

**GLOUCESTER CITY COUNCIL**  
**2<sup>ND</sup> BAR RESURVEY**

**Revised Buildings At Risk Register**  
**Part I**

**Project No. 6705**

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**Gloucester City Council**

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## **BUILDINGS AT RISK – GLOUCESTER CITY**

Llanthony Priory – Range between Outer & Inner Courts, Llanthony Rd.....	3
Llanthony Priory – Remains of Precinct Wall north of Inner Gatehouse, Llanthony Rd.....	4
Llanthony Priory – Remains of Precinct Wall south of Outer Gatehouse, Llanthony Rd.....	5
Llanthony Priory – Remains of Range on south side of Inner Court, Llanthony Rd.....	6
Llanthony Priory – Remains of Tythe Barn on north side of Inner Court, Llanthony Rd.....	7
Scriven’s Conduit, Hillfield Gardens, London Rd.....	8
Downing’s Malthouse, Merchants Rd.....	9
Downing’s Malthouse Extension, Merchants Rd.....	10
Iron Framed Shed to south of Downing’s Malthouse, Merchants Rd.....	11
Llanthony Provender Mill, Merchants Rd.....	12
Northend Vaults, 86 & 88 Northgate St.....	13
Boundary Wall between Churchyard of the Church of St Swithun & Hempsted House.....	14
74 & 76 Southgate St.....	15&16
Albion House, 77 Southgate St.....	17
78 Southgate St.....	18
141 Southgate St.....	19
182 Southgate St.....	20
333 Stroud Rd.....	21
Fox’s Malthouse, The Docks.....	22
The Fleece Hotel, 19, 19a, 21 & 23 Westgate St.....	23&24
Old Judges’ House, 26 Westgate St.....	25
39 Westgate St.....	26
78 Westgate St.....	27
109 Westgate St.....	28
Tanners Hall, Worcester St.....	29

## **Llanthony Priory, Range between Outer & Inner Courts, Llanthony Rd.**

List Entry No. 1271693

Grade I

Scheduled Monument Ref. 393

Conservation Area – No

Ownership – The Llanthony Secunda Priory Trust Ltd.

The remains of a long range between the Outer & Inner Courts of the former Augustinian Priory of Llanthony Secunda. The stone ground floor was built in the 14C, probably for use as a guest range. The timber framed upper storey was added in the early 16C.

In 2007 a management trust took over responsibility for the priory from the City Council. Since then the trust has carried out extensive works to stabilise the range and the adjacent farmhouse. Works were carried out to eradicate dry rot and to make the building weathertight by repairing the roof, fitting sheeting to the exposed sides and renewing rainwater goods. The external stonework, oak framing and brick infill panels remain in a poor state of repair. A survey in May 2013 revealed no significant changes to its condition, apart from some graffiti.

The property has been on the City Council's BAR Register since 2001 (Risk Category 1 – Extreme Risk) and remains 'At Risk'. The Trust was recently successful in getting Stage 1 Approval, with development funding, from the HLF to progress with a programme of repair and conservation of all the buildings at the priory, including a new interpretation centre. It is hoped work will start on site in Autumn 2015.



**Llanthony Priory, Remains of Precinct Wall north of Inner Gatehouse,  
Llanthony Rd.**

List entry No. 1271695

Grade I

Scheduled Monument Ref. 393

Conservation Area – No

Ownership – The Llanthony Secunda Priory Trust Ltd.

Stone & brick wall on the west & north sides of the Outer Court of the former Augustinian Priory of Llanthony Secunda, north of the Inner Gatehouse. Built in the 15C, it was rebuilt/extended in the 17<sup>th</sup> & 18<sup>th</sup> centuries.

There are areas of decay and spalling stonework, exacerbated by the past use of cement based mortar and existing vegetation. A survey in May 2013 refers to the south side of the wall, to the west of the blocked doorway, being heavily infested with buddleia & ivy, which should be carefully removed. The lias stone is deteriorating at an increasingly rapid rate but the wall still appears to be structurally sound. The remains of the 19C gable wall, which was vandalised some years ago, are in an extremely poor condition and needs vegetation removing and shoring up. Vegetation is more of a problem on the north side of the wall, where the deterioration of the stone is worse.

The structure has been on the City Council's BAR Register since 2001 (Risk Category 3 – At Risk) and remains 'At Risk'. In 2007 a management trust took over responsibility for the priory from the City Council. The Trust was recently successful in getting Stage I Approval, with development funding, from the HLF to progress with a programme of repair and conservation of all the buildings at the priory, including a new interpretation centre. It is hoped work will start on site in Autumn 2015.



## **Llanthony Priory, remains of Precinct Wall south of Outer Gatehouse,**

### **Llanthony Rd.**

List Entry No. 1271696

Grade I

Scheduled Monument Ref. 393

Conservation Area – No

Ownership – The Llanthony Secunda Priory Trust Ltd.

This early 16C red brick wall in English Bond is recognised as a very early surviving example of brickwork in Gloucestershire. It features three decorative patterns (including a wayside cross) in vitrified brick and is of a type more commonly found in the SE of England.

The brickwork to the road frontage is badly eroded, especially at low level with recessed pointing & loss of brick faces. Two brick piers were constructed against the east elevation in 1995 in order to provide support. These piers have now rotated away from the back of the wall. A survey in May 2013 highlighted concerns about the amount of vegetation that has taken hold in the area to the east side of the wall and the need to get this removed. The outside face (west side) of the wall has suffered badly from the amount of rain/road splash that has occurred over the last 18 months. The amount of brick fragments and mortar dust on the pavement is described as alarming and it is suggested that works should be undertaken as a matter of priority to protect the wall before the next winter.

The wall has been on the City Council's BAR Register since 2001 (Risk Category I – Extreme Risk) and remains 'At Risk'. The Trust was recently successful in getting Stage I Approval, with development funding, from the HLF to progress with a programme of repair and conservation of all the buildings at the priory, including a new interpretation centre. It is hoped work will start on site in Autumn 2015.



## **Llanthony Priory, Remains of Range on south side of Inner Court, Llanthony Rd.**

List Entry No. 1271697

Grade I

Scheduled Monument Ref. 393

Conservation Area – No

Ownership – The Llanthony Secunda Priory Trust Ltd.

The unroofed remains of a range of monastic buildings on the south side of the Inner Court of the former Augustinian Priory of Llanthony Secunda. Built in the early 16C of random bond brick with limestone quoins. The walls display extensive decay due to water penetration and lack of maintenance. There are areas of unstable brickwork, particularly above window openings, together with established vegetation growth. A survey in May 2013 used a hoist to inspect the concrete flaunchings on the wall heads. The conclusion was that they were pretty well in tact and have been doing a good job protecting the brickwork. Similarly, it was felt that the ivy on the north wall is protecting it at present & should remain until works are planned.

The structure has been on the City Council's BAR Register since 2001 and remains 'At risk'.

In 2007 a management trust took over responsibility for the priory from the City Council. The Trust was recently successful in getting Stage I Approval, with development funding, from the HLF to progress with a programme of repair and conservation of all the buildings at the priory, including a new interpretation centre. It is hoped work will start on site in Autumn 2015.



**Llanthony Priory, Remains of Tythe Barn on north side of Inner Court,  
Llanthony Rd.**

List Entry No. 1271698

Grade I

Scheduled Monument Ref. 393

Conservation Area – No

Ownership – The Llanthony Secunda Priory Trust Ltd.

The unroofed remains of the 15C Tith Barn of the Augustinian Priory of Llanthony Secunda, located on the north side of the Inner Court. An imposing, symmetrical, double entry threshing barn of ten bays with two wagon porches on the south side. The main walls are constructed in limestone rubble with ashlar facing, with some internal wall faces of brick.

For some time the surface of the limestone rubble and brick has been decaying. A survey in May 2013 revealed that the prolonged wet weather & severe frosts of the last two winters have accelerated the decay and caused structural damage. As a priority the internal face of the gable to the south porch needs re-pointing. The erosion of the lias on the internal face of the west gable is considerable & in the NE corner stones are fractured through frost action and unstable. There is a similar problem in the SE corner where stabilisation work is necessary before the next winter. There is a continuing problem with vegetation and graffiti.

The property has been on the City Council's BAR register since 2001 (Risk Category 4 – One to be watched) but based on the latest information should be classed as 'At Risk'. In 2007 a management trust took over responsibility for the priory from the City Council. The Trust was recently successful in getting Stage I Approval, with development funding, from the HLF to progress with a programme of repair and conservation of all the buildings at the priory, including a new interpretation centre. It is hoped work will start on site in Autumn 2015.



## **Scriven's Conduit, Hillfield Gardens, London Rd.**

List Entry No. 1245720

Grade II\*

Scheduled Monument Ref. 350

Conservation Area – London Rd.

Ownership – Gloucester City Council

This former conduit head was built in 1636 to supply piped water to Gloucester. It originally stood in the city centre. It was moved and reconstructed in the late 18C and again in 1830, finally moving to a public park when it was given to the City Council in the 1930's. Octagonal in plan, it combines gothic and classical forms and is crowned by a coronet of eight ribs. Listed in 1952 the description states that 'the monument is remarkable for the quality & richness of its decorative and symbolic carving'.

The monument has been on the City Council's Buildings at Risk Register since 2001. It is extremely weathered throughout with losses and spalling to all decorative masonry pieces. The entire structure below parapet level is blackened from sulphation. Exposed ferrous cramps are rusting. Inappropriate cement repairs have been carried out in the past. In the last 15 years the statues of both Jupiter & Sabrina have had to be removed from the top of the central boss to which the ribs are attached. Both figures are in a very poor state of repair and are currently being stored away from the site. Early in 2011 repairs were carried out to the ribs and boss to stabilise the upper part of the structure. This was when Sabrina was removed.

The building is still at risk from further decay to the stone work. A programme of cleaning, re-pinning and the replacement of previous cement repairs with lime mortar would assist in the slowing down of the decaying process.





## **Downing's Malthouse, Merchants Rd.**

List Entry No. 1271707

Grade II

Scheduled Monument – No

Conservation Area – No

Ownership – Private

A large red brick malthouse of 3/4 stories, with narrow bands of contrasting brick and gabled slate roofs. 1893 with later alterations.

The building has been vacant for many years. There is a considerable amount of vegetation on the walls and in the guttering. Almost all the windows are missing with wire mesh over the openings. One bay of the vented roof ridge to the north range has collapsed.

The building has been on the City Council's BAR Register since 2001 and remains 'At Risk'.

The building forms part of the Gloucester Quays regeneration scheme. In Feb 2010 detailed planning and listed building consent was granted on a site which includes the malthouse for a conversion/new build scheme to provide office, leisure uses and 12 residential units. The site is currently on the market.



## **Downing's Malthouse Extension, Merchants Rd.**

List Entry No. 1271708

Grade II

Scheduled Monument – No

Conservation Area – The Docks

Ownership – Private

A large extension to Downing's Malthouse on the east side of Merchant's Rd, with a gallery bridge linking both buildings at high level above the road. 1899-1901. Red brick with white brick and stone details, cast iron colonnade, internal iron columns and slate roof.

The building has been vacant for many years. There is a considerable amount of vegetation on the walls and high level details due to defective rainwater goods. Most window openings are bricked in. The timber clad gallery bridge is in a very poor condition.

The building has been on the City Council's BAR Register since 2001 and continues to be 'At Risk'.

The building forms part of the Gloucester Quays regeneration scheme. This mixed use development was granted Outline Planning Permission in 2006. Since then the owner has not submitted any detailed proposals for the building. The City Council continues to work with the owner to progress with a scheme.



## **Iron Framed Shed to south of Downing's Malthouse, Merchants Rd.**

List Entry No. 1271709

Grade II

Scheduled Monument – No

Conservation Area – The Docks

Ownership – Private

An iron-framed transit shed built in 1867 for the temporary storage of grain sacks prior to sending them on by rail. The Frame is clad in corrugated iron, with a hipped slate roof cantilevered out towards the quay. It is recognised as a good and complete example both of its type and of a mid 19<sup>th</sup> century iron frame.

The building has not been used for many years. It is showing signs of serious neglect. Parts of the roof covering are missing, as is most of the guttering and there are signs of structural failure.

The shed has been on the City Council's BAR Register since 2005 and remains 'At Risk'.

The building forms part of the Gloucester Quays regeneration scheme. This mixed use development was granted outline planning permission in 2006. Since then the owner has not submitted any detailed proposals for the property. The City Council continues to work with the owner to progress with a scheme.



## **Llanthony Provender Mill, Merchants Rd.**

List Entry No. 1271710

Grade II

Scheduled Monument – No

Conservation Area – The Docks

Ownership – Private

The original five storey building was built in 1862. It was extended between 1890-05 and had a number of additions in the 20C. Red brick with bands of blue engineering bricks, gabled slate roof with 2 x gabled roof vents on the ridge of the main block and hoist housing supported on 4x cast iron columns above the Quay.

The building has been vacant for many years. It is exhibiting a number of signs of neglect including: blocked & missing stretches of guttering and downpipe; windows in a poor state of repair with most boarded up on the inside; a considerable amount of vegetation growing out of the guttering and walls and missing roof slates.

The building has been on the City Council's BAR Register since 2001 and continues to be 'At Risk'.

The building forms part of the Gloucester Quays regeneration scheme. This mixed use development was granted outline planning permission in 2006. Since then no detailed planning proposals have been submitted for this building however, in May 2009 the owner was granted listed building consent to demolish the 20C additions. This demolition took place in the summer of 2011. The City Council continues to work with the owner to get essential repairs carried out and to progress towards finding a use for the building.



## **Northend Vaults, 86 & 88 Northgate St.**

List Entry No. 1245671

Grade II

Scheduled Monument – No

Conservation Area – London Rd

Ownership – Commercial company

This former timber framed merchant's house dates from the late 16C/ early 17C. It was re-fronted in the mid to late 18C with further alterations in the 19C & 20C. The three storey front has a 20C ground floor with chamfered quoins to either side of the rendered walls on the upper floors, a crowning cornice with close set modillions and sash windows. There are two storeys and an attic to the rear with steeply pitched cross gables. A public house since at least the mid-19C but currently vacant.

Problems of cracking to the render and quoins on the front left hand side by the downpipe and vegetation filled hopper suggest problems with leaking/overflowing rainwater goods. Internally, exposed brickwork at first floor level shows that the front wall appears to be pulling away from the side wall, with mould on the walls in the corresponding room on the second floor. On the side wall to the first floor room on the right hand side there is a large area of missing plaster with severe rot to exposed timbers. Elsewhere there is evidence of a fire in a rear first floor room and a partially collapsed chimney breast and rotten floor boards in the rear (19C) wing. The building is classed as being 'At Risk'.

Planning/listed building consent was granted in Nov. 2013 to refurbish the whole building for use as a public house on the ground floor, with manager's accommodation above and a separate self-contained flat on the second floor. Works are currently underway to implement the permissions. When completed, the City Council will be able to remove the property from the register.



## **Boundary Wall between Churchyard of the Church of St Swithun & Hempsted House, St Swithun's Rd.**

List Entry No. 1271738

Grade II

Scheduled Monument – No

Conservation Area – Hempsted

Ownership – Religious Organisation

The wall is an example of early brickwork in the Gloucester Vale. It dates from the late 17C with 18 & 19C repairs. It is constructed in random bond red brick with concrete coping.

The majority of the wall has been leaning heavily for many years into the garden of Hempsted House. Cracks have appeared in recent years and buttresses erected in the past to support the wall were not doing their job any more and in some cases making matters worse. The close proximity of a number of trees has added to the problem. A recent structural assessment stated that the wall was so far out of true that it could fall at any time. At this point it was agreed that it was beyond repair and that a re-build of some 20m was required. Because the wall was considered to be dangerous and the PCC could not afford the re-build costs, a decision was taken in Sept 2012 to demolish the section of the wall that was deemed to be unsafe and to erect a temporary timber fence in its place. Any salvageable bricks have been carefully stored.

The City Council will work with the PCC to get the demolished section of the wall re-built as soon as possible.



## 74 Southgate St.

List Entry No. 1271767

Grade II

Scheduled Monument – No

Conservation Area – City Centre

Ownership – Private

Built as a shop and dwelling in early c19, refronting a previous mid c18 structure. 2 storey building and attic, rendered brick, tile roof with flat roof dormer.

The shop has been occupied in recent years, while the upper floors remain vacant.

The property was surveyed in January 2013 as part of the proposed THI Grant Programme Stage 2 bid. The survey identified significant deterioration in the roof structure, walls, ceilings, windows & plaster due to severe damp penetration . As a result the building has been classed as 'At Risk'.

The property, along with Nos. 74 & 76 (all in same ownership), has been identified as a Priority Project in the Southgate St. THI Action Plan.



## 76 Southgate St.

List Entry No. 1271768

Grade II

Scheduled Monument – No

Conservation Area – City Centre

Ownership – Private

Shop with flat above. Brick with stone details, built in mid c18 with later additions. Building is currently vacant.

The property was surveyed in January 2013 as part of a proposed THI Grant Programme Stage 2 bid. The survey identified issues regarding deterioration to the roof, walls, plaster, ceilings and timbers due to severe damp penetration. There are also concerns about the structural condition of the front wall. As a result the building has been classed as 'At Risk'.

The property, along with Nos. 74 & 78 (all in the same ownership), has been identified as a Priority Project in the Southgate St. THI Action Plan.





## **Albion House, 77 Southgate St.**

List Entry No. 1271769

Grade II

Scheduled Monument – No

Conservation Area – Southgate St.

Ownership – Private

This former hotel was built in 1831 by Thomas Fulljames, with mid c20 additions and alterations. The design is based on Greek Revival in ashlar, with a parapeted roof. It has 2 storeys, with a further c20 attic storey.

The property has been on the City Council's BAR Register since 2005 and remains 'At Risk'. Towards the end of 2008 it was discovered that there was a problem with pigeon and water ingress into the property and there was evidence of wet rot at the southern end. In 2010 problems with people breaking into the property meant that a number of windows and doors, to the side and rear had to be boarded up. Planning permission was granted in May 2009 for the conversion of the property into 8 flats. The City Council has been encouraging the owners to implement this scheme so that the building can be removed from the register.

The property was surveyed in January 2013 as part of a proposed THI Grant Programme. Major issues were identified relating to all parts of the building. GCC have approached the owner to discuss potential grant support to carry out repairs & bring the building back into use, now that the Southgate St. THI funding has been confirmed. Albion House is a Priority Project.



## 78 Southgate St.

List Entry No. 1271771

Grade II

Scheduled Monument – No

Conservation Area – City Centre

Ownership – Private

Mid 18th Century (with later alterations) brick building with rough cast render to the front. Shop on ground floor with residential accommodation above. The shop has been intermittently occupied in recent years, whereas the upper floors have been vacant. Problems in the past with a leaking roof have caused a number of the roof timbers to rot and parts of the lath and plaster ceiling to the second floor have collapsed. Significant areas of plaster have also come away from the walls on this floor and in the stairwell. There are also problems with a severe form of rot in the front elevation & the sash windows are in a poor state of repair.

The building has been on the Council's BAR Register since 2005 and remains 'At Risk'.

The property was surveyed in January 2013 as part of a proposed THI Grant Programme Stage 2 bid. The property, along with Nos 74 -76 (all in the same ownership), has been identified as a Priority Project in the Southgate St. THI Action Plan.



## **141 Southgate St.**

List Entry No. 1245633

Grade II

Scheduled Monument – No

Conservation Area – Southgate St.

Ownership – Private

One of a pair of semi-detached houses (139-141). c1835 with later alterations. Brick stuccoed, hipped slate roof, brick stacks. Double-depth block with side entrances, service wings to rear. The property has been vacant for a few years. The last owner went bankrupt whilst converting the building into flats. Some unauthorised works were carried out during this time.

Recently there have been problems with squatters and a fire at the rear, resulting in the City Council getting the ground floor windows/doors boarded up. The inside of the building is in a very poor state of repair, as a result of which the property is classed as being 'At Risk'.

The building is eligible for grant assistance under the Southgate St. Townscape Heritage Initiative, and is considered to be a Priority Project.



## **182 Southgate St.**

List Entry No. 1245610

Grade II

Scheduled Monument – No

Conservation Area – Southgate St.

Ownership – Private

One of a pair of early 19th century houses. Stuccoed front with slate roof and timber sash windows. The property has been vacant for over 10 years and is suffering from a serious lack of maintenance. The stucco and sash windows on the front were repaired and re-painted with a grant from a City Council Facelift scheme in 2012. However large areas of brickwork need re-pointing to the side and rear. In the past water ingress to the first and second floors at the rear has damaged plaster ceilings and floorboards. The property has been on the City Council's Buildings at Risk register, since 2005 and remains 'At Risk'.

Planning consent was granted in 2002 for the conversion of this former dwelling into four residential units. Work commenced on implementing the permission in December 2006 but stopped after only a few months. Some work has been done to secure and weatherproof the building since.

In order to assist the owner in bringing this vacant building back into beneficial use, the property has been identified as a Priority Project in the Southgate Street THI.



### **333 Stroud Rd.**

List Entry No. 1271789

Grade II

Scheduled Monument – No

Conservation Area – No

Ownership – Commercial Company

Early 17C timber framed house with 18/19C & late 20C alterations. Stone slate roof.

The property has been vacant for 14 years since it came under the ownership of a care home company. In 2003 planning consent was granted to convert the building into two cottages.

The building is fenced off, all of the windows and doors and some of the infill panels are boarded up due to their poor state of repair and problems with vandalism. There are also some structural issues.

Property has been on the City Council's BAR Register since 2005 and remains 'At Risk'.

The Council is working with the owners to keep the building secure & weathertight and to find a way to get it brought back into use.



## **Fox's Malthouse, The Docks**

List Entry No. 1245603

Grade II

Scheduled Monument – No

Conservation Area – The Docks

Ownership – Canal & River Trust

Malthouse on the south side of Alexandra Warehouse. 1888. By JP Moore of Gloucester, architect, for SH Fox, corn merchant. Red brick, slate roofs, timber barge and eaves boards.

The building has been vacant for 10 years, and subject to deterioration to the exterior, including damage to windows (boarded up on ground & first floor), timber eaves boards and rainwater goods (significant vegetation around down pipes). Inside, the ground & first floors are reasonably sound, although part of the ceiling to the first floor has collapsed. Vegetation is getting in by the stairs to the 2<sup>nd</sup> floor and the stairs themselves are becoming unsafe. A large open skylight in the roof valley has caused part of the 2<sup>nd</sup> floor to be rotten. There is also a pigeon problem at this level and the staircase to the 3<sup>rd</sup> floor is completely rotten.

The building has been classed as being 'At Risk'.

The City Council will require the owners of the building to make it weathertight and then look to secure its future by finding a use for it.



## **The Fleece Hotel, 19 Westgate St.**

List Entry No. 1245447

Grade I

Scheduled Monument – No

Conservation Area – City Centre

Ownership – Gloucester City Council

Originally an inn, which became part of a hotel. C15 range above late C12 undercroft, the range altered and extended in late C16, late C18 and in C19. The undercroft of stone rubble with dressed stone details; the range above timber-framed with later brick extensions rendered in part; slate roof.

The building was last used as part of a hotel over ten years ago and has remained vacant since. It is in a poor state of repair with some internal decay. It has been the subject of a number of 'break-ins' and metal theft.

The property has been on the City Council's BAR Register since 2005 and remains 'At Risk'. It was previously owned by SWRDA, then transferred to Gloucester City Council on its demise three years ago. The City Council has secured the site and undertaken a number of emergency repairs. It is now on the market.



## **The Fleece Hotel (Part), 19a, 21 & 23 Westgate St.**

List Entry No. 1245448

Grade II

Scheduled Monument – No

Conservation Area – City Centre

Ownership – Gloucester City Council

Former Inn, now two shops & a hairdressers, and detached part of the Fleece Hotel on the floors above and in rear wing. C15 or C16, altered and extended to south in C18 (No.23), altered in C19 and C20. Timber frame and brick; the street front above the shops and restaurant rendered and boards applied in imitation of timber-framing in early C20; tiled mansard roof.

The building was last used as a hotel over ten years ago and has remained vacant since. The upper & rear parts of this property are in a poor state of repair with some internal decay. The property has been on the City Council's BAR Register since 2005 and remains 'At Risk'.

In 2006 the then owners, the SWRDA, carried out repairs to the roof to make the property watertight. Ownership was transferred to Gloucester City Council three years ago on the demise of SWRDA. Since then the CC has secured the site and undertaken a number of emergency repairs. It is now on the market.





## **Old Judges' House, 26 Westgate St.**

List Entry No. 1245450

Grade I

Scheduled Monument – No

Conservation Area – City Centre

Ownership – Commercial company

Late C15 timber- framed merchant's house, greatly enlarged and remodelled in late C16/early C17. Noted for its impressive multi-jettied elevation onto Maverdine Passage. Refronted and altered internally c1815. Operated as seed merchant for c100 years until 1989, then partly occupied as bookshop, but vacant for the last three years.

Whilst the facade onto Westgate St is in good condition, all the other walls are in a poor state of repair. There are many areas which need attention relating to general decay, ingress of water and the effects of the use of cement render in the past. The owners have recently carried out timber repairs to the earliest section of roof to the rear and reclad it in slate. At the same time they carried out some improvements to the various means of rain water disposal to direct water away from the property.

The building was placed on the City Council's BAR Register in early 2012 and remains 'At Risk'.

The City Council will work with the owners to get essential repairs carried out and to find a use for this large commercial property.



### **39 Westgate St.**

List Entry No. 1271926

Grade II

Scheduled Monument – No

Ownership – Private

Shop and former dwelling. Brick front block early C19, at rear two bays of a late C16 range retained from earlier building; C20 alterations. Upper floors of the rear range are timber-framed and rendered, with first-floor jetty on Bull Lane underbuilt in brick with slate roof.

Property is showing signs of long term neglect: blocked gutters, cracking & loss of render to side walls, damp, structural problems to rear and poor decoration.

Has been on the City's BAR Register since 2001 & remains 'At Risk'. Discussions are proceeding with the owner to get essential repairs done. There is the likelihood of grant assistance from the City Council through the City Centre Historic Grant Scheme.



## **78 Westgate St.**

List Entry No. 1245231

Grade II

Scheduled Monument – No

Conservation Area – City Centre

Ownership – Commercial Company

Shop – Early c19 with c20 alterations. Red brick, slate roof. 3 storeys and cellar. C20 shopfront. 2 sashes to 1<sup>st</sup> and 2<sup>nd</sup> floors, with central glazing bars in 2<sup>nd</sup> floor sashes.

Building has been vacant on the ground floor for a few years and on the upper floors for many years. It was inspected internally in 2012. Concerns were raised regarding the condition of internal timbers (wood boring and in advanced state of decay), walls, dry rot and water ingress. There is no staircase between the ground and upper floors. Property is now classed as being 'At Risk'.

Property could be eligible for grant assistance from the City Council through the City Centre Historic Grant Scheme to restore it and bring it back into use.



## **109 Westgate St.**

List Entry No. 1245076

Grade II

Scheduled Monument – No

Conservation Area – City Centre

Ownership – Commercial Company

Shop & former dwelling. Early 19C with later alterations. Brick with stone details. Hipped slate roof.

Property has been vacant for many years (40+?) and is owned by the same company which owns the former night club to the rear.

Problems include: serious damp problem to front wall caused by blocked/leaking downpipe; vegetation on the front wall and into property; collapsed ceilings; signs of damp problems in the past and bird infestation. Building therefore classed as being 'At Risk'.

Property could be eligible for grant assistance from the City Council through the City Centre Historic Grant Scheme to restore it and bring it back into use.



## **Tanners Hall, Worcester St.**

List Entry

Grade

Scheduled Monument Ref. 28814

Conservation Area – Worcester St.

Ownership – Private

What is left of this 13C town house represents the only surviving remains of a stone medieval merchant's house in Gloucester and is rare nationally in the context of other medieval cities. The building was subsequently converted for use in the tanning industry, hence its name. Again, it is the sole surviving structure in Gloucester, which was used for this industry up until the 18C. The above ground remains of this scheduled monument have appeared in their current form since 1999, when some archaeological recording took place. At this time the surrounding buildings were removed and a scaffold framework was erected to support the west wall. Since then the vulnerable & exposed fabric has continued to decay.

In September 2011 planning permission was granted for a new 3/4 storey development incorporating the monument. This consists of a commercial use at ground floor level with flats above. The permission has not been implemented & the site is currently for sale. Whilst waiting for the site to be re-developed the city council will work with the owners to get the fabric of the building protected from further decay.

