear gardens dating from the mid to late 20<sup>th</sup> century.

#### *Building Types and Former/Present Uses*

Area of domestic properties with two schools, three churches, a library and other community functions. The domestic properties consist of bungalows, two-storey detached, semi-detached and terraced houses and three and four-storey blocks of flats. The buildings were constructed on agricultural land between the mid 1930s and the mid 1970s.

#### *Plots and Building Lines*

Plots are variable in size and shape dependant on the status of the structure with larger plots being used for detached and semi-detached properties. Most have smaller spaces to the front and larger gardens to the rear.

#### *Trees and Greenspaces*

Greenspace can be found around the schools, the library and blocks of flats. There are also areas of space on Garnalls Road, Matson Avenue, Penhall Road, Red Well Road, Robinswood Gardens, St Peter's Road and

Winnycroft Lane. Trees can be found in gardens, in greenspaces and on Matson Avenue, Matson Lane and Winnycroft Lane.

### *Public Realm*

Plots open onto tarmac pavements which are adjacent to tarmac paved roads. On-street parking takes place in some areas even where on-plot parking is provided. Street lighting is regularly placed but varies in design.

### *Access and Connectivity*

Street and pavements provide good access and the provision of foot and cycle paths allows interconnectivity throughout the area and with adjoining areas.

## Overview

### *Grain and Density/Plot Coverage/Scale/Heights*

The area is densely covered with buildings sitting towards the front of plots and having gardens to the rear. Smaller spaces are included to the front of the properties for gardens, yards or driveways. The buildings are mainly two-storeys in height but also include single storey bungalows and three and four storey blocks of flats. The schools and library are all low level.

### *Architectural Qualities, Periods, Detailing*

All of the buildings were constructed between the mid 1930s and the mid 1970s and consist of a mix of detached, semi-detached and terraced houses and bungalows with taller blocks of flats. There is little decoration on the properties with the exception of the use of hanging tile or wood panels and the occasional use of applied timber decoration. Architectural details are limited to the use of square, canted or bow bay windows and the occasional use of polychrome brickwork for plinth courses and door openings.

### *Materials and Colour Palettes*

Brick is used for the main fabric of all buildings, including the churches and schools, with contrasting brick also being used. Hanging tiles and stained wood panels have been used for external decoration. Some contrasting and polychrome brickwork has been used for door openings and plinth courses. A large number of the buildings have been rendered and painted in shades of white or cream, including all of the blocks of flats. Some crushed shell harling has also been used. Roofs have been covered with either concrete or ceramic tile.

A number of colours of brick have been used for the main fabric of the buildings: beige (RAL 1001), brown beige (RAL 1011), ivory (RAL 1014), grey beige (RAL 1019), red orange (RAL 2001), beige red (RAL 3012), copper brown (RAL 8004) and orange brown (RAL 8023).

Contrasting colours of brick have been used for plinth courses, door openings and window lintels in beige (RAL 1001), sapphire blue (RAL 5003), steel blue (RAL 5011) and graphite grey (RAL 7024).

Hanging tiles have been used in many places and in a number of colours: brown beige (RAL 1011), brown red (RAL 3011), tomato red (RAL 3013), coral red (RAL 3016), raspberry red (RAL 3027), reed green (RAL 6013), slate grey (RAL 7015), green brown (RAL 8000), copper brown (RAL 8004), nut brown (RAL 8011), red brown (RAL 8012), mahogany brown (RAL 8016), chocolate brown (RAL 8017), grey brown (RAL 8019), beige brown (RAL 8024), pale brown (RAL 8025) and terra brown (RAL 8028).

Wood panels and applied wood decoration have been used on the frontages of some of the houses and stained in brown red (RAL 3011), tomato red (RAL 3013), copper brown (RAL 8004), red brown (RAL 8012), mahogany brown (RAL 8016) and chocolate brown (RAL 8017).



Concrete tile has been used for roof covering in mouse grey (RAL 7005), beige grey (RAL 7006), brown grey (RAL 7013), copper brown (RAL 8004), grey brown (RAL 8019), pale brown (RAL 8025) and terra brown (RAL 8028). Ceramic tile has only been used in three colours: signal brown (RAL 8002), copper brown (RAL 8004) and pale brown (RAL 8025).

### Area Qualities

*A – strong, good, character, important locally*

*B – less distinctive, contribution to local area*

*C- ‘anywhere’, neutral character*

The properties within the MRCA03 area have little to distinguish them from other areas of the country and could exist anywhere.

*D – negative*

### Potential Sites for Listing

None

### Potential Sites for Change

None

### Potential Sites for Local Listing

St Augustine of Canterbury Church, Matson Lane – Roman Catholic church designed by Egbert Leah in 1962. Pale brick with apsed baptistry and stained glass partly by Pierre Fourmaintraux.

One Church Gloucester, The Butts – former gymnasium, last surviving building of Robinswood Barracks (Reservoir Camp). Brick building with large side windows

## Photographs



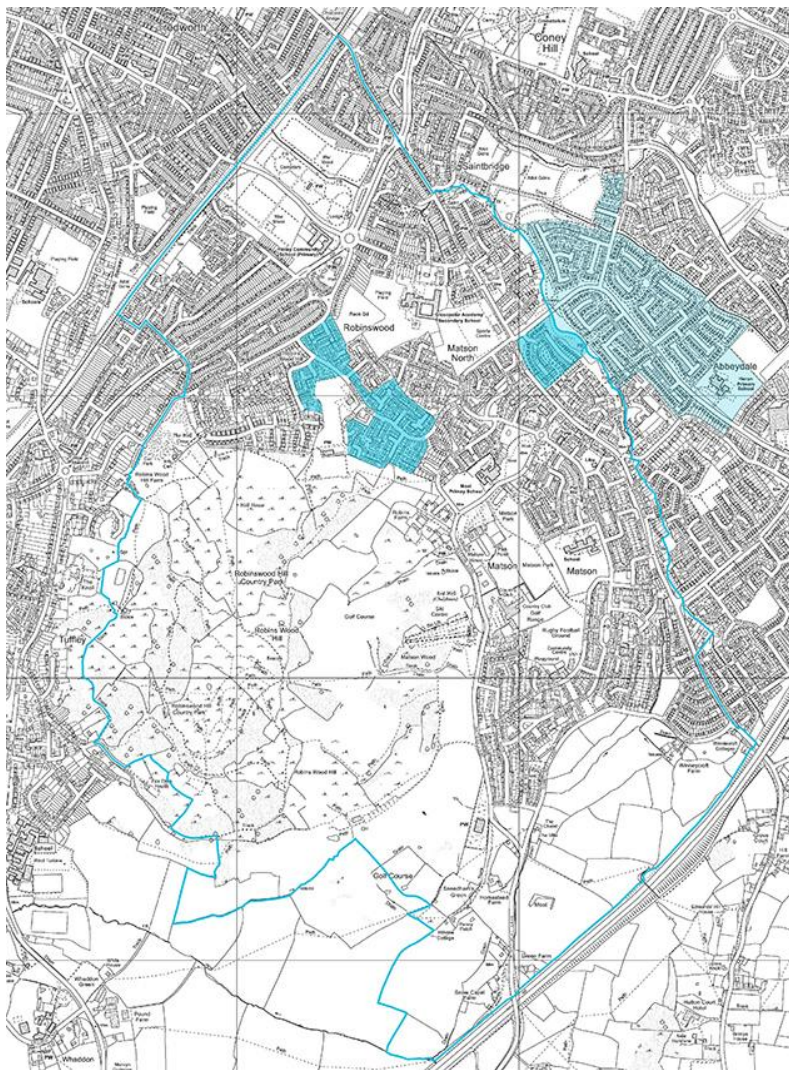
*St Augustine of Canterbury Church, Matson Lane - 1962*



*One Church Gloucester, The Butts - 1939*

## MRCA04: Radburn layout housing

### Location



This character area is located in the north east and centre of Matson and Robinswood Ward. The eastern area is a continuation of a larger area located within Abbey Ward. The Matson and Robinswood area consists of Linnet Close. The central area consists of Woodruff Close, Vetch Close, Campion Close, Melick Close, Saffron Close, Foxtail Close and Broom Bungalows.

### Key Characteristics

#### *Form/Origins*

Radburn layout housing with fronts facing onto pedestrianised green space and vehicular access to the rear.

#### *Building Types and Former/Present Uses*

It is currently an area of domestic housing and but has only been developed since the late 1970s. Previous to this the eastern area was open farmland and much of the central area was part of the Robinswood Barracks.

#### *Plots and Building Lines*

Plots are regular with open space to the front and gardens and garaging to the rear. Buildings are set back from the road and the pavement to the rear of the houses

#### *Trees and Greenspaces*

Green spaces are found to the frontages of the houses with small numbers of trees within them and larger numbers around the edges of the character area on Painswick Road and along the edges of the Sud Brook, the Ward boundary.



### *Public Realm*

Radburn layout houses have a focus on the green space to the frontage of the houses leaving the roads to the rear of the properties neglected. Cars are parked on the pavements and road edge. Street lighting is limited and not consistent. The green space to the front of the houses is broken by intercutting tarmac paths also with limited inconsistent street lighting. There is no other street furniture.

### *Access and Connectivity*

Very good access due to the network of streets, pavements and foot and cycle paths.

## Overview

### *Grain and Density/Plot Coverage/Scale/Heights*

The area is densely covered with housing of two-storeys and some bungalows. The houses are located to the one end of the plots with gardens and back plots facing the roads.

### *Architectural Qualities, Periods, Detailing*

All of the housing dates from the 1970s but consist of some terraced and some semi-detached houses. Architecturally they are not distinctive with little detail.

### *Materials and Colour Palettes*

Materials consist of brick and hanging tiles with concrete tile roofs. Some timber and stone cladding has been used.

A number of colours of brick have been used for the main fabric of the buildings: brown beige (RAL 1011), red orange (RAL 2001), beige red (RAL 3012), copper brown (RAL 8004), nut brown (RAL 8011), red brown (RAL 8012) and mahogany brown (RAL 8016).

Some of the houses have vertical hanging tile treatment on the first floors in ivory (RAL 1014), green grey (RAL 7009), chocolate brown (RAL 8017) and grey brown (RAL 8019).

Timber cladding has been used in place of tiles in ivory (RAL 1014) and traffic white (RAL 9016).

Concrete roof tiles occur in umbra grey (7022), grey brown (RAL 8019) or terra brown (RAL 8028).

Garage doors are painted in a variety of colours with no dominant colour palette.

## Area Qualities

*A – strong, good, character, important locally*

*B – less distinctive, contribution to local area*

The MRCA04 area is not overly distinctive but is unusual with its inward-looking layout and greenspaces linked by footpaths. There are other areas of Radburn layout housing within the City.

*C – ‘anywhere’, neutral character*

*D – negative*

## Potential Sites for Change

None

## Potential Sites for Local Listing

None

## Potential Sites for Listing

None

## Photographs



*Linnet Close – late 1970s*

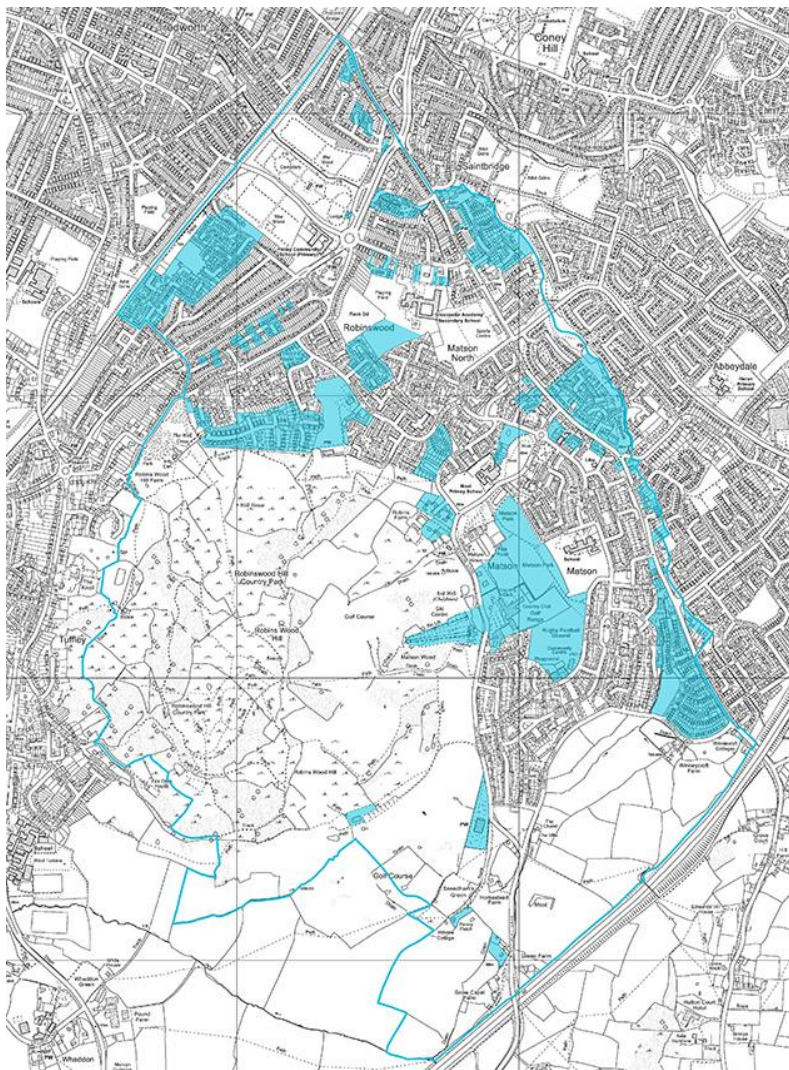


*Greenspace between Campion and Vetch Closes – late 1970s*



## MRCA05: Late 20<sup>th</sup> century to present

### Location



This character area covers much of the north and east of Matson and Robinswood Ward roughly following the routes of Painswick Road and Matson Lane in the east with Well Cross Road and Northfield Road and Broadway in the north. There are also pockets of infill across much of the Ward.

### Key Characteristics

#### *Form/Origins*

A mix of housing with small front gardens, or on-plot parking, and larger rear gardens constructed in the latter part of the 20<sup>th</sup> century through to the earlier part of the 21<sup>st</sup> century.

#### *Building Types and Former/Present Uses*

An area of housing consisting of single, two and three-storey properties along with other functions such as churches, shops, petrol stations, ski-centre, rugby and country clubs, public house and greenspaces. All buildings were constructed between the late 1970s and the present day on land that had been agricultural, a former army barracks and previously used for housing. There is also an amount of infill between pre-existing properties.

#### *Plots and Building Lines*

Plots vary in size but are generally rectangular in shape. They predominantly have a small amount of space to the front of the houses with gardens to the rear.

#### *Trees and Greenspaces*

Greenspaces can be scattered throughout the area with larger spaces being found at Matson Park, and around the adjoining Country Club, around the Rugby Club and pitches, on The Butts, Haycroft Drive, Norbury Avenue, Northfield Road and along the Sud Brook. Trees can be

found in the greenspaces, in gardens and on Matson Lane, The Lampreys, Northfield Road, Well Cross Road and Arrowhead Close.

### *Public Realm*

Plots open onto pavements or directly on to roadways which are surfaced with either tarmac or brick. On-street parking takes place even where on-plot parking occurs. Street lighting is regularly placed but inconsistent in design. Public play equipment can be found in many of the greenspaces and is fenced with metal boundary fencing. Public seating is also included in these greenspaces.

### *Access and Connectivity*

Streets and pavements provide good access with foot and cycle paths providing good interconnectivity between the houses and greenspaces.

## **Overview**

### *Grain and Density/Plot Coverage/Scale/Heights*

The area is densely covered with single-storey and two-storey houses and three-storey housing association blocks of flats. The properties sit towards the front of the plots with gardens to the rear.

### *Architectural Qualities, Periods, Detailing*

All of the buildings date from the late 1970s to the present day and consists of a mix of detached, link-detached, semi-detached and terraced houses with some apartment blocks. There is little architectural detail in the properties with the exception of the occasional use of hanging tile or slate and brickwork string courses.

### *Materials and Colour Palettes*

Brick is used for all the structures with some contrasting colour brickwork for string courses and window and door lintels. Hanging tile

used in some places along with timber panels in other areas and, unusually, hanging slate can be found in Arrowhead Close. The roofs are covered with concrete tile or slate.

A number of colours of brick have been used for the main fabric of the buildings: beige (RAL 1001), sand yellow (RAL 1002), ivory (RAL 1014), red orange (RAL 2001), oxide red (RAL 3009), brown red (RAL 3011), beige red (RAL 3012), signal brown (RAL 8002), copper brown (RAL 8004) and orange brown (RAL 8023).

Contrasting brickwork for window and door lintels and string bands has been included in grey blue (RAL 5008), signal brown (RAL 8002), chocolate brown (RAL 8017) and grey brown (RAL 8019).

Hanging slate has been used as an external treatment on a small number of buildings in squirrel grey (RAL 7000). Hanging tiles have been used on more buildings in large range of colours: coral red (RAL 3016), mouse grey (RAL 7005), slate grey (RAL 7015), black grey (RAL 7021), graphite grey (RAL 7024), signal brown (RAL 8002), red brown (RAL 8012), chestnut brown (RAL 8015), chocolate brown (RAL 8017), grey brown (RAL 8019) and pale brown (RAL 8025).

A small number of buildings have horizontal timber panels stained in copper brown (RAL 8004) or grey brown (RAL 8024).

Roofs have been covered with slate in graphite grey (RAL 7024), ceramic tile in copper brown (RAL 8004) or beige brown (RAL 8024) and concrete tile in a number of colours: mouse grey (RAL 7005), brown grey (RAL 7013), umbra grey (RAL 7022), graphite grey (RAL 7024), signal brown (RAL 8002), grey brown (RAL 8019) and pale brown (RAL 8025).

## Area Qualities

*A – strong, good, character, important locally*

*B – less distinctive, contribution to local area*

*C- ‘anywhere’, neutral character*

The properties within the MRCA05 area have little to distinguish them from other areas of the country and could exist anywhere.

*D – negative*

## Potential Sites for Change

None

## Potential Sites for Local Listing

None

## Potential Sites for Listing

None



## Photographs



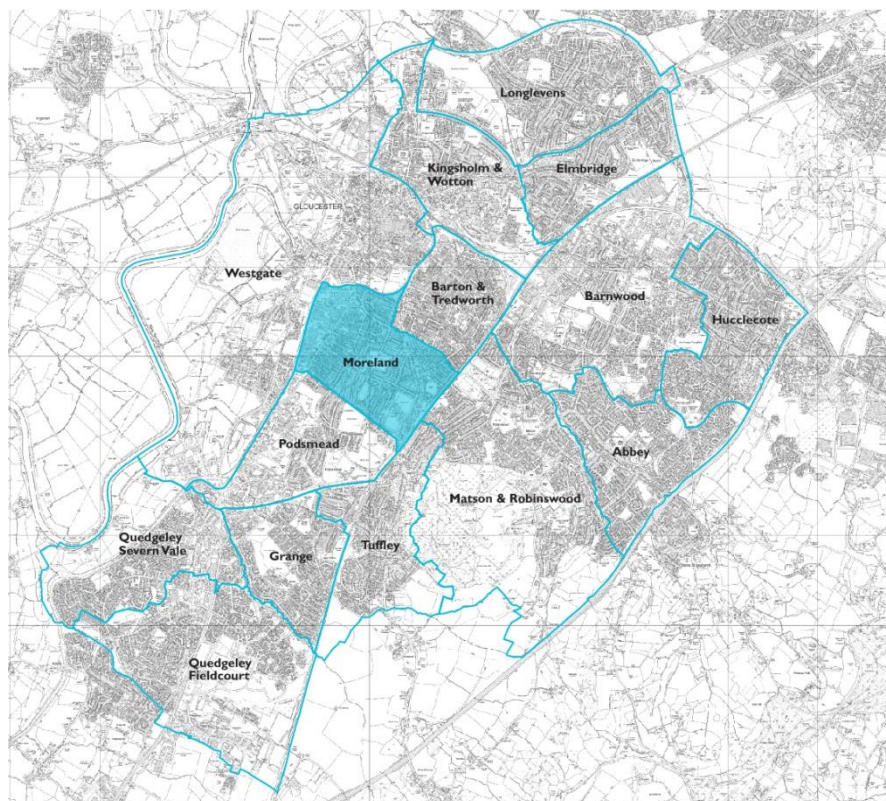
Well Cross Road



Pine Way

## 4.10 Ward: Moreland

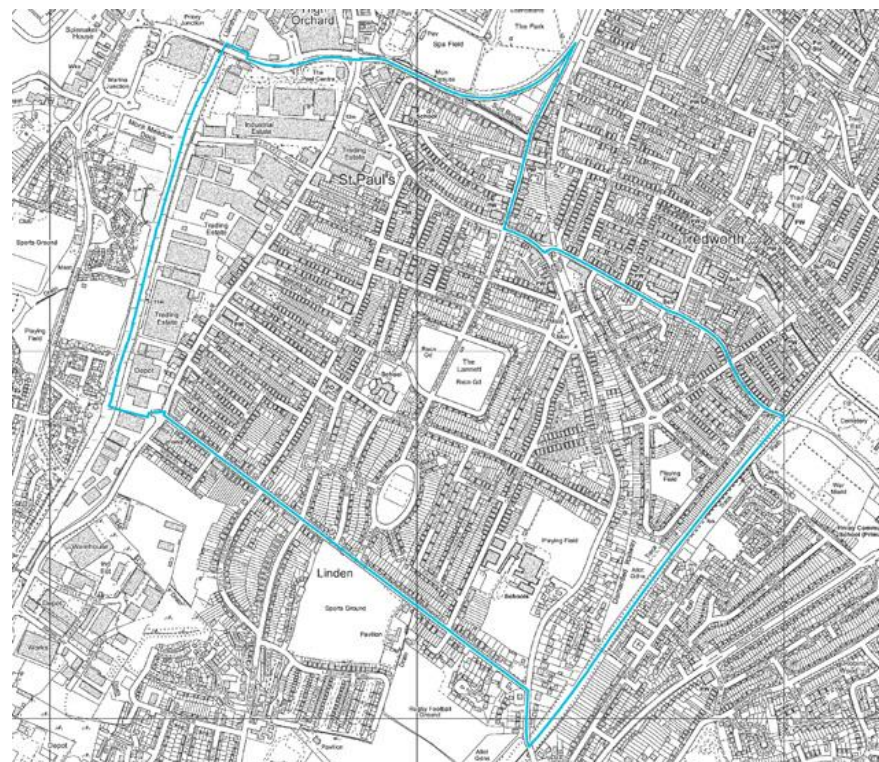
### Location



Moreland Ward is a mature area located centrally in the City. The Ward area is bound by the Gloucester Sharpness Canal to the west and a railway line to the east. To the north and south, areas of residential development integrate with other residential areas that form part of the Barton and Tredworth and Podsmead Wards. Moreland is also located in close proximity to the City Centre which is located in Westgate ward. It

includes a large area of canal side industrial land which has been dealt with under a separate character area (see ICA01).

### General character of the Area



In terms of character, Moreland Ward is quite distinct. Areas to the west of Bristol Road are heavily dominated by industrial uses. This was originally connected with the development of the docks and its key location adjacent to the Gloucester Sharpness Canal.

Over the years however the area has been redeveloped to cater for more modern industrial requirements, for example at Permal Industrial Park



and Moreland Trading Estate. Limited residential development fronts onto Bristol Road, though a number of these properties have been converted to shops, cafes and restaurants to provide for the local business and residential community.

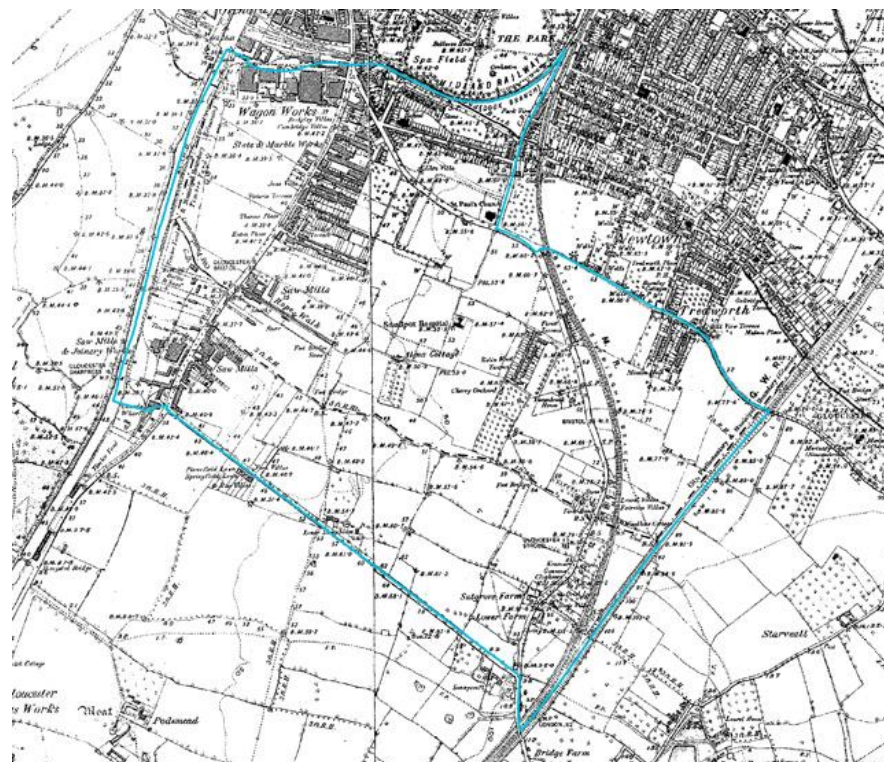
Areas to the east of Bristol Road are heavily dominated by residential uses. It can be seen that those closest to the industrial area were developed first in the late 19<sup>th</sup> century, providing a local work force in close proximity. As time progressed, further residential development was constructed to the east, including for example the post-war Council housing around the Lannett Recreation Ground.

In places, there are dispersed more modern developments, for example to the north of Frampton Road. This used to be a location for factories and other similar industries but these which have since ceased and been subject to infill residential development.

## Historical Development

The earliest historic feature within the Ward is the Bristol Road which follows the line of the Roman road south from Gloucester. This road continued in use during the medieval period right up to the present day. To the west of the road the Gloucester and Sharpness canal, constructed in the early 19<sup>th</sup> century, is another important historic route and forms the western boundary of the Ward

The Ward is named after S. J. Moreland & Sons who opened a match factory along Bristol Road in 1867. This company produced the famous 'England's Glory' matches until 1976. The Ward in the late 19<sup>th</sup> century was in many respects the industrial core of the City with the area having excellent transport links with the adjacent canal, the Bristol Road and the newly constructed railway branch line.



Match production formed part of a booming timber trade with timber yards, saw mills and a wagon works all visible on the 1886 Ordnance Survey adjacent to the canal. Away from Bristol Road the majority of the Ward appears to have been a mix of farmland, orchards and market gardens during this time with the exception of the railway branch line extending through the ward from north to south.

The 1923 Ordnance Survey shows increased industrialisation throughout the Ward with railway tracks extending off the branch line and along the side of the canal. The new site of the Moreland Match factory is also clearly visible on the map. The single largest difference from the earlier



map is the huge amount of residential development leading off the Bristol Road eastwards, with row upon row of terraced housing now visible. It is of note that the terraces often respect the earlier field pattern which has caused a kind of 'fossilisation' of the field pattern in the street layout of the Ward between Bristol Road and Seymour Road.

By the 1950s the Ward had been almost entirely developed, west of the Bristol Road the use was industrial, to the east largely residential. A number of areas of public open space have been retained including the Lannett and the Oval.

By the 1980s the huge network of railway tracks which once defined the layout of the area had been removed although many of these routes had become established as roads, for example Trier Way.

### Conservation Area

Parts of The Spa and Southgate Conservation Areas are included within the Moreland Ward. For more information see <http://www.gloucester.gov.uk/resident/planning-and-building-control/environmental-planning/historic-environment/Pages/Conservation-Areas.aspx>

### Scheduled Monuments

None

### Listed Buildings

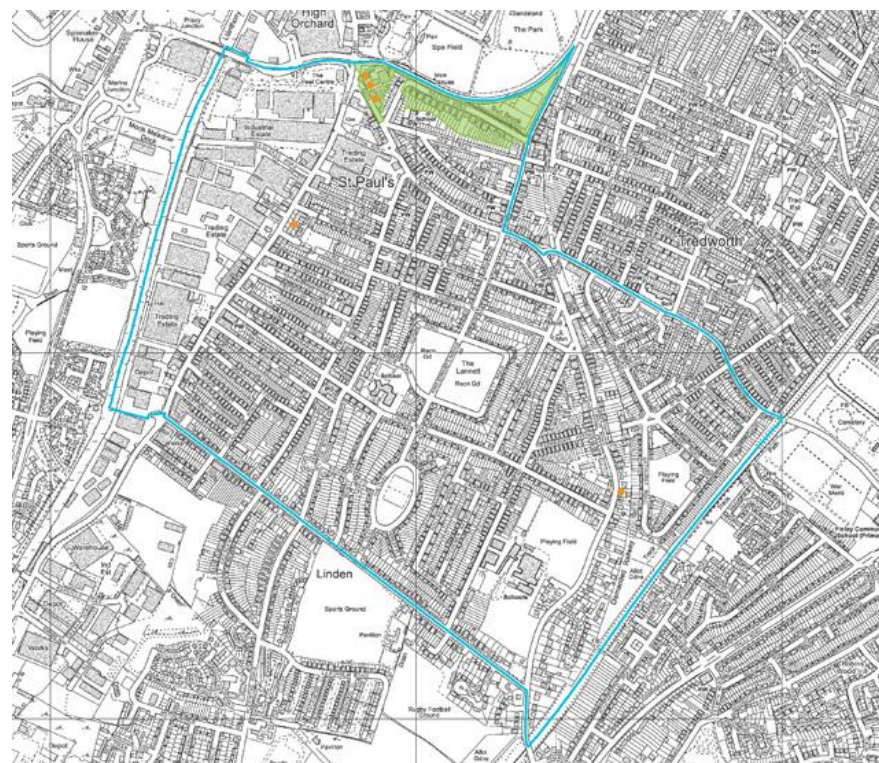
NHLE1245993 – Norfolk Buildings, 73-91 Bristol Road. Terrace of 10 houses now flats and shops. Built 1836 by Thomas Fulljames.

NHLE1271785 – 5 and 7 Stroud Road. Early 19<sup>th</sup> century semi-detached houses.

NHLE1271786 – 13 and 15 Stroud Road. Early 19<sup>th</sup> century houses formerly one house.

NHLE1271787 – 23-33 Stroud Road. Early 19<sup>th</sup> century terrace of six houses.

NHLE1271788 – 1 and 2 Gothic Cottages, 257 and 259 Bristol Road. 1830s house in Tudor Gothic style.

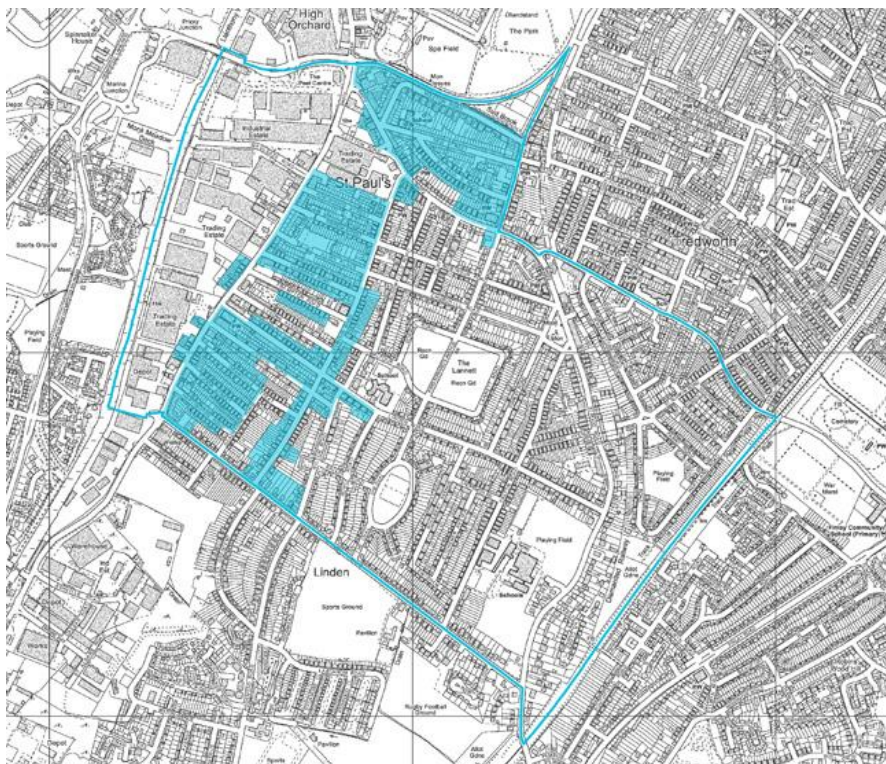


Parts of The Spa and Southgate Conservation Areas (green), Listed Buildings (orange)

#### 4.10.1 Moreland Ward Character Areas

##### MCA01: 19<sup>th</sup> century and earlier settlement

###### Location



This character area consists of a large portion of the west central side of the Moreland Ward. It comprises most of the plots to the east of Bristol Road and west of Seymour Road and a large area in the north of the Ward comprising Weston Road, New Street, St Paul's Road and part of

Stroud Road. It includes parts of The Spa and Southgate Street Conservation Areas.

###### Key Characteristics

###### *Form/Origins*

Victorian streets with housing fronting the narrow pavements and gardens backing onto each other.

###### *Building Types and Former/Present Uses*

An area of predominantly domestic housing which has been developed since the mid to late 19<sup>th</sup> century. Previous to this it was agricultural land.

###### *Plots and Building Lines*

The plots are regular with gardens to the rear and pavements immediately in front of the plots.

###### *Trees and Greenspaces*

There is one small area of greenspace on Alma Place and whist trees are mainly found within gardens there are also trees on the northern side of Weston Road, on Seymour Road and on Stroud Road.

###### *Public Realm*

Victorian housing has narrow streets with no space for parking. Cars are parked on the road side and sometimes on the pavements. Street lighting is regular, although wide-spaced in places, and is inconsistent in design. There is no other street furniture but telegraph poles are dominant.

###### *Access and Connectivity*

Despite the number of streets and pavements, access is limited due to the narrow roads and lack of interconnecting footways.

## Overview

### *Grain and Density/Plot Coverage/Scale/Heights*

The area is densely covered with Victorian terraced, semi-detached and detached houses of two- and three-storeys.

### *Architectural Qualities, Periods, Detailing*

All of the houses were built by 1900 with a large proportion of them being mid-late 19<sup>th</sup> century in date. They are mainly terraced or semi-detached houses of brick with detailing over windows and doors. The terraced streets between Bristol Road and Seymour Road were constructed as artisan housing and all are very similar in design.

### *Materials and Colour Palettes*

Brick has been used as the main fabric with some contrasting brick and limestone used details such as window and door lintels and string bands. Some of the buildings also have moulded terracotta detail. The roofs are covered in slate or terracotta tile.

A number of colours of brick have been used for the main fabric of the buildings: red orange (RAL 2001), signal orange (RAL 2010), beige red, (RAL 3012), copper brown (RAL 8004) and orange brown (RAL 8004).

Contrasting colours of brick have been used for details such as string bands: sand yellow (RAL 1002), light ivory (RAL 1015), sapphire blue (RAL 5003) and cobalt blue (RAL 5013).

## Area Qualities

### *A – strong, good, character, important locally*

The houses on Weston Road are very distinctive pairs of three-storey semi-detached properties. Many of them have unique detailing or surviving original features that give the area a good historic character. The buildings are included as positive structures in The Spa Conservation Area.

### *B – less distinctive, contribution to local area*

The parallel streets of properties running between Bristol Road and Seymour Road were constructed as artisan housing and, whilst they are less distinctive than the houses of Weston Road, have a positive appearances that adds to the historic character of the area. Lysons Avenue, Frampton Road and Clegram Road are particularly distinctive due to the same design of the houses used.

### *C – ‘anywhere’, neutral character*

### *D – negative*

## Potential Sites for Change

A number of shops and commercial business in the area use signage on the buildings which distracts from the historic nature of the structures. Replacement with more appropriate advertising and signage would enhance the character of the area.

## Potential Sites for Local Listing

52 to 56 (even) Bristol Road – c1895 tall three-storey houses with crow-stepped gables and terracotta motifs



58 Bristol Road – c1900 three bay, three-storey building with terracotta panels

57 to 67 (odd) Bristol Road – c1870-1880 red brick terrace with polychrome brick bands and pointed arched openings

Bristol Hotel, 131 Bristol Road – now Shanghai Restaurant, built c1900 by J Fletcher Trew.

St Stephen's Church, 149 Bristol Road – designed 1895 by Walter Planck built 1898-1900 to reduced design. Free-Perpendicular style

Avenue Hotel, 227 Bristol Road – mid to late 19<sup>th</sup> century hotel in Italianate style

92 Linden Road – corner Seymour Road – 19<sup>th</sup> century building with 1930s shopfront

St Paul's Primary School, New Street – built 1869-70 by A W Maberly in Victorian Gothic. Red brick with blue brick and limestone details

1 Crown Green Court, Park End Road – formerly Park End Hotel, 1876 by Axten with ground floor embellishment by Knight and Chatters 1895.

30 to 36 (even) Park End Road – two pairs of late 19<sup>th</sup> century Arts and Crafts style semi-detached houses by J P Moore. Unusual yellow-white brick frontages with half-timbered upper floors.

11 to 17 (odd) St Paul's Road – late 19<sup>th</sup> century terrace of four houses

23 and 25 St Paul's Road – late 19<sup>th</sup> century pair of semi-detached houses with yellow brick square bay windows

58 St Paul's Road – mid to late 19<sup>th</sup> century house that sits side on to street and has ghost sign on west elevation

145 Seymour Road, former Seymour Pub – 1895 stone-faced pub (now flats) by J F Trew

St Paul's Church, Stroud Road – 1882-3 by Capel N Tripp in 13<sup>th</sup> century style. Built as Raikes Memorial Church.

New Testament Church of God, 87 Stroud Road – formerly Primitive Methodist Chapel of 1901 by H A Dancey in Tudor Perpendicular style

Stroud Road/Seymour Road corner – boundary wall to former corporation depot now Morelands Trading Estate. Red brick with blue brick plinth

45 Stroud Road – corner of New Street, mid to late 19<sup>th</sup> century building with surviving 19<sup>th</sup> century shopfront.

41 and 43 Stroud Road – mid to late 19<sup>th</sup> century pair of semi-detached houses with yellow brick detail

2 to 12 (even) Stroud Road – 1877 terrace of six houses. Red brick with yellow brick detail.

9 to 11 (odd) Stroud Road – 1922 by A W Probyn. No 4 Branch Gloucester Co-Operative. Red brick with well-preserved Ionic shopfront and glazed tile name sign

46 Tudor Street – mid to late 19<sup>th</sup> century semi-detached two storey house

51 Tuffley Avenue – late 19<sup>th</sup> century villa, central doorway with columns

36 and 38 Weston Road – mid to late 19<sup>th</sup> century pair of three-storey semi-detached houses in Classical style

40 and 42 Weston Road – mid to late 19<sup>th</sup> century pair of three storey semi-detached houses in Italianate style

64 and 66 Weston Road – late 19<sup>th</sup> century pair of three-storey semi-detached houses.

#### Potential Sites for Listing

None

## Photographs



52 to 56 (even) Bristol Road – c1895



St Paul's Primary School, New Street – 1869-70



St Stephen's Church, 149 Bristol Road – 1898-1900



30 to 36 (even) Park End Road – late 19th century





145 Seymour Road, former Seymour Pub – 1895

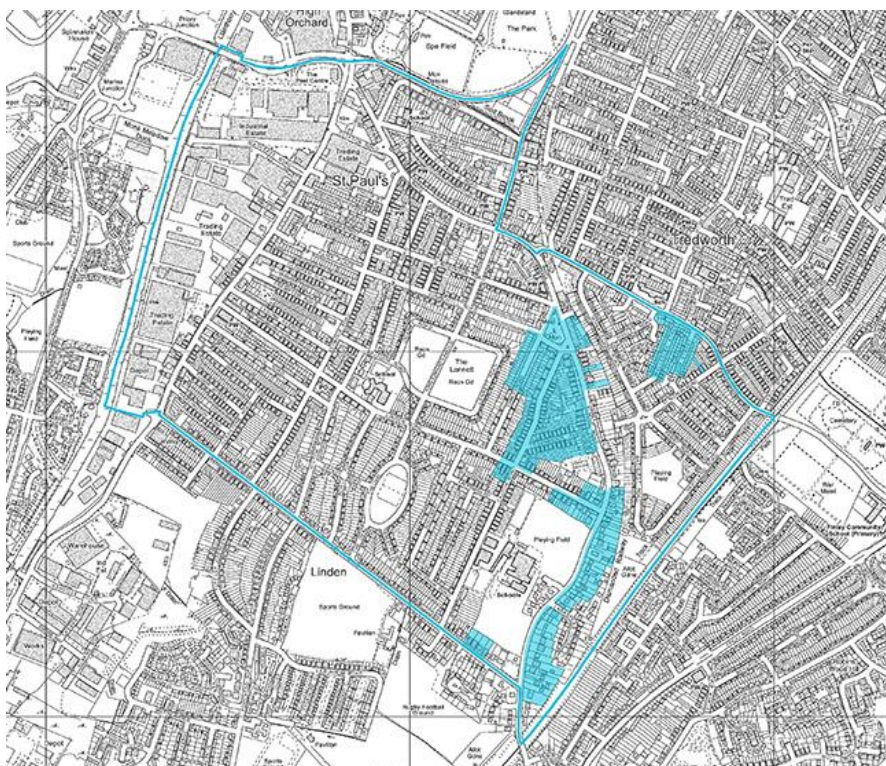


9 to 11 (odd) Stroud Road – 1922

## MCA02: Late 19<sup>th</sup> century settlement

### Location

This character area consists of a number of plots in the east the Moreland Ward. It includes parts of Stroud Road along with Wellesley Street and Nelson Street, the northern parts of Calton Road and Stanley Road, Sydenham Terrace and Tweenbrook Avenue.



### Key Characteristics

#### *Form/Origins*

Densely built area of terraced and semi-detached housing in the north of the area with spacious detached villas in the south east. Almost all properties date from the mid to late or late 19<sup>th</sup> century.

#### *Building Types and Former/Present Uses*

It consists of a mix of terraced, semi-detached and detached properties predominantly of 19<sup>th</sup> century date. Streets of terraced housing can be found in the north, in particular Wellesley Street and Nelson Street, with a mix of terraced and semi-detached in the centre, Stanley Road and Calton Road, and the houses in the south on Stroud Road are spacious detached villas built on large plots. The area was agricultural land with widely spaced farm buildings prior to the mid 19<sup>th</sup> century.

#### *Plots and Building Lines*

Plots differ in size with the large ones existing in the south of the character area. The terraced and semi-detached properties sit at the front of plots on the pavement side with gardens behind. The larger plots have properties sitting on the centre surrounded by gardens and parking areas. Buildings are two or three storeys in height.

#### *Trees and Greenspaces*

There is one public greenspace within the character area in the north adjacent to Stroud Road and Sydenham Terrace. Trees can be found within this greenspace and also in places along Stroud Road.

### *Public Realm*

Tarmac pavements sit at the front of the plots between the properties and the road. Street lights are placed regularly but are widely spaced and inconsistent in design. There is no other street furniture.

### *Access and Connectivity*

There is good access through the character area due to the pavements and roads but little interconnectivity beyond this due to a lack of foot and cycle paths.

## Overview

### *Grain and Density/Plot Coverage/Scale/Heights*

The area in the north is densely covered with houses of two-storey terraced and semi-detached design. The southern area has spacious plots with detached villas. On Stroud Road there are also some semi-detached three-storey properties.

### *Architectural Qualities, Periods, Detailing*

The buildings within the area date from the mid to late and late 19<sup>th</sup> century with some later infill. They consist of brick with contrasting brick and stone and some timber.

### *Materials and Colour Palettes*

Materials consist of brick with some stone and timber. Contrasting brick has been used in a small number of places for detail or decoration as have stone and timber. The roofs have been covered with concrete or terracotta tile and a small amount of slate.

Several colours of brick have been used for the main fabric of the houses: beige (RAL 1001), brown red (RAL 3011), beige red (RAL 3012), copper brown (RAL 8004) and orange brown (RAL 8023).

Contrasting colours of brick have been used for window and door lintels in places: oyster white (RAL 1013), ivory (RAL 1014), violet blue (RAL 5000) and sapphire blue (RAL 5003).

Hanging tile has been used in very few places and only in copper brown (RAL 8004).

## Area Qualities

### *A – strong, good, character, important locally*

The 19<sup>th</sup> century villas in the south of the character area on Stroud Road are distinctive because of their design. A number of these were probably designed by J F Trew including his own house The Gables at 315 Stroud Road.

### *B – less distinctive, contribution to local area*

The terraces and semi-detached houses of Calton Road, Tweenbrook Avenue and Stroud Road have a unifying appearance and provide a good contribution to the area.

### *C- ‘anywhere’, neutral character*

The rest of the area consists of terraced houses that could exist in any town with early suburban settlement.

### *D – negative*

## Potential Sites for Change

None



### Potential Sites for Local Listing

38 and 42 to 48 (even) Stanley Road – late 19<sup>th</sup> century terraced houses in beige brick

74 Stanley Road – late 19<sup>th</sup> century terraced house with stone plaque

180 Stroud Road – late 19<sup>th</sup> century house in Classical style

182 Stroud Road – late 19<sup>th</sup> century house

204 Stroud Road – late 19<sup>th</sup> century villa in Arts and Crafts style

299 Stroud Road – Arts and Crafts style house of late 19<sup>th</sup> century

301 Stroud Road – mid to late 19<sup>th</sup> century house with limestone details

303 Stroud Road – possibly 18<sup>th</sup> century, former Lower Farm house

The Gables, 315 Stroud Road – 1894 by J F Trew, Arts and Crafts design

### Potential Sites for Listing

The Gables, 315 Stroud Road was designed and built by local architect John Fletcher Trew for himself. It is a distinctive building with half-timbered first floor, oriel windows, balcony, terracotta ridge tiles and roof finials.

## Photographs



*182 Stroud Road – late 19th century*



*299 Stroud Road –late 19th century*



*204 Stroud Road – late 19th century*

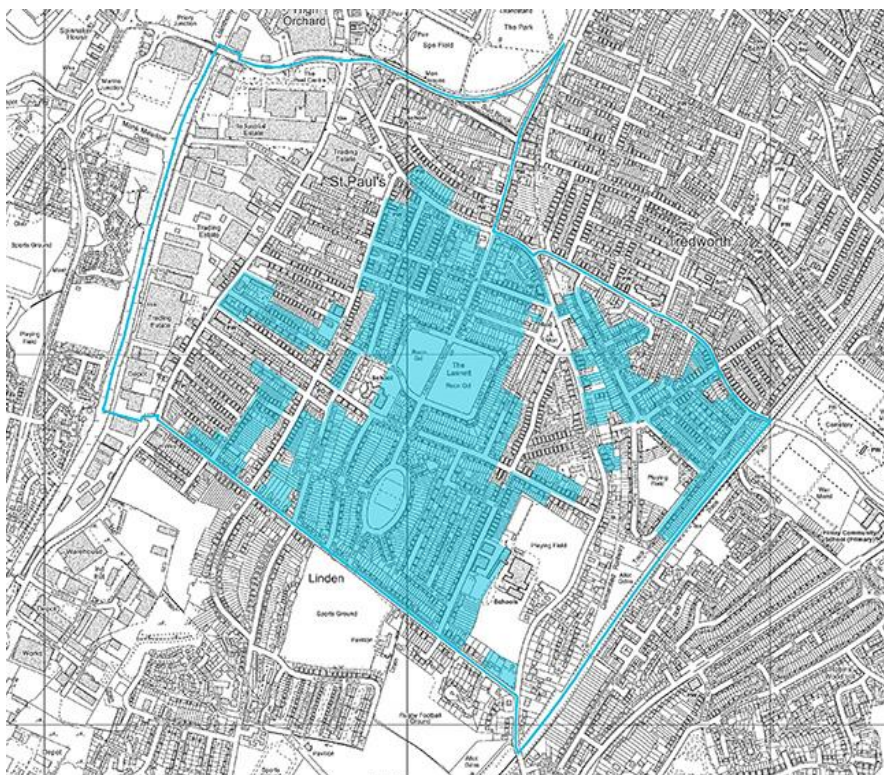


*The Gables, 315 Stroud Road – 1894*



### MCA03: early 20<sup>th</sup> century

## Location



This character area consists of a large portion of the centre of Moreland Ward along with sections in the east and the west of the Ward. It consists of the streets running east and west off King Edward's Avenue and The Oval along with parts of Lysons Avenue, Cecil Road, Granville Street, Gladstone Road and Tuffley Avenue in the west. It also includes, in the east of the Ward, Wheatstone Road and the streets running off it, St

Aldwyn Road and streets running off it and Hartland Road. The character area also includes a number of schools and places of worship.

## Key Characteristics

### Form/Origins

Mix of densely packed housing with rear gardens and some with front gardens or on-plot parking.

### Building Types and Former/Present Uses

Currently an area of terraced and semi-detached houses, with occasional bungalow and detached house, developed in the early 20<sup>th</sup> century up to the 1930s on what was previously agricultural land and a smallpox hospital. The area includes two schools, a church, a former mission hall and a former hotel.

### Plots and Building Lines

Plots are regular with small gardens or drives at the front of properties in some places. Where garages exist, they are later additions. Houses are all two-storey and each house has a rear garden.

### *Trees and Greenspaces*

Greenspace is found in two main places in the character area at The Lannett, off King Edward's Avenue, and at The Oval. There is also greenspace around the schools in Linden Road and Calton Road. Trees can be found on the road edges in Stroud Road, Lannett Road, Balfour Road, Dorney Road, The Oval, King Edward's Avenue, Tuffley Avenue and along the railway line in the east of the area.

## Public Realm

Streets and pavements to the front of the plots are tarmac. Cars are parked on the streets and pavements, despite on-plot parking. Street



lights are regularly spaced but are inconsistent in design. Seating and play areas can be found within the greenspaces which are bounded by metal fencing of differing styles.

#### *Access and Connectivity*

There is good access in the area due to the network of streets and pavements although interconnectivity is limited due to the lack of foot and cycle paths.

#### *Overview*

##### *Grain and Density/Plot Coverage/Scale/Heights*

The area is densely covered with two-storey houses which sit at the front of the plots with gardens to the rear.

##### *Architectural Qualities, Periods, Detailing*

All of the structures date from the early 1900s to the 1930s and include Arts and Crafts style elements in places. The church and school buildings show elements of Classical and Gothic style.

##### *Materials and Colour Palettes*

Materials used consist of brick for the main fabric with contrasting brick and limestone used for details. Some timber and hanging tile is also used with both terracotta and concrete tiles used for roofing materials.

A number of colours of brick have been used for the main fabric of the buildings: red orange (RAL 2001), beige red (RAL 3012), copper brown (RAL 8004), red brown (RAL 8012) and orange brown (RAL 8023).

Contrasting brick has been used for details such as string bands and eaves bands in ivory (RAL 1014) and sapphire blue (RAL 5003).

Red orange (RAL 2001) and red brown (RAL 8012) hanging tiles have also been used.

#### *Area Qualities*

*A – strong, good, character, important locally*

*B – less distinctive, contribution to local area*

*C – ‘anywhere’, neutral character*

Despite the age and design of some of the buildings in the MCA03 area they are not, as a whole, particularly distinctive. The buildings are typical of their period and can be found in places across the city and country.

*D – negative*

#### *Potential Sites for Change*

None

#### *Potential Sites for Local Listing*

Calton Road Primary School – built 1906, also adjacent infant’s school

9 to 15 (odd) King Edward’s Avenue – 1930s semi-detached Arts and Crafts and Art Deco style houses

Linden Road Primary School (east part) – 1902 by M H Medland

205 to 209 (odd) and 244 to 254 (even) Linden Road – early 20<sup>th</sup> century semi-detached houses with timber gables and decorated bargeboards

211 and 213 Linden Road – early 20<sup>th</sup> century Arts and Crafts style semi-detached houses

Gloucester Community Church, corner Robinson Road and Stroud Road  
– former Methodist Church of 1903-4 in Gothic design

26 to 32 (even) Robinson Road – 1930s semi-detached Art Deco style  
houses with triangular bay windows and flat roofs

Former Wesleyan Mission Hall, corner Seymour Road and Frampton  
Road – 1908-9, design by J F Trew, including Sunday School to west

39 to 49 (odd) Tuffley Avenue – early 20<sup>th</sup> century Arts and Crafts style  
houses with semi-circular door openings

#### Potential Sites for Listing

None

## Photographs



*Calton Road Primary School – 1906*



*Former Wesleyan Mission Hall, corner Seymour Road and Frampton Road – 1908-9*



*9 and 11 King Edward's Avenue – 1930s*



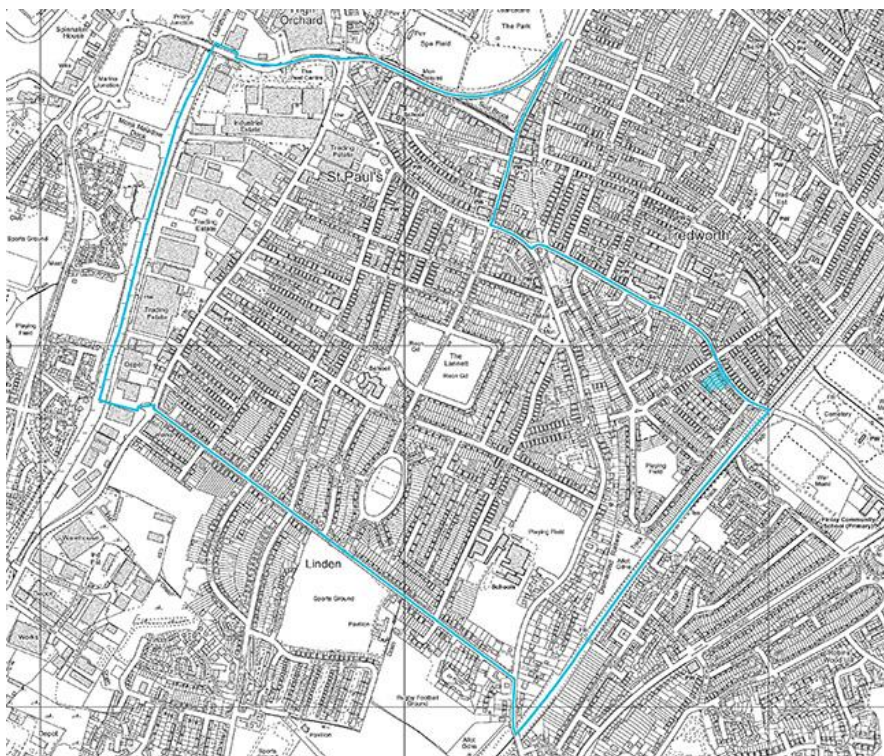
*207, 209, 211 and 213 Linden Road – early 20th century*



## MCA04: Post-war BISF houses

## Location

This is a very small character area that consists of only ten houses on Tredworth Road and Highworth Road. The houses were all built as part of the post-war demand for housing which included the construction of temporary housing such as pre-fab bungalows.



## Key Characteristics

### Form/Origins

Small area of semi-detached houses with small front plots and rear gardens.

### Building Types and Former/Present Uses

An area of two-storey semi-detached BISF post-war permanent houses. The area was agricultural land in the late 19<sup>th</sup> century but became a patch of ground between housing from the early 20<sup>th</sup> century.

### Plots and Building Lines

Plots are regular with small amounts of space at the front of the properties, mainly gardens, and larger gardens to the rear.

## Trees and Greenspaces

Trees only exist within the rear gardens and there is no area of greenspace.

## Public Realm

The houses face the roads with pavements in front of the plots. The pavements and roads are tarmac and there is on-street parking. Street lighting is regular but, even in such a small area, is inconsistent in design.

## Access and Connectivity

Very good access due to the roads and pavements although there are no footpaths between the two streets for interconnectivity.

## Overview

### *Grain and Density/Plot Coverage/Scale/Heights*

The area consists of ten semi-detached two-storey houses which sit towards the front of the plots with gardens to the rear.

### *Architectural Qualities, Periods, Detailing*

All the houses date from the late 1940s to early 1950s and consist of BISF steel-framed permanent houses. The only architectural details are the projecting window surrounds.

### *Materials and Colour Palettes*

All of the houses are steel-framed in construction and consist of a rendered or pebble-dashed ground floor and steel sheet first floor although this has been replaced on most of the houses with fibre cement cladding. The original windows were also metal-framed but have been replaced in some of the houses. The roofs were originally asbestos which has been replaced on some of the houses with concrete tiles.

The houses are all painted or covered in fibre cement board in varying shades of white or pale green.

The concrete tiles used for the roofing are in signal brown (RAL 8002), chocolate brown (RAL 8017) and terra brown (RAL 8028) colours.

## Area Qualities

*A – strong, good, character, important locally*

All of the houses in the MCA04 area are distinctive and provide an important historical character to the area.

*B – less distinctive, contribution to local area*

*C – ‘anywhere’, neutral character*

*D – negative*

## Potential Sites for Change

BISF houses were originally built with steel sheeting covering the steel frame on the first floors. The steel sheets had vertical joints running down the frontage of the houses. Those houses that have had the steel sheeting replaced have used cladding with horizontal joints. When this happens either steel sheeting should be used or cladding to imitate this with vertical joints.

## Potential Sites for Local Listing

1 to 7 (odd) Highworth Road and 138-148 (even) Tredworth Road, all of the character area, are post-war BISF houses built as part of a countrywide house building scheme. They are steel framed with metal framed windows. The ground floor was rendering on metal laths and the first floor was steel sheeting fixed to the steel frame. The BISF house was a permanent house designed to last as long as brick houses unlike many of the ‘pre-fabs’ built in the same period.

## Potential Sites for Listing

None



## Photographs



*1 to 7 (odd) Highworth Road – 1940s*

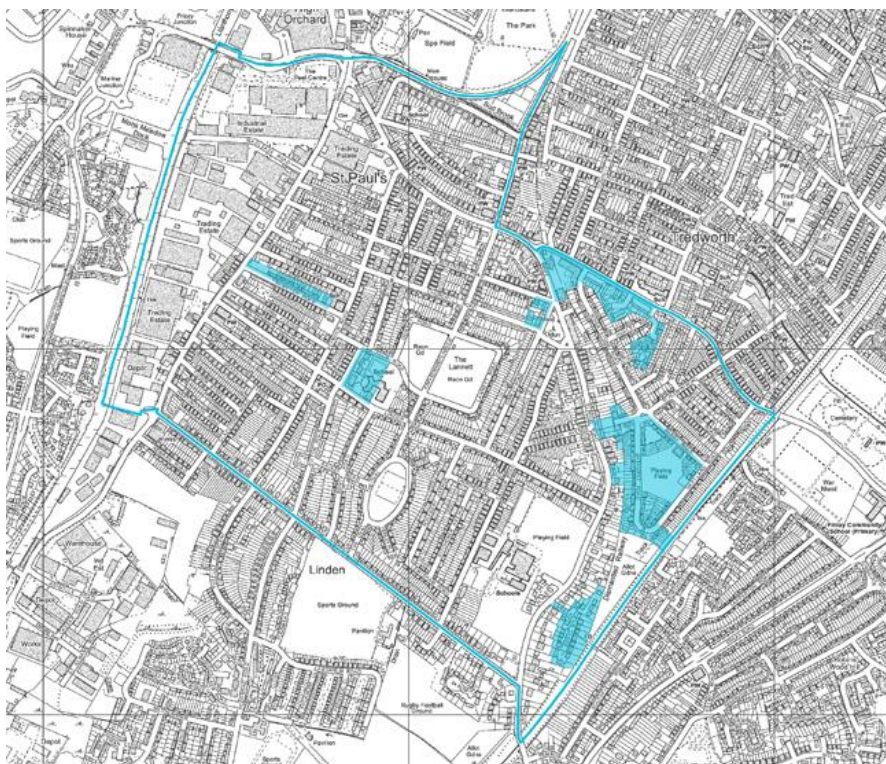


*142 to 148 (even) Tredworth Road – 1940s*

## MCA05: 1950s to present

### Location

This character area consists of scattered portions of Morelands Ward but with a concentration in the east. The character area includes buildings on Frampton Road, Bloomfield Terrace, Tredworth Road, Stroud Road, Hartland Road, Bathurst Road and Larkspare Close.



### Key Characteristics

#### *Form/Origins*

A mix of housing with small front gardens, or on-plot parking, and larger rear gardens.

#### *Building Types and Former/Present Uses*

An area of domestic housing consisting of a mix of two-storey detached, semi-detached and terraces, single storey bungalows and three-storey apartment blocks or sheltered housing. The properties were built on infill plots in the already established suburbs that were originally built on agricultural land.

#### *Plots and Building Lines*

Plots are regular in shape but vary in size. All have some form of space at the front of the plot with gardens to the rear. Houses are set back from the road and the pavement.

#### *Trees and Greenspaces*

Greenspace can be found between Bathurst Road and Hartland Road and also around the three-storey apartment blocks and sheltered housing on Tredworth Road and Bloomfield Terrace. Trees can also be found in these areas as well as in gardens.

#### *Public Realm*

Plots open onto tarmac pavements. On-street parking takes place in some of the streets even where on-plot parking occurs. Street lighting is regularly spaced but is inconsistent in design. Public play equipment can be found on the greenspace between Bathurst Road and Hartland Road. This greenspace is also bounded by metal fencing.

### *Access and Connectivity*

Street and pavements provide good access although interconnectivity is limited due to the widely spaced areas and the lack of foot or cycle paths.

### Overview

#### *Grain and Density/Plot Coverage/Scale/Heights*

The area is densely covered with mainly two-storey properties that sit towards the front of the plots with gardens at the rear.

#### *Architectural Qualities, Periods, Detailing*

All of the properties date from the 1950s to present day and consist of a mix of detached, semi-detached, terraces and bungalows with some apartment blocks. There is little architectural detail on the properties with the exception of the occasional use of hanging tile and applied timber decoration. A small number of properties in the Hartland Road/Bathurst Road area have tall stair windows.

#### *Materials and Colour Palettes*

Brick is used with some contrasting brick for window and door lintel detailing. Hanging tile is also used in places.

A number of colours of brick have been used for the main fabric of the buildings: brown beige (RAL 1011), red orange (RAL 2001), brown red (RAL 3011), beige red (RAL 3012), copper brown (RAL 8004), red brown (RAL 8012), orange brown (RAL 8023) and beige brown (RAL 8024).

Contrasting colours of brick have been used in a small number of places in red orange (RAL 2001), grey blue (RAL 5008) and beige brown (RAL 8024).

Copper brown (RAL 8004) and chestnut brown (RAL 8015) hanging tiles have been also been used in a small number of places.

### Area Qualities

*A – strong, good, character, important locally*

*B – less distinctive, contribution to local area*

*C- ‘anywhere’, neutral character*

The properties within the MCA05 area have little to distinguish them from other areas of the country and could exist anywhere.

*D – negative*

### Potential Sites for Change

None

#### Potential Sites for Local Listing

None

#### Potential Sites for Listing

None



## Photographs



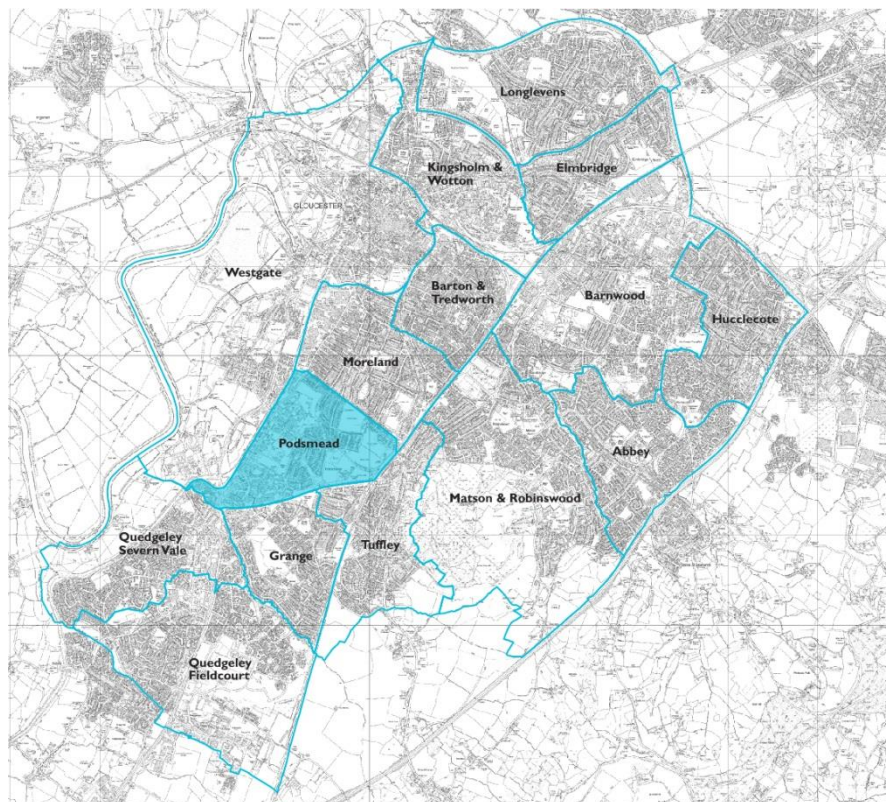
5 to 11 (odd) Bathurst Road – 1950s



49 to 57 (odd) Frampton Road – 2000s

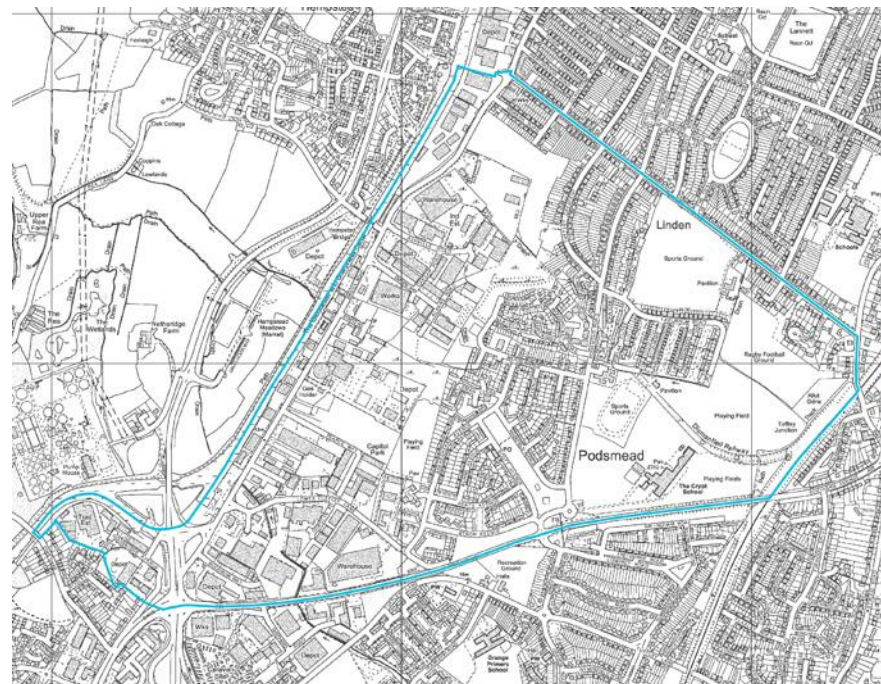
## 4.11 Ward: Podsmead

### Location



Podsmead Ward is a residential and employment area located south of the City Centre. The Ward is bound by the canal to the west, Tuffley Avenue to the north east and Cole Avenue to the south. It includes a large area of canal side industrial land which has been dealt with under a separate character area (see ICA01).

### General character of the Area



Within the Ward there are three distinct land uses of employment, residential and open space. The employment and industrial land uses dominate the area along both sides of the Bristol Road and the south west corner of the ward between Cole Avenue and Pearce Way. This has developed in a linear fashion with industrial estates developing off the main roads. The character of these areas is dominated by employment and industrial units. The Bristol Road itself is a key route into the City from the south.

The residential area is predominantly contained within the centre of the Ward. The residential area has four distinct characters. To the north of



the ward around Tuffley Avenue and Tuffley Crescent, the properties consist mainly of semi-detached and detached mature period properties. At the far eastern end of Tuffley Avenue there is a pocket of back land development consisting of three cul-de-sacs of large detached homes. These were constructed between the 1970s and early 1990s.

There is a development of properties constructed in the Radburn Layout and includes those streets off Laburnum Road. This area of housing was constructed in the 1970s. The design of this layout places the car and parking to the rear of the property, while the streets in front of the properties remain pedestrian only. The area has a spacious, low density character with lots of incidental green spaces.

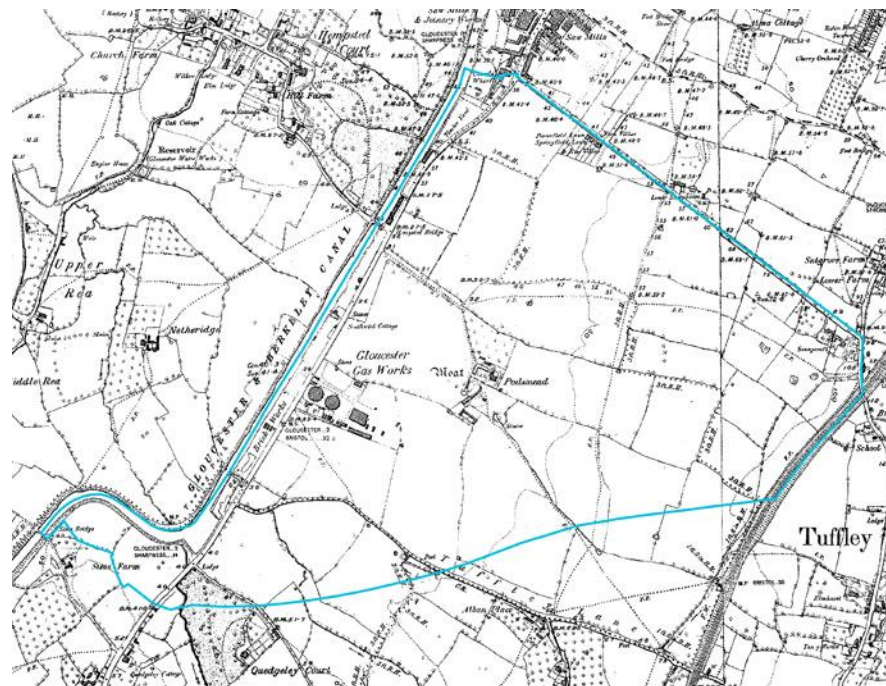
The area from Milton Street to Cole Avenue contains a number of different property types constructed in the post-war period and is the largest area of housing in the Ward. House types consist predominantly of non-traditional aluminium constructed bungalows and brick built three storey flat blocks. There are also two-storey brick built semi-detached properties and a four storey flat block. The layout of the area is spacious and it has been constructed at a very low density.

The most recently constructed residential character area is off Woodpecker Road extending to the north west of Milton Avenue. This area of housing was constructed in the late 1980s and early 1990s. The properties are brick built and the area also includes a single storey sheltered housing scheme.

## Historical Development

Much of the Podsmear Ward was originally part of Hempsted Parish and appears to have been an estate of Llanthony Secunda Priory during the medieval period. The name Podsmear refers to Podsmear Farm which dates back to the medieval period although the moat and farm buildings

no longer survive. The 1<sup>st</sup> edition Ordnance Survey shows a moat adjacent to the more modern farm buildings. The moated site is probably the location of the medieval farmstead; high status farms and country houses often had moats in the medieval period partly as a sign of status.



The 1<sup>st</sup> edition map shows that the Ward was largely farmland in the 1800s, but with two key industrial elements. The western boundary of the ward is formed by the Gloucester – Sharpness Canal and the Gloucester Gas works are visible just to the west of Podsmear Farm. Brickworks and timber yards are also visible. The northern boundary of the ward at Tuffley Avenue is also visible by this time and is potentially of medieval or older origin.



By 1923 the new docks branch line had been constructed across the Ward linking the Gloucester branch line with the dock and also connecting with the gas works. Further industrial development is seen to the north of the Docks Branch line with both a chemical works and a marble works. There has also been an increase in terraced housing throughout the north of the ward.

There are few changes recorded on the 1945 Ordnance Survey but by the early 1960s the area around the gas works and the south of the Ward had seen extensive industrial development with modern housing extending through much of the centre of the ward. The branch line appears to have been removed at about this time.

### Conservation Areas

None

### Scheduled Monuments

None

### Listed Buildings

NHLE1245478 – The Sheephouse, 162 Tuffley Avenue, late 18<sup>th</sup> century house incorporating 14<sup>th</sup> or 15<sup>th</sup> century structure

NHLE1245823 – Milepost at SO 813 155, painted, triangular, canal post of 1827 with incised writing



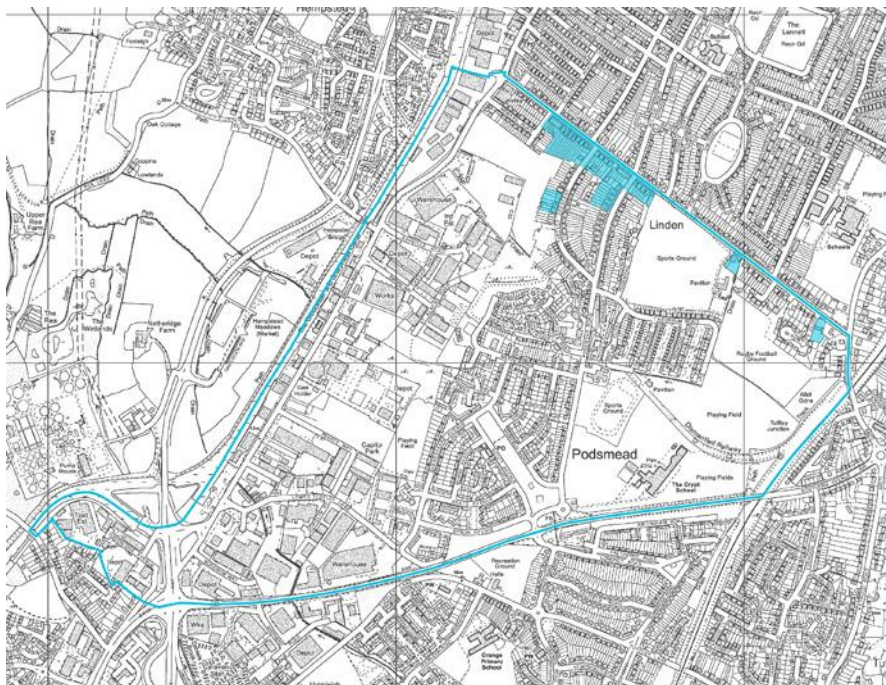
Listed Buildings (orange)

#### 4.1.1.1 Podsmead Ward Character Areas

##### PCA01: 19<sup>th</sup> century settlement

##### Location

This character area is located within the north east of the Podsmead Ward. It consists of 19<sup>th</sup> century and earlier houses along Tuffley Avenue, Tuffley Crescent and the north end of Podsmead Road with the concentration being at the west end of Tuffley Avenue.



##### Key Characteristics

##### *Form/Origins*

Mix of detached, semi-detached and terraced housing predominantly of two storeys and mostly all late 19<sup>th</sup> century or earlier. This area consists of historic settlement within the Podsmead Ward.

##### *Building Types and Former/Present Uses*

It consists entirely of domestic properties dating from the 16<sup>th</sup> century onwards but with the majority being of late 19<sup>th</sup> century date. The area was formerly used as agricultural land.

##### *Plots and Building Lines*

Plots of generally long and narrow in size and shape with small areas of open space to the front and larger gardens to the rear. Some of the plots also have open space to the side of the properties.

##### *Trees and Greenspaces*

Except for gardens, there is no greenspace within the character area. There are trees on the pavements to the front of the plots, along the road edge intermittently along Tuffley Avenue and more towards the east end.

##### *Public Realm*

Tarmac pavements sit at the front of the plots adjacent to the road. There are also metal and glass bus shelters on the road edge. Street lights are placed regularly but are inconsistent in design.

##### *Access and Connectivity*

Very good access and connectivity through this linear character area due to the roads and pavements.

## Overview

### *Grain and Density/Plot Coverage/Scale/Heights*

The area is densely covered with domestic housing of two and three storeys. The houses are detached, semi-detached and terraced within the long, narrow plots although all have space to front and rear.

### *Architectural Qualities, Periods, Detailing*

The houses within the character area date from the 16<sup>th</sup> century through to the 20<sup>th</sup> century. They consist of brick buildings with some timber and some brick detailing.

### *Materials and Colour Palettes*

Materials consist of brick with some timber and some render. In places, painted stone and contrasting coloured brick have been used for details. Concrete tile and slate have been used for the roofs.

A number of colours of brick have been used for the main fabric of the buildings: red orange (RAL 2001), signal orange (RAL 2010) and beige red (RAL 3012).

Contrasting brick has been used for details such as string bands or window and door surrounds: light ivory (RAL 1015) and grey blue (RAL 5008).

Hanging tiles have been used in coral red (RAL 3016).

Concrete tiles have been used for the roofs in terra brown (RAL 8028) and slate in dusty grey (RAL 7037).

## Area Qualities

*A – strong, good, character, important locally*

Whilst there is no overarching architectural style for the character area, the appearance gives the area an historic identity that is only increased by some of the more distinctive structures.

*B – less distinctive, contribution to local area*

*C – ‘anywhere’, neutral character*

*D – negative*

## Potential Sites for Change

None

## Potential Sites for Local Listing

42 and 44 Tuffley Avenue – late 19<sup>th</sup> century Italianate style semi-detached pair of houses

54 to 68 (even) Tuffley Avenue – mid to late 19<sup>th</sup> century Italianate style semi-detached villas, shown on 1<sup>st</sup> edition as ‘Piecefield Lawn’, ‘Springfield Lawn’, ‘Fern Villas’ and ‘Rose Villas’

78 to 84 (even) Tuffley Avenue – c1900 Arts and Crafts style semi-detached pairs of houses

86 and 88 Tuffley Avenue – c1900 brick semi-detached pair of houses

96 Tuffley Avenue – early 20<sup>th</sup> century Italianate style house with bands of white brickwork



110 and 112 Tuffley Avenue – late 19<sup>th</sup> century pair of houses with limestone details

Potential Sites for Listing

None

## Photographs



42 and 44 Tuffley Avenue – late 19th century



96 Tuffley Avenue – early 20th century



78 to 84 (even) Tuffley Avenue – c1900



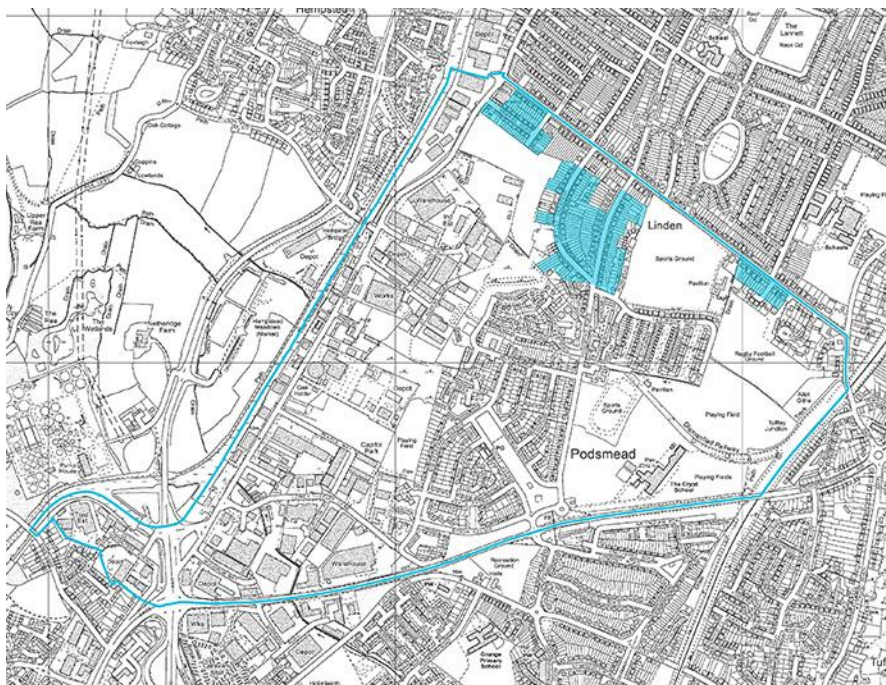
110 and 112 Tuffley Avenue – late 19th century



## PCA02: early 20<sup>th</sup> century

### Location

This character area is located within the north of the Podsmead Ward. It consists of housing at the far western end and the eastern end of Tuffley Avenue and a large portion of Tuffley Crescent and Podsmead Road. This character area is an extension of the historic area of settlement along Tuffley Avenue.



### Key Characteristics

#### *Form/Origins*

Area of semi-detached properties of predominantly two-storeys in height.

#### *Building Types and Former/Present Uses*

The area consists almost entirely of two-storey semi-detached houses all of which were built in the early 20<sup>th</sup> century up to the 1930s. The area was originally agricultural land that began to be developed in the 19<sup>th</sup> century.

#### *Plots and Building Lines*

Plots are fairly regular in size and shape with small open spaces to the front of the houses and gardens to the rear.

#### *Trees and Greenspaces*

With the exception of gardens, there is no greenspace within the character area. Trees are common on Tuffley Avenue and Newark Road and can be found on the pavements to the front of the properties.

#### *Public Realm*

Tarmac pavements sit at the front of the plots between the properties and the roads. Street lights are placed regularly but are not consistent in design. There is no other street furniture.

#### *Access and Connectivity*

Very good access through the character area due to the network of pavements and roads.



## Overview

### *Grain and Density/Plot Coverage/Scale/Heights*

The area is densely covered with semi-detached two-storey housing. The houses are located towards the front of the plots with space to the rear.

### *Architectural Qualities, Periods, Detailing*

The buildings all date to the early 20<sup>th</sup> century up to the 1930s. Most of the structures are typical early 1930s semi-detached houses with bay windows. Some are earlier and are typical of Edwardian house style using elements of Arts and Crafts design. A small number are more distinctive such as the Arts and Crafts houses at the eastern end of Tuffley Avenue and the Art Deco houses with triangular bay windows on Tuffley Crescent.

### *Materials and Colour Palettes*

Materials consist of brick with some limestone. Contrasting brick, painted brick or limestone have been used for details such as window or door openings and string bands. Some of the buildings are rendered, some are pebble-dashed, some have external decorative timber and others have hanging tile external finishes. Concrete or terracotta tile have been used for roof coverings.

A number of colours of brick have been used for the main fabric of the buildings: red orange (RAL 2001), beige red (RAL 3012), copper brown (RAL 8004) and red brown (RAL 8012).

Details such as window and door surrounds have been picked out in contrasting coloured brickwork: light ivory (RAL 1015), red orange (RAL 2001), violet blue (RAL 5000) and sapphire blue (RAL 5003).

Hanging tiles have been used on a large number of the houses in the character area: red orange (RAL 2001), salmon orange (RAL 2012), coral red (RAL 3016) and red brown (RAL 8012).

## Area Qualities

### *A – strong, good, character, important locally*

The houses at the eastern end of Tuffley Avenue are all individual in design with at least some being designed by the local architect J F Trew in Arts and Crafts design. They give the area a strong character.

The 1930s houses at 66-72 Tuffley Crescent are very distinctive with their triangular bay windows and flat roofs. These two pairs of houses are unusual and are very uncommon in the City. No. 70 currently has permission for demolition.

### *B – less distinctive, contribution to local area*

The Edwardian houses on the west side of Podsmead Road are less distinctive but still provide a contribution to the local area.

### *C- ‘anywhere’, neutral character*

The rest of the character area consists predominantly of 1930s semi-detached houses that are typical of the period and can be found across Britain.

### *D – negative*

## Potential Sites for Change

None

### Potential Sites for Local Listing

38 to 52 (even) Podsmead Road – four pairs of early 20<sup>th</sup> century houses in mix of Arts and Crafts and Classical styles

2 to 36 (even) Podsmead Road – nine pairs of early 20<sup>th</sup> century semi-detached houses in Arts and Crafts style

116 to 136 (even) Tuffley Avenue – five pairs of early 20<sup>th</sup> century Arts and Crafts semi-detached houses, each pair different

66 to 68 (even) Tuffley Crescent – two 1930s houses with triangular bay windows and flat roofs.

65 to 69 (odd) Tuffley Crescent and 58 Podsmead Road – two pairs of early 20<sup>th</sup> century semi-detached houses

### Potential Sites for Listing

116 to 136 (even) Tuffley Avenue are a number of houses probably designed by J F Trew or H F Trew. They are distinctive and each pair is individual in its design.

## Photographs



2 to 36 (even) Podsmead Road –early 20th century



126 and 128 Tuffley Avenue –early 20th century



116 and 118 Tuffley Avenue –early 20th century



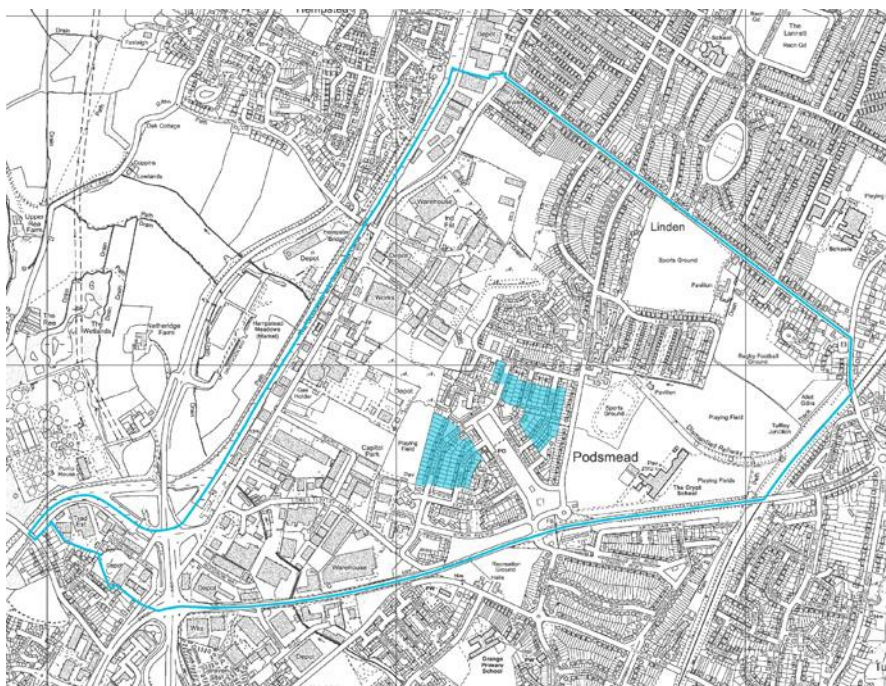
66 to 68 (even) Tuffley Crescent – 1930s



## PCA03: 'pre-fab' bungalows

### Location

This character area is located in the centre of the Podsmead Ward and incorporates portions of Shakespeare Avenue, Burns Avenue, Tennyson Avenue and Shelley Avenue. It consists entirely of distinctive 'pre-fab' bungalows.



### Key Characteristics

#### *Form/Origins*

Spacious character with properties set back from the edge of the pavement. Includes properties all built at the same time of Hawksley BL8 design.

#### *Building Types and Former/Present Uses*

The buildings of the character area are all semi-detached bungalows of Hawksley BL8 design. They were built on agricultural land around the former Podsmead Moat in the late 1940s.

#### *Plots and Building Lines*

The plots are regular in size and have small areas of open space to front, some of which is used for on-plot parking, with gardens behind.

#### *Trees and Greenspaces*

There is greenspace on Shakespeare Avenue which a number of bungalows face onto. This greenspace also contains several trees. All other trees are in private gardens.

#### *Public Realm*

House frontages face the roads, from which they are divided by tarmac pavements. Despite on-plot parking, there is also on-pavement parking in the area. Street lighting is regular and consistent in design. There is no other street furniture.

#### *Access and Connectivity*

Very good access through the character area due to the network of roads and pavements. Some footpaths/cycle paths do exist, which increases the access and connectivity, but these are very few.

## Overview

### *Grain and Density/Plot Coverage/Scale/Heights*

The area is densely covered with single-storey houses which site to the front of the plots with larger gardens to the rear.

### *Architectural Qualities, Periods, Detailing*

All of the housing dates from the late 1940s and consists of aluminium clad pre-fabricated bungalows of Hawksley BL8 design. Due to the nature of their construction, and the need for quick construction, there is little architectural detail.

### *Materials and Colour Palettes*

The bungalows are constructed of timber-frame with aluminium cladding which is painted in a number of colours. Some of the bungalows have been re-faced in brick.

The aluminium cladding of the bungalows has been painted in a variety of pale colours: ivory (RAL 1014), light ivory (RAL 1015), pastel green (RAL 6019), light grey (RAL 7035) and white.

The bungalows that have been re-faced have used brown beige (RAL 1011) and red orange (RAL 2001) bricks.

All of the houses have concrete tile roofs in brown grey (RAL 7013), concrete grey (RAL 7023), chestnut brown (RAL 8015) or pale brown (RAL 8025).

## Area Qualities

### *A – strong, good, character, important locally*

There were only around 160,000 thousand pre-fab houses of around 20 different designs built across the whole country after World War II. A large number of these have since been demolished, so these surviving 96 examples hold an importance not just for the local area. They are distinctive and have a good strong character.

### *B – less distinctive, contribution to local area*

### *C- ‘anywhere’, neutral character*

### *D – negative*

## Potential Sites for Change

If anything needs to be changed, the re-facing of a number of the properties could be removed and aluminium cladding re-instated.

## Potential Sites for Local Listing

The whole area should be considered for local listing to protect these important structures.

## Potential Sites for Listing

The whole character area should be considered for designation as a Conservation Area to preserve the buildings and their appearance.

## Photographs



6 to 12 (even) Shelley Avenue – Hawksley BL8 bungalows



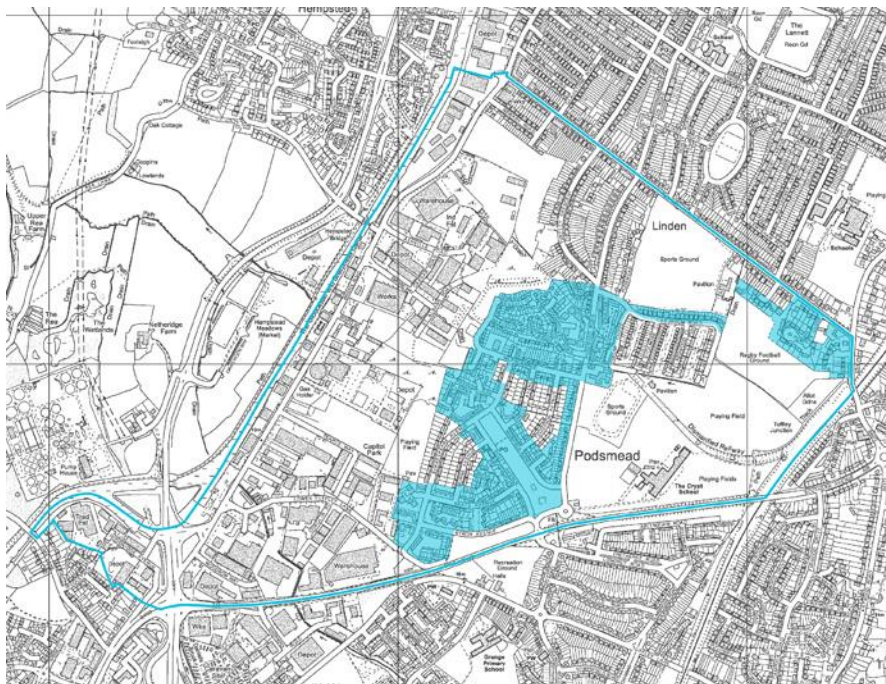
21 to 27 (odd) Tennyson Avenue – Hawksley BL8 bungalows



## PCA04: 1950s to present housing

### Location

This character area is located within the centre and north east of the Podsmead Ward. It consists of a number of parts of Shakespeare Avenue and Podsmead Road along with Woodpecker Road, Partridge Close, Mansell Close, Harvey Close, Laburnam Road, Poplar Close, Milton Avenue, Betjeman Close, Masfield Avenue, Scott Avenue, Eliot Close, Keats Avenue, Byron Avenue and Romney Close.



### Key Characteristics

#### *Form/Origins*

Area consists of two-storey housing with some bungalows and three-storey blocks of flats all constructed from the 1950s to the present day.

#### *Building Types and Former/Present Uses*

Area of domestic housing mainly of two-storeys but with some blocks of flats of three storeys and some bungalows. Also includes an area of sheltered housing and the occasional shop. All developed from the 1950s to the present day on agricultural land.

#### *Plots and Building Lines*

Plots are all set back from the road and pavement and have small gardens or on-plot parking to the front and gardens to the rear. The plots are regular in shape but vary in size.

#### *Trees and Greenspaces*

A large area of greenspace can be found between Masfield Avenue and Scott Avenue and also to rear of the flats on Lower Tuffley Lane.

#### *Public Realm*

Plots open onto tarmac pavements although blocks of flats are surrounded by greenspace. On-street parking takes place in most streets even where on-plot parking occurs. Street lighting is regular but inconsistent in design due to the varying ages of development within the area.

#### *Access and Connectivity*

Streets and pavements provide good access and there is some interconnectivity between areas by provision of footpaths.

## Overview

### *Grain and Density/Plot Coverage/Scale/Heights*

The area is densely covered with two-storey houses and bungalows that sit towards the front of the plots with gardens at the rear and three-storey blocks of flats that are surrounded by greenspace.

### *Architectural Qualities, Periods, Detailing*

All of the properties date from the 1950s to the present and consist of a mix of semi-detached and terraced houses with some blocks of flats and bungalows. There is little architectural detail on the properties except for the use of hanging tiles in places.

### *Materials and Colour Palettes*

Brick with contrasting brick used for details and occasional use of hanging tile. Concrete tiles used for roof coverings.

A number of colours of brick have been used for the main fabric of the buildings: sand yellow (RAL 1002), brown beige (RAL 1011), grey beige (RAL 1019), red orange (RAL 2001), brown red (RAL 3011), beige red (RAL 3012) and copper brown (8004).

Contrasting colours of brick have been used for details such as window and door lintels or openings and decorative motifs: brown beige (RAL 1011) and brown red (RAL 3011).

Hanging tiles have been used in places in brown grey (RAL 7013) and beige brown (RAL 8024).

Concrete tiles have been used for roof coverings in brown grey (RAL 7013). Signal brown (RAL 8002) and pale brown (RAL 8025).

## Area Qualities

*A – strong, good, character, important locally*

*B – less distinctive, contribution to local area*

*C – ‘anywhere’, neutral character*

The PCA04 character area has little to distinguish it from other areas around the country and could exist anywhere.

*D – negative*

## Potential Sites for Change

None

## Potential Sites for Local Listing

None

## Potential Sites for Listing

None

## Photographs



*Laburnam Road – 1980s*



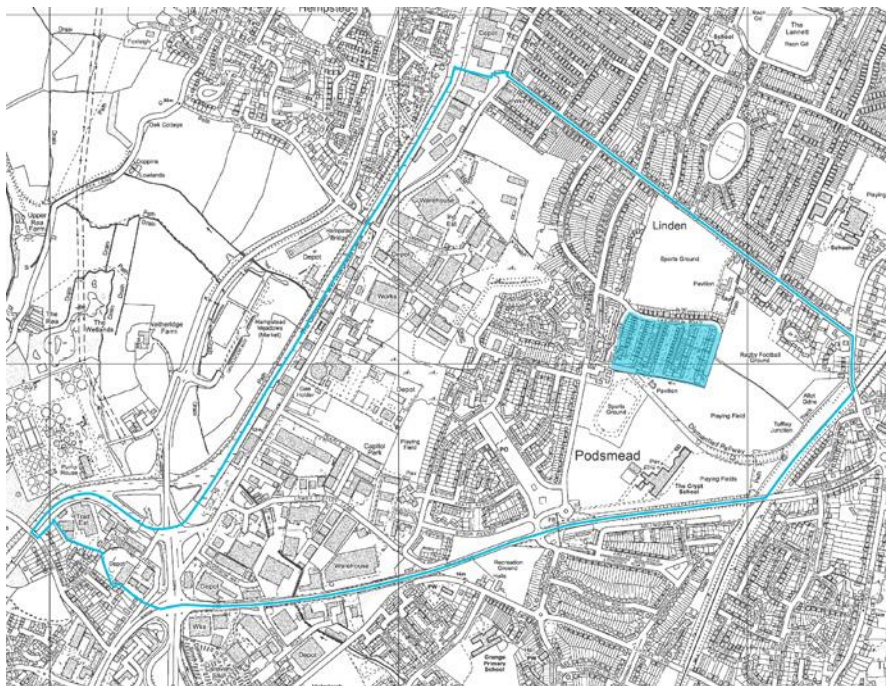
*9, 10 and 11 Romney Close – 1970s*



## PCA05: 1970s Radburn layout housing

### Location

This character area is located within the centre of the Podsmead Ward. It consists of a Laburnam Road, Poplar Close, Sycamore Close and Redwood Close.



### Key Characteristics

#### Form/Origins

Radburn layout housing with fronts facing onto pedestrianised green space and vehicular access to the rear.

#### Building Types and Former/Present Uses

It is currently an area of domestic housing but has only been developed since the 1970s. Previous to this the area has been open farmland, playing fields, a rifle range and was partly covered by a railway line.

#### Plots and Building Lines

Plots are regular with open space to the front and gardens and garaging to the rear. Buildings are set back from the road and the pavement to the rear of the houses.

#### Trees and Greenspaces

Greenspaces are found to the frontages of the houses with small numbers of trees within them and larger numbers along the southern boundary of the character area.

#### Public Realm

Radburn layout houses have a focus on the greenspace to the frontage of the houses leaving the roads to the rear of the properties neglected. Cars are parked on the pavements and road edge and the street scene is disjointed with differing boundary treatments. The greenspace to the front of the houses is broken by intercutting tarmac paths. Street lighting is regular and consistent in design. There is no other street furniture.

#### Access and Connectivity

Very good access and connectivity due to the network of streets, pavements and footpaths. Footpaths run in front of the houses, within the greenspaces, and also between the houses to connect the streets.

### Overview

#### Grain and Density/Plot Coverage/Scale/Heights

The area is densely covered with housing of two-storeys.

### *Architectural Qualities, Periods, Detailing*

All of the housing dates from the 1970s but consists of some terraced and some semi-detached houses.

### *Materials and Colour Palettes*

Materials consist of brick and hanging tiles or timber with concrete tile roofs.

A number of colours of brick have been used: sand yellow (RAL 1002), brown beige (RAL 1011) and grey beige (RAL 1019) colours.

Some of the houses have vertical hanging tiles treatment on the first floors in oxide red (RAL 3009), brown red (RAL 3011), green grey (RAL 7009) and signal brown (RAL 8002). Other houses have timber external treatments that have been stained in similar colours.

Concrete roof tiles are all the same colour, terra brown (RAL 8028).

Fencing and garage doors are painted in a variety of colours with no dominant colour palette.

### *Area Qualities*

*A – strong, good, character, important locally*

*B – less distinctive, contribution to local area*

The PCA05 area is not overly distinctive, with other areas of Radburn layout housing occurring elsewhere within the City, but is unusual with its inward looking layout and greenspaces linked by footpaths.

*C- ‘anywhere’, neutral character*

*D – negative*

### *Potential Sites for Change*

None

### *Potential Sites for Local Listing*

None

### *Potential Sites for Listing*

None

## Photographs



*Greenspace and houses between Poplar Close and Sycamore Close – 1970s*

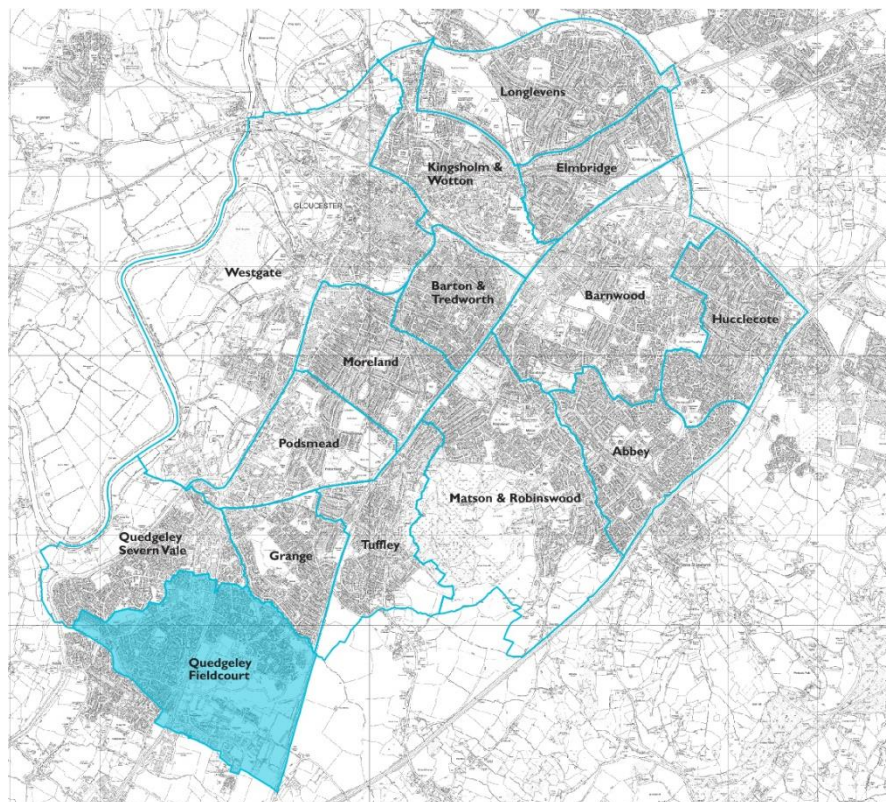


*Greenspace and houses between Redwood Close and Laburnam Road – 1970s*



## 4.12 Ward: Quedgeley Fieldcourt

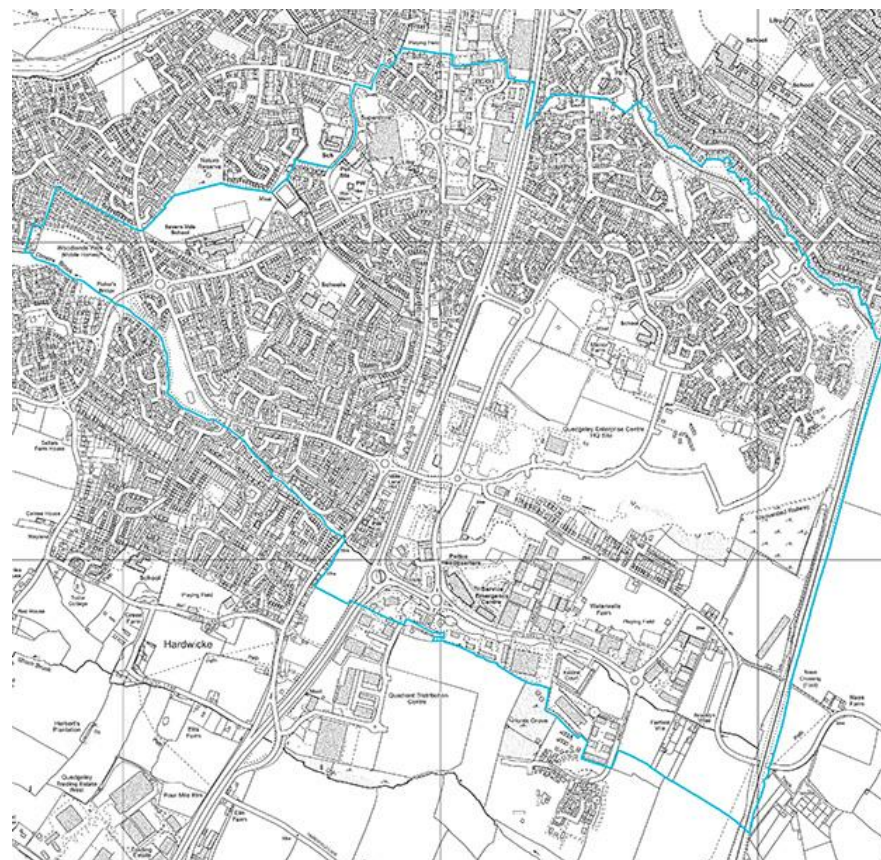
### Location



Quedgeley Fieldcourt Ward lies to the south west of the City and is bounded to the east by the Birmingham to Bristol mainline railway, to the north by Grange and Severnvale Wards and to the south by Hardwicke parish which lies within Stroud District. Quedgeley Fieldcourt is a large Ward which includes the majority of Quedgeley south of the district

centre as well as the Kingsway development, Naas Lane and Waterwells Business Park. The Ward is also divided by the A38 dual carriageway.

### General character of the Area



The Ward is characterised by residential development and the shops, services and community facilities that such development requires. The main existing employment area in the ward, Waterwells Business Park, lies in the southern area of the Ward.



The Ward is effectively split into two halves by the A38 dual carriageway. The older residential part of the Ward lies to the west of the dual carriageway. Properties here date predominantly from the 1970's and 1980's and the estates are characteristic of housing layouts of the time. A few older properties lie adjacent to the old Bristol Road, which passes north to south through the Ward.

The area to the west of the A38 dual carriageway is intensively used for residential purposes with the largest open spaces belonging to Severn Vale Secondary School and the primary school. Woodlands Park mobile home park is also in the west of the ward.

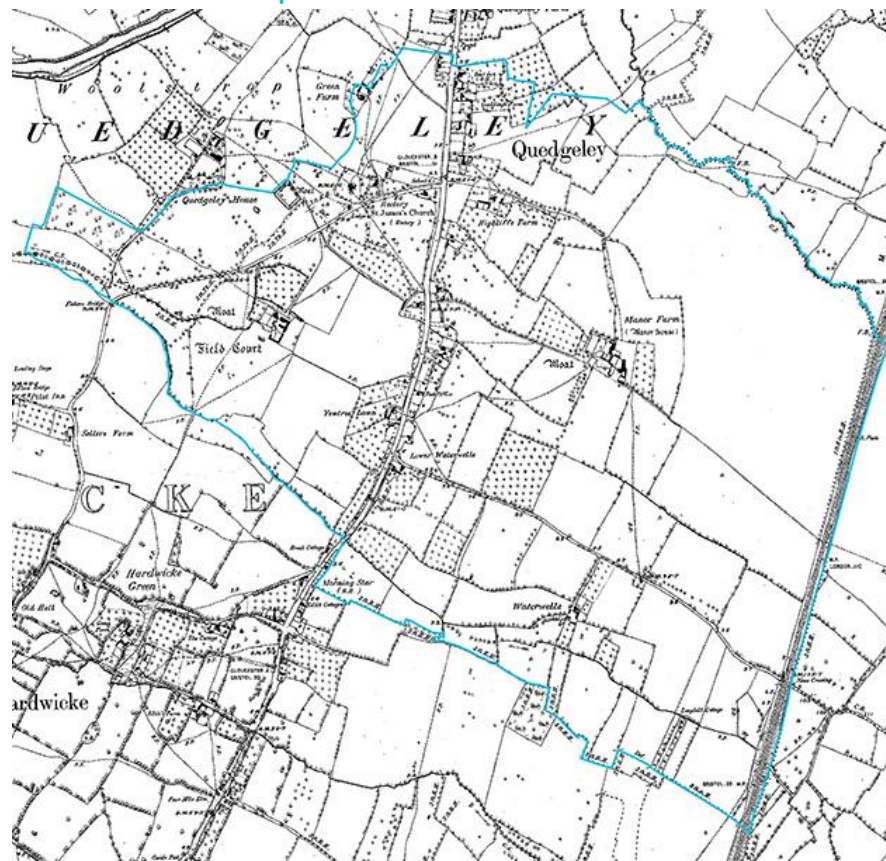
Quedgeley District Centre also lies in the west of the Ward and includes a large superstore, other retail warehouses and smaller shops selling comparison goods. There are also public houses, a library and village hall in this part of the parish. This centre has been developed and expanded as the residential area of Quedgeley has grown. A doctor's surgery and police station lie to the west of the local centre and the Anglican Church of St. James, the community centre lie to the south of the local centre. The scheduled monument of Quedgeley moat lies to the west of this area.

The urban extension of Kingsway lies on the former RAF Quedgeley site to the east of the A38 dual carriageway, this area comprises that part of the Ward between Daniel's Brook and Naas Lane and includes the scheduled monument of Manor Farm. The Kingsway development, once complete, will include over 3,000 houses, two primary schools, a place of worship, community centre and convenience shopping.

Naas Lane is a former rural lane fronted by residential development along its north side comprising a mix of bungalows and two-storey dwellings. The character of this area has changed over recent years with the intensification of the use of some of the more spacious plots, the

development of Waterwells Business Park to the south and the development of Kingsway to the north. To the east of Naas Lane and adjacent to the mainline railway lies a large site formerly used for car storage, this site is now used for open storage of vehicles. To the south of Naas Lane is Waterwells Business Park. The area houses the Gloucestershire Constabulary headquarters building as well as other office, manufacturing and storage buildings.

## Historical Development



Quedgeley is not mentioned by name in the Domesday survey of 1086 but it may have formed part of the lands owned by Gloucester Abbey during the medieval period. The earliest historic element in the Ward is the Bristol Road, which broadly follows the route of the Roman road running south from Gloucester.

The 1<sup>st</sup> edition Ordnance Survey of 1886 shows a predominantly rural landscape which still retains a number of medieval elements. These include moated sites at Field Court, Manor Farm and to the west of St. James church. Moated sites are usually important countryside houses such as manors or farms and the presence of three so close together is fairly unusual. It is assumed that this was a prosperous area of farmland during the medieval period. Sadly, the moat at Fieldcourt no longer survives but the two remaining moated sites still survive and are now protected as scheduled monuments. The church of St James is also of medieval date and is Grade II\* Listed.

The 1886 map shows an area of dispersed rural settlement focused around the Bristol Road with more widespread isolated farms. The location of many of the farms, the church and the route of the road appears to have been largely unchanged since medieval times. The landscape shown is a mix of open farmland with a smaller proportion of orchards. The only really modern feature visible is the Midlands Railway which forms the eastern boundary of the Ward.

In 1915, in response to a serious munitions shortage during WWI, a shell filling factory was constructed in the south east of the Ward around the moated Manor Farm. The factory filled shells delivered from Bristol via the Midlands Railway which constructed a branch line to run directly to the site. The site was huge, covering some 298 acres of good quality arable land. The extent of the site is shown on the 1923 Ordnance Survey. During WWII the site was then converted into an RAF base

known as RAF Quedgeley and was used as a maintenance depot. It was one of the major equipment depots in the area.

RAF Quedegley continued as a storage depot until 1995 after which the area was heavily redeveloped for housing becoming the Kingsway development. Today this Ward has undergone extensive development for residential and employment uses and retains very little of its historic landscape character, that said a number of historic gems do survive most particularly the two scheduled moated sites and the church of St James.

### Conservation Areas

None

### Scheduled Monuments

NHLE1012315 – Moated site at Manor Farm. Rectangular moat with three arms remaining. Contains house of 15<sup>th</sup>, 16<sup>th</sup> and 19<sup>th</sup> century.

NHLE1016995 – Moated site 200m west of St James' Church. Complete sub-rectangular moat that remains water-logged all year. First recorded in 13<sup>th</sup> century.

### Listed Buildings

NHLE1090769 – Little Thatch, 141 and 143 Bristol Road. Early 17<sup>th</sup> century timber-frame house with brick infill, now pub.

NHLE1090770 – Manor Farmhouse, 257 and 259 Bristol Road. Former large, detached 15<sup>th</sup> century manor house with 16<sup>th</sup> and early 19<sup>th</sup> century additions. Timber-framed with brick.

NHLE1090771 – Church of St James, School Lane. 14<sup>th</sup> century parish church heavily restored and rebuilt in 1857 with further alteration around 1890.



NHLEI090772 – Gennings Monument, St James' Churchyard. Late 17<sup>th</sup> century, limestone, chest tomb inscribed with 'SAMVEL GENNINGS'.

NHLEI154581 – Forge Thatch Cottage, 161 and 163 Bristol Road. Two mid 17<sup>th</sup> C, timber-framed, houses part re-faced in brick.

NHLEI154680 – Laura Croft, 281 Bristol Road. Early 17<sup>th</sup> century timber framed house part refaced in brick

NHLEI154737 – Wells Monument, St James' Churchyard. Limestone chest tomb of 1730/31 inscribed to 'WILLIAM WELLS'.

NHLEI154747 – Minchin Monument, St James' Churchyard. Pedestal tomb of 1756, with richly modelled decoration, inscribed to 'CHRISTOPHER MINCHIN'.

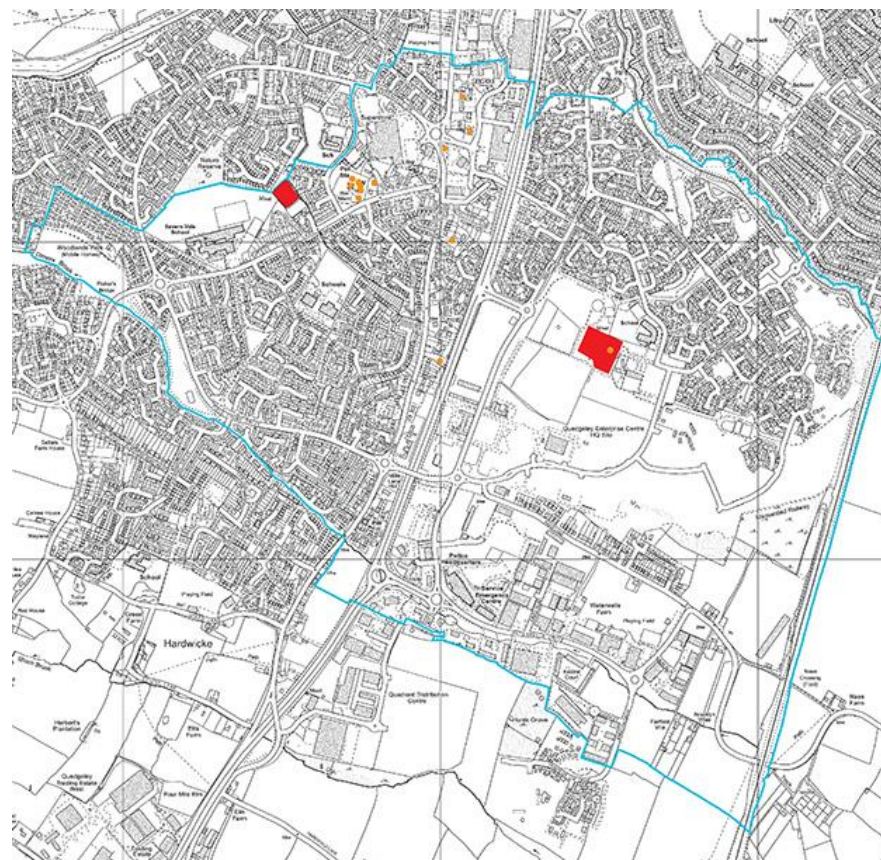
NHLEI303676 – Old Rectory, School Lane. Detached, Tudor-Style, rectory of 1843 by France

NHLEI303751 – Packers Cottage, 215 Bristol Road. Early 17<sup>th</sup> century, timber-frame house with later 17<sup>th</sup> century addition.

NHLEI340606 – Milestone, Bristol Road. Early 19<sup>th</sup> century rectangular post with iron plate that reads 'TO/GLOUCESTER/CROSS/3/TO/BRISTOL/31'.

NHLEI340608 – Unidentified Monument, St James' Churchyard. Late 18<sup>th</sup> century pedestal tomb with illegible inscriptions.

NHLEI439997 – Quedgeley War Memorial, St James' Churchyard. Portland stone, hooded, cavalry cross on tapering octagonal shaft with chamfered, square, stone plinth.

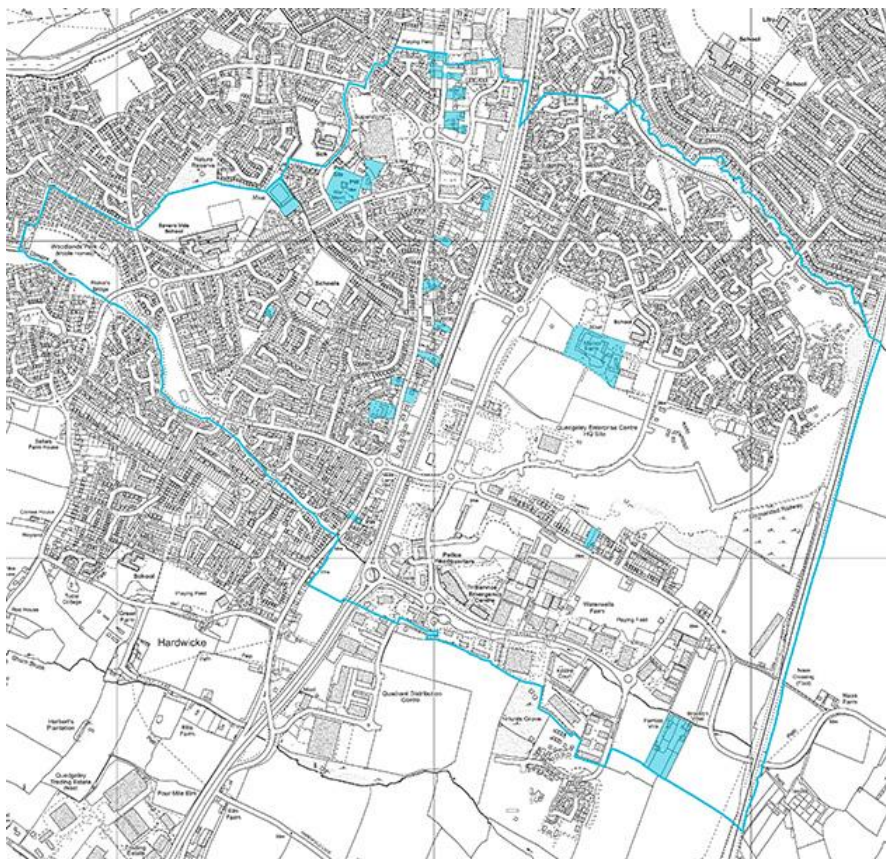


Scheduled Monuments (red), Listed Buildings (orange)

#### 4.12.1 Quedgeley Fieldcourt Ward Character Areas

##### QFCA01: 19<sup>th</sup> century and earlier

###### Location



This character area is dispersed throughout the Ward. First edition Ordnance Survey and earlier mapping show that Quedgeley was a very scattered linear settlement along the Bristol Road. This is reflected in the

survival of 19<sup>th</sup> century and earlier elements in the character area. It consists of St James' Church and Old Rectory, the remains of the three moated sites and a number of properties ranged along both sides of the Bristol Road.

###### Key Characteristics

###### *Form/Origins*

Spacious character with properties mainly dispersed along the Bristol Road. The structures are set back from road edges and all are historic buildings.

###### *Building Types and Former/Present Uses*

The buildings are predominantly domestic but also include two churches, two moated sites and farm or out buildings. They date from the 14<sup>th</sup> and 15<sup>th</sup> centuries through to the late 19<sup>th</sup> century. Historically the area was rural with a small number of building scattered through it.

###### *Plots and Building Lines*

Plots are irregular in size and shape with buildings sitting mainly towards the front. Most have small open spaces to the front and larger areas to the rear with small having open space all around them.

###### *Trees and Greenspaces*

Trees can be found around the moats and the St James' Church, on Naas Lane, Bristol Road and on School Lane. Greenspaces can be found around the moats and St James' Church.

###### *Public Realm*

Tarmac pavements and roads sit to the front of plots. Streetlights are inconsistent in design but are regularly placed.

### *Access and Connectivity*

The character area is widely dispersed but there is good access due to the roads and pavements. There are few foot or cycle paths except around Manor Farm.

### Overview

#### *Grain and Density/Plot Coverage/Scale/Heights*

There area is not densely covered but has a mix of uses. Most buildings are two storeys in height with some three-storey structures. Plots are not completely covered with space to the front and rear of all structures.

#### *Architectural Qualities, Periods, Detailing*

The buildings within the character area date from the 14<sup>th</sup> century through to the late 19<sup>th</sup> century. Architecturally, there are number of differing styles such as the Decorated style of St James' Church, the Tudor style of The Old Rectory and the Victorian Gothic of Quedgeley Methodist Church. More vernacular domestic architecture also exists with timber-framing and brick.

#### *Materials and Colour Palettes*

Materials consist of brick with some timber-frame and stone. Stucco, render and paint have been used, in places, over the outer materials in various shades of white and cream. Contrasting brick has been used for details such as window and door lintels and string bands. Ceramic tile, concrete tile and slate have been used for roof coverings.

A number of colours of brick have been used for the main fabric of the structures: beige red (RAL 3012), signal brown (RAL 8002), copper brown (RAL 8004), orange brown (RAL 8023) and beige brown (RAL 8024).

Contrasting colours of brick have been used for details such as window and door lintels, plinths and string bands in sapphire blue (RAL 5003).

Ceramic roof tiles have been used for roof coverings in umbra grey (RAL 7022), signal brown (RAL 8002), red brown (RAL 8012) and grey brown (RAL 8019). Concrete tiles have also been in (red brown (RAL 8012).

A number of colours of slate have been on some of the roofs: brown grey (RAL 7013), slate grey (RAL 7015) and dusty grey (RAL 7037).

### Area Qualities

*A – strong, good, character, important locally*

The QFCA01 area has a strong, good, character formed by the age and individual style of the buildings. This makes the area important locally but is diminished by the dispersed pattern of the buildings.

*B – less distinctive, contribution to local area*

*C- 'anywhere', neutral character*

*D – negative*

### Potential Sites for Change

None

### Potential Sites for Local Listing

130 and 132 Bristol Road, Quedgeley - pair of semi-detached early to mid 19<sup>th</sup> century villas. Brick with 16-pane sash windows with stucco voussiors

Friar Tucks, 135 and 137 Bristol Road, Quedgeley - public house of early to mid 19<sup>th</sup> century with late 19<sup>th</sup> century extension to south.



151 to 157 (odd) Bristol Road, Quedgeley - row of four cottages shown on 1840 mapping, not visible from Bristol Road.

159 and 159a Bristol Road, Quedgeley - two heavily restored detached houses of pre-1840 date. Rendered with ceramic tile roofs.

245 and 247 Bristol Road, Quedgeley - 17<sup>th</sup> century timber-frame house with 19<sup>th</sup> century extension to north.

295 Bristol Road, Quedgeley - mid to late 19<sup>th</sup> century house of brick with six-pane sashes and carved stone lintels. Carved wood barge and eaves boards.

328 and 330 Bristol Road, Quedgeley - pair of semi-detached mid 19<sup>th</sup> century houses. Brick with 16-pane casement windows and canopies over doors.

The Lawns, 346 Bristol Road, Quedgeley - 1770s house, now care home. Windows with drip moulds over, large porch on stone, Tuscan columns, completely rendered.

Quedgeley Methodist Chapel, Bristol Road, Quedgeley - Wesleyan chapel of 1885-6 of red brick with blue brick bands and lancet windows.

22 to 27 (odd) Field Court, Courtfield Road - Medieval manor house of 15<sup>th</sup> and late 16<sup>th</sup> century restored in 1985. Timber-frame on limestone plinth.

Outbuildings, St James' Close - range of former farm/out buildings to north east of Old Rectory. Brick and weatherboard with plain tile roofs. Shown on 1840s map.

### Potential Sites for Listing

22 to 27 Field Court, Courtfield Road. This 15<sup>th</sup> and 16<sup>th</sup> century manor house was originally within a moat and was restored from near dereliction in 1985. It has now been divided into small houses but the open hall, cross wing can still be discerned.

## Photographs



130 and 132 Bristol Road, Quedgeley – early to mid 19<sup>th</sup> century villas



Quedgeley Methodist Chapel, Bristol Road, Quedgeley – 1885-6



247 Bristol Road, Quedgeley – 17<sup>th</sup> century

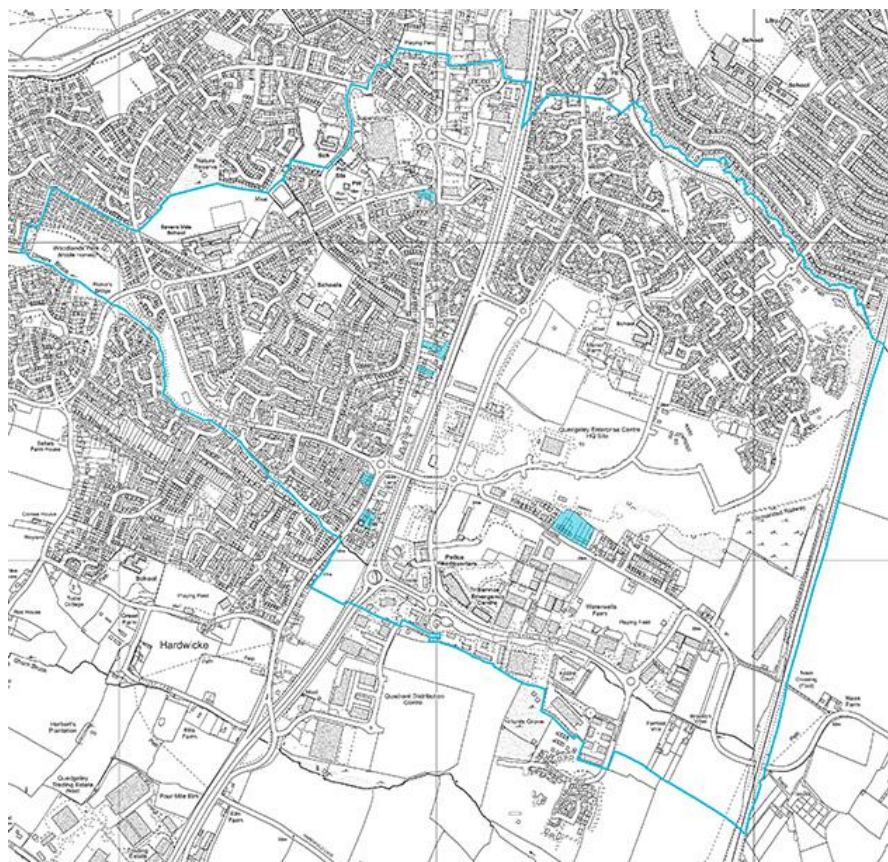


22 to 27 (odd) Field Court, Courtfield Road – 15<sup>th</sup> and late 16<sup>th</sup> century restored 1985



## QFCA02: Early to mid 20<sup>th</sup> century

### Location



This character area is also dispersed throughout the Ward particularly along Bristol Road and Naas Lane. The historic maps of Quedgeley show that, with the exception of the RAF site around Manor Farm, development within the Ward did not really begin until the 1960s and

1970s. There are therefore very few buildings included within this character area.

### Key Characteristics

#### *Form/Origins*

Spacious character of mainly domestic properties scattered along Bristol Road and Naas Lane dating from early 20<sup>th</sup> century.

#### *Building Types and Former/Present Uses*

The area consists predominantly of detached and semi-detached domestic properties built between 1900 and the mid 1930s. The area includes a former school and shops.

#### *Plots and Building Lines*

The plots are irregular in size and shape, but all have the structures sited towards the front of the plots with small spaces to the front and larger spaces to the rear. Houses are single or two-storeys.

#### *Trees and Greenspaces*

There are trees in occasional places on Bristol Road and within gardens. There are no greenspaces.

#### *Public Realm*

Tarmac pavements sit to the front of plots adjacent to the tarmac paved roads. Street lights are palced regularly on Bristol Road and consistent in design. There are no street lights on Naas Lane.

#### *Access and Connectivity*

The roads of pavements of this extremely dispersed area allow good access but there is no interconnectivity.



## Overview

### *Grain and Density/Plot Coverage/Scale/Heights*

The area is very dispersed with all plots not completely covered. All have space to both front and rear. The domestic properties consist of two-storey detached or semi-detached houses and single storey bungalows.

### *Architectural Qualities, Periods, Detailing*

The houses within the character area date from early 20<sup>th</sup> century, 1900 to the mid-1930s. Architecturally there is little of a distinctive nature to the houses as a whole. There are differing styles with elements of Edwardian and 1930s housing being used sparingly, such as applied wood decoration, square bay windows, hanging tiles and full-width canopies over porches and bay windows.

### *Materials and Colour Palettes*

Materials consist mainly of brick with ceramic tiles used for roof coverings. In places, stone construction has been used and hanging tile, timber decoration and render have been added over the main fabric. Concrete roof tiles have also been used.

A number of colours have brick have been used: copper brown (RAL 8004), red brown (RAL 8012), mahogany brown (RAL 8016) and orange brown (RAL 8023).

Copper brown (RAL 8004), signal brown (RAL 8012), chocolate brown (RAL 8017) and grey brown (RAL 8019) ceramic roof tiles have been used and concrete tiles in brown grey (RAL 7013), chocolate brown (RAL 8017) and grey brown (8019).

Copper brown (RAL 8004) hanging tiles have also been used.

## Area Qualities

*A – strong, good, character, important locally*

*B – less distinctive, contribution to local area*

*C – ‘anywhere’, neutral character*

As a whole the QFCA02 area contains neutral buildings that are similar in style to those that can be found in many places.

*D – negative*

## Potential Sites for Change

None

## Potential Sites for Local Listing

None

## Potential Sites for Listing

None

## Photographs



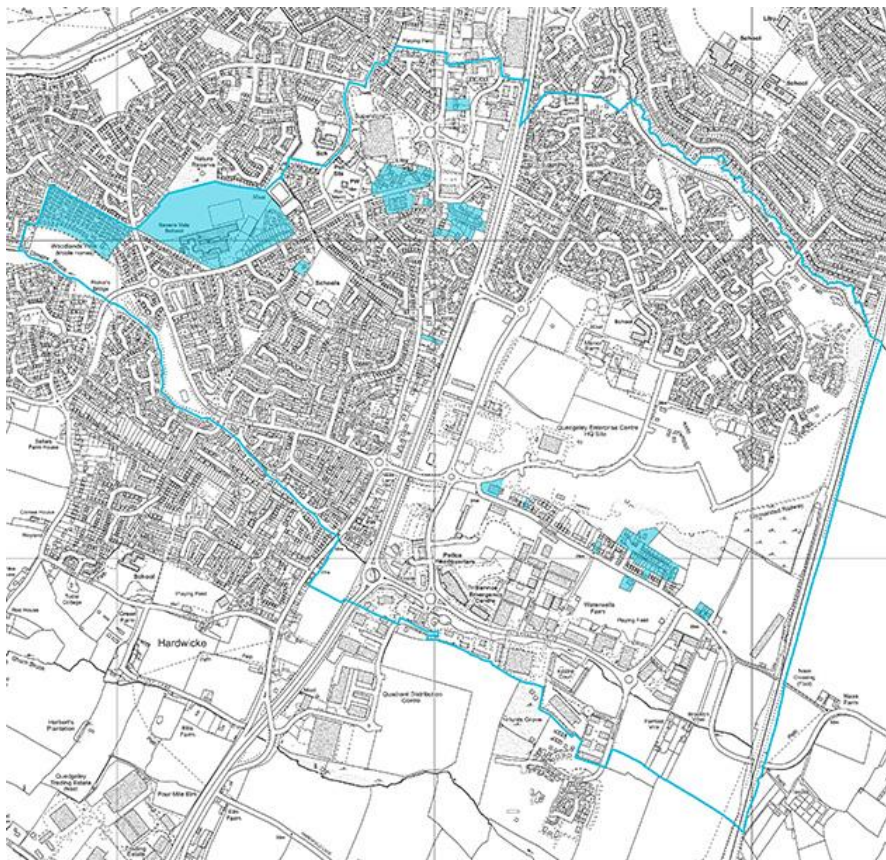
*372 and 374 Bristol Road, Quedgeley – early 1900s*



*Bungalows, Naas Lane, Quedgeley – 1930s*

### QFCA03: Mid to late 20<sup>th</sup> century

#### Location



This character area is concentrated in the north west of the Quedgeley Fieldcourt Ward with a small area of buildings in the south east. It consists of properties on School Lane, Bristol Road, Highcliffe Drive and Naas Lane.

#### Key Characteristics

##### *Form/Origins*

Mixed housing and community buildings, including a school and a village hall, along School Lane and Naas Lane. All of the buildings date to the mid 20<sup>th</sup> century.

##### *Building Types and Former/Present Uses*

Area of houses, flats, a school, community centre, village hall and a caravan park. The buildings date between the mid 1930s and the mid 1970s and are all constructed on land that was formerly agricultural in nature.

##### *Plots and Building Lines*

The plots of the houses are fairly regular in size and shape. All of these have some form of space to the front with larger gardens to the rear and the majority have on-plot parking. The houses are single or two-storeys, detached or semi-detached, and two or three-storey blocks of flats.

##### *Trees and Greenspaces*

Greenspaces can be found around the school, at the caravan park, around the flats on Parklands and the bungalows on School Lane. Trees can be found in the greenspaces as well as on Highcliffe Drive, Naas Lane, School Lane and within gardens.

##### *Public Realm*

Street are regularly placed but inconsistent in design across the area. Tarmac pavements sit to the front of the properties adjacent to the tarmac surfaced roads. Although on-plot parking exists some on-street parking occurs. A bus stop can be found on School Lane, but it has no shelter. Metal railings form the boundary of the school.



### *Access and Connectivity*

Good access throughout character due to the network of roads and pavements although the lack of foot and cycle paths means there is little interconnectivity.

### Overview

#### *Grain and Density/Plot Coverage/Scale/Heights*

The area is densely covered with single, two and three storey houses and community buildings. The plots are not completely covered however, with houses sitting towards the front with larger spaces to the rear. The largest of the buildings is Severn Vale School.

#### *Architectural Qualities, Periods, Detailing*

All properties date from the mid 1930s to the mid 1970s. The properties are simple with little architectural detail except for one structure which has contrasting brickwork. Severn Vale School is distinguishable by its construction of flat roof and glazed walls, typical of 1960s school buildings.

#### *Materials and Colour Palettes*

Materials consist of brick with concrete tile for roof covering. One building uses contrasting brickwork for string bands and the school has glazed elevations.

Brick has been used in green beige (RAL 1000), beige (RAL 1001), red orange (RAL 2001), beige red (RAL 3012) and orange brown (RAL 8024) with contrasting brickwork in red orange (RAL 2001).

Signal brown (RAL 8002), chocolate brown (RAL 8017), grey brown (RAL 8019), orange brown (RAL 8023) and pale brown (RAL 8025) were used for concrete roof tiles.

### Area Qualities

*A – strong, good, character, important locally*

*B – less distinctive, contribution to local area*

*C- ‘anywhere’, neutral character*

The QFCA03 area has little distinguish it from other areas of the City and could exist anywhere.

*D – negative*

### Potential Sites for Change

None

### Potential Sites for Local Listing

None

### Potential Sites for Listing

None

## Photographs



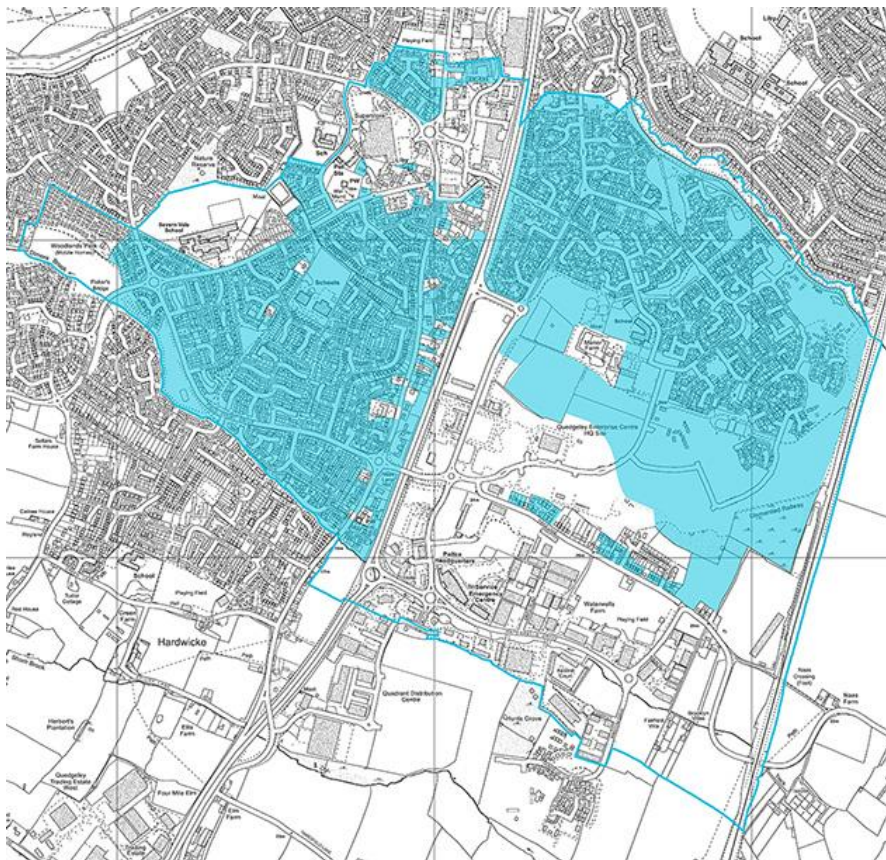
*3 and 4 Highcliffe Drive, Quedgeley – late 1960s*



*5 to 12 Parklands, School Lane – early 1970s*

## QFCA04: 1970s to present

### Location



This character area covers a large proportion of the Quedgeley Fieldcourt Ward. It consists of a number of street to the west of Bristol Road, including Field Court Drive, Courtfield Road, The Holly Grove and Lower

Meadow, and a large area on the former RAF site in the east of the Ward, including Thatcham Avenue and the streets running off it.

### Key Characteristics

#### *Form/Origins*

The area consists, predominantly, of detached, semi-detached and terraced domestic properties dating from the late 20<sup>th</sup> century and early 21<sup>st</sup> century.

#### *Building Types and Former/Present Uses*

Areas of housing mainly of two storeys but with some bungalows. There are also schools and community features such as shops and playing fields. All the structures were built between the mid 1970s and the present day on previously open agricultural land or the former RAF site.

#### *Plots and Building Lines*

Plots are of varying sizes but most are rectangular in shape. Buildings are predominantly of two storeys, but some single storey properties also exist. The houses tend to have small areas to the front for parking with small rear gardens.

#### *Trees and Greenspaces*

The main area of greenspace is the Kingsway Manor Farm Park which is adjoining the sports fields of the rugby and cricket clubs. There are a number of small areas of greenspace within the character area particularly along the edges of Dinmore Brook and Daniel's Brook. There are larger areas on Field Court Drive, along with a playing field, a triangular area at the ends of Quantock Road, Chiltern Road and Courtfield Road, off Thatcham Avenue, Valley Gardens Kingsway and around the two schools.



Trees can be found in the greenspaces and on Lower Meadow, Field Court Drive, Quantock Road, Chiltern Road, School Lane, Bristol Road, Woodvale, Thatcham Avenue, Chivenor Way and The Rushes.

#### *Public Realm*

Houses face the roads with pavements running along the front of the plots. Pavements and roads are tarmac with foot and cycle paths have various surfaces. On-street parking takes place even where garages and on-plot parking occurs. Street lighting is regularly placed but is inconsistent in design. Play equipment can be found in some greenspaces as can seating. Bus stops occur regularly but few have shelters. The two schools have metal boundary fences.

#### *Access and Connectivity*

Good access and connectivity due to the roads and pavements and the many foot and cycle paths linking streets and greenspaces.

### Overview

#### *Grain and Density/Plot Coverage/Scale/Heights*

The area is densely covered with a mix of housing and some community functions. The housing consists of two and three-storeys with some single storey bungalows. Buildings within the plots are situated close to the frontages with gardens to the rear.

#### *Architectural Qualities, Periods, Detailing*

All buildings date from the mid 1970s to the present and are a mix of detached, semi-detached and terraced houses with schools and shops. The houses are very simple in design with very few using architectural detail and this is not structural in nature. Applied timber decoration with herringbone brick panels, timber panels and contrasting brickwork have been used.

#### *Materials and Colour Palettes*

Brick has been used for the main fabric of all buildings with contrasting coloured brick for detailing such as string bands and window and door lintel and cills. Timber has been used for cosmetic decoration with some buildings also rendered and painted in various shades of white or cream. Concrete tile has been used for roof coverings.

A number of colours of brick have been used for the main fabric of the buildings: beige (RAL 1001), sand yellow (RAL 1002), ivory (RAL 1014), beige red (RAL 3012), red brown (RAL 8012), orange brown (RAL 8023) and beige brown (RAL 8024).

Contrasting colours of brick have been used for details such as string bands: oxide red (RAL 3009), violet blue (RAL 5000), stone grey (RAL 7030), signal brown (RAL 8002), copper brown (RAL 8004), nut brown (RAL 8011) and red brown (RAL 8012).

Concrete tiles in umbra grey (RAL 7022), signal brown (RAL 8002), copper brown (RAL 8004), grey brown (RAL 8019), orange brown (RAL 8023) and terra brown (RAL 8028) have been used.

Timber has been painted or stained in various colours: graphite grey (RAL 7024), green brown (RAL 8000), red brown (RAL 8012), chocolate brown (RAL 8017), grey brown (RAL 8019), black brown (RAL 8022), jet black (RAL 9004) and various shades of white.

### Area Qualities

*A – strong, good, character, important locally*

*B – less distinctive, contribution to local area*

*C- ‘anywhere’, neutral character*

The buildings within the QFCA area are not distinctive and could exist anywhere. They are typical of this period.

*D – negative*

### Potential Sites for Local Listing

None

### Potential Sites for Listing

None

### Potential Sites for Change

None

## Photographs



*77 to 82 Field Court Gardens – 1980s*

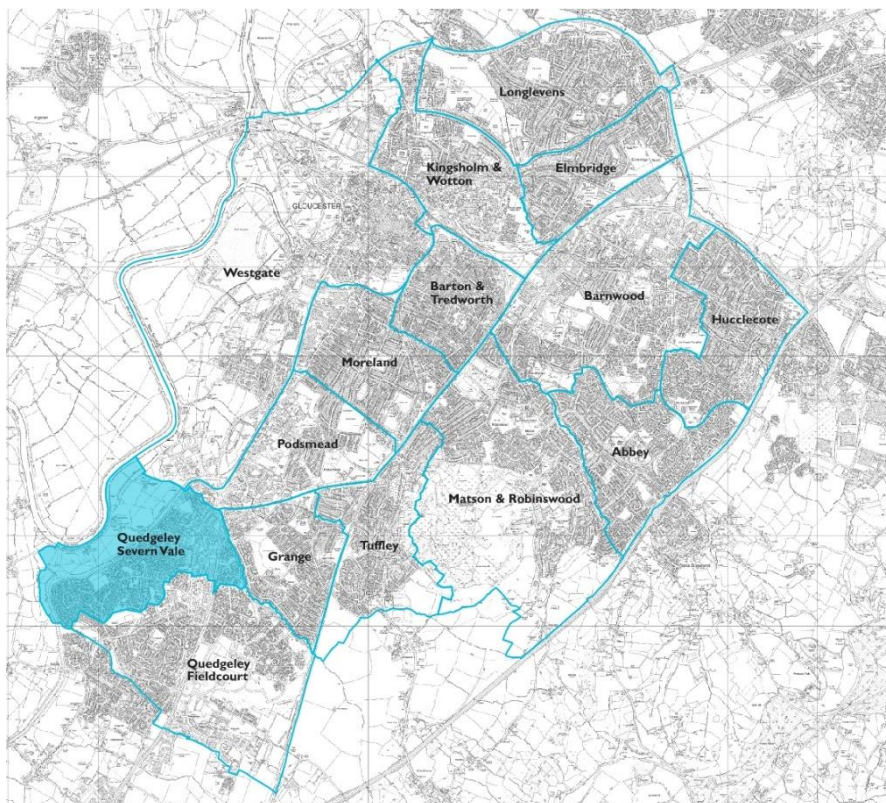


*47 to 53 Wittering Way – 2000s*



## 4.13 Ward: Quedgeley Severn Vale

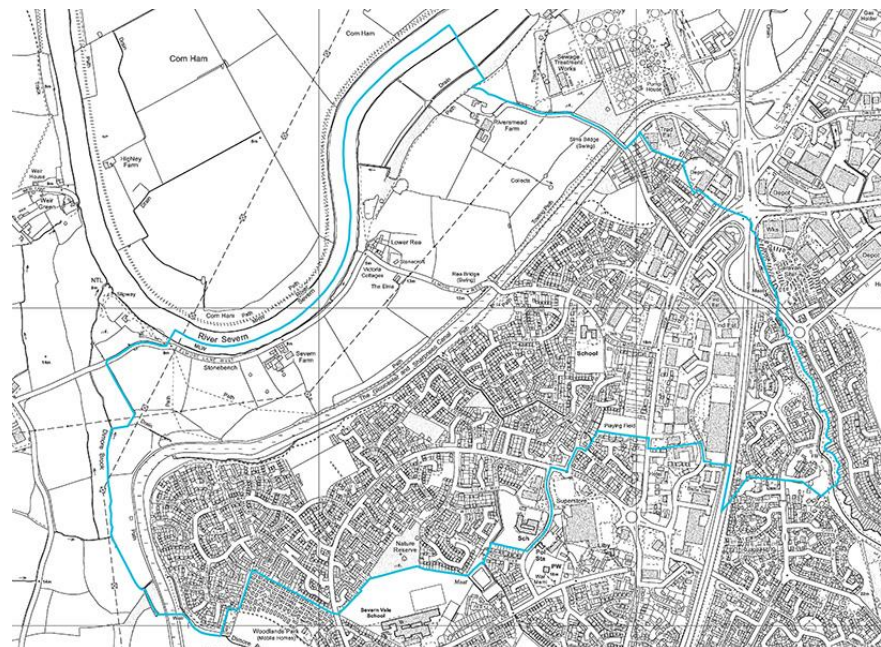
### Location



The Ward of Quedgeley Severn Vale is situated to the south west of the City. It is bounded to the west by the River Severn and is bisected by the Gloucester to Sharpness Canal which runs north east to south west through the Ward. The predominant land use to the west of the canal is agriculture while residential development lies to the east of the canal. The employment areas of Green Farm and Olympus Park are situated in the

north east of the Ward along with residential development between the A38 dual carriageway and Daniel's Brook. The Ward is bounded by Grange Ward to the east and Quedgeley Fieldcourt Ward to the south.

### General character of the Area

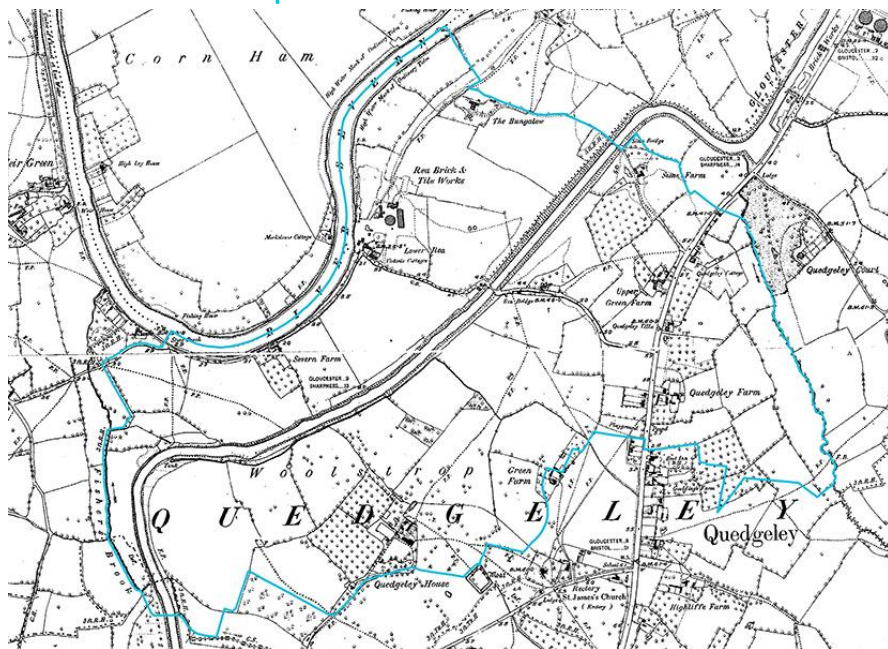


East of the canal the ward is characterized predominantly by new development dating from the 1970s onwards including residential, employment and retail development. The Green Farm development and the Bodiam Avenue development are the largest areas of new housing in the ward.

There are small pockets of older dwellings including those fronting onto the Bristol Road and those fronting Old Elmore Lane and Simms Lane. To

the west of the canal development is characterised by agricultural dwellings and small cottages.

## Historical Development



Quedgeley is not mentioned by name in the Domesday survey of 1086 but it may have formed part of lands owned by Gloucester Abbey during the medieval period. The earliest historic element in the ward is the Bristol road, which broadly follows the route of the Roman road running south from Gloucester.

The 1<sup>st</sup> edition Ordnance Survey of 1886 shows the Ward at that time was largely rural in character. The Gloucester and Sharpness Canal, opened in 1827, is shown crossing the ward from the south west to the north east and further north the Ward borders the River Sever. The

area was predominantly made up of open farmland (presumably mostly meadow) interspersed with farms and occasional orchards. The only evidence of industry within the Ward at this time are the Rea Brick and Tile Works which were located between the canal and river presumably for the availability of clay and good transport links.

Historic maps show that by 1923 the ward was largely unchanged except that the Rea Brick Works had closed and the number of orchards had increased. By 1945 there had been a small increase in the number residential properties along the Bristol Road and it is also presumed that RAF Quedgeley Site 3 had been constructed by this time; although it is not marked on the 1946 map many military sites were not. Site 3 was a very extensive RAF base over 400m wide and 350m long from north to south. Site 3 appears to have been predominantly used as a depot and storage area supplying the main base to the south east in Quedgeley Fieldcourt. Unusually the Ward saw very little development in the 1950s and it was not until the 1980s and 1990s that the Ward saw widespread suburban development with industrial development extending along the east side of the Bristol Road. By 2000 much of the area had been entirely redeveloped and the earlier field systems, small farms and even RAF Quedgeley have entirely disappeared. The exception to this is the land between the River Sever and the canal which has largely retained its historic character as open farmland to the present day.

## Conservation Areas

None

## Scheduled Monuments

None

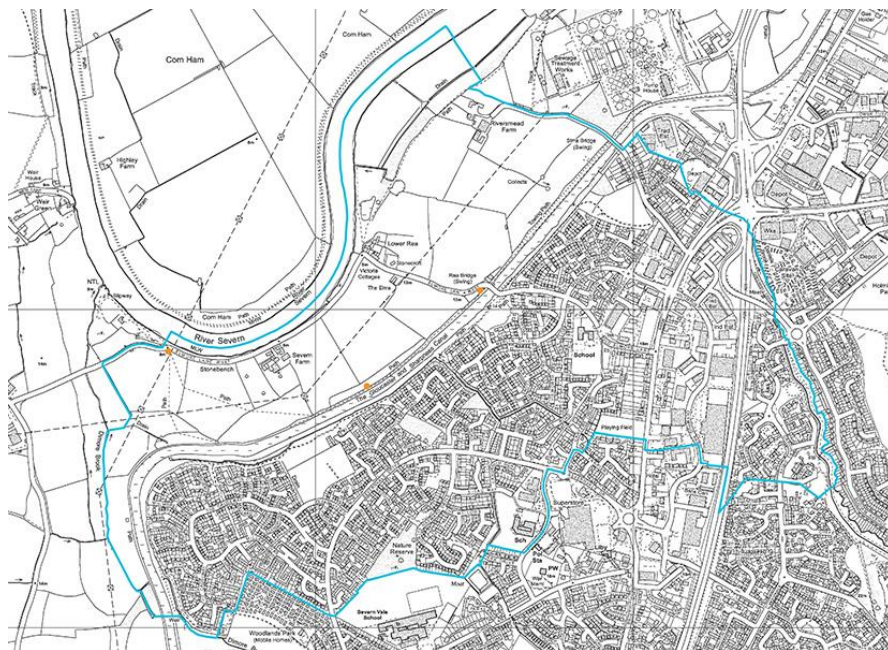


## Listed Buildings

NHLEI 141225 – Milepost at NGR SO 802 148. Painted triangular canal milepost of c1827.

NHLE1154698 – Bridgekeepers House, west of Rea Bridge. c1830 Greek revival house with stucco and Doric columns. By Robert Mylne.

NHLE1340607 – Boundary Post, Elmore Lane West. 19<sup>th</sup> century iron V-section post standing on former parish boundary.



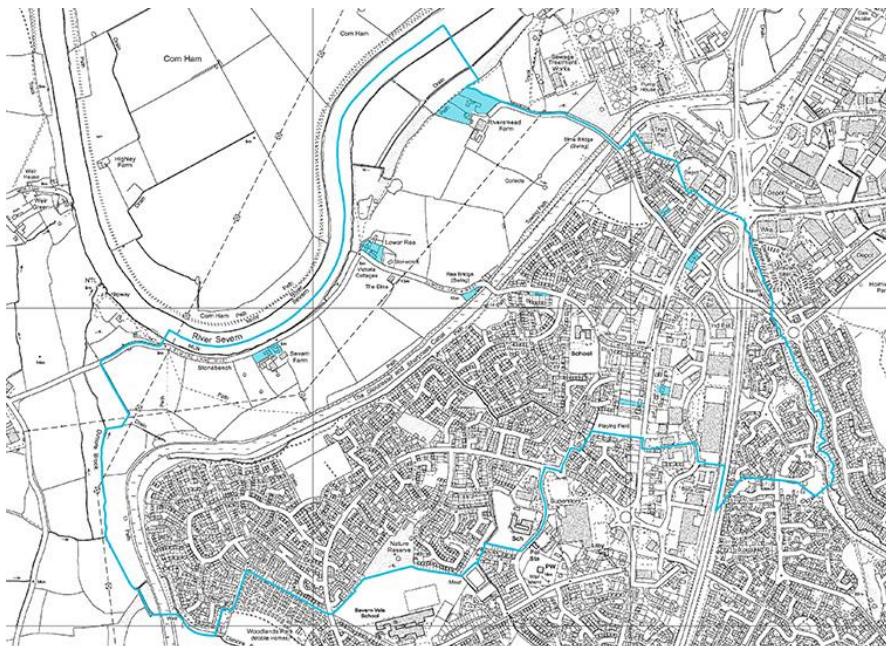
*Listed Buildings (orange)*



#### 4.13.1 Quedgeley Severn Vale Ward Character Areas

## QSVCA01: 19<sup>th</sup> century and earlier

## Location



This character area scattered across the northern and western part of the Quedgeley Severn Vale Ward. The historic landscape of the Ward was rural with large fields and scattered farms rather than an area of settlement. This is reflected in the surviving 19<sup>th</sup> century and earlier buildings of the character area. The majority of the buildings in the area are located within the stretch of farmland between the River Severn and the canal.

## Key Characteristics

### Form/Origins

Dispersed area of historic properties consisting mainly of houses.

### Building Types and Former/Present Uses

The buildings date from the late 19<sup>th</sup> century and earlier and include houses, farm buildings, vets (formerly a house) and a bridge-keepers cottage. They were all constructed on agricultural land and most are still scattered within farmland between the River Severn and the canal.

### Plots and Building Lines

All plots vary in size and shape with some being long and narrow and others consisting of a single building in large gardens. The buildings, mainly, sit close to the front of the plots adjacent to the pavement or road.

## Trees and Greenspaces

There is no dedicated greenspace within the area but the buildings between the canal and the River Severn sit within a large area of fields. Apart from within gardens, trees can be found along Elmore Lane West and on Fox Run.

## Public Realm

Tarmac pavements sit to the front of plots in most places, adjacent to the tarmac surfaced roads. Street lights, where they exist, are regularly spaced but are inconsistent in design.

## Access and Connectivity

Good access throughout the area due to the network of roads and pavements however, due to the dispersed nature of the area, connectivity

is not possible. Foot and cycle paths also do not exist to allow connectivity with other areas.

## Overview

### *Grain and Density/Plot Coverage/Scale/Heights*

The area has scattered plots of two-storey houses, a single storey bridge-keepers cottage and single storey farm buildings. The houses are terraced, semi-detached and detached within plots of various sizes.

### *Architectural Qualities, Periods, Detailing*

All of the buildings date from the 19<sup>th</sup> century and earlier and therefore have architectural details that are appropriate for their age. The bridge-keepers cottage (which is listed) has Doric columns, some have polychrome brickwork for string bands and eaves courses, a number have voussiors over the windows and canted bay windows are also used.

### *Materials and Colour Palettes*

Materials used consist of brick for the main fabric with contrasting coloured brick being used for architectural details such as string bands. Roughcast, stone cladding, render and paint have all been used for external finishes whilst roofs have been covered with ceramic tile, including fish-scale and pan-tiles, slate or concrete tile.

A small number of brick colours have been used for the main fabric of the buildings: copper brown (RAL 8004) and red brown (RAL 8012).

Light ivory (RAL 1015), sapphire blue (RAL 5003) and grey blue (RAL 5008) have been used for the contrasting brickwork.

Ceramic roof tiles have used in: signal brown (RAL 8002), copper brown (RAL 8004), red brown (RAL 8012) and grey brown (RAL 8019).

Concrete tiles in signal brown (RAL 8002) and terra brown (RAL 8028) have been used with slate tiles in slate grey (RAL 7015).

## Area Qualities

*A – strong, good, character, important locally*

*B – less distinctive, contribution to local area*

The buildings of the QSVCA01 are have a strong character due to their age, however they are scattered so widely that they have no group character. If the structures were grouped together they would have greater importance.

*C- ‘anywhere’, neutral character*

*D – negative*

## Potential Sites for Change

None

## Potential Sites for Local Listing

6 Fox Run, Bristol Road – former farmhouse of Quedgeley Farm probably c1800 in date. Sash windows with voussiors and fish-scale ceramic tiles.

Severn Farmhouse, Elmore Lane West – Late 18<sup>th</sup> century or earlier brick farmhouse steeply pitched roof.

Farm buildings, Severn Farm, Elmore Lane West – Late 18<sup>th</sup> century brick farm buildings with pan-tile roofs.

### Potential Sites for Listing

6 Fox Run, Bristol Road, is the farmhouse of the former Quedgeley Farm. It was probably constructed around 1800 of brick, which is now painted, and has dark fish-scale ceramic tiles to the roof. It has sash windows with stucco voussiors over them and a central door, now with a later porch. It is a rare survival of one of the early farms along the Bristol Road.

Severn Farmhouse, Elmore Lane West is possibly an early building. The whole farm is shown on early maps of 1811 and the external appearance of the house shows characteristics of it being an open hall with cross-passage. It has sash windows flush with the face of the house and with clearly visible sash boxes.



## Photographs



*6 Fox Run, Bristol Road – c1800*



*Severn Farmhouse, Elmore Lane West – late 18th century*



*Acorn Cottage and Wynberg, Elmore Lane West – late 19th century*

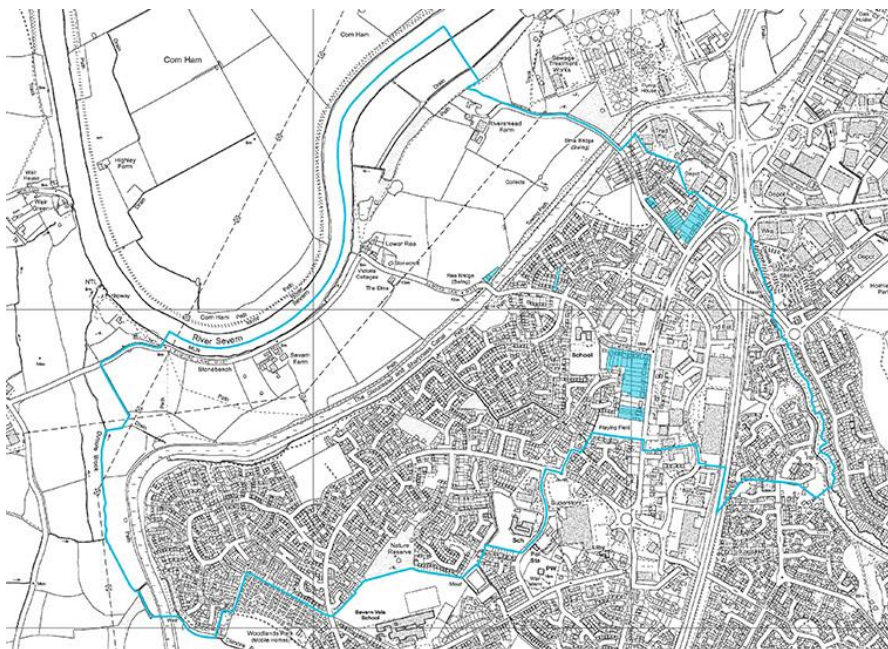


*1 to 6 Victoria Cottages, Elmore Lane West – mid to late 19th century*



## QSVCA02: early 20<sup>th</sup> century

### Location



This character area is located on the western side of Bristol Road within the Quedgeley Severn Vale Ward. It consists of two distinct sections at the junctions of Sims Lane and Bristol Road and Old Elmore Lane and Bristol Road.

### Key Characteristics

#### *Form/Origins*

Spacious character of mainly domestic properties on Bristol Road dating from the early 20<sup>th</sup> century.

#### *Building Types and Former/Present Uses*

Area consists of detached and semi-detached buildings dating from around 1900 to the mid 1930s. Buildings are predominantly houses but also include an optician, funeral services and letting agent. The land was previously agricultural in nature.

#### *Plots and Building Lines*

Plots are generally long and narrow in size and shape. All have small spaces to front with larger gardens to the rear. Most have on-plot parking. The buildings are single or two-storeys.

#### *Trees and Greenspaces*

Trees exist within gardens and on Old Elmore Lane and Sims Lane. There are no areas of dedicated greenspace.

#### *Public Realm*

Tarmac pavements sit at the front of the plots adjacent to the tarmac surfaced roads. Street lights are regularly placed but vary in design. On-plot and on-street parking occurs.

#### *Access and Connectivity*

Good access through out the area due to the network of roads and pavements. There is little interconnectivity with other areas due to the lack of foot and cycle paths.

### Overview

#### *Grain and Density/Plot Coverage/Scale/Heights*

Densely covered but dispersed area of single and two-storey detached and semi-detached houses and community functions. Buildings sit towards the front of the long, narrow plots with small gardens, drives or yards adjacent to the pavements and larger gardens to the rear.

### *Architectural Qualities, Periods, Detailing*

All of the buildings date between c1900 and the mid 1930s.

Architecturally there is little of a distinctive nature about the buildings as a whole. They are all brick built with some display detail of Edwardian style such as timber in gables, square bay windows, porches across doors and bay windows, decorative ridge tiles and finials and semi-circular door openings.

### *Materials and Colour Palettes*

Materials consist of brick with slate, ceramic tile and concrete tile roof coverings along with very occasional use of limestone lintels or cills and hanging tiles. Render has been used in places for either full-coverage of the building or only first floors.

A number of colours of brick have been used for the main fabric of the buildings: beige (RAL 1001), brown beige (RAL 1011), red orange (RAL 2001), clay brown (RAL 8003), copper brown (RAL 8004), red brown (RAL 8012) and orange brown (RAL 8023).

Hanging tiles have been in only a small number of places in copper brown (RAL 8004).

Slate has been used for roof coverings in mouse grey (RAL 7005), basalt grey (RAL 7012), slate grey (RAL 7015) and blue grey (RAL 7031).

Signal brown (RAL 8002), orange brown (RAL 8004) and terra brown (RAL 8028) ceramic tiles have also been used on roofs.

A number of colours of concrete roof tile have been used: umbra grey (RAL 7022), signal brown (RAL 8002), copper brown (RAL 8004), grey brown (RAL 8019) and terra brown (RAL 8028).

### *Area Qualities*

*A – strong, good, character, important locally*

*B – less distinctive, contribution to local area*

*C- ‘anywhere’, neutral character*

As a whole the QSVCA02 area contains neutral buildings that typical of early 20<sup>th</sup> century suburban development.

*D – negative*

### *Potential Sites for Change*

None

### *Potential Sites for Local Listing*

None

### *Potential Sites for Listing*

None



## Photographs



10 Bristol Road (Homeleigh), Quedgeley – 1920s



110 Bristol Road, Quedgeley – 1930s



86 and 88 Bristol Road, Quedgeley – 1920s

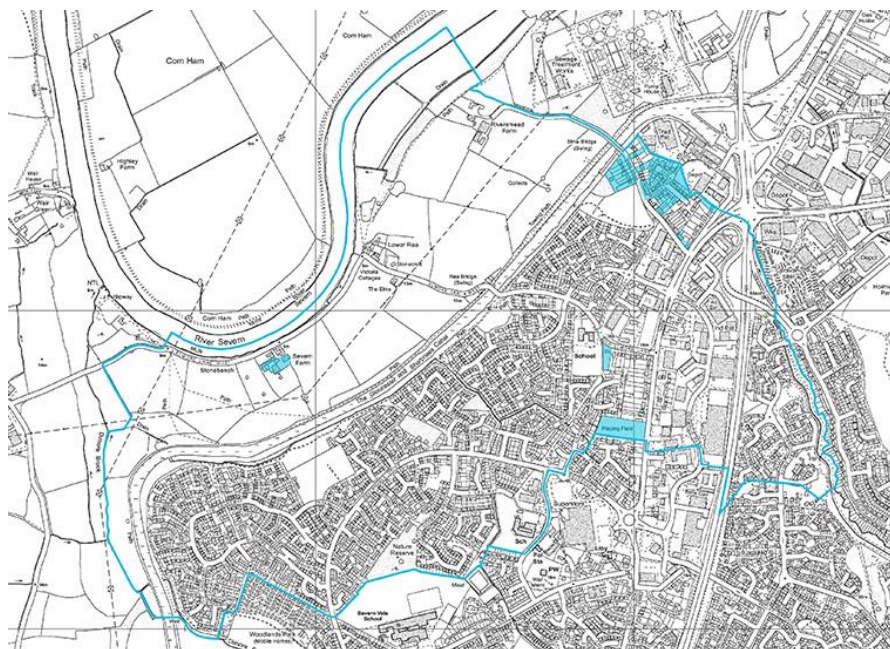


11 and 15 Old Elmore Lane – late 1920s



## QSVCA03: Mid 20<sup>th</sup> century

### Location



This character area has a concentration of properties in the northern party of the Quedgeley Severn Vale Ward with outlying areas in the south east and west. The concentration of properties is on Sims Lane and Woolstrop Way.

### Key Characteristics

#### *Form/Origins*

Mixed housing of mid 20<sup>th</sup> century date with small front gardens, or on-plot parking, and larger rear gardens.

#### *Building Types and Former/Present Uses*

An area of domestic properties consisting of a mix of detached, semi-detached and terraced houses. The houses were all built on previously undeveloped agricultural land between the mid 1930s and the mid 1970s. Also includes a playing field and farm buildings.

#### *Plots and Building Lines*

Plots vary in size and shape but all have some form of front space and rear gardens. The plots hold single or two-storey houses some with garages projecting to the front.

#### *Trees and Greenspaces*

Greenspace exists within only two places in the area, on Woolstrop Way and the larger playing field or recreation ground on Bristol Road. Trees can be found on Old Elmore Lane, Sims Lane, Woolstrop Way and along the boundaries of the playing field or recreation ground.

#### *Public Realm*

Tarmac pavements run between the plots and the tarmac surfaced roads. Many houses have drives for on-plot parking but on-street parking still occurs. Street lights are regularly spaced but vary in design. The two greenspaces have children's play equipment with wooden or metal gates providing access.

#### *Access and Connectivity*

Good access through the area due to the network of roads and pavements but foot and cycle paths do not exist to give interconnectivity to other areas.

## Overview

### *Grain and Density/Plot Coverage/Scale/Heights*

Despite the dispersed nature, the area is densely covered with single and two-storey housing. The buildings lie towards the front of the plots, with only small gardens or driveways between the house and pavement, and larger gardens to the rear.

### *Architectural Qualities, Periods, Detailing*

All of the properties date from the mid 1930s to the mid 1970s and little of architectural interest or distinctiveness with the exception of curved or square bay windows, hanging tiles and timber panels.

### *Materials and Colour Palettes*

Materials consist of brick with some stone cladding and pebble dash. Roofs are covered with ceramic or concrete tiles. Hanging tiles and vertical timber are used as external treatments in places.

Brick has been used for the main fabric of the buildings in the following colours: sand yellow (RAL 1002), brown red (RAL 3004), red brown (RAL 8012) and orange brown (RAL 8023).

Concrete tile in umbra grey (RAL 7022), clay brown (RAL 8001), olive brown (RAL 8008), grey brown (RAL 8019) and terra brown (RAL 8028) have been used for roofs.

Chocolate brown (RAL 8017), grey brown (RAL 8019) and terra brown (RAL 8028) ceramic tiles have also been used.

Timber panels have been stained in brown red (RAL 3011), tomato red (RAL 3013) and copper brown (RAL 8004). Pale brown (RAL 8025) hanging tiles have also been used.

## Area Qualities

*A – strong, good, character, important locally*

*B – less distinctive, contribution to local area*

*C- ‘anywhere’, neutral character*

The houses within the QSVCA03 area are not distinctive and could exist anywhere. It is typical of housing of this period.

*D – negative*

## Potential Sites for Change

None

## Potential Sites for Local Listing

None

## Potential Sites for Listing

None



## Photographs



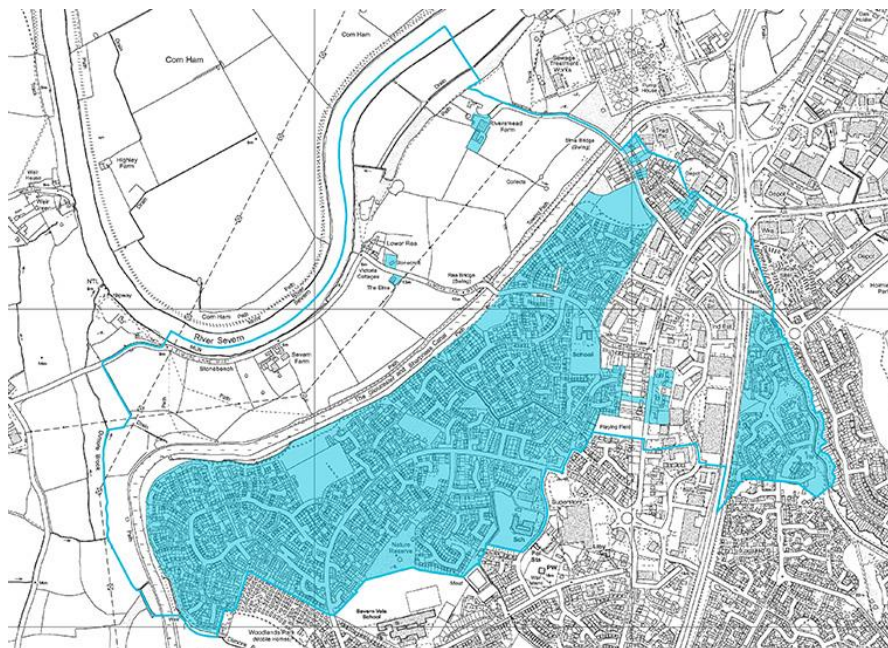
*36 and 37 Sims Lane – 1950s*



*Woolstrop Way – 1960s*

## QSVCA04: 1970s to present

### Location



This character area covers most of the centre and south of the Quedgeley Severn Vale Ward principally that area to the east of the canal. It consists of Severnvale Drive and streets running off it to the west, east and north, particularly Millers Dyke, The Causeway and Curtis Hayward Drive, along with Cardinal Drive/Streamside and streets running off it to west and east. The area also includes streets to the west and east of Merlin Drive and outlying areas to the west of the canal.

### Key Characteristics

#### *Form/Origins*

A mix of housing of late 20<sup>th</sup> century and early 21<sup>st</sup> century date. The majority of the houses have small spaces to the front with larger rear gardens. The area also includes Meadowside Primary and Beech Green Primary Schools, Chestnut Court assisted living residence, a service station and areas of greenspace.

#### *Building Types and Former/Present Uses*

Area of detached, semi-detached and terraced housing with the buildings of two schools, an assisted living residence and a service station. The area began being developed in the late 1970s and continued up to the present day, with the majority of development occurring in the 1990s to the 2010s. Prior to this the area was open farmland dotted with widely scattered farms.

#### *Plots and Building Lines*

Plots are regular in shape, rectangular, but vary in size dependant on the statues of the house. The houses tend to have larger rear gardens with smaller spaces, yards, gardens or on-plot parking, to the front. The houses are single-storey, two-storeys or three-storeys with a single small three-storey block of flats.

#### *Trees and Greenspaces*

There are a large number of dedicated greenspaces within the character area and a number of spaces included within areas of housing. Greenspaces can be found along Daniel's Brook and the canal, between Aspen Drive and Clearwater Drive/The Causeway, between Gazelle Close and Pegasus Gardens, between Goshawk Road and Sims Lane, on Curtis Hayward Drive, Silver Birch Close, Carter's Orchard, The Rushes,

Watermint Drive and on Streamside/The Warren. There is also a nature reserve off Curtis Hayward Drive and woodland on Severn Vale Drive and Vensfield Road. Trees can be found in all of the greenspaces and in places along the streets. Both of the schools and the assisted living residence are also surrounded by greenspace.

#### *Public Realm*

Houses front onto the roads and are separated from them by tarmac pavements. The roads are surfaced mainly in tarmac but with some usage of brick. On street parking does occur but areas of hardstanding have been provided for parking. Street lights are regularly spaced but inconsistent in design across this large area. Metal fencing can be found around the schools with short metal garden fencing in places. Wooden fencing occurs as boundaries for some of the greenspaces. There are occasional glazed bus shelters.

#### *Access and Connectivity*

Very good access due to the network of roads and pavements. Foot and cycle paths provide good interconnectivity between the streets, greenspaces and to adjoining character areas.

### Overview

#### *Grain and Density/Plot Coverage/Scale/Heights*

The area is densely covered with single-storey, two-storey and three-storey houses and one block of flats. The houses are detached, semi-detached and terraced. The properties sit to the front of the plots with small spaces to the front and gardens to the rear. Garages have been included as either integral to the structures or as separate garage blocks. The schools and service station are all single storey with the assisted living residence being two-storeys.

#### *Architectural Qualities, Periods, Detailing*

All of the structures were built from the mid 1970s to the present day and consist of a mix of bungalows, two and three-storey houses. Architectural detail is confined to external treatments such as hanging tiles, contrasting brick lintels and cills and timber gables or mock-framing, but this is not specific to a particular period or style.

#### *Materials and Colour Palettes*

Materials consist of brick, limestone and lias for the main fabrics with hanging tiles, vertical timbers and mock timber-framing being used for decoration. Contrasting brickwork has also been used for window and door lintels and cills, string bands and quoins. A small number of houses have limestone lintels, quoins and keystones. Roofs have been covered with ceramic or concrete tiles.

A number of colours of brick have been used for the main fabric of the buildings: beige (RAL 1001), sand yellow (RAL 1002), light ivory (RAL 1015), grey beige (RAL 1019), beige red (RAL 3012), copper brown (RAL 8004), red brown (RAL 8012) and pale brown (RAL 8025).

Contrasting colours of brick have been used for details on the houses: beige (RAL 1001), sand yellow (RAL 1002), light ivory (RAL 1015), red orange (RAL 2001), oxide red (RAL 3009), sapphire blue (RAL 5003), grey blue (RAL 5008), steel blue (RAL 5011) and red brown (RAL 8012).

Many of the houses have hanging tiles on the first floors. These occur in various colours: beige grey (RAL 7006), slate grey (RAL 7015), blue grey (RAL 7031), copper brown (RAL 8004) and orange brown (RAL 8023).

Timber has been used for mock timber-framing and for vertical coverings in gables. This has been painted or stained in a number of colours: grey blue (RAL 5008), beige grey (RAL 7006), slate grey (RAL 7015), anthracite



grey (RAL 7016), signal brown (RAL 8002), copper brown (RAL 8004), olive brown (RAL 8008), red brown (RAL 8012), chocolate brown (RAL 8017), grey brown (RAL 8019), black brown (RAL 8022), pale brown (RAL 8025), signal white (RAL 9003) and traffic white (RAL 9016).

Ceramic and concrete tiles have been used for the roof coverings and they share the same range colours: beige red (RAL 3012), mouse grey (RAL 7005), umbra grey (RAL 7022), graphite grey (RAL 7024), stone grey (RAL 7030), signal brown (RAL 8002), copper brown (RAL 8004), olive brown (RAL 8008), chocolate brown (RAL 8017), grey brown (RAL 8019), beige brown (RAL 8024) and terra brown (RAL 8028).

### Area Qualities

*A – strong, good, character, important locally*

*B – less distinctive, contribution to local area*

*C- ‘anywhere’, neutral character*

The QSVCA04 area in is not distinctive and could not exist anywhere.

*D – negative*

### Potential Sites for Listing

None

### Potential Sites for Change

The area is very domestic in nature with the style of housing being matched by the brick buildings of the schools and assisted living residence. However, the service station of Bristol Road is very out of character for the rest of the area and especially with the adjoining and opposite houses.

### Potential Sites for Local Listing

None

## Photographs



*The Warren – 2000s*

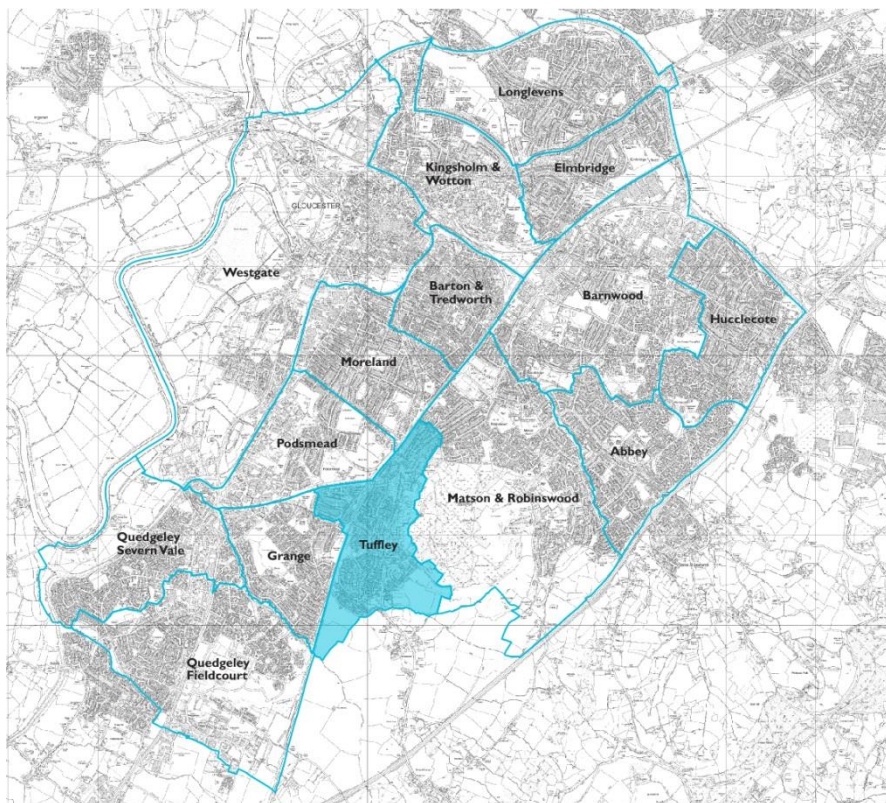


*Whimbrel Road – 2000s*

## 4.14 Ward: Tuffley

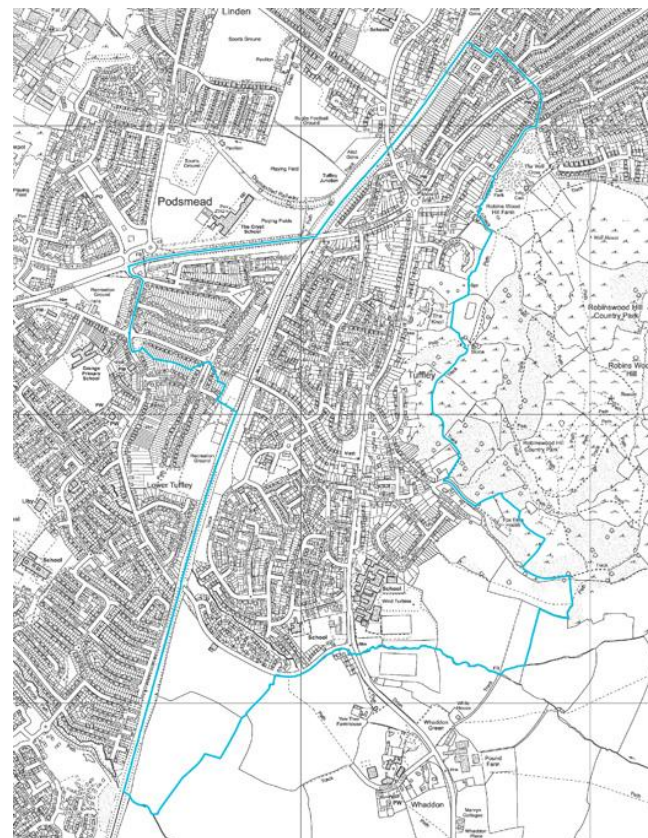
### Location

Tuffley Ward is a residential area located to the south of the City. It shares boundaries with the Wards of Grange, Podsmead, Moreland and Matson and Robinswood. The eastern boundary of the Ward wraps around Robinswood Hill and the western boundary mainly follows the railway line. The Ward also includes a parcel of housing to the west of the railway line which includes Tuffley Lane, Epney Road and Cole Avenue.



### General character of the Area

Tuffley consists predominantly of two-storey housing and a significant number of bungalows. The main distributor roads of Finley Road and Stroud Road contain detached properties typically set back from the road. The Longney Road and Falfied Road area has housing arranged mostly in semi-detached pairs with a number of properties in Longney and Fretherne Roads having original prefabricated sheeting to the upper floors. The residential area around Robinswood Hill, the Fox Elms Road





and Woods Orchard Road area, includes some Victorian properties and many late 20<sup>th</sup> century detached houses.

There are many different housing types in Tuffley, however they are almost all two storey or bungalows. The housing appears to have been constructed predominantly between the late 1940s and 1990.

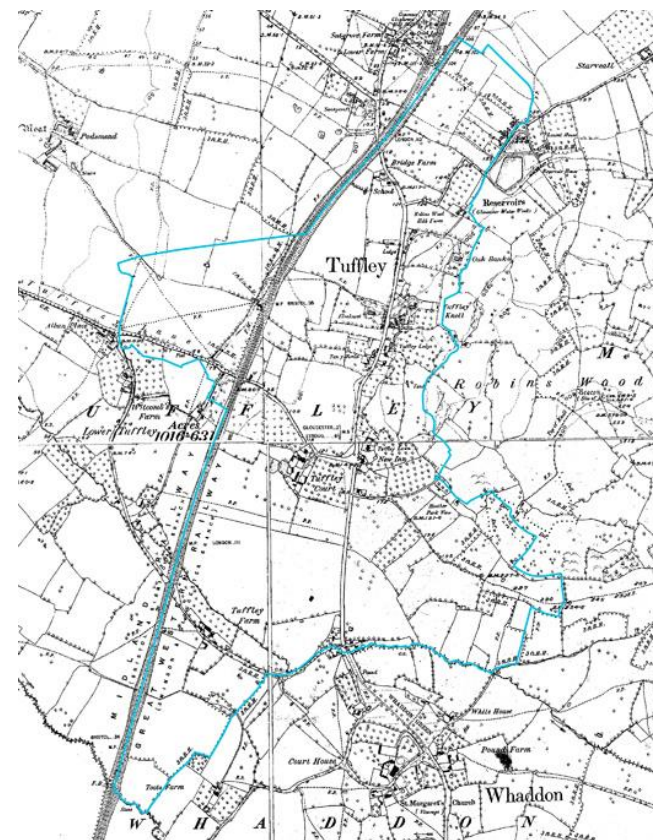
## Historical Development

Today Tuffley Ward is predominantly an area of suburban residential development lying between Robsinwood Hill to the east and the railway in the west. Tuffley Ward has seen many since the 19<sup>th</sup> century.

The 1<sup>st</sup> edition Ordnance Survey of 1886 shows that just 150 years ago the Ward was almost entirely rural in character. The largest settled area is shown at Tuffley Court, a manor house with associated hamlet. Tuffley Court almost certainly had medieval origins and is likely to have developed from an estate mentioned in the Domesday survey of 1086.

More recent settlement is visible on the map northwards along the Stroud Road with a number of large houses such as Tuffley Lodge and Elmhurst. Two small farms are also recorded within the Ward and the landscape during this time was a mix of open farmland with a considerable number of orchards.

The Ordnance Survey of 1923 shows a largely unchanged Ward except for a substantial increase of residential development along the Stroud Road and to the east of Tuffley Court. By 1945 the north of the Ward had been entirely given over to residential development with large stretches of semi-detached housing either side of Finlay Road. The most extensive development appears to have taken place between 1945 and 1955 with almost the whole of the ward given over to suburban development.



Rather sadly the historic core around Tuffley Court appears to have been completely destroyed as do a number of smaller outlying farms. Essentially an entire medieval and post-medieval landscape along with its associated buildings has been almost entirely lost. The only real surviving element is the Stroud Road which is likely to date to the medieval period.

## Conservation Areas

None

## Scheduled Monuments

None

## Listed Buildings

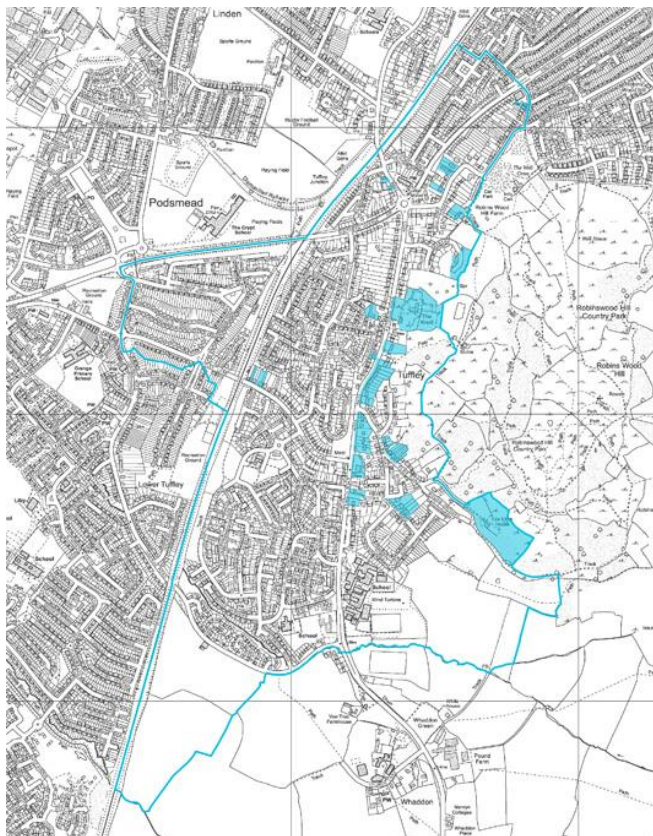
NHLE1271789 – 333 Stroud Road. Early 17<sup>th</sup> century timber-framed farmhouse converted to cottages in 18<sup>th</sup> century and reverted to single dwelling in 20<sup>th</sup> century

NHLE1271790 – Church of St Barnabas, Stroud Road. Built in 1938-39 to design by N J Cachemaille-Day. Concrete frame with external walls and infill panels of handmade brick.

#### 4.14.1 Tuffley Ward Character Areas

##### TCA01: 19<sup>th</sup> century and earlier settlement

###### Location



This character area consists of linear historic settlement dating to the 19<sup>th</sup> century or earlier. The properties are mainly found along Stroud Road

with some on Tuffley Lane, Woods Orchard Road, Fox Elms Road and Reservoir Road.

###### Key Characteristics

###### *Form/Origins*

Mix of domestic and care home properties of late 19<sup>th</sup> century and earlier dates. This area consists of the scattered historic settlement of the Tuffley Ward.

###### *Building Types and Former/Present Uses*

The area consists entirely of detached and semi-detached domestic and care home properties dating from the 17<sup>th</sup> century onwards but with the majority being of mid to late 19<sup>th</sup> century date. All properties are of two-storeys. The entire area was agricultural land with a small number of properties scattered along Stroud Road by the end of the 19<sup>th</sup> century.

###### *Plots and Building Lines*

The plots are varying sizes and shapes with some being long and narrow with no space to the front and others consisting of large amount of space around them.

###### *Trees and Greenspaces*

With the exception of gardens and space around the larger houses, there is no greenspace provided within the character area. Trees can be found within plots and occasionally in places on Stroud Road and Fox Elms Road.

###### *Public Realm*

Tarmac pavements sit to the front of plots adjacent to the tarmac roads. Street lights are placed regularly but are inconsistent in design.



### Access and Connectivity

There is good access through this character area due to the network of roads and pavements however the scattered nature of the area means that interconnectivity is not possible.

### Overview

#### Grain and Density/Plot Coverage/Scale/Heights

The character area is scattered along Stroud Road with plots of varying size. Some of the plots are closely covered with the properties sited towards the frontage whilst others are open with large amounts of space around the centrally located properties. All of the properties are of two storeys and are either detached or semi-detached. The majority are domestic in nature but there are also a number of care homes that have been converted from large houses.

#### Architectural Qualities, Periods, Detailing

The majority of the properties are of late 19<sup>th</sup> century date but with some of 17<sup>th</sup> century, 18<sup>th</sup> century and earlier 19<sup>th</sup> century date. The majority of buildings are brick with some timber-frame and stone construction also occurring. The 19<sup>th</sup> century houses vary in style with some elements of Classical, Italian and Gothic design being used. Stone details, such as lintels, window mullions, quoins, window and door surrounds have been used and are common.

#### Materials and Colour Palettes

Brick is the predominant building material for the main fabric of the buildings with a small number of buildings being of timber-frame or stone construction. Contrasting colours of brick and limestone have been used for architectural details such as string bands, eaves cornices, lintels, mullions, quoins and window and door surrounds. External timber

decoration has also been used and terracotta tile and slate have been used for roof coverings.

A number of colours of brick have been used for the main fabric of the structures: red orange (RAL 2001), beige red (RAL 3012), copper brown (RAL 8002) and orange brown (RAL 8023).

Architectural details have been picked out in contrasting colours of brick: ivory (RAL 1014), brown red (RAL 3011), sapphire blue (RAL 5003) steel blue (RAL 5011) and red brown (RAL 8012).

Signal brown (RAL 8002) and chocolate brown (RAL 8017) terracotta tiles and blue grey (RAL 7031) slate tiles have been used for roofing material.

### Area Qualities

#### A – strong, good, character, important locally

A number of the properties on Stroud Road are distinctive and provide the area with a strong historic character.

#### B – less distinctive, contribution to local area

The rest of the TCA01 character area is less distinctive but still provides a contribution to the local area and adds to the historic character.

#### C- ‘anywhere’, neutral character

#### D – negative

### Potential Sites for Change

None

### Potential Sites for Local Listing

7 and 9 Hillborough Road – mid to late 18<sup>th</sup> century Classical style house with mid to late 19<sup>th</sup> century extension to south

Oak Bank House, Oakbank – mid to late 19<sup>th</sup> century house, used as an open-air school in the 1930s to 1960s, now apartments

216 Stroud Road – mid-late 19<sup>th</sup> century Victorian Gothic house

St Barnabas Church Halls, Stroud Road – rusticated stone building of 1881-2, by J P Moore, and timber building of 1922, by W B Wood. Stone building originally board school, converted to mission church in 1907, became church hall in 1922 when timber building constructed as temporary church. This superceded by St Barnabas Church, opposite, in 1938 and became church hall.

The Knoll, 335 Stroud Road – mid to late 19<sup>th</sup> century Victorian Gothic villa in extensive grounds

Robinswood House, 339 Stroud Road – possible 17<sup>th</sup> century stone-built house shown on 1799 map

341 Stroud Road – late 19<sup>th</sup> century villa

343 to 357 Stroud Road – four pairs of late 19<sup>th</sup> century semi-detached houses

359 Stroud Road – late 19<sup>th</sup> century villa

### Potential Sites for Listing

7 Hillborough Road is a mid to late 18<sup>th</sup> century house with surviving sash windows with stone voussoirs, central recessed doorway with semi-

circular fan-light and broken pediment surround. It unusually has full height canted bay windows with parapets and string band.

## Photographs



7 Hillborough Road – mid to late 18th century



St Barnabas Church Hall (stone), Stroud Road – 1881-2



Oak Bank House, Oakbank – mid to late 19th century

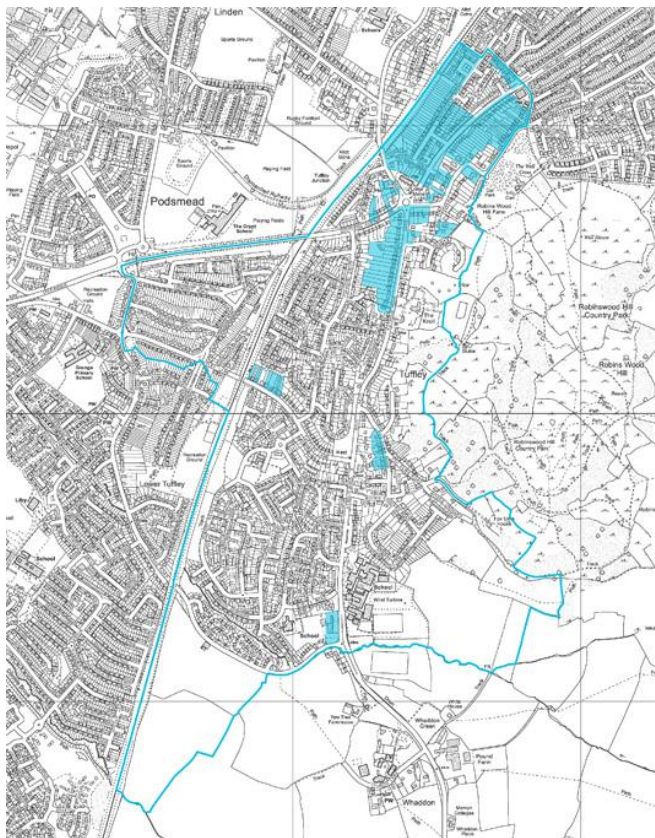


Robinswood House, 339 Stroud Road – 17th century



## TCA02: early 20<sup>th</sup> century

### Location



This character area is located within the north of the Tuffley Ward. It consists of large section of properties on Finlay Road, Southfield Road Selwyn Road and Pembury Road. There is also a long run of houses on the east side of Stroud Road with smaller pockets on Reservoir Road and

Hill Road, Tuffley Lane, Fox Elms Road and a school building in the south of the Ward on Stroud Road.

### Key Characteristics

#### *Form/Origins*

Mix of detached, semi-detached, terraced and bungalow properties dating to the early 20<sup>th</sup> century.

#### *Building Types and Former/Present Uses*

Consists almost entirely of domestic properties dating from around 1905 to the early 1930s. The area was formerly agricultural land.

#### *Plots and Building Lines*

Plots are generally long and narrow in size and shape but with some variation dependant on the type and age of the property. All plots have small spaces to the front and larger gardens to the rear. Some have on-plot parking.

#### *Trees and Greenspaces*

With the exception of gardens the only open areas of greenspace are Northfield Square in the north of the character area, a small area adjacent to Finlay Road and a small area next to the school at the south of Stroud Road. Finlay Road is the only street with trees along the edge of the pavements.

#### *Public Realm*

Tarmac pavements sit at the front of plots adjacent to the tarmac surfaced road. Street lights are regularly placed but are inconsistent in design. Pull-in areas for bus stops have been provided on Finlay Road. On-plot and on-street parking occurs.

### Access and Connectivity

There is good access throughout the character area due to the network of roads and footpaths and some foot and cycle paths allow connectivity into adjacent Wards and character areas.

### Overview

#### Grain and Density/Plot Coverage/Scale/Heights

The area is densely covered with domestic housing of one and two storeys and also a church hall and a school. The houses are detached, semi-detached, short terraces and bungalows within long, narrow plots. Although all have space to front and rear they all sit closer to the front of the plots.

#### Architectural Qualities, Periods, Detailing

The houses within the character area date from the early 20<sup>th</sup> century up to the early 1930s. Architecturally there is little of a distinctive nature about the houses as a whole. They are all built of brick with some timber used in the gables. Many are completely rendered, with just brick quoins remaining clean of render, and some have only rendered first floors. 145 and 147 Finlay Road appear to be the only examples of early 1930s Art Deco style houses with curved-corner bay windows.

#### Materials and Colour Palettes

Materials consist of brick with some timber. In places, stone and contrasting brick colours have been used for architectural details. Timber-frame is predominantly used for applied decoration although St Barnabas' church hall is constructed of timber-frame and asbestos. Render has been used in many places and has been painted in various shades of white and cream.

A number of colours of brick have been used for the main fabric of buildings: red orange (RAL 2001), beige red (RAL 3012), copper brown (RAL 8004) and orange brown (RAL 8023).

Contrasting coloured brick in ivory (RAL 1014) and copper brown (RAL 8004) have been used for architectural detail such as quoins, eaves cornices and window or door lintels.

Hanging tile occurs in a small number of places in red orange (RAL 2001).

Signal brown (RAL 8002) and chestnut brown (RAL 8015) roof tiles have been used and asbestos tiles in dusty grey (RAL 7037) can be seen on St Barnabas' church hall.

### Area Qualities

*A – strong, good, character, important locally*

*B – less distinctive, contribution to local area*

A small number of the buildings are architecturally distinctive and provide an interest to the character area. These buildings are included for potential local listing below.

*C – 'anywhere', neutral character*

As a whole the TCA02 area contains a large number of neutral buildings that can be found anywhere across the City and the country.

*D – negative*

### Potential Sites for Change

None

### Potential Sites for Local Listing

110 Finlay Road – Branch 23 of Co-Op., late 1920s/early 1930s design.

2 Pembury Road – early 20<sup>th</sup> century bungalow

145 Reservoir Road – early 20<sup>th</sup> century detached house

182 and 184 Reservoir Road – early 20<sup>th</sup> century semi-detached houses

St Barnabas Church Halls, Stroud Road – rusticated stone building of 1881-2, by J P Moore, and timber building of 1922, by W B Wood. Stone building originally board school, converted to mission church in 1907, became church hall in 1922 when timber building constructed as temporary church. This superceded by St Barnabas Church, opposite, in 1938 and became church hall.

### Potential Sites for Listing

None



## Photographs



110 Finlay Road, Branch 23 of Co-Op – late 1920s/early 1930s



182 and 184 Reservoir Road – early 20th century



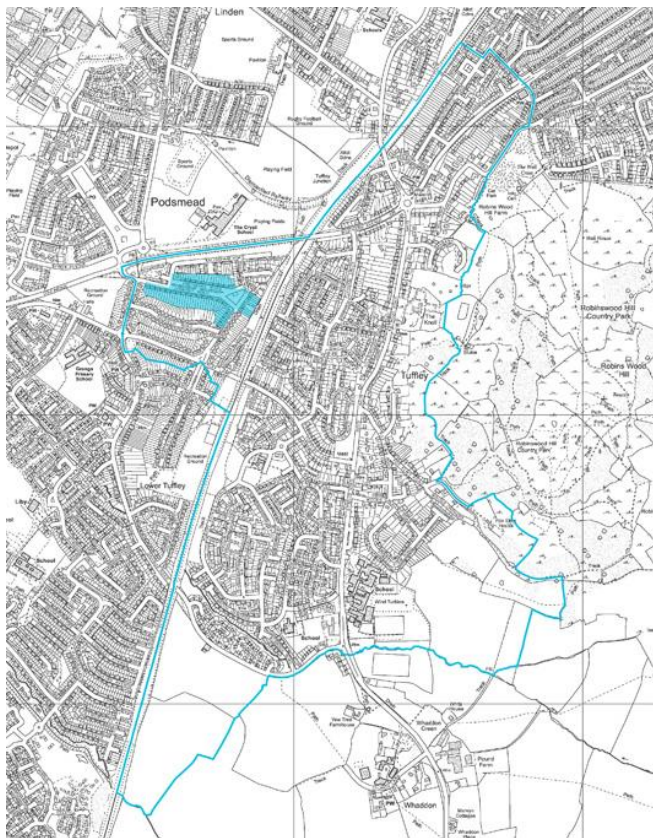
2 Pembury Road – early 20th century



St Barnabas Church Hall (timber), Stroud Road – 1922

### TCA03: Post-war BISF houses

#### Location



This character area is located within the west of the Tuffley Ward. It consists of an area of 70 houses on Slimbridge Road, Longney Road and Fretherne Road. The houses were all built as part of the post-war demand for housing which included the construction of temporary housing such as pre-fab bungalows.

#### Key Characteristics

##### *Form/Origins*

Small area of semi-detached houses with small front plots and rear gardens.

##### *Building Types and Former/Present Uses*

An area of two-storey semi-detached BISF post-war permanent houses. The area was originally agricultural land with a number of footpaths crossing the southern part of the character area. By the 1930s part of the northern area was used as a sports ground.

##### *Plots and Building Lines*

Plots are regular with small amounts of space at the front of the two-storey properties, mainly gardens, and larger gardens to the rear.

##### *Trees and Greenspaces*

Greenspace is included within the area between Longney and Fretherne Roads and at the eastern end of the two roads. Trees can be found in gardens and along the pavement edge on Longney Road.

##### *Public Realm*

The houses face the roads with pavements in front of the plots. The pavements and roads are tarmac and there is on-street parking. Street lighting is regular and consistent in design. There is no other street furniture.

##### *Access and Connectivity*

Very good access and connectivity due to the network of roads and pavements.



## Overview

### *Grain and Density/Plot Coverage/Scale/Heights*

The area consists of 70 semi-detached two-storey houses which towards the front of the plots with gardens to the rear.

### *Architectural Qualities, Periods, Detailing*

All of the houses date from the late 1940s to early 1950s and consist of BISF steel-framed permanent houses. The only architectural detailing are the projecting window surrounds.

### *Materials and Colour Palettes*

All of the houses are steel-framed in construction and consist of a rendered or pebble-dashed ground floor and steel sheet first floor, although this has been replaced on most of the houses with fibre cement cladding. The original windows were also metal-framed but have been replaced in most of the houses. The roofs were originally asbestos which has been replaced on most of the houses with concrete tiles.

The houses are all painted or covered in fibre cement board in varying pale colours.

The concrete tiles used for the roofing are in red brown (RAL 8012), chestnut brown (RAL 8012) and terra brown (RAL 8028) colours. The asbestos roof sheeting is dusty grey (RAL 7037) in colour.

## Area Qualities

### *A – strong, good, character, important locally*

All of the houses in the TCA03 area are distinctive and provide an important historical character to the area.

### *B – less distinctive, contribution to local area*

### *C- ‘anywhere’, neutral character*

### *D – negative*

## Potential Sites for Change

BISF houses were originally built with steel sheeting covering the steel frame on the first floors. The steel sheets had vertical joints running down the frontage of the houses. Those houses that have had the steel sheeting replaced have used cladding with horizontal joints, when this is carried out either steel sheeting should be used or cladding to imitate this with vertical joints.

## Potential Sites for Local Listing

1 to 43 (odd) Fretherne Road, 10 to 72 (even) Longney Road and 1 to 7 (odd) Slimbridge Road, all in the character area, are post-war BISF houses built as part of a countrywide house building scheme. They are steel framed with metal framed windows. The ground floor was rendering on metal laths and the first floor was steel sheeting fixed to the steel frame. The BISF house was a permanent house designed to last as long as brick houses unlike many of the ‘pre-fabs’ built in the same period.



## Potential Sites for Listing

None

## Photographs



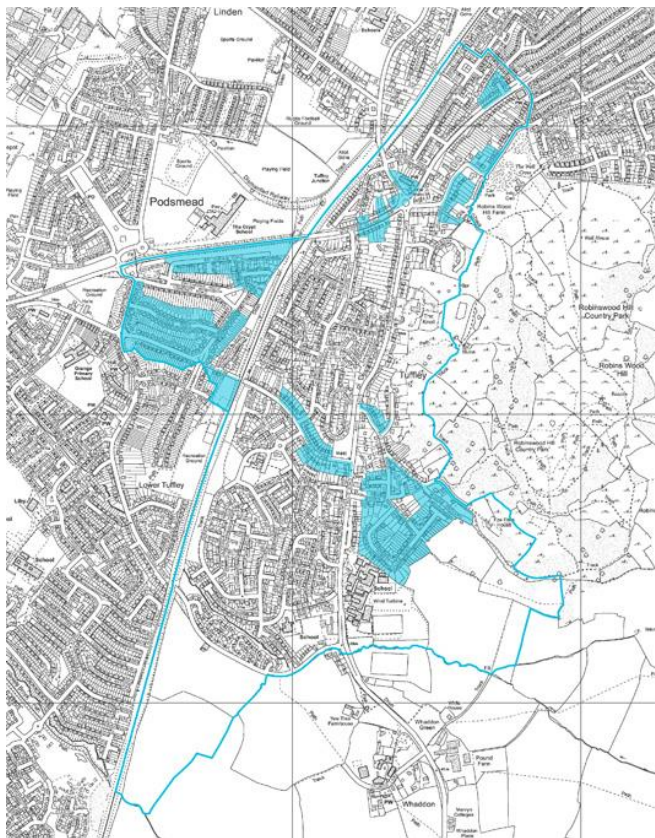
*29 and 31 Fretherne Road – 1940s*



*66 and 68 Longney Road – 1940s*

## TCA04: 1930s to 1950s

### Location



This character area is a swathe of properties through the centre of the Tuffley Ward with smaller patches in the north. It consists of properties of Finlay Road, Reservoir and Hill Roads, Stroud Road, Southern Avenue, Arlingham Road, Westbury Road, Slimbridge Road, Falfield Road, Epney Road, Tuffley Lane, Fox Elms Road, Woods Orchard Road, Woods

Orchard and Forest View Road. The character area also includes the listed St Barnabas' Church.

### Key Characteristics

#### *Form/Origins*

A mix of housing with small front gardens, or on-plot parking, and larger rear gardens dating from the mid 1930s to the early 1950s.

#### *Building Types and Former/Present Uses*

An area of domestic housing consisting of a mix of two-storey and single-storey buildings. With the exception of parts of Fox Elms Road and Tuffley Lane, the houses were built on previously undeveloped agricultural land. The Fox Elms Road houses were built on land that had previously been used as a brick and tile works. Some of the houses in Tuffley were built upon the Tuffley Court estate.

#### *Plots and Building Lines*

Plots are regular in shape but vary in size. All have some form of space at the front of the plot with gardens to the rear. Some of the properties have garages incorporated within the house and project to the front. Many have later garages built to the side.

#### *Trees and Greenspaces*

There is not a large amount of greenspace within the character area with only two areas existing. On Arlingham Road an area of greenspace runs the length of the street and backs onto the bypass of Southern Avenue. Off the south side of Tuffley Lane, adjacent to the railway line, is a section of greenspace that forms the north part of Randwick Park. Trees can be found on the edge of pavements in Falfield Road, Slimbridge Road, Tuffley Lane and Reservoir Road.



### *Public Realm*

The frontages of the houses face on to the roads with many having on-plot parking. Tarmac paved pavements run between the roads and the plots. Cars are parked on the roads and sometimes pavements. Street lighting is regular but inconsistent in design. There is no other street furniture.

### *Access and Connectivity*

Very good access through the character area due to the network of roads and pavements. Footpaths onto Robinswood Hill, in the adjoining Matson and Robinswood Ward, can be found running off, Reservoir Road, Hill Road, Fox Elms Road and Woods Orchard providing connectivity between the two Wards.

## Overview

### *Grain and Density/Plot Coverage/Scale/Heights*

The area is densely covered with single and two-storey housing.

### *Architectural Qualities, Periods, Detailing*

All of the housing dates from the 1930s to 1950s and consists of a mix of bungalows, terraced, semi-detached and detached houses. There is little in the way of architectural details.

### *Materials and Colour Palettes*

Materials consist of brick used for the main fabric and for contrasting detail. Many of the buildings are rendered and painted. Some of the houses have hanging tile or vertical timber used as external treatments. Concrete and terracotta tiles have been used for roof coverings.

Brick has been used for the main fabric of the buildings in the following colours: beige (RAL 1001), sand yellow (RAL 1002), red orange (RAL

2001), brown red (RAL 3011), copper brown (RAL 8004), red brown (RAL 8012) and orange brown (RAL 8023). Contrasting colours of brick have been used for details such as window surrounds, lintels and plinth courses: beige red (RAL 3012), sapphire blue (RAL 5003) and orange brown (RAL 8023).

Some of the houses have vertical hanging tiles used on first floors, bay windows or roof-space dormers: grey blue (RAL 5008), reseda green (RAL 6011), copper brown (RAL 8004) and beige brown (RAL 8024).

Vertical timber has also been used on a number of houses and has been stained or painted in the following colours: signal blue (RAL 5005), reseda green (RAL 6011), chestnut brown (RAL 8015), chocolate brown (RAL 8017), grey brown (RAL 8019), black brown (RAL 8022) and orange brown (RAL 8023).

Signal brown (RAL 8002) and chocolate brown (RAL 8017) terracotta roof tiles have been used. Concrete tiles have been used in beige grey (RAL 7006), dusty grey (RAL 7037) and chocolate brown (RAL 8017).

## Area Qualities

*A – strong, good, character, important locally*

The TCA04 area includes the listed St Barnabas' Church which is an important and distinctive building.

*B – less distinctive, contribution to local area*

*C – 'anywhere', neutral character*

The houses within the TCA04 character area are not distinctive and could exist anywhere. It is typical of housing of this period.

*D – negative*

### Potential Sites for Change

None

### Potential Sites for Local Listing

166 and 168 Reservoir Road – pair of Art Deco-style houses with single-pitch roofs

### Potential Sites for Listing

None

## Photographs



*50 to 56 Falfield Road – 1950s*

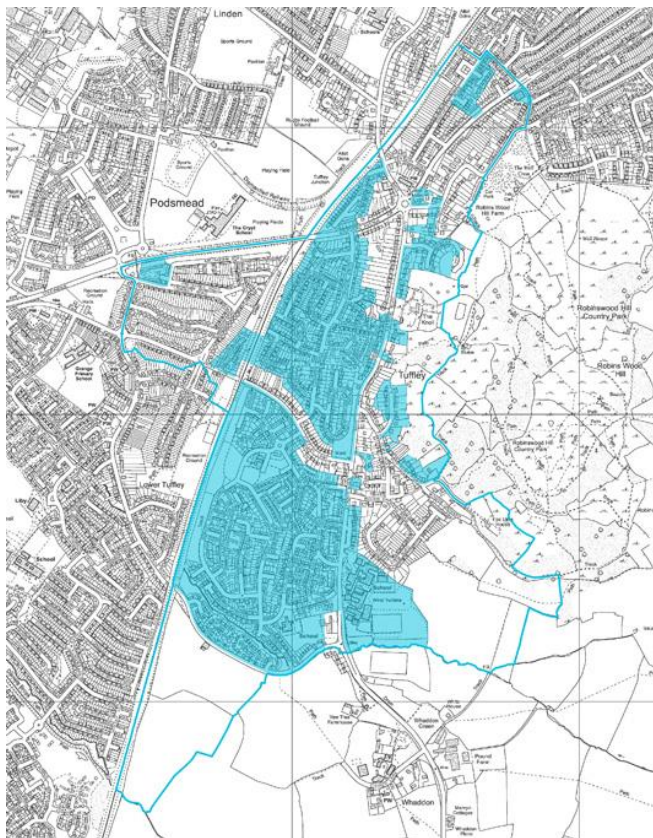


*168 Reservoir Road – 1940s*



## TCA05: 1950s to present housing

### Location



This character area covers much of the southern and central parts of the Tuffley Ward. It consists all of the streets to the south Tuffley Lane, streets running east and west of Firwood Drive and Campden Road, small areas to the east of Stroud Road and sections of the north of Southfield Road and the west of Longney Road. The character area includes St

Peter's Catholic High School, Tuffley Primary School, Trinity Baptist Church, Court Community Association and a petrol station.

### Key Characteristics

#### *Form/Origins*

A mix of housing with small front gardens or parking plots and rear gardens and other community buildings.

#### *Building Types and Former/Present Uses*

Predominantly domestic area with church, community hall and shops. The area began being developed in the 1950s and previous to this it was open farmland.

#### *Plots and Building Lines*

Plots are regular in shape, rectangular, but vary in size dependent upon the age and status of the house. All houses, except for blocks of flats, have small amounts of space to the front for gardens or on-plot parking. Garages are attached to the properties or incorporated within the houses, some of these project to the front.

#### *Trees and Greenspaces*

Large areas of greenspace can be found on Rissington Road, Seventh Avenue and Robert Raikes Avenue, this last also includes an area of allotments. Other patches of greenspace are on Grange Road, St Barnabas' Close, Longney Road, Bourton Road, Stroud Road, around Tuffley Primary School and along the Whaddon Brook. Trees can be found in all these greenspaces and along the pavement on Rissington Road.

#### *Public Realm*

Houses front onto the roads and are separated from them by tarmac pavements. On street parking does occur but is not common across the

area. Street lights are regular but inconsistent in design. Metal seating and litter bins can be found in some of the greenspaces along with children's play equipment, protected by painted metal fencing, on the area at Seventh Avenue. A sports court can be found within the greenspace on Robert Raikes Avenue. There are occasional glazed bus shelters.

#### *Access and Connectivity*

Very good access and connectivity due to the network of road and pavements. Foot and cycle paths provide interconnectivity through the greenspaces and between some of the streets.

### Overview

#### *Grain and Density/Plot Coverage/Scale/Heights*

The area is densely covered single-storey bungalows, two-storey houses and flats of three-storeys. There are also a small number of single storey shops, a church and a community hall. The houses sit to the front of the plots with small spaces for gardens or parking at the front and larger gardens to the rear. The blocks of flats are surrounded by grass.

#### *Architectural Qualities, Periods, Detailing*

All of the structures were built from the 1950s to the present day and consists of a mix of bungalows, two-storey detached, semi-detached and terraced houses and blocks of flats. The bungalows are concentrated in a number of streets running off Campden Road: Tintern Road, Flaxley Road, Abbotswood Close, Chedworth Road, Coberley Road, and Rissington Road. Architectural detail is confined to external treatments of hanging tiles and timber panels.

#### *Materials and Colour Palettes*

Materials consist of brick and limestone for the main fabrics with some concrete. Hanging tiles and stained timber panels have been used for

external coverings and some buildings are rendered and painted. A small amount of contrasting coloured brickwork has been used for details such as window lintels and cills. Roofs have been covered with concrete or terracotta tiles.

A number of colours of brick have been used for the main fabric of the houses: beige (RAL 1001), sand yellow (RAL 1002), grey beige (RAL 1019), red orange (RAL 2001), brown red (RAL 3011), beige red (RAL 3012), copper brown (RAL 8004), red brown (RAL 8012) and orange brown (RAL 8023).

Contrasting colours of brick have been used for details on the houses: sand yellow (RAL 1002), ivory (RAL 1014), red orange (RAL 2001) signal orange (RAL 2010) and red brown (RAL 8012).

Many of the houses have hanging tiles on the first floors. These occur in various colours: red orange (RAL 2001), brown red (RAL 3011), grey blue (RAL 5008), reed green (RAL 6013), blue grey (RAL 7031), signal brown (RAL 8002), copper brown (RAL 8004), red brown (RAL 8012), mahogany brown (RAL 8016), chocolate brown (RAL 8017) and grey brown (RAL 8019).

Timber panels have been used on some houses stained in a number of earth colours: brown red (RAL 3011), copper brown (RAL 8004), red brown (RAL 8012), chestnut brown (RAL 8015), grey brown (RAL 8019) and black brown (RAL 8022).

Terracotta and concrete tiles have been used for the roof coverings and share the same colours: iron grey (RAL 7011), signal brown (RAL 8002), chestnut brown (RAL 8015), chocolate brown (RAL 8017), grey brown (RAL 8019), pale brown (RAL 8025) and terra brown (RAL 8028).

### Area Qualities

*A – strong, good, character, important locally*

*B – less distinctive, contribution to local area*

*C- ‘anywhere’, neutral character*

The TCA05 area is not distinctive and could exist anywhere

*D – negative*

### Potential Sites for Change

None

### Potential Sites for Local Listing

Court Community Association Hall, Seventh Avenue – 1955 former St Michael’s Mission Church associated with St Barnabas’ Church. Reema concrete construction, curved roof.

### Potential Sites for Listing

None



## Photographs



23 to 31 Bybrook Gardens – 1970s



St Michaels Church Hall, Seventh Avenue – 1955



39 to 45 Firwood Drive – 1960s



## 4.15 Ward: Westgate

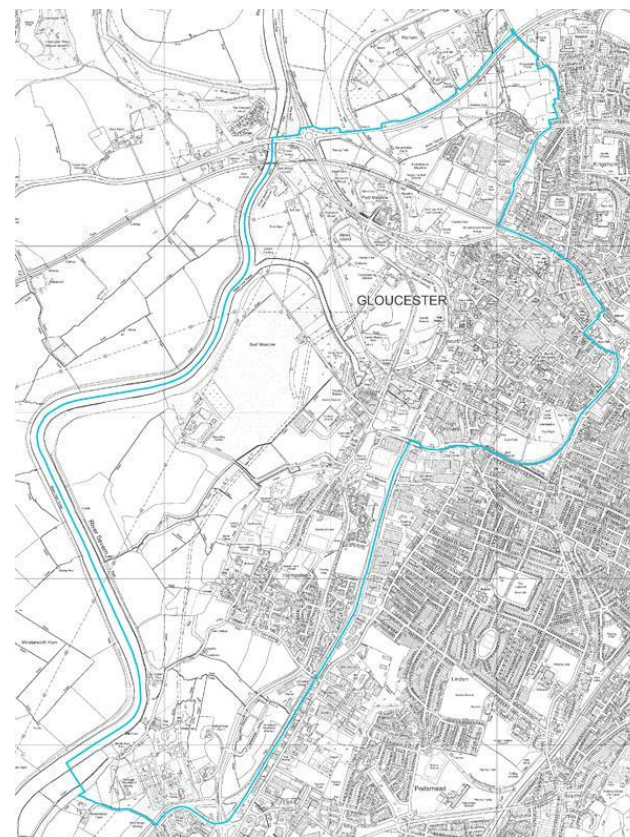
### Location



Westgate Ward is the largest of all the Wards in Gloucester in terms of its size. The western boundary follows the route of the River Sever and the eastern boundary partly follows the Gloucester and Sharpness Canal. The Ward is made up of two quite distinct areas; the City Centre and Hempsted. It also includes St Oswald's Retail Park in the north. The Ward is so large that it will be characterised in two sections, west and east.

There is also a large area of farm and open land which will not be included within the characterisation. A section of the area is also largely industrial in nature.

### General character of the Area



The character of the Ward is, given its size, unsurprisingly varied. The City Centre is the historic core of the City and is focussed around the four 'gate' streets (Northgate Street, Eastgate Street, Southgate Street

and Westgate Street). This area represents the retail and commercial core of the City Centre.

Gloucester has existed for around 2,000 years and, in this context, there are a large number of beautiful historic buildings and street patterns, including for example Gloucester Cathedral and Blackfriars Priory. The City Centre however did not escape large scale redevelopments through the 1960s and 1970s, which meant that significant areas of the historic City were bulldozed and replaced with modern buildings of the time. This led to new housing in and around Archdeacon Street and St Mary's Square, to the south of the cathedral, and new retail development in and around the 'gate' streets, Kings Walk and Eastgate shopping centres.

To the south of the City Centre lies Gloucester Docks, characterised by 18<sup>th</sup> century warehouses set around two main dock areas. Since the 1980s most warehouses have now been converted to residential and office uses though there are still some working docks industries, including traditional ship builders and renovators.

To the periphery of the 'gate' streets, lie areas primarily characterised by more traditional inner-city housing. The area to the south of the City Centre is heavily Regency in style, with 3 and 4 storey town houses.

In the north of the Ward is the St Oswald's Retail Park and Extra Care Village. This area was formerly the Cattle Market but has been redeveloped as a retail and residential area.

West of the City Centre is Alney Island which is within the River Severn floodplain and subject to flood risk. There is very little development in this area and Alney Island acts as an important recreational facility especially for walking.

Hempsted is located to the south west of the City Centre and is quite distinct in character. The old part of the village is centred on the church, school and shop at Hempsted Lane/St Swithuns Road. There are a large number of different building styles, reflecting ongoing development over many centuries but with the majority taking place in the twentieth century. Most recently, significant new housing development has been provided between Secunda Way and the Gloucester Sharpness Canal.

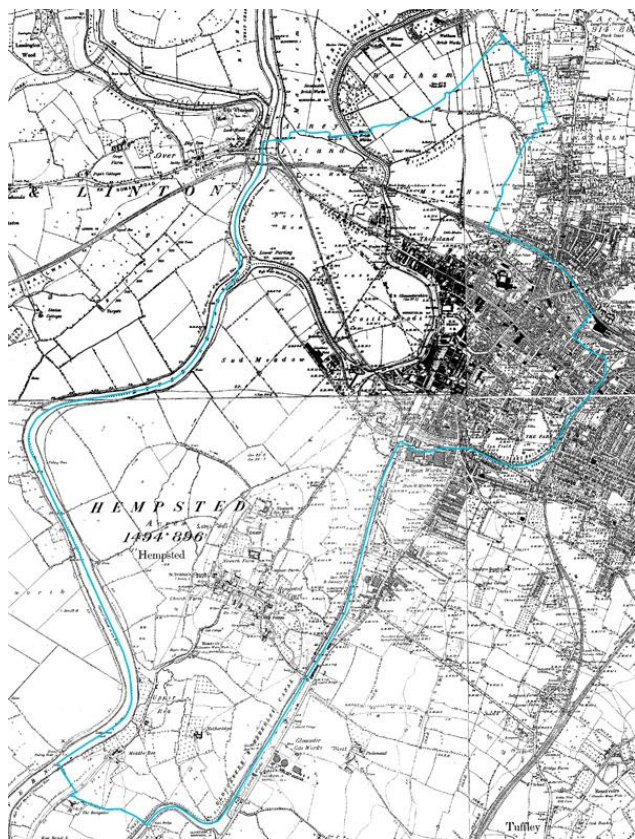
## Historical Development City Centre.

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 forms the historic core of Gloucester and the basic layout of the town centre reflects the lines of the Roman city walls, later used by both Saxons and Normans until largely demolished in the Civil War of the mid 17<sup>th</sup> century.

Roman occupation began in AD 48 when a Roman fortress was constructed at Kingsholm. In AD 65-70 Kingsholm was abandoned and a new fortress built on the site of the present City Centre, this became a colonia in the AD 90s. The cross-plan of the 'gate streets' was laid out as part of the fortress. Suburbs developed around the fortress and a number of cemeteries existed along the Roman Ermin Street running to the east. Although the fortress was abandoned by the 'Romans' in the 4<sup>th</sup> century archaeological evidence shows that it remained at least partly occupied through to the Saxon period. In the 7<sup>th</sup> century, Gloucester was part of the Hwicce, a sub-kingdom of the Anglo-Saxon Mercia. A minster was founded at Gloucester in the 7<sup>th</sup> century and was rebuilt in the 9<sup>th</sup> century. New streets had been laid out by the 9<sup>th</sup> century, many of which remain, and the Roman walls had been re-fortified. In the 11<sup>th</sup> century a



castle was built close to the river and a Royal Mint was created in the City. Gloucester became an important market centre. The minster was replaced with the Abbey of St Peter in the 11<sup>th</sup> century and became one of the principle Benedictine centres in England.



Henry III was crowned in St Peter's Abbey in 1216 and a number of ecclesiastical centres were created in the 13<sup>th</sup> century, Blackfriars, Greyfriars and Whitefriars. Gloucester's urban layout was largely characterised by these ecclesiastical groups who owned building

complexes, individual churches and secular properties. Also at this time long, narrow, burgage plots were laid out along the principal streets, including around the Cross, and different areas of the city became known for distinct functions. After the Dissolution in the mid 16<sup>th</sup> century the properties of the ecclesiastical landowners were redistributed. Gloucester became a significant administrative centre and was notable for its markets and manufacturing. The 17<sup>th</sup> century, however, saw a decline in the fortunes of the City. Suburbs to the south were demolished during the Civil War and traditional industries became less important. Much of the city walls were demolished after the Civil War during the Restoration.

In the Georgian period Gloucester prospered as roads improved and river trade from Bristol increased. The quayside area increased in size and prosperity. At this time the Roman and medieval gates were demolished and roads were widened. Many existing buildings, previously timber-framed, were re-fronted in fashionable brick and a new gaol was built on the site of the Norman castle. In the early 19<sup>th</sup> century the Gloucester Docks and the Canal were excavated and opened with grain and timber being the most important imports. The Docks continued to expand and provided Gloucester with its principal source of income. By 1900 Gloucester had become one of the largest and most profitable ports in the country. In 1840, the Birmingham and Gloucester railway was opened, further expanding Gloucester's markets. New residential suburbs were created in the later 19<sup>th</sup> century as the City Centre became more commercial and the middle classes moved out of the centre.

Activity in the Docks declined in the later 19<sup>th</sup> and 20<sup>th</sup> centuries but manufacturing took over from storage and, as ships grew, traffic on the canal moved to barges although this also declined and by the 1980s mainly pleasure craft were using the Canal. The large scale post-war re-development of the City Centre was not reflected across the whole

Ward. The warehouses on the Docks were restored in the 1980s and further development of the area has the Docks and Gloucester Quays become a pleasant and busy environment again.

## Hempsted

Hempsted's name means 'high homestead' from the Old English *heah-hamstede*. The Domesday Book records that the manor of Hempsted was held by Edric Lang at the time of the Norman Conquest, after which it formed part of the extensive west of England estates of William FitzOsbern, Earl of Hereford. A later Earl of Hereford gave the manor to Llanthony Secunda Priory in 1141. Llanthony held the manor until the Dissolution, when, in 1545, the Crown sold it to the Atkyns family, from whom it passed to the Lysons family in 1721. Silvanus Lysons, who died in 1731, bequeathed Manor Farm and 25ha of land to the charitable trust that still bears his name. Having sold land in 1979 and 1986, the charity still owns the Manor Farm farmhouse along with some 12 hectares of land in the village. It has recently funded the building of a new church hall, and provides scholarships for Hempsted pupils attending the King's School Gloucester, amongst other charitable works.

## Conservation Areas

The six complete Conservation Areas and parts of four further Conservation Area within the Westgate Ward. These are:

City Centre	Hempsted
The Docks	Southgate Street (part)
Eastgate and St Michael's	The Spa (part)
The Barbican	Worcester Street (part)
Cathedral Precincts	London Road (part)

Information on all of the Conservation Areas can be found on the City Council website at the following address:

<http://www.gloucester.gov.uk/resident/planning-and-building-control/environmental-planning/historic-environment/Pages/Conservation-Areas.aspx>

## Scheduled Monuments

There are 16 scheduled monuments in Westgate Ward which includes two in Hemsptead.

- NHLE1002072 – Hempsted Village Cross
- NHLE1002073 – Lady's Well
- NHLE1002075 – Eastgate and stretch of City Wall
- NHLE1002081 – Wall north of Bishop's Palace
- NHLE1002082 – Tower of St Michael's Church
- NHLE1002091 – Llanthony Secunda Priory
- NHLE1002101 – Glevum Roman Colonia
- NHLE1002102 – Remains of Roman wall
- NHLE1002103 – St Oswald's Priory
- NHLE1002104 – 47 and 49 Eastgate Street
- NHLE1002117 – Grey Friar's Church
- NHLE1002118 – Infirmary Arcade
- NHLE1002119 – Little Cloister
- NHLE1002120 – St Mary's Gateway
- NHLE1004841 - Blackfriars
- NHLE1015873 – Over Bridge

Further information on all of the scheduled monuments can be on the Historic England website: <https://historicengland.org.uk/listing/the-list/>

## Listed Buildings

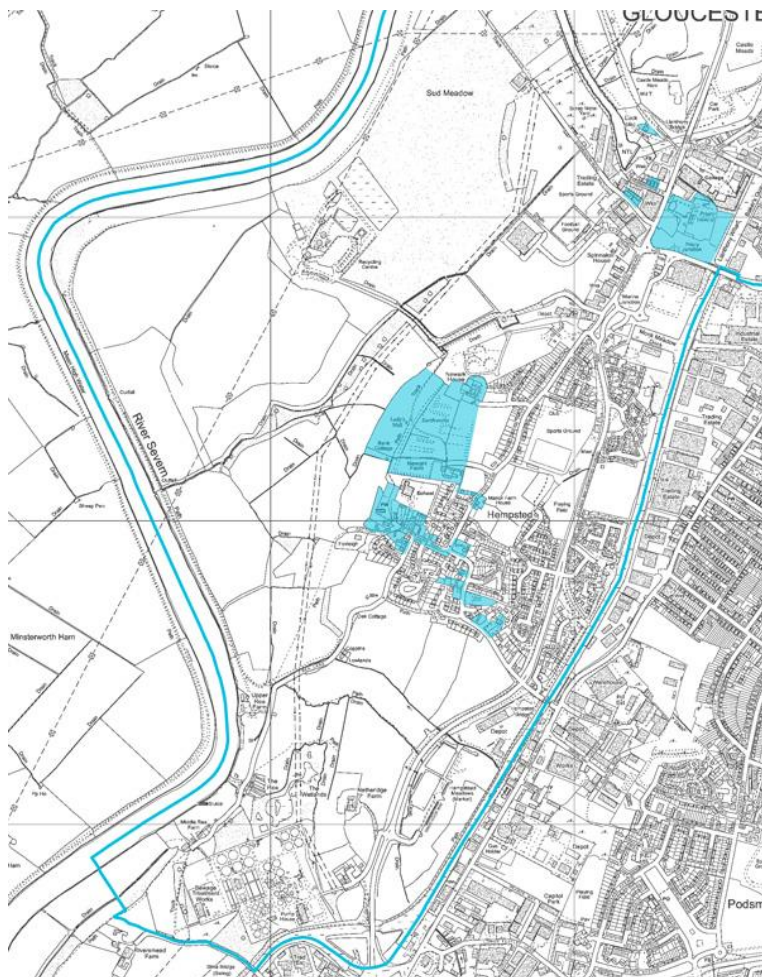
There are 358 listed buildings within Westgate Ward, 11 of these are in Hempsted. Information for all of these buildings can be found on the Historic England website: <https://historicengland.org.uk/listing/the-list/>



#### 4.15.1 Westgate Ward Character Areas (West)

##### WwCA01: historic settlement

##### Location



This character area is located to the west of the Canal, east of the main channel of the River Sever and south of the eastern channel of the Severn. It consists of the historic settlement around Hempsted and to the south west of the historic core of Gloucester City. This area also includes the 14<sup>th</sup> century Lady's Well, the 14<sup>th</sup> century St Swithun's Church and an area of medieval earthworks overlying Romano-British settlement.

##### Key Characteristics

###### *Form/Origins*

Domestic buildings, church, well, earthworks and former priory site of late 19<sup>th</sup> century and earlier dates. This character area includes the surviving historic elements of Hempsted.

###### *Building Types and Former/Present Uses*

The area consists of two and three-storey houses with medieval structures of a church and the remains of Llanthony Secunda Priory. The medieval buildings date from the 13<sup>th</sup> century with the houses dating from the 17<sup>th</sup> century and the majority from the 19<sup>th</sup> century. Hempsted has been a settlement since at least the Saxon period and Llanthony Secunda Priory was founded in the 12<sup>th</sup> century.

###### *Plots and Building Lines*

The houses plots vary in size and shape due to the mix of older properties, farm workers cottages and Victorian villas. The majority have some of garden to the rear and some have small yards to the front.

###### *Trees and Greenspaces*

There is a large area of greenspace in the north part of Hempsted village which includes an area of earthworks. Trees can be found on Hempsted Lane and St Swithun's Road. There is also greenspace and numerous trees within the boundary walls of Llanthony Secunda Priory.

### *Public Realm*

Tarmac pavements sit to the front of plots in most areas adjacent to tarmac surfaced roads. Street lights are placed regularly but are inconsistent in design.

### *Access and Connectivity*

There is good access throughout the character area due to the network of roads and pavements. Foot and cycle paths in Llanthony Secunda Priory grounds give connectivity to adjacent character areas.

## Overview

### *Grain and Density/Plot Coverage/Scale/Heights*

The area is covered with two and three-storey houses as well as the medieval St Swithun's Church and the remains of the medieval Llanthony Secunda Priory. The houses are terraced, semi-detached and detached within plots of various sizes. The majority sit towards the front of the plot with gardens to the rear although some of the larger properties within the centre of the plot and are surrounded by gardens.

### *Architectural Qualities, Periods, Detailing*

The houses within the character date from the 17<sup>th</sup> century to the late 19<sup>th</sup> century. Some of the houses have details such as timber gables, string bands and quoins. A number of bay windows and both canted and square bays can be found in the character area. Some are roughcast, rendered or painted thereby hiding the brickwork of the fabric.

### *Materials and Colour Palettes*

There are number of medieval buildings that are constructed of stone with some timber or brick. The houses are built predominantly of brick with some limestone and brick being used for details. Roofs are covered with either terracotta tiles or slates.

The main fabric of the buildings is brick which has been used in a small number of colours: copper brown (RAL 8004) and orange brown (RAL 8023). Ivory (RAL 1014) has been used in a small number of places for architectural details such as quoins and string bands.

Terracotta tiles have been used for roof coverings in brown grey (RAL 7013), copper brown (RAL 8004), red brown (RAL 8012) and orange brown (RAL 8023). Dusty grey (RAL 7037) tiles have also been used.

## Area Qualities

*A – strong, good, character, important locally*

The WwCA01 area has a very strong character with a large number of early buildings providing historical character. The rural nature of Hempsted is not compromised by the close proximity of the City Centre.

*B – less distinctive, contribution to local area*

*C- 'anywhere', neutral character*

*D – negative*

## Potential Sites for Change

UPVC windows have been used in places in the WwCA01 character area, for example Cross Cottages on Rea Lane. These should be replaced with windows suited to the age of the buildings such as sash or casement windows.

## Potential Sites for Local Listing

Hempsted Camp, north of Newark Farm – medieval and Roman earthworks

115 and 117 Hempsted Lane – built 1892, originally one house

Walls to south and south east of 115 and 117 Hempsted Lane – c1700 surviving wall of Hempsted Court

118 Hempsted Lane – mid to late 19<sup>th</sup> century detached house

Manor Farm House, Hempsted Lane – mid to late 19<sup>th</sup> century or earlier

Stable and pigeon loft, north of Manor Farm House, Hempsted Lane – mid to late 19<sup>th</sup> century

Pear Tree Cottage, Hempsted Lane – early to mid 19<sup>th</sup> century former farm buildings

123 Hempsted Lane – c1900 villa

133 and 135 Hempsted Lane – mid to late 19<sup>th</sup> century semi-detached houses

150 Hempsted Lane – early 19<sup>th</sup> century possible former farmhouse

Cross Cottages, Rea Lane – mid to late 19<sup>th</sup> century houses

28 St Swithun's Road – part of former National School of 1851

extensive gardens surrounded by high brick walls. Although the Court itself was demolished in the early 1960s, the boundary walls remain intact.

### Potential Sites for Listing

The walls to the south and south east of 115 and 117 Hempsted Lane are identified in the Conservation Area Appraisal as a very important feature of the village. The walls are constructed of brick coursed in English Bond which was superseded by Flemish Bond in the late 17<sup>th</sup> to early 18<sup>th</sup> century. The walls are associated with Hempsted Court which had



## Photographs



*Stable and pigeon loft, north of Manor Farm House, Hempsted Lane – mid to late 19th century*



*Cross Cottages, Rea Lane – mid to late 19th century houses*



*Walls to south and south east of 115 and 117 Hempsted Lane – c1700*



*Old School House, 28 St Swithun's Road – 1851*



## WwCA02: early 20<sup>th</sup> century

### Location



This character area consists of a small amount of early 20<sup>th</sup> century expansion across the west of Westgate Ward. The buildings of the area are scattered across the area with the most northerly being houses on Hemmingsdale Road and the most southerly being structures at The Rea.

### Key Characteristics

#### *Form/Origins*

Scattered expansion of settlement consisting of domestic properties of the early 20<sup>th</sup> century in date.

#### *Building Types and Former/Present Uses*

All of the structures were houses dated between c1900 and the early 1930s. They were constructed on land that had previously been agricultural in nature.

#### *Plots and Building Lines*

The plots are regular in shape but differ in size with most having small spaces for gardens or yards to the front of the properties and larger gardens to the rear.

#### *Trees and Greenspaces*

There are no greenspaces within the character area with the exception of gardens. Trees can be found on the edge of pavements on Hempstead Lane and along the side of Rea Lane.

#### *Public Realm*

Tarmac pavements sit at the front of the plots in some places between the properties and the road. In other places the plots front directly onto the tarmac surfaced roads. Streets are regularly but widely placed and are inconsistent in design.

### *Access and Connectivity*

There is good access throughout the area due to the network of pavements and roads.

### Overview

#### *Grain and Density/Plot Coverage/Scale/Heights*

The character area consists of scattered two-storey detached, semi-detached and terraced houses and a small number of bungalows. All of the properties are located at the front or closer to the front of the plots leaving larger areas for gardens to the rear.

#### *Architectural Qualities, Periods, Detailing*

The buildings all date to the early 20<sup>th</sup> century up to the early 1930s although most are pre-early 1920s in date. These Edwardian houses have typical architectural details from the period such as timber gables and casement windows. String bands, bow windows and contrasting brick window lintels and cills have been used as details.

#### *Materials and Colour Palettes*

Materials used consist of brick for the main fabric with contrasting coloured brick, moulded brick and limestone used for architectural details such as string bands and window and door lintels. Some of the buildings are rendered and painted and some have external decorative timber.

A small number of brick colours have been used for the main fabric of the buildings: copper brown (RAL 8012), red brown (RAL 8012) and orange brown (RAL 8023).

Sapphire blue (RAL 5003) is the only colour of contrasting brick that has been used.

Terracotta roof tiles have been used in orange brown (RAL 8023) and pale brown (RAL 8024).

Concrete tiles in brown grey (RAL 7013) and copper brown (RAL 8004) have also been used along with dusty grey (RAL 7037) slate.

### Area Qualities

*A – strong, good, character, important locally*

*B – less distinctive, contribution to local area*

The buildings of the WwCA02 area add to the historic feel of the Hempsted area and provide a positive contribution.

*C- ‘anywhere’, neutral character*

*D – negative*

### Potential Sites for Change

None

### Potential Sites for Local Listing

Hall, 132 Hempsted Lane – village hall of 1928 with weatherboarded gable and roof continuing over aisles

141 Hempsted Lane – early 20<sup>th</sup> century detached house with decorative bargeboards

144 Hempsted Lane – late 1920s/early 1930s bungalow with large timber gable, Post Office on 1950s mapping



153 Hempsted Lane – early 20<sup>th</sup> century detached house with moulded brickwork

#### Potential Sites for Listing

None

## Photographs



*Hall, 132 Hempsted Lane – 1928*



*144 Hempsted Lane – late 1920s/early 1930s*



*141 Hempsted Lane – early 20th century*

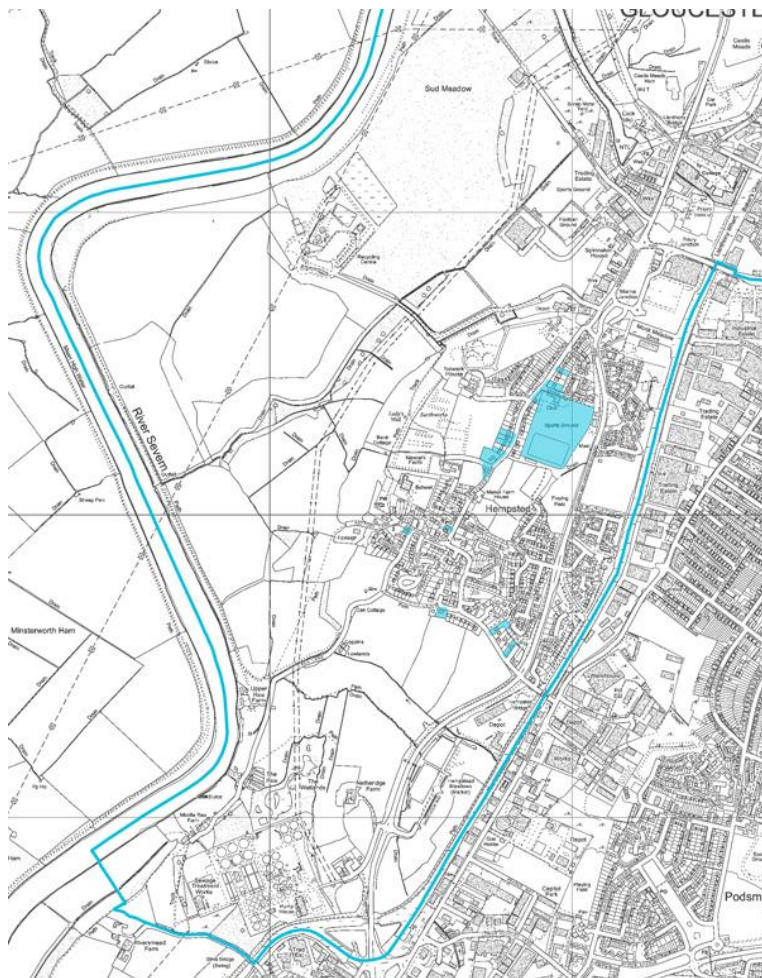


*153 Hempsted Lane – early 20th century*



### WwCA03: mid 20<sup>th</sup> century

#### Location



This character area is located within the west of the Westgate Ward and consists of expansion to Hempsted village along Hempsted Lane and St Swithun's Road.

#### Key Characteristics

##### *Form/Origins*

Scattered buildings with concentration on Hempsted Lane to north of historic settlement of Hempsted. All structures were built in the mid 20<sup>th</sup> century.

##### *Building Types and Former/Present Uses*

The buildings are mainly domestic in nature and a sports club. They were constructed partly on infill plots within Hempsted itself and partly on farmland on the outskirts of the settlement.

##### *Plots and Building Lines*

Plots are fairly regular in size and shape with open space to the front of the properties and larger gardens to the rear.

##### *Trees and Greenspaces*

The only area of greenspace is to the south of Sandalwood Drive and is associated with the sports club built on Sandalwood Drive. The greenspace consists of a playing field and a sports pitch. It is also bounded by trees on the south and east. Trees can be found at the edge of the pavement in Hempsted Lane and St Swithun's Road.

##### *Public Realm*

Tarmac pavements sit to the front of the plots between the properties and the road. One area of Hempsted Lane is surfaced in brick. Street lights are placed regularly but are not consistent in design. There is no other street furniture.



### *Access and Connectivity*

Good access through character area due to network of roads and pavements.

### Overview

#### *Grain and Density/Plot Coverage/Scale/Heights*

The area consists of scattered bungalows and two-storey semi-detached and detached houses. The houses are all located towards the front of the plots with small gardens or yards in front and larger gardens to the rear. There is also a single and two-storey sports club situated at the edge of a playing field and sports pitch.

#### *Architectural Qualities, Periods, Detailing*

The buildings all date to the mid 20<sup>th</sup> century from the end of the 1930s to the end of the 1950s. Some of the structures are typical of 1930s suburban housing with bow windows and hanging tiles. Weatherboarding on gables occurs in places whilst some of the buildings are rendered and painted.

#### *Materials and Colour Palettes*

Materials consist of brick with some having hanging tiles and others being rendered. Both terracotta and concrete tiles have been used for roof coverings.

A number of colours of brick have been used for the main fabric of the buildings: beige (RAL 1001), grey beige (RAL 1019), red orange (RAL 2001), beige red (RAL 3012), copper brown (RAL 8004) and red brown (RAL 8012).

Hanging tiles have been utilised mainly on the exterior of bow windows. A number of colours of grey and brown have been used: mouse grey

(RAL 7005), green grey (RAL 7009), dusty grey (RAL 7037), copper brown (RAL 8004) and grey brown (RAL 8019).

### Area Qualities

*A – strong, good, character, important locally*

*B – less distinctive, contribution to local area*

*C- ‘anywhere’, neutral character*

The Ww03 area has little to distinguish it from other areas of the City and could exist anywhere in the country.

*D – negative*

### Potential Sites for Change

None

### Potential Sites for Local Listing

None

### Potential Sites for Listing

None

## Photographs



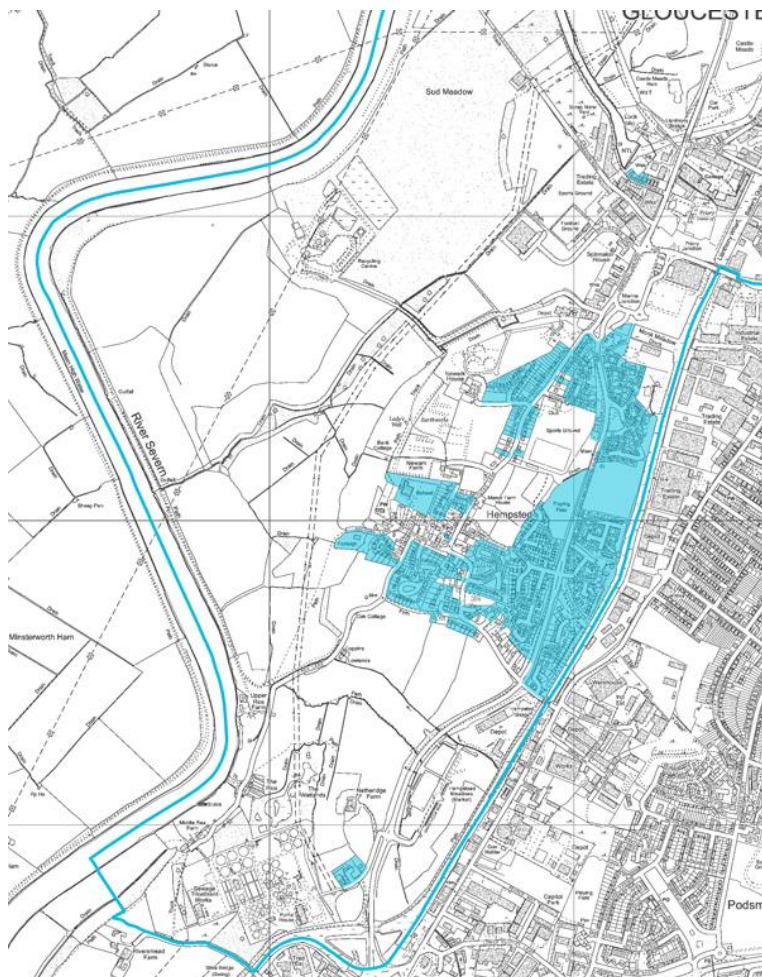
*98 Hempsted Lane – mid 20th century*



*166 Hempsted Lane – 1960s*

## WwCA04: 1950s to present day

### Location



This character area is located within the west of the Westgate Ward. It consists of the late 20<sup>th</sup> and early 21<sup>st</sup> century expansion of Hempsted and the City. As well as further housing on Hempsted Lane, the character area comprises large areas of housing estates. To the north of Hempsted are Mayfair Close, Honeythorn Close and Sandalwood Drive; to the south and east of the settlement are Highview, Chartwell Close, Court Gardens, The Gallops, Harness Close, Horseshoe Way and The Forge. There is also a large area of development adjacent to the canal which includes Maritime Court, Atlas, Court, Jetty Road, Drydock Way, Quayside Way, Wharfside Close, Mainsail Lane, Canal Court, Soren Larson Way, Garland Stone Walk, Midsummer Walk and The Anchorage. Within Hempsted itself, there has been expansion with the construction of Ladywell Close and Bridle Court.

### Key Characteristics

#### *Form/Origins*

Extensive area of modern buildings all constructed between the 1950s and the present day.

#### *Building Types and Former/Present Uses*

The buildings predominantly consist of housing but also includes a school and light industrial units. They were built partly on infill plots and timber yards but mainly on former farmland on the outskirts of Hempsted.

#### *Plots and Building Lines*

Plots are irregular in size and shape with the earlier properties having larger plots. The plots adjacent to the canal are densely packed into a much smaller ground area. These plots also have no area in front of the buildings and much smaller gardens.



### *Trees and Greenspaces*

Trees can be found on the pavements along Hempsted Lane, along the rear of the plots on The Gallops and Harness Close. An area of woodland can be found between The Anchorage and Kaskelot Way. Greenspaces can be found on Court Gardens, High View, north of Harness Close, Honeythorn Close, Jetty Road, Maritime Close and Quayside Way. Many of these greenspaces also contain trees. The greenspaces of Jetty Road and Soren Larson Way also include children's play areas.

### *Public Realm*

Plots open onto tarmac surfaced pavements and roads in most places although brick road surfaces can be found on Bridle Court and parts of Hempsted Lane, Maritime Close, Mainsail Lane, Canal Court and Soren Larson Way. On-street and on-pavement takes place much of the area. Street lighting is regularly spaced but inconsistent in design. The children's play areas are bounded with fencing - metal on Soren Larson Way and wood on Jetty Road. Metal and glass bus shelters are included along Secunda Way.

### *Access and Connectivity*

Streets and pavements provide good access and there is some interconnectivity between areas by provision of footpaths.

## **Overview**

### *Grain and Density/Plot Coverage/Scale/Heights*

The area is densely covered with two and three-storey houses and bungalows along with a school and light industrial units. The housing estates alongside the canal (east of Secunda Way) have buildings which sit on the edge of the plot and open directly on to the roadways. The rest of

the houses sit towards the front of the plots but have small drives and gardens to the front with larger gardens behind.

### *Architectural Qualities, Periods, Detailing*

All of the buildings date from the 1950s to the present and consist of a mix of detached, semi-detached and terraced houses with a small number of bungalows. Most of the properties have garages which have been incorporated into the houses, attached to them or are completely detached. In places the garages of adjacent houses are adjoining. Architecturally there is little detail to distinguish the properties. In some places contrasting brickwork has been used and many of the houses have hanging tiles. Some of the houses adjacent to the canal are clad in blue-grey timber.

### *Materials and Colour Palettes*

Materials consist of brick with contrasting coloured brick and limestone used for details such as window lintels and cills and dentilated cornices. Hanging tiles have been used in many places and roofs have been covered with terracotta or concrete tiles.

A number of colours of brick have been used for the main fabric of the buildings: beige (RAL 1001), brown beige (RAL 1011), grey beige (RAL 1019), red orange (RAL 2001), oxide red (RAL 3009), brown red (RAL 3011), beige red (RAL 3012) and copper brown (RAL 8004),

Contrasting colours of brick have been used for architectural details of window lintels and cills, dentilated cornices and decorative lozenges in the gables: light ivory (RAL 1015), copper brown (RAL 8004) and red brown (RAL 8012).

A variety of colours have been used for hanging tile treatments on first floors and on bay windows: oxide red (RAL 3009), brown red (RAL

3011), grey blue (RAL 5008), reseda green (RAL 6011), blue grey (RAL 7031), signal brown (RAL 8002), red brown (RAL 8012) chestnut brown (RAL 8015), chocolate brown (RAL 8017), grey brown (RAL 8019) and pale brown (RAL 8025).

Terracotta tiles have been used for roof coverings in the following colours: beige grey (RAL 7006), brown grey (RAL 7013), copper brown (RAL 8004), orange brown (RAL 8023) and terra brown (RAL 8028).

Brown grey (RAL 7013), blue grey (RAL 7031), dusty grey (RAL 7037) and terra brown (RAL 8028) concrete tiles have also been used.

### Area Qualities

*A – strong, good, character, important locally*

*B – less distinctive, contribution to local area*

*C- ‘anywhere’, neutral character*

The Ww04 character area as a whole has little to distinguish it from other area of the City and could exist anywhere in the country.

*D – negative*

### Potential Sites for Listing

None

### Potential Sites for Change

None

### Potential Sites for Local Listing

None

## Photographs



*23 to 29 Honeythorn Close – 1970s*



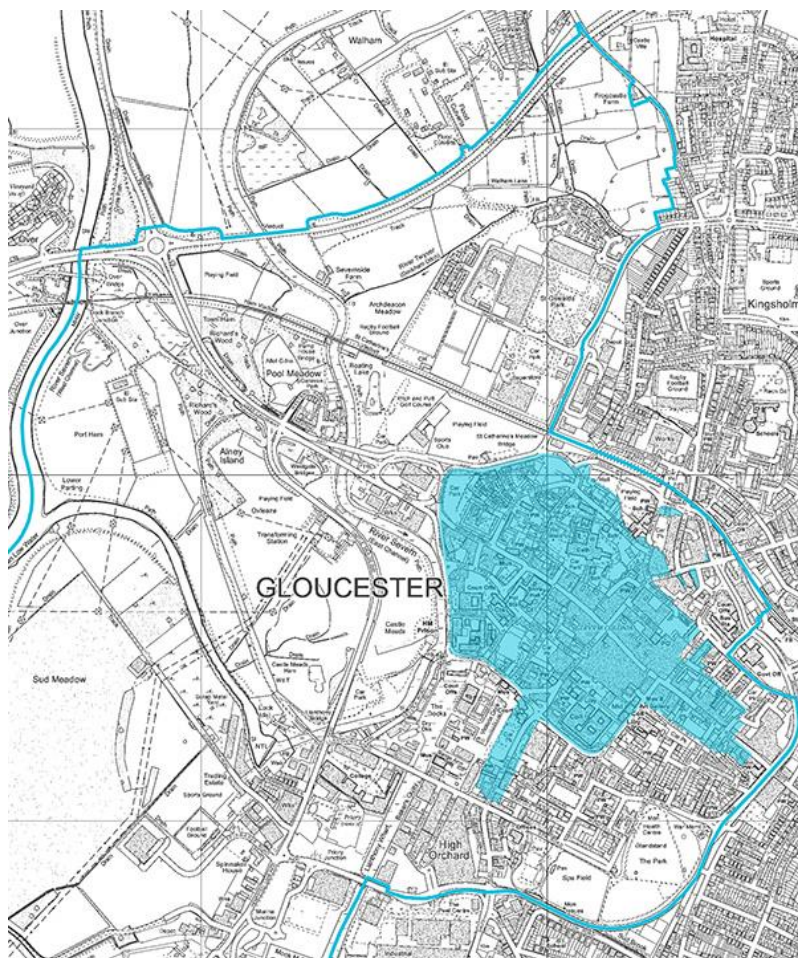
*The Anchorage – 2000s*



## 4.15.2 Westgate Ward Character Areas (East)

### WeCA01: historic core of City

#### Location



This character area is located within the east of the Westgate Ward. It consists of the historic core of the city around 1800. Although many of the buildings have since been replaced by later structures, the historic core is based around the Roman layout of streets that were expanded in the medieval and the early post-medieval periods. The central part includes Northgate, Southgate, Westgate and Eastgate Streets. It is bounded partly on the south by Commercial Road and on the west by The Quay and Royal Oak Road. St Oswald's Road and Priory Road form the northern boundary with Pitt Street, St Aldate Street and Russell Street forming the eastern boundary.

#### Key Characteristics

##### *Form/Origins*

Buildings date from the medieval to the present day and consist of a large number of commercial properties along with religious and domestic structures.

##### *Building Types and Former/Present Uses*

Commercial core based along the gate streets with expansion to the north encompassing the Cathedral precinct. The core was originally Roman with the street plan still reflecting the Roman layout. Buildings include commercial properties, many converted from houses, housing, churches and former monastic precincts of Greyfriars and Blackfriars, former prison and castle area and local government buildings.

##### *Plots and Building Lines*

The plots vary in size and shape but are greatly influenced by the Roman and medieval layout of long and narrow plots.

### *Trees and Greenspaces*

Greenspace is scattered across the area with larger areas around the Cathedral and at St Oswald's Priory. Smaller areas can be found on Greyfriars, between St Mary de Crypt and the Library, at Blackfriars and in Kings Square. Trees are also scattered across the character area with concentrations in the area around the Cathedral, St Mary's Square and St Oswald's Priory. They can also be found on Southgate Street, Ladybellegate Street, Quay Street/Bearland, Berkeley Street, Westgate Street, Greyfriars, Eastgate Street, Northgate Street, The Oxeboe and Kings Square.

### *Public Realm*

Pavements are a mix of stone slabs, tarmac, concrete and bricks adjacent to the tarmac, stone cobbles and brick road surfaces. Metal bollards and railings can be found in many places across the character area along with benches, metal litter bins and wooden planters. Street lights are regularly placed but consist of a number of different designs.

### *Access and Connectivity*

There is good access and connectivity throughout the character area due to the network of roads, pavement and pedestrian areas. Roads and pavements also allow good connectivity to the adjacent character areas.

## **Overview**

### *Grain and Density/Plot Coverage/Scale/Heights*

The area is densely covered with structures of two and three storeys or higher including Gloucester Cathedral and medieval churches. The buildings, in the main, are terraced or semi-detached sitting in plots of various sizes. The majority sit towards the front of the plots with extensions to the original buildings, or infill, to the rear.

### *Architectural Qualities, Periods, Detailing*

The buildings within the character area date from the 11<sup>th</sup> century through to the 21<sup>st</sup> century with some surviving Roman remains also visible. Many of the buildings have architectural details to show their high status, such as string bands, decorative corning, rusticated stonework, Venetian windows, parapets and quoins. The medieval stone buildings have carved stone decoration including window tracery.

### *Materials and Colour Palettes*

There are a number of medieval buildings constructed of stone with some that are timber-framed with brick infill. Other buildings are constructed of limestone, brick and timber-frame. Roofs are covered with plain terracotta tiles, slates, stone tiles and cement tiles. Many of the buildings are rendered and painted in various shades of white and cream.

Aside from limestone, the main fabric of the buildings is brick which has been used in a number of colours: beige (RAL 1001), grey beige (RAL 1019), signal brown (RAL 8002), copper brown (RAL 8004), red brown (RAL 8012), chocolate brown (RAL 8017), grey brown (RAL 8019), orange brown (RAL 8023) and pale brown (RAL 8025).

Some of the buildings have architectural detail, such as string bands, window and door arches, cornices and quoins, picked out in contrasting coloured brickwork: light ivory (RAL 1015), sapphire blue (RAL 5005) and cobalt blue (RAL 5013).

Roofs were covered with terracotta tile in copper crown (RAL 8004) and red brown (RAL 8012) or with slate grey (RAL 7015) roof slates.

## Area Qualities

*A – strong, good, character, important locally*

The WeCA01 area has a strong character with the Roman street layout and the number of medieval and post-medieval buildings providing a strong historical character.

*B – less distinctive, contribution to local area*

*C- ‘anywhere’, neutral character*

*D – negative*

## Potential Sites for Change

Unightly late 20<sup>th</sup> century buildings clash with the historic nature of the character area in places and usage of UPVC double glazed windows is common on unlisted historic buildings.

## Potential Sites for Local Listing

3 Brunswick Road

Central Hotel Gloucester, 14 to 18 Clarence Street

20 to 28 Clarence Street

30 Clarence Street

Former Wessex Hotel, 32 Clarence Street

Barbican House, Commercial Road/Barbican Road

Adjoining Barbican House to east, Commercial Road

Former prison south and west perimeter walls, Commercial Road/The Quay

4 and Eastgate Street

Panels outside 33-39 Eastgate Street

44 to 50 Eastgate Street

52 to 56 Eastgate Street

65 Eastgate Street (Norville’s Opticians)

82 Eastgate Street

84 and 86 Eastgate Street

102 and 104 Eastgate Street

109 Eastgate Street

114 to 118 Eastgate Street

120 to 132 Eastgate Street

3 Hare Lane

5 and 7 Hare Lane

King’s Theatre, King’s Barton Street (formerly Salvation Army Barracks)

Boundary Wall, 19 Ladybellegate Street

The Old Fire Station, Longsmith Street



1 and 3 Northgate Street and 2 Westgate Street

13 to 23 (odd) Northgate Street

22 to 28 (even) Northgate Street and 2 The Oxeboe

30 to 44 (even) Northgate Street

43 Northgate Street

46 and 48 Northgate Street

52 and 54 Northgate Street

The Abbey, 53 Northgate Street and 1 Hare Lane

56 and 58 Northgate Street

60 Northgate Street

61 Northgate Street

100 Northgate Street

113 Northgate Street

Former Bonded Warehouse, Quay Street (dated AD 1925)

Russell Villas, 1 to 7 (odd) Russell Street

1a St Aldate Street

3 to 23 (odd) St Aldate Street

County Chambers, Station Road

1 and 3 Southgate Street

2 and 4a Southgate Street

8 Southgate Street

10 Southgate Street

45 and 47 Southgate Street

67 Southgate Street

69 Southgate Street

Gloucester Furniture Exhibition Centre, 71 and 73 Southgate Street

80 to 84 (even) Southgate Street

99 Southgate Street

136 and 138 Southgate Street

Albion Hall and Southgate Evangelical Church, 144 to 148 Southgate Street

156, 156a and 158 Southgate Street

Nelson Inn, 166 Southgate Street

4 to 26 (even) The Oxeboe

Post Office, 28 to 32 (even) The Oxeboe

17 Westgate Street

25 and 27 Westgate Street

31 and 33 Westgate Street

37 Westgate Street

38 and 40 Westgate Street

50 Westgate Street

72 Westgate Street

87 Westgate Street

97 Westgate Street

105 and 107 Westgate Street

### Potential Sites for Listing

Former prison south and west perimeter walls, Commercial Road/The Quay

65 Eastgate Street (Norville's Opticians)

The Abbey, 53 Northgate Street and 1 Hare Lane

Russell Villas, 1 to 7 Russell Street

80 to 84 Southgate Street

50 Westgate Street

## Photographs



Boundary Wall, 19 Ladybellegate Street – medieval stonework, 18<sup>th</sup> century brickwork



The Abbey, 53 Northgate Street and 1 Hare Lane – late 19<sup>th</sup> century



Russell Villas, 1 to 7 Russell Street – c1850





50 Westgate Street – 1896-7

## WeCA02: 19<sup>th</sup> century expansion

### Location



This character area is mainly located to the south and east of the historic core of Gloucester City. It consists of 19<sup>th</sup> century and early 20<sup>th</sup> century expansion of the c1800 area of the City although many of the original buildings have since been replaced. The southern area includes The Docks, Spa Park and Spa Field, Spa Road Montpellier, Brunswick Square, Park Road and Wellington Street. There is also a smaller to the north consisting of Russell Street, Market Parade, Black Dog Way and part of Worcester Street and a cluster of buildings to the north west at Westend and Alney Terraces.

### Key Characteristics

#### *Form/Origins*

Developed area of buildings dating from the early 19<sup>th</sup> century through to the present day and consisting of domestic and commercial structures.

#### *Building Types and Former/Present Uses*

Prior to the 19<sup>th</sup> century, the WeCA02 area was open fields. The area contains housing, warehousing, churches, The Docks, Spa Park and Spa Field and commercial buildings extended out of the City centre.

#### *Plots and Building Lines*

Except for The Docks, the plots vary in size and shape but include a narrow 19<sup>th</sup> century plots facing or backing onto a central area.

#### *Trees and Greenspaces*

Greenspace is concentrated in the south with Spa Park, Spa Field (Cricket and Hockey Ground) and Gloucester Spa Bowling Club all situated adjacent to each other. Greenspaces can also be found at Westend Parade, King's School Playing field on Gouda Way, Montpellier and Brunswick Square. Trees can be found in all these greenspaces, in gardens and on Belgrave Road, Brunswick Square, Bruton Way, Gouda Way,

Market Parade, Montpellier, Park Road, Parliament Street, St Michael's Square, Spa Road, Station Road, Westend Parade, Westend Terrace and Worcester Street.

#### *Public Realm*

Pavements are a mix of tarmac, brick and paving slabs and site adjacent to the tarmac or brick surfaced roads. Metal bollards and railings can be found in places across the character area. Seating is located around The Docks and in the greenspaces such as Spa Park. There is also play equipment in Spa Park. Street lights are regularly placed but consist of a number of different designs.

#### *Access and Connectivity*

There is good access and connectivity throughout the character area due to the network of roads, pavement and pedestrian areas. Roads and pavements also allow good connectivity to the adjacent character areas.

### Overview

#### *Grain and Density/Plot Coverage/Scale/Heights*

The area is densely covered with structures of two and three storeys or higher including churches. The buildings, in the main, are terraced or semi-detached sitting in plots of various sizes. The majority sit towards the front of the plots with extensions to the original buildings, or infill, to the rear.

#### *Architectural Qualities, Periods, Detailing*

The buildings within the character area date from the early 19th century through to the 21st century. Many of the buildings have architectural details such as string bands, decorative cornicing, rusticated stonework, parapets and quoins.

#### *Materials and Colour Palettes*

There are some buildings constructed of stone but the dominant building material is brick. Some buildings include architectural detail in stone or contrasting coloured brick. Roofs are covered with plain terracotta tiles, slates, stone tiles and cement tiles. Decorative terracotta panels and timber-frame gables can also be seen. Some of the buildings are rendered and painted in various shades of white and cream with occasional use of more unusual colours some of which has been used on timber details.

The main fabric of the buildings is brick which has been used in a number of colours: green beige (1000), beige (RAL 1001), ivory (1014), light ivory (1015), copper brown (RAL 8004), red brown (RAL 8012) and orange brown (RAL 8023).

Some of the buildings have architectural detail, such as string bands, window and door arches, cornices and quoins, picked out in contrasting coloured brickwork: oyster white (1013), light ivory (RAL 1015), sapphire blue (RAL 5005), grey blue (5008), cobalt blue (RAL 5013), grey brown (8019) and orange brown (8023).

Roofs were covered with terracotta tile in copper crown (RAL 8004) and grey brown (RAL 8019) and with slate grey (RAL 7015) or dusty grey (7037) roof slates.

Paintwork has been used in shades of white and cream and also: brown red (RAL 3011), antique pink (RAL 3014), moss green (RAL 6005), pastel green (RAL 6019), opal green (RAL 6026), pastel turquoise (RAL 6034), stone grey (RAL 7030) and blue grey (RAL 7031).



## Area Qualities

*A – strong, good, character, important locally*

The WeCA02 area has a strong character as the 19<sup>th</sup> century extension to the more historic medieval and earlier City Centre. Although there are patches of later development these, in the main, do not detract from the historic nature area.

*B – less distinctive, contribution to local area*

*C- ‘anywhere’, neutral character*

*D – negative*

## Potential Sites for Change

Unightly late 20<sup>th</sup> century buildings clash with the historic nature of the character area in places and usage of UPVC double glazed windows is common on unlisted historic buildings.

## Potential Sites for Local Listing

6 Arthur Street

8 to 16 (even) Arthur Street

5 to 11(odd) Belgrave Road

15 Brunswick Road

19 and 21 Brunswick Road

23 and 25 Brunswick Road

36 and 38 Brunswick Road

37 Brunswick Road

39 and 41 Brunswick Road

40 Brunswick Road

The Carriage Building, Bruton Way

Royal House, 60 Bruton Way

34 to 42 Cromwell Street

Former Public Baths, 141 Eastgate Street

The Regal Cinema, King’s Square

Bills, Llanthony Road

Former Goat Inn, Llanthony Road

101 Northgate Street

Spread Eagle Court, 106 to 114 (even) Northgate Street

113 Northgate Street

29 and 31 Park Road

33 and 35, 37 and 39, 41 and 43 and 45 Park Road

63 Park Road

65 and 67 Park Road

War Memorial, corner Park Road/Trier Way

Extension to Burleigh House on north east side, Russell Street

1 to 13 St Michael's Square

14 to 20 St Michael's Square

21 to 24 St Michael's Square

25 to 31 St Michael's Square

Spa Park, Spa Road

Former lavatories now Café in the Park, Spa Park, Spa Road

Monument, Spa Park, Park Road

31 and 33 Spa Road

153 and 153a Southgate Street

New Pilot Inn, 159 Southgate Street

Hempsted Villas, 186 to 190 (even) Southgate Street

Baker Street Pub, 230 Southgate Street

Lister House, Station Road

3 Station Road

Albion Cottages, The Docks

Britannia Warehouse, The Docks

28 to 60 (even) and 31 to 51 (odd) Wellington Street

Former hotel, 1 Westend Parade

6 and 7 Westend Terrace

8 and 10 Worcester Street

### Potential Sites for Listing

1 to 13 St Michael's Square

New Pilot Inn, 159 Southgate Street

Spa Park, Spa Road

## Photographs



*The Carriage Building, Bruton Way – late 19<sup>th</sup> century*



*1 to 13 St Michael's Square – late 19<sup>th</sup> century*



*Spread Eagle Court, 106 to 114 (even) Northgate Street – late 19<sup>th</sup> century*

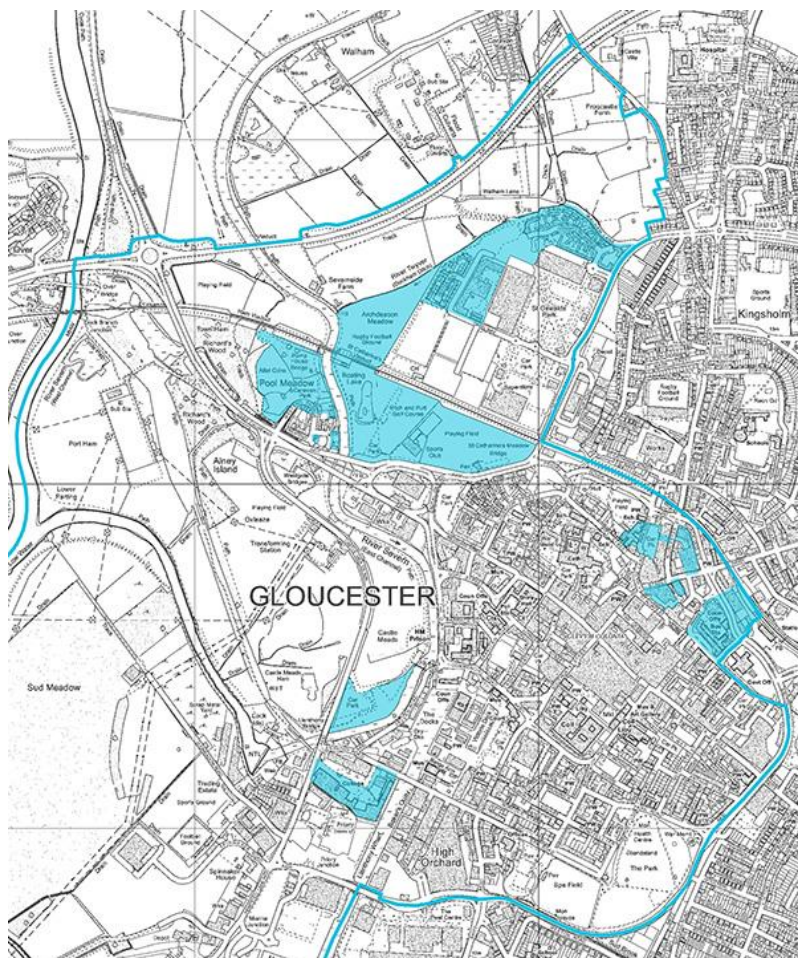


*New Pilot Inn, 159 Southgate Street – late 19<sup>th</sup> century*



## WeCA03: modern development

### Location



This character area is scattered across the eastern part of Westgate Ward. It includes Longhorn Avenue, and the streets running off it, parts of King's School, Hare Lane Car Park, Gloucester Bus Station and Bruton Way Multi-Storey Car Park, GLI Leisure Centre, Pool Meadow Caravan Park, Gloucestershire College, Archdeacon Meadow rugby ground, playing field, boating lake and pitch and putt golf course and Castle Meadows Car Park. The area also includes the new Black Dog Way development of flats.

### Key Characteristics

#### *Form/Origins*

Community functions and mixed housing, including schools and playing fields, dating from the mid 20<sup>th</sup> century to the present day.

#### *Building Types and Former/Present Uses*

A small area of housing in the north of the character area with four storey flats on Black Dog Way and scattered community functions across the area. These include a college and part of a school, a church, playing fields, a leisure centre and car parks. Prior to this, part so the area had been agricultural in nature with other areas previously being used for industrial buildings and railway sidings.

#### *Plots and Building Lines*

The housing plots vary in size and shape with some consisting of houses and others being blocks of flats. All of these structures are located on the edges of the plots but have little garden space. The houses are generally of two or three-storey height, detached, semi-detached or terraced, intermixed with three and four-storey blocks of flats. The other buildings vary in size and shape dependant on their function.

### *Trees and Greenspaces*

A large area of greenspace can be found in the centre north of the character area at Archdeacon Meadow. This includes a playing field, rugby ground, boating lake and pitch and putt golf. There are smaller areas at Pool Meadow, off Westend Parade, on Longthorn Avenue and at Castle Meads, adjacent to the car park. Trees can be found in all the greenspaces and along the River Twyver, on Bruton Way, Gloucestershire College campus, Llanthony Road, Longthorn Avenue, Market Parade, Northgate Street, St Oswald's Road and Westend Parade.

### *Public Realm*

Plots open onto tarmac roads and tarmac or paving-slab surfaced pavements in most places although brick road surfaces can be found occasionally. On-street parking takes place in much of the area. Street lighting is regularly spaced but inconsistent in design.

### *Access and Connectivity*

Streets and pavements provide good access and there is some interconnectivity between areas by provision of footpaths.

## Overview

### *Grain and Density/Plot Coverage/Scale/Heights*

The area is partly covered with two and three-storey houses and three and four-storey flats. Some of the area has greenspace and the rest contains community functions. The housing plots are densely covered with little open space or gardens on the plots.

### *Architectural Qualities, Periods, Detailing*

All of the buildings are 20<sup>th</sup> century in date having been constructed from the mid 20<sup>th</sup> century to the present day. The domestic structures consist of a mix of detached, semi-detached and terraced houses with tall blocks

of flats. Architecturally there is little to distinguish these properties. Conversely, there is more architectural detail on the community buildings with metal panels and contrasting coloured brickwork occurring occasionally.

### *Materials and Colour Palettes*

Materials consist of concrete and brick with contrasting coloured brick used for details such as window lintels, cills or plinth courses. Metal panels have been used for walling whilst some buildings have been rendered and painted. Roofs are covered with modern slate tiles or metal roofing panels.

A small number of colours of brick have been used for the main fabric of the buildings: brown beige (RAL 1011), ivory (RAL 1014), copper brown (RAL 8004) and orange brown (RAL 8023).

Contrasting colours of brick have been used for architectural details of window lintels or cills and plinth courses: chocolate brown (RAL 8017) and orange brown (RAL 8023).

Some buildings have rendered and painted, usually in shades of cream or white but brilliant blue (RAL 5007) and pastel blue (RAL 5024) have also been used.

Where roofs are covered with slate, this was iron grey (RAL 7011) in colour.

### Area Qualities

*A – strong, good, character, important locally*

*B – less distinctive, contribution to local area*

*C- ‘anywhere’, neutral character*

The Wc03 character area has little to distinguish it from other areas of the City and could exist anywhere in the country.

*D – negative*

### Potential Sites for Change

There are a number of vacant sites, such as 103 to 111 Northgate Street, that would benefit from sensitive redevelopment. Matching architectural styles with historic buildings of the area would increase the appearance of the character area in these places.

### Potential Sites for Local Listing

Early to mid 20<sup>th</sup> century school, now part of King’s School, Pitt Street  
(between Paddock House and Edward Jenner)

### Potential Sites for Listing

None



## Photographs



*Part of King's School, Pitt Street – early to mid 20<sup>th</sup> century school*

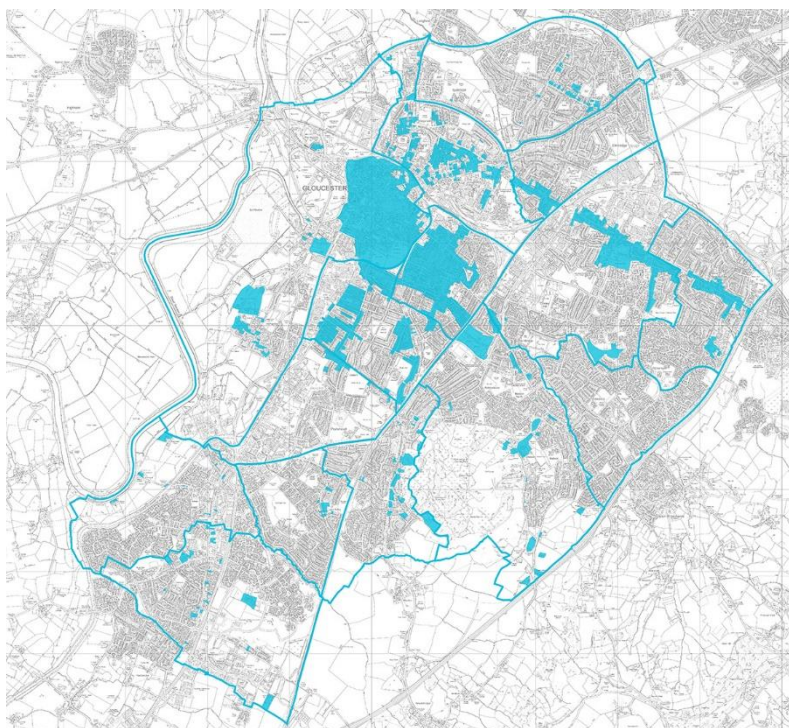


*Longhorn Avenue – 2000s*

## 5. Conclusions

The Townscape Character Assessment has revealed that Gloucester has a wealth of areas that can have their own distinct character, whether it is the more Roman and medieval core of the City, the Victorian suburbs, early 20<sup>th</sup> century artisan housing or modern housing estates.

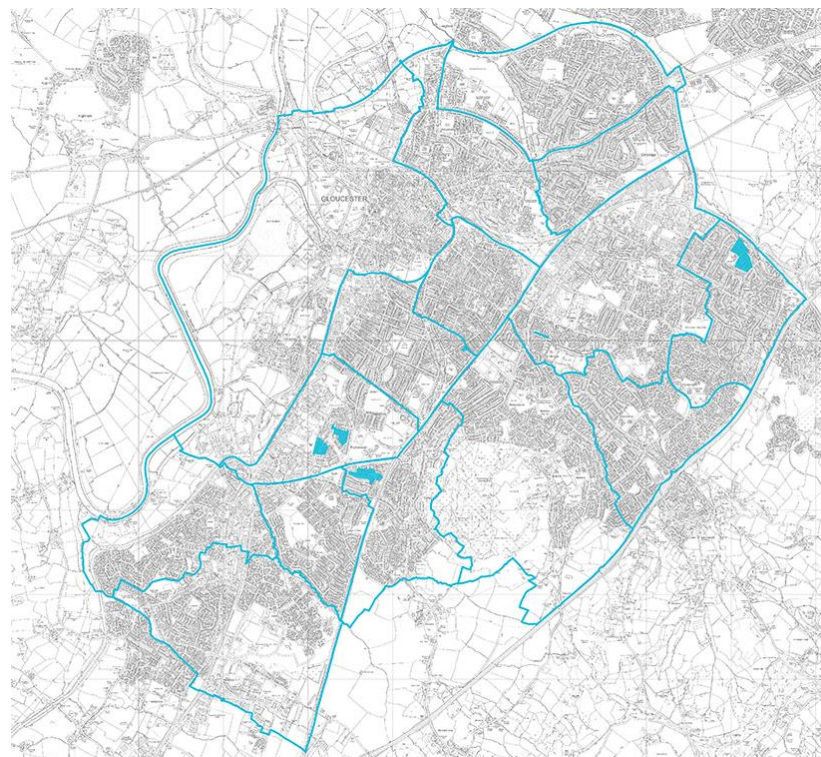
One of the most distinctive features is the number of surviving historic areas within the boundary. This includes all settlement areas that are 19<sup>th</sup> century or earlier in date and contain a majority of buildings of this date.



*Areas of surviving historic settlement*

What is also obvious is how the City expanded, at times extremely rapidly, taking in outlying settlements and responding to industrial and economic development or changes in social distinction.

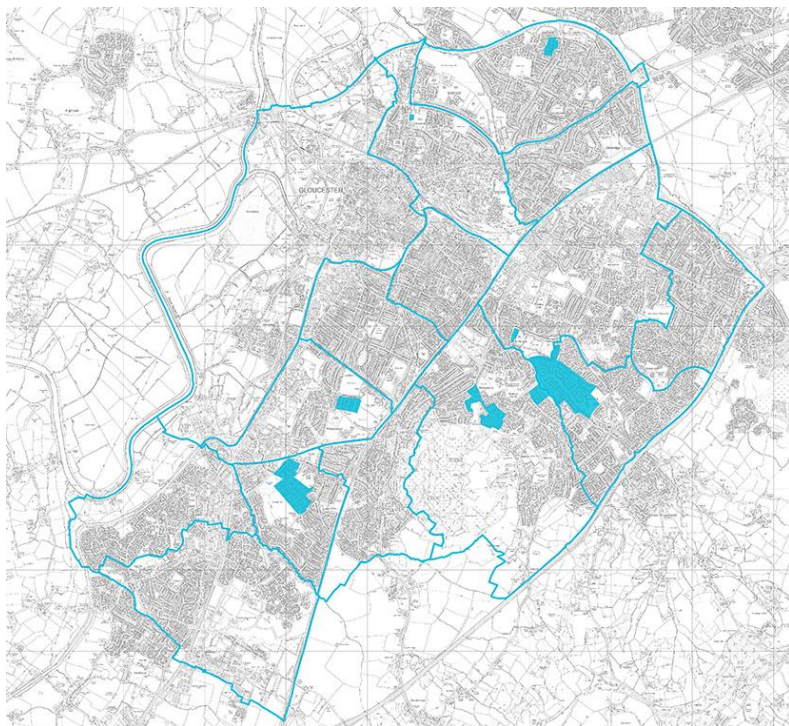
Gloucester is lucky to have a number of surviving post-war 'pre-fab' and permanent houses in a number of styles including Hawksley BL8 bungalows and BISF houses. These buildings, some of which were only temporary accommodation and not designed to last more than a few years, are now a rarity with those in other places with Britain being demolished.



*Areas of post-war 'pre-fab' and permanent housing*



These areas of post-war housing can be found on Concorde Way in Barnwood Ward, around 70 houses in the north of Hucclecote Ward, 10 houses in the east of Moreland Ward, nearly 100 houses in Podsmead Ward and 72 houses in the north west of Tuffley Ward. There is no mapping evidence of their being any further areas of similar housing within the City and it is therefore unusual that all of Gloucester's post-war 'pre-fab' and permanent houses have survived.

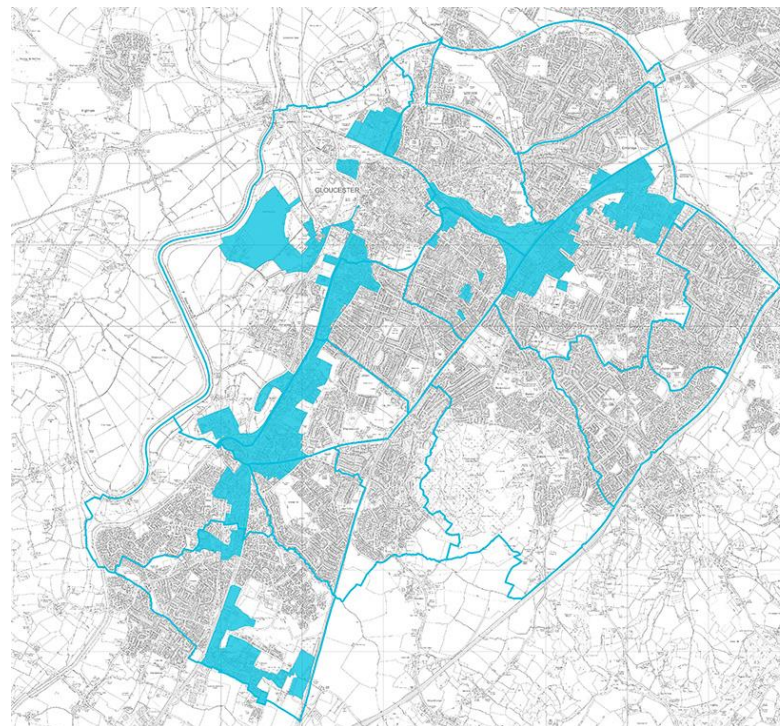


*Areas of Radburn layout housing*

Radburn layout housing, with greenspaces to the front and between the houses and garages and gardens or yards on the roadside, was a style of housing that developed in America in the 1960s and was used in Britain

from the 1970s. Whilst the housing style fell out of popularity quite quickly, there are surviving areas within Gloucester, especially in Abbey Ward.

Large areas of the City are now industrial corridors or islands among the residential estates, consisting not just of traditional industrial buildings, but also of out-of-town retail estates and public service buildings. There are two main areas, the canal corridor and the railway triangle with a further area to the south in Quedgeley Fieldcourt. This type of industrial and retail development has expanded towns greatly although Gloucester has the advantage of former more heavily industrial areas that have been repurposed for light industrial and retail use.



*Areas of industrial development*



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## 7. Appendix I: Methodology

The site assessments will accord with the guidance given in the National Planning Policy Framework (NPPF 2019) and in the National Planning Practice Guidance (NPPG 2019).

A number of professional organisations have produced standards and guidance which the site assessments will follow. These include the Chartered Institute for Archaeologists (CIfA 2014) and Historic England (EH 2010; HE 2015). The Historic England document *Understanding Place, Historic Area Assessments: Principle and Practice* (EH 2010) contains a large amount of guidance that will be followed. The CIfA document *Standard and Guidance for Historic Environment Desk-based Assessment* (CIfA 2014) also contains standards and guidance that will be adhered to. CABE (Commission for Architecture and the Built Environment) and English Heritage produced a document *Character and Identity: Townscape and Heritage Appraisals in Housing Market Renewal Areas* (CABE 2008) which also contains useful information on design and character.

### Stages

The Townscape Character Assessment consisted of a phased number of stages.

Prior to the stages being carried out, a recording form for field records or site visits was adapted from existing forms, to allow for comparability of data and easier data input into databases or recording software.

Also prior to the stages being carried out, the overall area to be covered was broken down into relevant areas to be dealt with individually before analysis and redefining of overall area into spaces of like design or character.

Stage I – preparation

Gather basic information for Ward areas to be covered, including historic mapping.

Stage 2 – map analysis

Analyse historic maps to produce a map regression analysis of the areas. Include 1st and 2<sup>nd</sup> edition, and later, historic maps, board of health plans, insurance plans, tithe or estate maps, Historic Landscape Characterisation (HLC) maps and modern mapping along with HER information (where needed).

Stage 3 – character areas and field visits

Reduce Ward areas into character areas. Carry out site visits of each area. Take general photographs and complete pro-forma with description and information. Take detail photographs of relevant character or design examples.

Stage 4 – research

Carry out research of the areas. Utilise online resources, trade directories, census information, aerial photographs and primary and secondary archives along with published material.

Stage 5 – reporting

Produce a report of the results of stages I to 4 including analysis, maps and photographs of each area, constraints. The report will include the following elements:

- Summary of the main findings
- Introduction setting out purpose and type of assessment, when and who carried it out, boundaries of area and limitations and/or constraints and designations
- An illustrative narrative



- Observation on present condition and character of the areas and elements of historical significance and value
- Identification of areas for improvement in design
- Assessment of potential for further work, if necessary
- Recommendations for any potential candidates for designation by Historic England, identification of any potential candidates for the creation of a City Council Local List and any potential new conservation areas or those which may require boundary review
- Supporting maps highlighting key elements of the site
- Supporting photographs and/or illustrations
- References for quoted material

- List of all sources consulted

#### Stage 6 – presentation and consultation

The results of the assessment were presented for consultation to relevant bodies as advised by the Principal Conservation and Design Officer, the Urban Design Officer and Planning Officer. The report was revised following comments received from consulted bodies. The Planning Policy Sub Committee was asked to endorse the results as the report will be used as part of the evidence base to support the City Plan.

#### Stage 7 – publication

Once endorsed by the Planning Policy Sub Committee the report will be published.

## 8. Appendix 2: Sources

As well as the sources referenced in Section 6: Bibliography, the following sources have also been used to produce this assessment.

### Cartographic and GIS Sources

Ordnance Survey maps of 1884, 1903, 1924, 1936, 1946, 1955, 1960, 1970

Modern GIS Master Mapping

Historic maps dating from 18<sup>th</sup> and 19<sup>th</sup> centuries

Land Utilisation Survey map of 1942

### Historical Sources

Turner's General View of Agriculture of Gloucestershire, 1794

Marshal's Rural Economy of Gloucestershire, 1796

Rudge's History of Gloucestershire, 1803

Fosbroke's An Original History of the City of Gloucester, 1819

Counsel's History and Description of the City of Gloucester, 1829

Webb's Essay on the Abbey of Gloucester, 1829

Bond's History of Gloucester, 1848

Maclean and Heane's Visitation of the County of Gloucester taken in the year 1623, 1885

Weston's Oxford County Histories: Gloucestershire, 1912

Baddeley's Placenames of Gloucestershire, 1913

Victoria County History of Gloucestershire, Volume 4, 1988

### Photographic Sources

Google Earth aerial photograph mapping, 2013

Environment Agency Open Data LiDaR mapping, 2013

## 9. Appendix 3: Sites to be considered for Local List

### Abbey Ward

Christchurch, Wheatway

### Barnwood Ward

Barnwood Arboretum and Park

15 and 17 Barnwood Avenue

92 and 94 Barnwood Road

The Limes, 96 Barnwood Road

Former National School, Barnwood Road

132 and 134 Barnwood Road

146 Barnwood Road

Chestnuts Day Nursery, 148 Barnwood Road

153 Barnwood Road

157-163 Barnwood Road

Church of Jesus Christ of the Latter Day Saints, 177 Barnwood Road

Former stable of Barnwood House Farm, Barnwood Road

197 Barnwood Road

201 Barnwood Road

Barnwood House Hospital Chapel (off Church Lane) – within Barnwood Park

Wall on Barnwood Road – between Church Lane and Cherston Court

Beechwood Funeral Services, Coney Hill Road

Chequers Bridge Centre, Coney Hill Road

St Oswald's Church Vicarage, Coney Hill Road

1-43 (odd) Highfield Road

24-42 (even) Hucclecote Road

43 Newton Avenue

48 Newton Avenue

29 North Upton Lane

Woodstock Nursing Home, 35 North Upton Lane

1 to 19 (odd) Painswick Road

47 Upton Close

55 Upton Close

65 Upton Close

### Barton and Tredworth Ward

Blenheim Road, Hopewell Street, Stratton Road, Vauxhall Road



Wisteria Lodge and Gothic Lodge, 43 and 45 Adelaide Street

40 to 44 (even) Alfred Street

Great Western Pub, 91 Alfred Street

177 Barton Street (corner of Millbrook Street)

Police Station, 223 Barton Street

278 Barton Street

St James' Club, 335 Barton Street

Villa Alba and The Hollies, 28 and 30 Brook Street

15 to 41 (odd) Derby Road

Good Shepherd (Ukrainian Catholic) Church, Derby Road

Derby Road Schools

Former, Wesleyan Chapel, Falkner Street/Victoria Street corner

Heathville, 3 Furlong Road

Hatfield Road (south end)

Hatherley Road Schools and Caretaker's House

Boundary walls of Hatherley Step Works, Hatherley Road and Tarrington Road

The Treddy, 85 and 87 High Street, Tredworth

123 to 129 (odd) High Street, Tredworth

Victory Hotel, 167 High Street, Tredworth

Ye Olde Robin Hood Inn, Hopewell Street

16 and 18 Morpeth Street

Ryecroft Street

Former bakery, Ryecroft Street/Vauxhall Road corner

St James' School, St James' Street

adjacent 19b St James' Street

35 Slaney Street

Tredworth School, Tredworth Road

St James' Church, Upton Street

St James' Parish Rooms, Upton Street

4-18 Vicarage Road

**Elmbridge Ward**

2 to 8 (even) Argyll Road

Bohanam House, 2 Barnwood Road

21 & 23 Barnwood Road

25 Barnwood Road

39 to 45 (odd) Barnwood Road

#### 51 Barnwood Road

50 to 56 (even) Barnwood Road

53 to 65 (odd) Barnwood Road

58 to 62 (even) Barnwood Road

67 Barnwood Road

76 Barnwood Road

87 Barnwood Road

Double Gloucester Inn, Cheltenham Road

Colebridge Cottage, 130 Cheltenham Road

1 to 3 and 4 to 6 Elmbridge Road

16 to 34 (even) Elmbridge Road

57 and 59 Elmbridge Road

76 to 90 (even) Elmbridge Road

Lonsdale Road Methodist Chapel

#### Grange Ward

30 Grange Road

51 Grange Road

The Grange, Holmwood Drive

#### Hucclecote Ward

Pre-cast concrete houses, Colwall Avenue, Hillfield Road, Queens Close and Wilkes Avenue

2 and 4 Conway Road

3 and 5 Conway Road

7 and 9 Conway Road

Green Farm House, Green Lane, Hucclecote Green

1 and 2 Chosen View Cottages, Green Lane, Hucclecote Green

75 Hucclecote Road

80 and 82 Hucclecote Road

84 and 86 Hucclecote Road

Notley House, 93 Hucclecote Road

Sunday School, 104 Hucclecote Road

120 and 122 Hucclecote Road

124 and 126 Hucclecote Road

#### Kingsholm and Wotton Ward

1 to 11 (odd) Alexandra Road and 7 Denmark Road

2 Alexandra Road

8 Alexandra Road

10 Alexandra Road	32 Denmark Road
12 and 14 (even) Alexandra Road	35 to 49 (odd) Denmark Road
16 to 26 (even) Alexandra Road and 8 Heathville Road	36 Denmark Road
19 Alexandra Road	51 Denmark Road
21 and 23 Alexandra Road	52 to 58 (even) Denmark Road
25 and 27 Alexandra Road	53 Denmark Road
Gloucestershire Archives, Alvin Street	1 Edwy Parade
67 and 69 Alvin Street	2 Edwy Parade and 1 Kingsholm Square
29 to 51 (odd) Dean's Walk	Connaught Parade, 3 to 17 (odd) Edwy Parade
88 and 90 Dean's Way	23 Edwy Parade
129 to 135 (odd) Dean's Way	25 and 27 Edwy Parade
137 and 139 Dean's Way	29 Edwy Parade
2 to 8 (even) Denmark Road	35 to 43 (odd) Edwy Parade
Elizabeth House, 9 Denmark Road	Former workhouse infirmary, Great Western Road
17 Denmark Road	76 Hare Lane
28 Denmark Road	The Manse, 1 Heathville Road
29 Denmark Road	2 Heathville Road
31 and 33 Denmark Road	3 Heathville Road



4 Heathville Road	37 and 39 Kingsholm Road
7 and 9 Heathville Road	45 Kingsholm Road
21 Heathville Road	The White Hart, 48 Kingsholm Road
27 to 41 (odd) Heathville Road	Alma House, 49 Kingsholm Road
28 and 30 Heathville Road	50 to 56 (even) Kingsholm Road
5 to 15 (odd) and 2 to 32 (even) Henry Street	78 Kingsholm Road
5 to 37 (odd), 2 to 32 (even) and 36 to 48 (even) Hinton Road	6a and 7 Kingsholm Square
19 Honyatt Road	16 to 18 Kingsholm Square
23 Honyatt Road	19 to 21 Kingsholm Square
Old Burial Ground, Horton Road	22 to 24 Kingsholm Square
5 Horton Road	5 to 25 (odd) Lansdown Road
9 and 11 Kingsholm Road	27 Lansdown Road
13 and 15 Kingsholm Road	16 London Road
17 and 19 Kingsholm Road	25 London Road
20 and 22 Kingsholm Road	69a London Road
21 to 27 (odd) Kingsholm Road	71 London Road
24 and 26 Kingsholm Road	77 London Road
29 to 35 (odd) Kingsholm Road	91 London Road

93 London Road

95 London Road

97 London Road

103 London Road

Wotton Lodge, 144 London Road

1 and 3, 9 to 31 (odd) and 2 to 40 (even) Malvern Road

Faircross, 1 North Road

57 to 141 (odd) Oxford Road

104 to 134 (even) Oxford Road

adj Redcliffe College grounds, Royal Lane

30 St Catherine Street

53 St Catherine Street

64 to 78 (even) St Catherine Street

12, 14, 33, 35, 36, 38, 39 and 41 St Mark Street

Castle Villa, Sandhurst Lane

Sandhurst Cottage, Sandhurst Lane

5 to 15 (odd) Sandhurst Road

17 to 27 (odd) Sandhurst Road

29 Sandhurst Road

31 and 33 Sandhurst Road

26 Sebert Street

Sherbourne Cinema, Sherbourne Street

Sweetbriar Street and Guinea Street corner

Greville House, Tewkesbury Road

19 and 21 Tewkesbury Road

35 Tewkesbury Road, Redlands Acre Care Home

1 to 4 Westfield Terrace

1 to 22 Worcester Parade

Bridge House, Worcester Street

62 to 72 (even) Worcester Street

71 and 73, 77 to 83 (odd) Worcester Street

78 and 80 Worcester

82 to 88 Worcester Street

Longlevens Ward

2 The Avenue

Mole End, 4 The Avenue

8 The Avenue

10 to 14 (even) The Avenue

13 Cheltenham Road

125 Cheltenham Road

145 and 147 Cheltenham Road

Holy Trinity Church, Church Road

74 Church Road

76 Church Road

The Knoll, 51 Estcourt Road

The Greyhound, Greyhound Gardens

The Planes, 28 Innsworth Lane

13 Lea Crescent

151 to 197 (odd) Longford Lane

King Edward VII Pub, Old Cheltenham Road

43 and 45 Old Cheltenham Road

Glevum Inn, 60 Oxstalls Way

103 Oxstalls Lane

104 Oxstalls Lane

105 Oxstalls Lane

121 Oxstalls Way

31 Richmond Gardens

20 Tewkesbury Road

36 to 40 (even) Tewkesbury Road

[Matson and Robinswood Ward](#)

6-24 Cemetery Road

62 and 64 Finlay Road

St Augustine of Canterbury Church, Matson Lane

St Katharine's Church, Matson Lane

Former Rectory, Matson Lane

Gate piers, adj. School Lodge, Matson Lane

School Lodge, Matson Lane

Mission Chapel, Painswick Road

70 to 82 (even) Painswick Road

84 Painswick Road

145 Painswick Road

161 to 175 Painswick Road



172, 174 and 176 Painswick Road

181 Painswick Road

204 Painswick Road

Gothic Villas, 210 – 216 (even) Painswick Road

351 Painswick Road

353 Painswick Road

Willow Cottage, 435 Painswick Road

441 Painswick Road

99 Reservoir Road

101 and 103 Reservoir Road

One Church Gloucester, The Butts

Finlay Community School, Tredworth Road

29 and 31 Matson Lane

Snow Capel Farmhouse, Winnycroft Lane

Snow Capel Farm, Winnycroft Lane

### Moreland Ward

52 to 56 (even) Bristol Road

58 Bristol Road

57 to 67 (odd) Bristol Road

Bristol Hotel, 131 Bristol Road

St Stephen's Church, 149 Bristol Road

Avenue Hotel, 227 Bristol Road

Calton Road Primary School

1 to 7 (odd) Highworth Road and 138 to 148 (even) Tredworth Road

9 to 15 (odd) King Edward's Avenue – 1930s semi-detached Arts and Crafts and Art Deco style houses

Linden Road Primary School

92 Linden Road

205 to 209 (odd) and 244 to 254 (even) Linden Road

211 and 213 Linden Road

St Paul's Primary School, New Street

1 Crown Green Court, Park End Road

30 to 36 (even) Park End Road

Gloucester Community Church, corner Robinson Road and Stroud Road

26 to 32 (even) Robinson Road

11 to 17 (odd) St Paul's Road

23 and 25 St Paul's Road

58 St Paul's Road

Former Wesleyan Mission Hall, corner Seymour Road and Frampton Road

145 Seymour Road

38 and 42 to 48 (even) Stanley Road

74 Stanley Road

Boundary wall, Stroud Road/Seymour Road corner

St Paul's Church, Stroud Road

2 to 12 (even) Stroud Road

9 to 11 (odd) Stroud Road

45 Stroud Road

41 and 43 Stroud Road

180 Stroud Road

182 Stroud Road

204 Stroud Road

299 Stroud Road

301 Stroud Road

303 Stroud Road

The Gables, 315 Stroud Road

39 to 49 (odd) Tuffley Avenue

46 Tudor Street

51 Tuffley Avenue

New Testament Church of God, 87 Stroud Road

36 and 38 Weston Road

40 and 42 Weston Road

64 and 66 Weston Road

### Podsmead Ward

'Pre-fab' bungalows of Burns Avenue, Shakespeare Avenue, Shelley Avenue and Tennyson Avenue

38 to 52 (even) Podsmead Road

2 to 36 (even) Podsmead Road

42 and 44 Tuffley Avenue

54 to 68 (even) Tuffley Avenue

78 to 84 (even) Tuffley Avenue

86 and 88 Tuffley Avenue

96 Tuffley Avenue

110 and 112 Tuffley Avenue

116 to 136 (even) Tuffley Avenue

66 to 68 (even) Tuffley Crescent

65 to 69 (odd) Tuffley Crescent and 58 Podsmead Road

### Quedgeley Fieldcourt Ward

130 and 132 Bristol Road

Friar Tucks, 135 and 137 Bristol Road

151 to 157 (odd) Bristol Road

159 and 159a Bristol Road

245 and 247 Bristol Road

295 Bristol Road

328 and 330 Bristol Road

The Lawns, 346 Bristol Road

Quedgeley Methodist Chapel, Bristol Road

22 to 27 (odd) Field Court, Courtfield Road

### Quedgeley Severn Vale Ward

6 Fox Run, Bristol Road

Severn Farmhouse, Elmore Lane West

Farm buildings, Severn Farm, Elmore Lane West

### Tuffley Ward

BISF houses, 1 to 43 (odd) Fretherne Road

110 Finlay Road

7 and 9 Hillborough Road

BISF houses, 10 to 72 (even) Longney Road

Oak Bank House, Oakbank

2 Pembury Road

145 Reservoir Road

166 and 168 Reservoir Road

182 and 184 Reservoir Road

Court Community Association Hall, Seventh Avenue

BISF houses, 1 to 7 (odd) Slimbridge Road

216 Stroud Road

St Barnabas Church Hall, Stroud Road (stone)

St Barnabas Church Hall, Stroud Road (timber-frame)

The Knoll, 335 Stroud Road

Robinswood House, 339 Stroud Road

341 Stroud Road

343 to 357 Stroud Road



359 Stroud Road

### Westgate Ward

6 Arthur Street

8 to 16 (even) Arthur Street

5 to 11 (odd) Belgrave Road

3 Brunswick Road

15 Brunswick Road

19 and 21 Brunswick Road

23 and 25 Brunswick Road

36 and 38 Brunswick Road

37 Brunswick Road

39 and 41 Brunswick Road

40 Brunswick Road

The Carriage Building, Bruton Way

Royal House, 60 Bruton Way

Central Hotel Gloucester, 14 to 18 Clarence Street

20 to 28 Clarence Street

30 Clarence Street

Former Wessex Hotel, 32 Clarence Street

Barbican House, Commercial Road/Barbican Road

Adjoining Barbican House to east, Commercial Road

Former prison south and west perimeter walls, Commercial Road/The Quay

34 to 42 Cromwell Street

4 and Eastgate Street

Panels outside 33-39 Eastgate Street

44 to 50 Eastgate Street

52 to 56 Eastgate Street

65 Eastgate Street (Norville's Opticians)

82 Eastgate Street

84 and 86 Eastgate Street

102 and 104 Eastgate Street

109 Eastgate Street

114 to 118 Eastgate Street

120 to 132 Eastgate Street

Former Public Baths, 141 Eastgate Street

3 Hare Lane

5 and 7 Hare Lane	Bills, Llanthony Road
Hempsted Camp, north of Newark Farm	Former Goat Inn, Llanthony Road
115 and 117 Hempsted Lane	The Old Fire Station, Longsmith Street
Walls to south and south east of 115 and 117 Hempsted Lane	1 and 3 Northgate Street and 2 Westgate Street
118 Hempsted Lane	13 to 23 (odd) Northgate Street
Manor Farm House, Hempsted Lane	22 to 28 (even) Northgate Street and 2 The Oxeboe
Stable and pigeon loft, north of Manor Farm House, Hempsted Lane	30 to 44 (even) Northgate Street
Pear Tree Cottage, Hempsted Lane	43 Northgate Street
123 Hempsted Lane	46 and 48 Northgate Street
Hall, 132 Hempsted Lane	52 and 54 Northgate Street
133 and 135 Hempsted Lane	The Abbey, 53 Northgate Street and 1 Hare Lane
141 Hempsted Lane	56 and 58 Northgate Street
144 Hempsted Lane	60 Northgate Street
150 Hempsted Lane	61 Northgate Street
153 Hempsted Lane	100 Northgate Street
King's Theatre, King's Barton Street (formerly Salvation Army Barracks)	101 Northgate Street
The Regal Cinema, King's Square	Spread Eagle Court, 106 to 114 (even) Northgate Street
Boundary Wall, 19 Ladybellegate Street	113 Northgate Street

29 and 31 Park Road	2 and 4a Southgate Street
33 and 35, 37 and 39, 41 and 43 and 45 Park Road	8 Southgate Street
63 Park Road	10 Southgate Street
65 and 67 Park Road	45 and 47 Southgate Street
War Memorial, corner Park Road/Trier Way	67 Southgate Street
Early to mid 20 <sup>th</sup> century school, now part of King's School, Pitt Street	69 Southgate Street
Former Bonded Warehouse, Quay Street (dated AD 1925)	Gloucester Furniture Exhibition Centre, 71 and 73 Southgate Street
Cross Cottages, Rea Lane	80 to 84 (even) Southgate Street
Russell Villas, 1 to 7 (odd) Russell Street	99 Southgate Street
Extension to Burleigh House on north east side, Russell Street	136 and 138 Southgate Street
28 St Swithun's Road	Albion Hall and Southgate Evangelical Church, 144 to 148 Southgate Street
1a St Aldate Street	153 and 153a Southgate Street
3 to 23 (odd) St Aldate Street	156, 156a and 158 Southgate Street
1 to 13 St Michael's Square	New Pilot Inn, 159 Southgate Street
14 to 20 St Michael's Square	Nelson Inn, 166 Southgate Street
21 to 24 St Michael's Square	Hempsted Villas, 186 to 190 (even) Southgate Street
25 to 31 St Michael's Square	Baker Street Pub, 230 Southgate Street
1 and 3 Southgate Street	Spa Park, Spa Road



Former lavatories now Café in the Park, Spa Park, Spa Road	31 and 33 Westgate Street
Monument, Spa Park, Park Road	37 Westgate Street
31 and 33 Spa Road	38 and 40 Westgate Street
County Chambers, Station Road	50 Westgate Street
Lister House, Station Road	72 Westgate Street
3 Station Road	87 Westgate Street
Albion Cottages, The Docks	97 Westgate Street
Britannia Warehouse, The Docks	105 and 107 Westgate Street
4 to 26 (even) The Oxbode	8 and 10 Worcester Street
Post Office, 28 to 32 (even) The Oxbode	
28 to 60 (even) and 31 to 51 (odd) Wellington Street	
Former hotel, 1 Westend Parade	
6 and 7 Westend Terrace	
17 Westgate Street	
25 and 27 Westgate Street	

## 10. Appendix 4: Sites to be considered for Listing

### Barnwood Ward

Barnwood Arboretum and Park

St Oswald's Church Vicarage, Coney Hill Road

### Barton and Tredworth Ward

Great Western Pub, 91 Alfred Street

Villa Alba and The Hollies, 26 and 28 Brook Street

Ukranian Church, Derby Road

31 Furlong Road

35 Slaney Street

Tredworth School, Tredworth Road

### Elmbridge Ward

76 Barnwood Road

### Hucclecote Ward

75 Hucclecote Road

### Kingsholm and Wotton Ward

Former workhouse infirmary, Great Western Road

4 Heathville Road

Old Burial Ground, Horton Road

The White Hart, 48 Kingsholm Road

Alma House, 49 Kingsholm Road

103 London Road

35 Tewkesbury Road, Redlands Acre Care Home

62 to 72 (even) Worcester Street

### Longlevens Ward

2 The Avenue

Mole End, 4 The Avenue

8 The Avenue

10 to 14 (even) The Avenue

### Matson and Robinswood Ward

Gothic Villas, 210 – 216 (even) Painswick Road

### Moreland Ward

The Gables, 315 Stroud Road

### Podsmead Ward

'Pre-fab' bungalows of Burns Avenue, Shakespeare Avenue, Shelley Avenue and Tennyson Avenue

116 to 136 (even) Tuffley Avenue

### Quedgeley Fieldcourt Ward

22 to 27 (odd) Field Court, Courtfield Road

### Quedgeley Severn Vale Ward

Severn Farmhouse, Elmore Lane West

Farm buildings, Severn Farm, Elmore Lane West

### Tuffley Ward

7 Hillborough Road

### Westgate Ward

Former prison south and west perimeter walls, Commercial Road/The Quay

65 Eastgate Street (Norville's Opticians)

Walls to south and south east of 115 and 117 Hempsted Lane

The Abbey, 53 Northgate Street and 1 Hare Lane

Russell Villas, 1 to 7 (odd) Russell Street

1 to 13 St Michael's Square

Spa Park, Spa Road

80 to 84 (even) Southgate Street

New Pilot Inn, 159 Southgate Street

50 Westgate Street