

Eastgate & St Michael's Conservation Area (Conservation Area No. 4)

Appraisal & Management Proposals



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Part 1 Character Appraisal

1 Summary

1.1 Key characteristics

This Character Appraisal of the Eastgate and St Michael's Conservation Area concludes that the following are the key characteristics of the conservation area:

- ◆ Commercial area containing good examples of late 19th century commercial buildings and some historic shopfronts;
- ◆ Residential area of mid and late 19th century terraced houses and a planned square;
- ◆ Architectural quality of many of the area's buildings including 17 listed buildings;
- ◆ Eastgate Street which is built upon the course of the medieval Bertonstrete, a planned linear extra-mural suburb;
- ◆ The architectural interest of Eastgate Street which contains 17th century timber-framed buildings, early 19th century town houses, late 19th century brick and stone office building and an interwar store and cinema;
- ◆ Organ's Alley which follows the course of a medieval side alley;
- ◆ The strong coherent architectural unity of St Michael's Square which was laid out in 1882 as a planned 'square' with a central open space;
- ◆ Clarence Street (east side), laid out by William Rees in the 1830s, which has a cohesive late Regency style architecture faced with stone and stucco;
- ◆ Station Road, a late 19th century street with an interesting row of three adjacent and contrasting three-storey office blocks: County Chambers (1895), Lister House (1936), Morroway House (c1960);
- ◆ Wellington Street (south) and Arthur Street, consistent three-storey ashlar and stucco terraces, and Cromwell Street, a predominantly three-story red brick terrace, c1865;
- ◆ Belgrave Road, a late 19th century development of four semi-detached houses;
- ◆ Two storey 19th century terraced houses in King's Barton Street and Wellington Street (north);
- ◆ The prevalent use of red brick, stone and stucco;
- ◆ Trees of townscape significance in Belgrave Road and St Michael's Square;
- ◆ Historic railings and street name signs.



No. 108 Eastgate Street.

1.2 Key Issues

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

1. Loss of original architectural details and building materials

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

2. Poor quality of new developments, building alterations and extensions

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



Ivy House, No. 94 Eastgate Street

3. Lack of routine maintenance and repair

Buildings in the conservation area are generally in good condition but there is evidence of the neglect of routine maintenance and repair of some buildings, especially above ground floor.

4. Unsightly location of satellite dishes

Satellite dishes are a feature of modern living. Unfortunately, when located on the front of a historic building, a satellite dish can spoil the appearance of the building and the streetscene.

5. Uncoordinated floorscape and street furniture

Paving and surface materials throughout the area are generally modern, uncoordinated and poor quality. In almost all cases they fail to enhance or re-inforce the historic identity of the conservation area.

6. Poor highway maintenance

There are areas of the tarmac carriageway that are in need of re-surfacing or maintenance, notably at the junction of King's Barton Street and Eastgate Street.

7. Protection and replacement of street trees

Whilst trees are not a major feature of this urban conservation area, the few trees that are present, particularly those in Belgrave Road and St Michael's Square, make an important contribution to the softening of the urban townscape and enhance the setting of historic buildings.

8. Conservation of historic shopfronts

The conservation area contains a number of good examples of whole or partially altered historic shopfronts dating mainly from c1870-1910. These should be preserved.

9. Design of new shopfronts, canopies and shutters

There are a large number of shops in Eastgate Street and, to a lesser extent, in Clarence Street and Station Road. In some cases, poorly designed shopfronts with little regard for the host building and the streetscene spoil the historic character and appearance of a building or street.



Upper Eastgate Street (west side).

10. Control of signs and advertisements

The visual appearance of Eastgate Street suffers from some garish advertisements, shopfront fascias and projecting signs.

11. Vacant upper floor space

A number of upper floors and a few ground floor shops in Eastgate Street appear vacant. Some of these buildings have a neglected appearance that spoil the character and appearance of the street.

12. Sub-division of properties into flats

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

13. Car park located on the former central garden of St Michael's Square

St Michael's Square was conceived as a planned square, enclosed on two sides by terraced blocks, and a public garden at the centre. The central area is now inappropriately used as a pay-and-display short-stay car park. Although the western end has been recently landscaped.

14. Gloscat School of Arts and Media is out of keeping with the conservation area

The Gloscat School of Arts and Media and ancillary buildings are out of character with the prevalent 19th century appearance of surrounding development.

15. The void in the townscape created by adjacent car parks in Hampden Way

The large area of surface car parking composed of two adjacent public car parks beside Hampden Way is at odds with the otherwise dense grain of the conservation area. Part of this void within the townscape might be suitably developed to introduce a built frontage to Hampden Way.

16. Gaps in street frontage in King's Barton Street, Wellington Street and Russell Street

The conservation area appraisal has identified three sites in an otherwise built up street frontage that might suitably be developed. The south side of Russell Street, in particular, suffers from a fragmented urban form.

17. Gap in street frontage between nos. 68 and 76 Eastgate Street

The gap in the street frontage between nos. 68 and 76 Eastgate Street permits good views of the façade of the former St Thomas Rich's School (grade II) but this view is blighted, and the setting of the listed building spoiled, by the area's use as a car park.



Annandale House stops the northward view along Wellington Street.

2 Introduction

2.1 Eastgate Street and St Michael's Conservation Area

The special interest of the Eastgate Street and St Michael's Conservation Area lies in the mix of good quality historic buildings, many of which are listed, alongside Eastgate Street and Clarence Street contrasted with the mid/late 19th century terraces of the Cromwell Street/Wellington Street area. St Michael's Square is a fine example of a planned square of residential buildings dating from the 1880s.



Nos. 24-30 Russell Street (1863).

2.2 The purpose of a conservation area character appraisal

The Eastgate and St Michaels Conservation Area comprises parts of what were formerly known as 'Conservation Area 6 – Brunswick Square' (designated on 6 March 1968, extended on 22 February 1984 and 28 November 1990) and 'Conservation Area 4 – Clarence Street' (designated on 6 March 1968, extended on 22 February 1984 and 28 November 1990). The boundaries have been re-drawn to create a more concise conservation area and it is proposed to extend the conservation area with the inclusion of mid- and late-19th century terraced development in Cromwell Street, Wellington Street, and Arthur Street (thereby also including the Gloscat School of Arts and Media) together with the frontage of the former Gloucester Public Baths (1891) in Eastgate Street.

Conservation areas are designated under the provisions of Section 69 of the *Planning (Listed Buildings and Conservation Areas) Act 1990*. A conservation area is defined as 'an area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance'.

Section 71 of the same Act requires local planning authorities to formulate and publish proposals for the preservation and enhancement of these conservation areas. Section 72 also specifies that, in making a decision on an application for development within a conservation area, special attention must be paid to the desirability of preserving or enhancing the character or appearance of that area.

In response to these statutory requirements, this appraisal document defines and records the special architectural and historic interest of the conservation area and identifies opportunities for enhancement. The appraisal conforms to English Heritage guidance as set out in *Guidance on Conservation Area Appraisals (August 2005)* and *Guidance on the Management of Conservation Areas (August 2005)*. Additional government guidance regarding the management of historic buildings and conservation areas is set out within *Planning Policy Guidance Note 15: Planning and the Historic Environment (PPG15)*. Government advice on archaeology, which is relevant to the Eastgate and St Michael's Conservation Area, is set out in *Planning Policy Guidance Note 16: Archaeology (PPG16)*.

This document therefore seeks to:

- ◆ define the special interest of the conservation area and identify the issues which threaten the special qualities of the conservation area (in the form of Part 1: Character Appraisal);
- ◆ provide guidelines to prevent harm and achieve enhancement (in the form of the Part 2: Management Proposals).

2.3 The planning policy context

This appraisal provides a firm basis on which applications for development within the City can be assessed. It should be read in conjunction with the wider development plan policy framework produced by Gloucester City Council. That framework is set out in a number of documents, including:

- ◆ *Gloucester Local Plan Second Stage Deposit August 2002*
 - *Policies BE.22, BE.23, BE.24 and BE.25 (Listed Buildings)*
 - *Policies BE.29, BE.30 and BE.30a, (Conservation Areas)*
- ◆ *Gloucester's emerging Local Development Framework Development Plan Documents:*
 - *Core Strategy*
 - *Development Control Policies*
 - *Central Action Area Plan*
 - *Allocations and Designations*
- ◆ *Planning Policy Guidance 15: Planning and the Historic Environment, HMSO*
- ◆ *Planning Policy Guidance 16: Archaeology, HMSO*
- ◆ *Gloucester City Council Urban Design Strategy for Central Gloucester, 2001*
- ◆ *Gloucester Heritage URC: Area Regeneration Framework (2006)*
- ◆ *Shopfronts – Design Guidelines for Gloucester*
- ◆ *Gloucester City Council – emerging Lighting Strategy*
- ◆ *A Tree Strategy for Gloucester (2001).*

In particular this document will assist the Council with implementing its *Core Policy 8: Protection and Enhancement of the Built and Natural Environment, and Development Control Policy No. BNE5: Conservation Areas*.

2.4 Other initiatives

In 1999, the Government established eight Regional Development Agencies to co-ordinate regional economic development and regeneration, and in 2003 it established the South West Regional Development Agency (SWERDA). Working with the City and County Councils, SWERDA established the Gloucester Heritage Urban Regeneration Company (URC) and subsequently submitted a successful bid to the Office of the Deputy Prime Minister (ODPM) for the designation of Gloucester city centre, along with two outlying areas, for URC status. The URC's main task is the production and implementation of an Area Regeneration Framework, which sets out a strategy for the URC area.

In 2003 the URC commissioned a scoping report from Alan Baxter Associates, according to a brief agreed with English Heritage. This Rapid Characterisation Study considered the historical development of the area and provided a basis for future work.

The URC adopted its Area Regeneration Framework in July 2006. Consultants Terence O'Rourke Associates produced site-specific proposals for seven key sites which provide detailed urban design advice for sites that will be a priority for implementation by the URC.

This Character Appraisal and Management Proposals document forms part of these initiatives, although they have been funded by the City Council and drawn up by independent consultants.



: Pair of large 19th century stone-faced semi-detached houses in Russell Street.

Eastgate Street is the focus of the conservation area's commercial activity. It contains a variety of specialist shops and a large number of hot food take-aways, pubs and clubs. There are several modern office blocks in the street, notably Eastgate House, Holloway House and Nos. 75-81 (Council Offices), and a large store (Argos) side-by-side with a bingo hall (Mecca). Clarence Street and Station Road, north of Eastgate Street, and Brunswick Road and St Michael's Square, south of Eastgate Street, contain a significantly higher proportion of financial and professional services.

Proceeding away from the city centre, the conservation area becomes noticeably residential in character but within the terraced streets there can be found a Spiritualist Church and doctors' surgery (Cromwell Street), a car repair workshop and The Kings Theatre (King's Barton Street) and a small corner shop and public house (Wellington Street). Many of the former family dwellings in the Cromwell Street/Wellington Street residential area are in multiple occupation.



Lister House (1936) in Station Road.

3.2 Topography and geology

The conservation area, in common with the city centre, is located on a level gravel terrace east of the River Severn. There is an almost imperceptible fall to the east and to the south.

3 Location and Landscape Setting

3.1 Location and activities

The Eastgate Street and St Michael's Square Conservation Area is located immediately south and east of the centre of Gloucester. It lies on the fringe of the commercial centre of the city between the city's primary shopping area and the Inner Relief Road. Broadly speaking, the conservation area accommodates three main uses: a commercial area, close to the city centre, a residential area, south of Eastgate Street, and a small, compact enclave of educational uses at the Gloscat School of Arts and Media beside Brunswick Street.

3.3 Relationship of the conservation area to its surroundings

The Eastgate Street and St Michael's Square Conservation Area is in a wholly urban location surrounded on all sides by historic and modern development. The area is highly permeable to pedestrians via the network of streets supplemented by narrow passages and alleys such as Organ's Alley and Jennings Walk. The Park is within walking distance and there is good pedestrian access between the conservation area and the city's shopping centre (The eastward continuation of Eastgate Street into the city centre is pedestrianised). Connection with Barton Street and the eastern expansion of Gloucester is curtailed by the Inner Relief Road.

Traffic movement through the area is restricted by cul-de-sacs such as St Michael's Square and Hampden Way and one-way streets such as Clarence Street and Nettleton Road. There is easy vehicular access from the Inner Relief Road and there are three public car parks in the conservation area.

4 Historic Development and Archaeology

4.1 Historic development

Eastgate Street was, until the 20th century, known as Barton Street. Barton Street, whose medieval street name was 'Bertonstrete', possessed a number of characteristics that show it to have been the subject of a degree of organisation and planning in its layout. In all likelihood it originated as a simple linear suburban growth beyond the east gate in the city walls and the city ditch in an act of co-operation between St Peter's and the reeves of Gloucester during the 12th century or before. In effect it was an extra-mural continuation of Eastgate (medieval 'Ailesgatestrete').

One feature indicative of a planned layout appears to have been a decision to replicate the existing characteristics of Eastgate and its plots within the city walls. The back-fence line to the northern suburban plots of Barton Street aligns exactly with New Inn Lane, within the walls, which formed the rear boundary to the northern Eastgate plots. Similarly, a ditch bounding Barton Street's southern suburban plots would have reproduced the original depth of the southern Eastgate plots, bounded by today's Bell Lane.

The 1455 rental lists perhaps 50 houses lying outside the east gate, between 25 and 30 on the north side of Barton Street and 20 or so on the south. The burning of the suburbs in the Civil War destroyed 67 houses in Barton Street but the evidence suggests that medieval property boundaries were maintained. At least two timber-framed buildings, probably pre-dating the Civil War, remain. These are nos. 87 and 108 Eastgate Street.



Detail of the glazed tiles at the former Wessex Hotel, Clarence Street frontage.

After the Civil War no immediate effort was made to rebuild the suburbs but in the late 17th and early 18th century, a period when Gloucester enjoyed a new popularity as a resort for the local gentry, it became fashionable to build and re-build with brick frontages. The largest of the new brick houses were detached dwellings built away from the city's main streets, presumably attracted to their sites by the availability of land for large gardens. One of the earliest, built soon after 1681, was a house (later called Elton House) on the south side of the entrance to Barton Street. A few years later, in 1699, the Independent Church built a small brick meeting house in Barton Street near the east gate. Both are illustrated on J.Kip's engraving of the city centre c.1710 but both have been demolished. The former stood approximately on the site of today's bingo hall, the latter on the site of no. 59 Eastgate Street (currently A-plan Insurance).

In an attempt to ease the movement of wheeled traffic, the city's east gate was taken down in 1778. At the start of the 19th century the barrister and banker William Fendal built an ashlar faced, bow fronted mansion in Eastgate Street (now nos. 96, 98 and 100 with shops along street frontage). Ivy House (no. 94 Eastgate Street), no. 58 Eastgate Street and no. 72 Eastgate Street are further examples of late 18th/early 19th century houses. Significantly, they are set back from today's building line, an indication of the spacious residential character of the street in the early 19th century.

At the start of the 19th century Barton Street was the city's main suburb. It contained a number of widely-spaced prestigious houses with large rear gardens set in the fields and orchards east of the area once protected by medieval walls. However, Gloucester's increasing importance as an industrial centre and its rapidly growing population stimulated widespread building in and around Barton Street during the mid/late 19th century and a resultant increase in density.

Development began in the 1830s in Clarence Street, which ran from Eastgate Street to the market and stations. The opening of railway stations east of the cattle market in the 1840s turned Eastgate Street into one of the busiest parts of the city with a beneficial knock-on effect for Barton Street and an ensuing growth in commercial uses.

On the south side of Barton Street a cul-de-sac named Hampden Place was laid out and built up by the early 1840s (this is now the north end of Wellington Street). A British school opened here in 1841. In 1877 the attendance was 380 and the building was enlarged in 1883. Now demolished, the building stood beside the junction of today's Hampden Way and Wellington Street.



The former Plaza Cinema (1935).

Artisan suburbs in the south-east corner of the conservation area, including Cromwell Street, Wellington Street and Arthur Street were laid out from 1852 onwards, near the Docks and factories that were major employers. To the south, The Park (outside this conservation area) was opened in 1862. New Park Street, today's Belgrave Road was laid out in 1864 but not fully built out until c1890; the Presbyterian Church dates from 1870-2 by Medlar and Son.

The 1883 O.S. First Edition shows the street pattern of today's conservation area almost as it stands today (although there has been much infill on the north side of Eastgate Street). However, the land now occupied by St Michael's Square and the Gloscat campus on the east side of Brunswick Road was still green open space, at least some of which was the large garden of St Michael's rectory. St Michael's Square, the southern part of this open space, was laid out in 1882; the College of Art (now Gloscat School of Arts and Media) was built in the 1960s.

At the turn of the 19th century Eastgate was still thriving commercially and a number of tall, mainly brick, office buildings were being built e.g. no. 65 (Norville's Opticians) (1907 by H.A.Dancy) and no. 82 (formerly Heal Bros) (c1900 by A.J.Dunn). The former Co-op Stores (now Argos) and the former Plaza Cinema (now Mecca bingo) date from the 1930s.

Like much of the centre of Gloucester, Eastgate Street has been marred in the 20th century by the demolition of historic buildings to make way for new buildings, some of which are dull and over-scaled. During the late 20th century economic activity in Eastgate Street has declined and buildings are showing signs of neglect. In 2001 Gloucester City Council were successful in a bid for monies from the Heritage Lottery Fund via the Townscape Heritage Initiative (THI) scheme to assist with repairs to historic buildings in Eastgate Street and St Michael's Square and to encourage the re-use of vacant upper floors.

5 Spatial Analysis

5.1 Plan form and layout

As previously noted, Eastgate Street (formerly Barton Street) follows the course of a 12th century extra-mural linear suburb which was divided into long narrow plots with a well defined rear boundary parallel to the main street. Though much of the boundaries and plot sizes have altered the essential alignment of lower Eastgate Street with upper Eastgate Street remains but pedestrian flow is interrupted by the dominance of the Clarence Street/Brunswick Road route. Visually, the modern high-level footbridge at the east end of Eastgate also stifles the connection between the two streets. Brunswick Road and Clarence Street follow the line of the medieval city wall and define the boundary between the City Conservation Area and the Eastgate Street and St Michael's Square Conservation Area.

Development in the 19th century is composed, to the south, of two-and three-storey terraced streets running roughly NW-SE and SW-NE with either small front gardens or no front gardens at all and long rear gardens. As an exception, Belgrave Road contains four pairs of semi-detached houses. St Michael's Square was planned as a coherent development around a central enclosed garden. The Gloscat campus is a modern development that intrudes upon this 19th century street pattern.



No. 58 Eastgate Street.

North of Eastgate Street there is a similar grid pattern of 19th century streets. Russell Street, running parallel to Eastgate Street, has lost much of its historic character due to demolition and insensitive modern development.

Overall, the conservation area has a dense urban character. The set-back of a number of buildings along Eastgate Street adds to the spacious character of this street, particularly at its eastern end. The largest open spaces are three tarmac'd surface car parks, two beside Hampden Way and a third in the centre of St Michael's Square. The two former make a hole in an otherwise dense urban area, the latter has lost its original use as a central garden but still forms an important setting for the surrounding planned late 19th century development. Elsewhere there are gaps in the frontage, especially in Russell Street and a site in Wellington Street and King's Barton Street, which, given the density of surrounding development and the gaps' lack of integration into the prevailing townscape, might suitably be developed to enhance the street frontage. These sites are marked as sites for enhancement on the accompanying townscape appraisal map.

5.2 Landmarks, focal points and views

As the conservation area's topography is flat and there is little open space, there are few landmark buildings that dominate the townscape although there is strong historic and architectural interest in the variety of buildings along Eastgate Street, Clarence Street and Station Road.

Views are confined to oblique sightlines along straight streets so it is often buildings located at the corner of two streets that stand out. The most notable is the former Wessex Hotel at the junction of Station Road and Clarence Street which, uncharacteristically, rises to four storeys of brick with terracotta dressings. At the other end of Clarence Street an ashlar building with giant angle Ionic pilasters and a broad moulded cornice marks the junction with Eastgate Street.

No. 105 Eastgate Street (Annandale House) and no. 72 Eastgate Street (formerly part of Sir Thomas Rich's School) are both late 18th century buildings with well designed facades. The former closes the northward view along Wellington Street and the latter is a surprising feature at the end of a short, wide passage on the south side of Eastgate Street.

Looking southwards along Wellington Street and Belgrave Road one is rewarded with views of The Park. The view along Wellington Street is aligned directly with one of the decorative arches into The Park. The view along Belgrave Road is enhanced by the spire of the Presbyterian Church.

The open space of St Michael's Square affords good views of the two sides of the planned square.

5.3 Open spaces, trees and landscape

This is an urban conservation area and, with the exception of private gardens, there are no green open spaces. Trees within the public domain are uncommon. They are a characteristic feature of St Michael's Square and there are three street trees in Belgrave Road that aid the setting of the large Victorian semi-detached houses. Other street trees stand beside the public car parks in Hampden Way. Front gardens are small, often neglected or covered with a hard surface, but the occasional shrub or hedge softens the urban townscape. The pathway from Cromwell Street to St Michael's Square is enhanced by a thin grass verge and tall shrubs on either side.



Roadside trees in Belgrave Road.

5.4 Public realm

The floorscape of the conservation area is modern. Tarmac pavements are common in the residential areas. Eastgate Street has an uncoordinated combination of small square concrete paving slabs and coloured paving blocks which do not do justice to the setting of the street's historic buildings. Lighting columns are modern.

6 The Buildings of the Conservation Area

6.1 Building types

The conservation area can be roughly divided into a commercial and a residential sub-area with a small enclave of 1960s educational buildings (Gloscat).

The commercial area contains a number of former dwellings now in office or retail use and purpose-built commercial buildings dating from the post-railway growth and redevelopment of Eastgate Street and Station Road. Station Road, in particular, contains an interesting group of three-storey office blocks which display changes in design and function within a 70 year period i.e. Morroway House (c1960), Lister House (1936) and County Chambers (1895). At the junction with Clarence Street stands the former Wessex Hotel of 1903. It has ground floor shops fronted in green glazed tiles and three upper storeys of brick with terracotta dressings.

Eastgate Street contains new and old purpose-built offices e.g. the brick built no. 65 (1907) and no. 82 (c1900), both with remnants of original shopfronts, and nos 71-73 (1993) and nos 75-81 (c.1980) of reconstituted stone and light brown brick, respectively.

The west end of the street is dominated by the former Co-op Stores (now Argos) by William Leah 1929-31 and the former Plaza Cinema by E.C.M. Wilmott 1935, both in a vaguely Art Deco style.

The residential area is characterised by short rows or terraces of two- and three-storey houses. The earliest terrace, at the north end of Wellington Street, is brick, two-storey without any front garden. Later terraces are set back behind a small front garden with steps to a basement. Materials are predominantly brick e.g. Cromwell Street or stucco e.g. Wellington Street and Arthur Street.

6.2 Listed buildings

A listed building is one that is included on the Government's Statutory List of Buildings of Special Architectural or Historic Interest. These buildings are protected by law and consent is required from Gloucester City Council before any works of alteration, extension or demolition can be carried out. There are 17 grade II listed buildings in the Eastgate Street and St Michael's Square Conservation Area. They are marked on the Townscape Appraisal Map.



No. 87 Eastgate Street (*The Goldman Ltd*) dates from the late 16th century.

The majority of the area's listed buildings are located in Eastgate Street which was originally part of a linear medieval suburb. Two listed buildings, no 87 and no. 108, have partial timber frames which date from the late 16th/early 17th century, the oldest buildings in the conservation area.

Also listed in Eastgate Street are the best of the late 18th/early 19th century town houses e.g., no. 58, no. 72 (former Sir Thomas Rich's School), no. 94 (Ivy House) and nos. 96, 98 and 100 (formerly Mynd House).

Clarence Street contains short rows of three-storey stone and stucco town houses. Nos 4 and 6 are a pair of large town houses (now offices). On the upper floors the three central bays are defined by a giant order of four Ionic pilasters. The listing of nos. 8, 10 and 12 Clarence Street, formerly a terrace of four town houses, includes the iron railings to the front.

6.3 Key unlisted buildings

In addition to listed buildings, the conservation area contains a large number of unlisted buildings that make a positive contribution to the character or appearance of the conservation area. These are identified on the townscape appraisal map as 'positive buildings'. This follows advice provided in English Heritage guidance on conservation area character appraisals, and within *Planning Policy Guidance Note 15 (PPG15)*, both of which stress the importance of identifying and protecting such buildings.

The criteria used for the selection of positive buildings are those set out in Appendix 2 of English Heritage's *Guidance on conservation area appraisals (2005)*. Where a building has been adversely affected by modern changes and restoration is either impractical or indeed, not possible, they are excluded.

Of note are: nos 120-130 Eastgate Street, a late 19th century row of shops with distinctive dormers; Wessex House, a four-storey brick and terracotta former hotel with green glazed tiled shopfront; nos 24-30 Russell Street (1863 by Jacques and Son); nos 8-16 (even) Arthur Street and nos 1-20 St Michael's Square.



Decorative mosaic at nos. 84 and 86 Eastgate Street.

'Negative buildings' are also marked on the townscape appraisal map. These are buildings which clearly detract from the character or appearance of the conservation area. An example of a negative building is the single storey shop (currently Floors-2-Go) at no. 114 -118 Eastgate Street whose scale, design, materials and signage is completely at odds with the general character and appearance of the rest of the street.

Neutral buildings (identified as neither positive nor negative) are those which neither enhance nor detract from the character or appearance of the conservation area. They may, for instance, be historic buildings that have been severely altered or dull post-war infill development.

6.4 Building materials and local details

Only a few pre-1750 buildings appear to survive in Eastgate Street. The most notable (nos 87 and 105) have timber-frames encased by a later brick/stucco frontage. Most buildings from the end of the 18th century onwards are built of red brick. Stone buildings are not common. Stucco, a form of render, can be found on the facades of many buildings from the 1830-1870 period.

Bricks were made locally from the 1640s and by the end of the century were being imported from Worcester and other places on the river. Ivy House, no. 94 Eastgate Street is a good example of a brick-built late 18th century house. The bricks are laid in Flemish bond and windows have flat arched gauged-brick openings. By contrast, nos 96, 98 and 100 Eastgate Street, which dates from the same period, is faced with smooth ashlar stone. The side elevations, however, are brick. No. 58 Eastgate Street has a similar combination of stone frontage with brick side and rear elevations.

The popular use of brick continued throughout the 19th century especially after the import of bricks was made easier by canal and rail transport. Sometimes red brick was used with stone or stucco dressings on both commercial (e.g. nos 82-88 Eastgate Street) and residential (e.g. Cromwell street) buildings.

Stone, being more expensive, is less common. The mid 19th century terrace of town houses in Clarence Street contains some buildings with stone facades and others with stucco.

6.5 Historic shopfronts

The commercial part of the conservation area contains some late 19th/early 20th century shopfronts, or parts of shopfronts, that make a positive contribution to the special interest of the area. The following premises retain historic shopfronts or significant elements of a historic shopfront that should be preserved:

- ◆ No 65 Eastgate Street;
- ◆ No 93 Eastgate Street;
- ◆ No 82 Eastgate Street;
- ◆ No 84/86 Eastgate Street;
- ◆ No 88/90 Eastgate Street;
- ◆ No 122 Eastgate Street;
- ◆ No 130 Eastgate Street;
- ◆ No 32 Clarence Street (Wessex House);
- ◆ County Chambers, Station Road;
- ◆ Nos 5 & 7 Wellington Street;

6.6 Distinctive local features

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

- ◆ Historic iron railings. Good mid 19th century examples remain in Clarence Street. Late 19th century examples can be found in front of nos. 8-16 (even) Arthur Street and nos. 2 and 4 Nettleton Road.
- ◆ Cast iron street name plaques are a feature of the area. Examples can be seen in St Michael's Square, Russell Street, Cromwell Street and King's Barton Street.
- ◆ Queen Victoria (VR) red pillar box outside no. 27 Wellington Street.



Characteristic iron street name sign.

7 The Character of the Conservation Area

7.1 Character areas

The Eastgate Street and St Michael's Square Conservation Area can be divided into four areas of distinctly different character:

- ◆ 1: Commercial area including Eastgate Street, Clarence Street, Station Road and Russell Street;
- ◆ 2: Residential area including Cromwell Street, Wellington Street, Arthur Street, Belgrave Road and King's Barton Street;
- ◆ 3: Gloscat School of Arts and Media and environs;
- ◆ 4: St Michael's Square and Brunswick Road (east side);

7.2 Character area 1: Commercial area including Eastgate Street, Clarence Street, Station Road and Russell Street

Key characteristics:

- ◆ Secondary shopping area with high proportion of financial and professional services;
- ◆ Small residential area of terraced houses in Russell Street and Nettleton Road;
- ◆ Eastgate Street, the course of the medieval Bertonstrete, a planned linear extra-mural suburb;
- ◆ Varying plot width, setback and building height in Eastgate Street;
- ◆ Mix of historic and architectural interest in Eastgate Street ranging from 17th century timber-framed buildings (e.g. nos. 87 and 108), late 19th century brick and stone office buildings (e.g. no. 82 and 65) to modern office building (e.g. Eastgate House);
- ◆ Two monolithic interwar buildings at west end of Eastgate Street (Argos and Mecca);
- ◆ Side alleys north and south of Eastgate, make the area more permeable;
- ◆ View east along Eastgate Street to distant wooded escarpment;
- ◆ Clarence Street, laid out by William Rees in the 1830s, retains a cohesive late Regency style architecture faced with stone and stucco;
- ◆ Contrasting three-storey office blocks in Station Road: Morroway House (c1960), Lister House (1936), County Chambers (1895);
- ◆ Historic railings in Clarence Street;
- ◆ Examples of good historic shopfronts;
- ◆ Two important corner buildings; Wessex House and no 2 Clarence Street;
- ◆ Large area of car parking in Hampden Way;



Former Wessex Hotel on the corner of Clarence Street and Station Road.

Negatives:

- ◆ Sense of disconnection from city centre;
- ◆ Lack of enclosure at eastern end of Eastgate Street;
- ◆ Low retail vitality of east end of Eastgate Street leading to many buildings being in a poor state of repair;
- ◆ Poor townscape as a result of gaps in the frontage of King's Barton Street, Wellington Street and Russell Street (see map);
- ◆ Adjacent car parks in Hampden Way create a featureless hole in the townscape;
- ◆ Adverse effect of modern development on west side of Clarence Street (outside this conservation area);
- ◆ A large number of modern shopfronts, roller shutters, fascia and projecting signs are poorly designed and spoil the historic appearance of the host building and the conservation area;
- ◆ Poor state of repair of a small number of historic buildings;
- ◆ Insensitive modern developments in Eastgate which are out of scale or character with neighbouring historic properties e.g. Eastgate House, Council Offices and nos. 89/91 Eastgate;
- ◆ The space between nos. 68 and 76 Eastgate Street permits good views of the façade of the former St Thomas Rich's School (grade II) but this view is spoiled by the area's use as a car park;
- ◆ Generally poor and uncoordinated floorscape;
- ◆ Potentially intimidating alleys;
- ◆ Loss of architectural details (e.g. windows, doors and other timber joinery) and loss of original building materials (e.g. slate) detracts from the area's historic interest;
- ◆ Vacant properties and vacant upper floor space;
- ◆ Loss of historic identity as a result of late 20th century re-development;
- ◆ Obtrusive signs and advertising;

7.3 Character area 2: Residential area including Cromwell Street, Wellington Street, Arthur Street, Belgrave Road and King's Barton Street

Key characteristics:

- ◆ Mid/late 19th century residential area still predominantly in residential use, including houses in multiple occupation;
- ◆ Terraces and short rows predominate;
- ◆ Non residential uses: public house, shop and take-away in Wellington Street, surgery and place of worship in Cromwell Street;
- ◆ Wellington Street (south), consistent three-storey ashlar terraces of c 1863-4 (probably mostly by Henry James), boundary railings recently re-instated;
- ◆ Cromwell Street (predominantly three-storey red brick) and Arthur Street (predominantly three-storey stucco), developed from 1852 onwards;



Two storey brick terrace in Wellington Street (west side).

- ◆ Belgrave Road, a late 19th century development of four semi-detached houses;
- ◆ Two storey terraces in King's Barton Street and Wellington Street (north);
- ◆ Many roofs concealed by parapets;
- ◆ Street trees in Belgrave Road;
- ◆ Glimpses of The Park;
- ◆ Wide green footway from Cromwell Street to St Michael's Square;
- ◆ Some remaining architectural details such as iron railings and balconies;
- ◆ Little modern infill;
- ◆ Red VR pillar box in Wellington Street.

Negatives:

- ◆ Church in Cromwell Street is out of character;
- ◆ Loss of original architectural details such as doors, windows, chimney stacks and roof material;
- ◆ Many of the historic buildings in the conservation area have been adversely affected by the use of inappropriate modern materials such as the replacement of original timber sash windows with uPVC;
- ◆ Loss of original boundary walls and railings;
- ◆ Boundary treatments that are insensitive to the special historic interest of the conservation area;
- ◆ Poor state of repair of a small number of historic buildings;
- ◆ Unsightly satellite dishes and overhead wires especially in Wellington Street and Arthur Street;
- ◆ Wheelie bins on the street;
- ◆ Painting and rendering of original brickwork;
- ◆ Poor maintenance of pavements and carriageways.

7.4 Character area 3: Gloscat School of Arts and Media and environs

Key characteristics:

- ◆ Educational site with modern buildings;
- ◆ Late 20th century architecture;
- ◆ Trees on verge of site;
- ◆ Bordered by the backs and sides of buildings;
- ◆ Mostly hidden from public view.

Negatives:

- ◆ Out of character with the surrounding conservation areas but necessarily included because of its location in the midst of Gloucester's 19th century expansion.

7.5 Character area 4: St Michael's Square and Brunswick Road (east side)

Key characteristics:

- ◆ St Michael's Square, laid out by Daniel Pidgeon in 1882 has a strong coherent architectural unity;
- ◆ A counterpoint to the neighbouring Brunswick Square (The Spa Conservation Area);
- ◆ Setting includes four listed buildings on the south side of the junction of Brunswick Road and Parliament Street;
- ◆ Pairs of villas as 'gateposts' at west end;
- ◆ Example of housing from the rapid residential development of Gloucester in the mid/late 19th century;
- ◆ Rare examples of late 19th century high specification domestic architecture with good workmanship and attention to detail;
- ◆ Composition unified by regular building lines, consistent plot widths, uninterrupted roof lines and high quality brickwork;

- ◆ Many surviving examples of original architectural details e.g. timber vertical sliding sash windows, timber entrance doors, leaded lights with coloured glass and carved stonework;
- ◆ Trees and greenery on north and west sides.



Nos 1 to 4 St Michael's Square.

Negatives:

- ◆ Original central garden now used as car park, except for recently landscaped western end;
- ◆ Office development at no. 37 St Michael's Square does not relate well with adjoining properties;
- ◆ Poor view to the backs of properties in Cromwell Street;
- ◆ Harmful alterations to the external appearance of certain properties through e.g. loss of original architectural details and installation of satellite dishes.

Part 2 Management Proposals

8 Introduction

8.1 Format of the Management Proposals

Part 1 of this document, the *Character Appraisal*, has identified the special positive qualities of the Eastgate and St Michael's Conservation Area which make the conservation area unique. Part 2 of this document, the *Management Proposals*, builds upon the negative features which have also been identified, to provide a series of Issues and Recommendations for improvement and change, most of which are the responsibility of the City Council.

The structure and scope of this document is based on the suggested framework published by English Heritage in *Guidance on the Management of Conservation Areas (2005)*. Both the Conservation Area Character Appraisal and the Management Proposals will be subject to monitoring and reviews on a regular basis, as set out in Chapter 10.

9 Issues and recommendations

9.1 Loss of original architectural details and building materials

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



No. 21 Cromwell Street retains many original features.

Most of the above, where single family dwellings are concerned, can normally be carried out without planning permission from the Council. Development of this kind is called "Permitted Development" and falls into various classes which are listed in the *Town and Country Planning (General Permitted Development) Order 1995*. Powers exist for the Council, known as Article 4(2) directions, to withdraw some of these permitted development rights in the interest of preserving and enhancing the character and appearance of the conservation area. This might be considered to prevent the further erosion of historic character of residential properties, particularly where they form a coherent group of well detailed properties.

The City Council have already made an Article 4(1) Direction in St Michael's Square affecting all the dwellinghouses in St Michael's Square and nos. 19 to 26 (inclusive) Brunswick Road. A copy of the direction and a map of the area to which it relates may be seen at the City Council Offices.

Recommendations:

- ◆ Policy CA4/1: The Council will seek to consider the need for Article 4(2) Directions to protect buildings that retain original features from inappropriate alteration. The primary focus will be on dwellinghouses in Russell Street, Eastgate Street, Kings Barton Street, Cromwell Street, Wellington Street, Arthur Street, Nettleton Road and Belgrave Road that have been identified on the accompanying townscape appraisal map as making a positive contribution to the character and appearance of the proposed conservation area.

9.2 Poor quality of new developments, building alterations and extensions

This appraisal has identified 'negative' buildings i.e. buildings which clearly detract from the character or appearance of the conservation area and could suitably be replaced. In addition, there are a number of vacant 'gap' sites where some form of built development has the potential to improve the townscape. Improvement or enlargement of existing buildings may be possible subject to rigorous controls.

In the conservation area, where the quality of the general environment is already acknowledged by designation, the Council will encourage good quality schemes that respond positively to their historic setting.

Recommendations:

- ◆ Policy CA4/2: The Council will encourage the redevelopment of sites or buildings which make a negative contribution to the character or appearance of the conservation area;
- ◆ Policy CA4/3: The redevelopment of sites which include neutral buildings will be encouraged where the Council considers overall improvements to the area can be achieved;
- ◆ Policy CA4/4: Given the particularly high number of listed buildings in the conservation area, all such applications will be judged with regard to national policy, including *PPG15* and *PPG16*, and applicants may be asked to provide an Archaeological Evaluation of the site before the application is determined;
- ◆ Policy CA4/5: The Council will seek to determine applications with regard to the Gloucester Local Plan Second Stage Deposit August 2002 and any other policies which supersede this in the LDF.



West end of Eastgate Street (north side) leading to Eastgate and the city centre.

9.3 Lack of routine maintenance and repair

Buildings in the conservation area are generally in good condition but there is evidence of the neglect of routine maintenance and repair of some buildings, especially above ground floor. A Townscape Heritage Initiative (THI) grant scheme operated in the area in 2006/7 and was available to help owners of selected buildings with repair costs within Eastgate Street and St Michael's Square.

Recommendations:

- ◆ Policy CA4/6: The Council will seek to monitor the condition of all historic buildings, report findings and take action, as necessary. Where the condition of a building gives cause for concern, appropriate steps will be taken to secure the future of the building, including the use of statutory powers.

9.4 Unsightly location of satellite dishes

Satellite dishes are a feature of modern living. Unfortunately, when located on the front of a historic building, a satellite dish can spoil the appearance of the building and the streetscene. They have a particularly noticeable adverse effect when a black dish is sited on a white background as is often the case in the stucco terraces of Wellington Street and Arthur Street. In certain circumstances, satellite dishes may have been installed without the need for planning permission.

Recommendations:

- ◆ Policy CA4/7: The Council will prepare guidance for householders, landlords and tenants on the sensitive installation of satellite dishes and the requirement, or not, for planning permission. Enforcement action will be taken to remove any unauthorised dishes.



Three storey stucco terrace in Wellington Street (west side).

9.5 Uncoordinated floorscape and street furniture

Paving and surface materials throughout the area are generally modern, uncoordinated and poor quality. In almost all cases they fail to enhance or re-inforce the historic identity of the conservation area.

Recommendations:

- ◆ Policy CA4/8: The Council will consider publishing a Streetscape Manual setting out their design principles for the public realm, which should adhere to the guidelines described in the English Heritage publication Streets for All;

9.6 Poor highway maintenance

There are areas of the tarmac carriageway that are in need of re-surfacing or maintenance, for example at the junction of King's Barton Street and Eastgate Street. Such areas, like lack of maintenance to upper storeys of buildings, give the area a run-down feeling.

Recommendations:

- ◆ Policy CA4/9: The Council will encourage the County Council as the Highway Authority to be prompt with the maintenance and repair of the highway.

9.7 Protection and replacement of street trees

Whilst trees are not a major feature of this urban conservation area, the few trees that are present, particularly those in Belgrave Road and St Michael's Square, make an important contribution to the softening of the urban townscape and enhancing the setting of historic buildings.

Recommendations:

- ◆ Policy CA4/10: The Council will seek to carry out the objectives of the 'Tree Strategy for Gloucester (July 2001)'.

9.8 Conservation of historic shopfronts

The conservation area contains a number of good examples of whole or partially altered historic shopfronts dating mainly from c1870-1910. These are listed in the conservation appraisal.



Nos. 82-92 Eastgate Street with remaining parts of historic shopfronts.

Recommendations:

- ◆ Policy CA4/11: The Council will seek to ensure the retention of existing historic shopfronts and notable elements of historic shopfront design;

9.9 Design of new shopfronts, canopies and shutters

There are a large number of shops in Eastgate Street and, to a lesser extent, in Clarence Street and Station Road. In some cases, poorly designed shopfronts with little regard for the host building and the streetscene spoil the historic character and appearance of a building or street.

The Council has produced a Shopfront Design Guide with detailed advice on the general principles of good shopfront design.

Recommendations:

- ◆ Policy CA4/12: The Council will expect all applications for new or altered shopfronts to accord with the advice given in the publication *Shopfronts – Design Guidance for Gloucester* and in Policy BE.11 *Shopfronts, Shutters and Signs* in the Gloucester Local Plan Second Stage Deposit August 2002;

9.10 Control of signs and advertisements

The visual appearance of Eastgate Street suffers from some garish advertisements, shopfront fascias and projecting signs.

Recommendations:

- ◆ Policy CA4/13: The Council will seek to ensure that all advertisement proposals relating to shops respect the character and appearance of the conservation area, in terms of siting, number, colours, materials and form of illumination.



Nineteenth century parade of shops, nos. 120-130 Eastgate Street (south side).

9.11 Vacant upper floor space

A number of upper floors and a few ground floor shops in Eastgate Street appear vacant. Some of these buildings have a neglected appearance that spoil the character and appearance of the street. Under-used buildings can quickly deteriorate through lack of maintenance.

Recommendations:

- ◆ Policy CA4/14: The Council will work with others to encourage owners or prospective owners to bring vacant floor space back into use. There is provision within the current Townscape Heritage Initiative grant scheme to provide financial assistance to owners of selected buildings within Eastgate Street and St Michael's Square for the re-use of upper floors.

9.12 Sub-division of properties into flats

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

Recommendations:

- ◆ Policy CA4/15: When considering an application for conversion of a dwelling to a house in multiple occupation, the Council will carefully consider such matters as bin storage, clothes drying, car parking and fire safety works to ensure that the change of use does not adversely impact on the character and appearance of the conservation area.

9.13 Car park located on the former central garden of St Michael's Square

St Michael's Square was conceived as a planned square, enclosed on two sides by terraced blocks, and a public garden at the centre. The central area is now used as a pay-and-display short-stay car park, apart from the recently landscaped western end.

Recommendations:

- ◆ Policy CA4/16: As funds permit, and following the identification of alternative provision within the City, the Council will pursue the replacement of the central car park with an appropriately designed and managed garden, enclosed by metal gates and railings.

9.14 Gloscat School of Arts and Media is out of keeping with the conservation area

The Gloscat School of Arts and Media and ancillary buildings are out of character with the prevalent 19th century appearance of surrounding development.

The site of Gloscat School of Arts and Media and ancillary buildings together with the Gloscat site on the other (east) side of Brunswick Road are one of the development opportunities identified in the Gloucester Local Plan Second Stage Deposit August 2002. This site is also known as the Greyfriars/Gloscat Campus and the City Council has published a draft Planning Brief for the Greyfriars Area.

Recommendations:

- ◆ Policy CA4/17: The Council will ensure that the development of the Greyfriars/Gloscat Campus is in accord with the development principles set out in its Planning Brief for the area.

9.15 The void in the townscape created by adjacent car parks in Hampden Way

The large area of surface car parking composed of two adjacent public car parks beside Hampden Way is at odds with the otherwise dense grain of the conservation. Part of this void within the townscape might be suitably developed to introduce a built frontage to Hampden Way.

Recommendations:

- ◆ Policy CA4/18: The Council will ensure that the development of the Hampden Way car parks in accord with the development principles set out in its Planning Brief for the area.

9.16 Gaps in street frontage in King's Barton Street, Wellington Street and Russell Street

The conservation area appraisal has identified three sites in an otherwise built up street frontage that might suitably be developed. The south side of Russell Street, in particular, suffers from a fragmented urban form.

Recommendations:

- ◆ Policy CA4/19: The Council will, after further research and analysis, seek to prepare planning and design briefs for specific development sites within the conservation area.



Nos. 10-16 Arthur Street.

9.17 Gap in street frontage between nos. 68 and 76 Eastgate Street

The gap in the street frontage between nos. 68 and 76 Eastgate Street permits good views of the façade of the former St Thomas Rich's School (grade II) but this view is blighted, and the setting of the listed building spoiled, by the area's use as a car park.

Recommendations:

- ◆ Policy CA4/20: The Council will encourage the removal of cars from this area and the installation of landscaping that is in keeping with the setting of the listed building.

10 Monitoring and review

As recommended by English Heritage, this document should be reviewed every five years from the date of its formal adoption. It will need to be assessed in the light of the emerging Local Development Framework and government policy generally. A review should include the following:

- ◆ A survey of the conservation area including a full photographic survey to aid possible enforcement action;
- ◆ An assessment of whether the various recommendations detailed in this document have been acted upon, and how successful this has been;
- ◆ The identification of any new issues which need to be addressed, requiring further actions or enhancements;
- ◆ The production of a short report detailing the findings of the survey and any necessary action;
- ◆ Publicity and advertising.

It is possible that this review could be carried out by the local community under the guidance of a heritage consultant or the City Council. This would enable the local community to become more involved with the process and would raise public consciousness of the issues, including the problems associated with enforcement.

Appendices

Appendix 1

Sustainability Report

Appendix 2

The historical development of Gloucester

Appendix 3

Scheduled Monuments

Appendix 4

Listed buildings

Appendix 5

Bibliography





Appendix 1 Sustainability Appraisal and Management Proposals

SA Objectives	Impact ++ + 0 -- - ?	Likely Timing of Impact (Short, Med, Long Term)	Temporary or Permanent Impact?	Geographic Scale	Likelihood of Impact	Significance of Impact	Commentary (any cumulative, secondary, synergistic impacts?) & Recommendations for Improvement/Mitigation
1. To protect the City's most vulnerable assets							
1.a. Will it minimise the risk of flooding to people and property?	0						
1.b. Will it conserve and enhance natural/semi-natural habitats?	0						
1.c. Will it conserve and enhance species diversity and in particular, avoid harm to protected species?	0						
1.d. Will it maintain and enhance sites designated for their nature conservation interest?	0						
1.e. Will it maintain and enhance cultural and historical assets?	++	M/T	Permanent	Whole Area	High	High	The management policies seek to encourage property owners to replace negative buildings, retain architectural features, repair buildings at risk and develop gap sites.
1.f. Will it maintain and enhance woodland cover?	0						
2. To Deliver Sustainable Economic Growth							
2.a. Will it create new and lasting full time jobs particularly for those most in need of employment?	0						
2.b. Will it encourage both indigenous and inward investment?	+	L/T	Permanent	Whole Area	High	High	It has been found that when the appearance of an historic area is improved more people want to live and work there.
2.c. Will it help to support and encourage the growth of small businesses?	0						
2.d. Will it help to improve the attraction of Gloucester as a tourist destination?	++	L/T	Permanent	Whole Area	High	High	Enhancing the character of this historic area will encourage more people to visit Gloucester and stay longer.

SA Objectives	Impact ++ + 0 -- - ?	Likely Timing of Impact (Short, Med, Long Term)	Temporary or Permanent Impact?	Geographic Scale	Likelihood of Impact	Significance of Impact	Commentary (any cumulative, secondary, synergistic impacts?) & Recommendations for Improvement/Mitigation
3. To minimise consumption of natural resources and production of waste							
3.a. Will it encourage the most efficient use of land and buildings?	+	M/T	Permanent	Eastgate Street	High	High	Policy CA4/15 states that the Council will encourage the reuse of vacant floorspace, in particular the upper floors of retail premises.
3.b. Will it encourage development on previously developed land?	+	L/T	Permanent	Buildings identified as negative/neutral or gap sites and areas designated for enhancement	Med	Med	Document has policies to encourage the redevelopment of negative/neutral buildings and gap sites.
3.c. Will it minimise the demand for raw materials and/or encourage the use of raw materials from sustainable sources?	+	S/T	Permanent	Whole Area	High	Med	The retention of older buildings reduces the demand for new building materials.
3.d. Will it increase waste recovery and recycling?	+	S/T	Permanent	Whole Area	High	Med	Property owners are encouraged to reinstate original features, some of which can be obtained second-hand.
3.e. Will it help to reduce the amount of waste that is generated?	0						
3.f. Will it positively encourage renewable forms of energy?	0						
3.g. Will it reduce water consumption?	0						

SA Objectives	Impact ++ + 0 -- - ?	Likely Timing of Impact (Short, Med, Long Term)	Temporary or Permanent Impact?	Geographic Scale	Likelihood of Impact	Significance of Impact	Commentary (any cumulative, secondary, synergistic impacts?) & Recommendations for Improvement/Mitigation
4. To ensure everyone has access to the essential services they require and that local needs are met							
4.a Will it help everyone access essential basic services easily, safely and affordably?	0						
4.d. Will it provide additional leisure facilities, green spaces and improve access to existing facilities?							
4.e. Will it help to ensure that everyone has access to safe and affordable housing?	0						
4.f. Will it reduce homelessness?	0						
5. To improve standards of health and education							
5.a. Will it improve health and people's ability to engage in healthy activities?	0						
5.b. Will it improve access to health care facilities?	0						
5.d. Will it improve access to learning, training, skills and knowledge?	0						
5.e. Will it improve qualifications and skills of young people and adults?	0						

SA Objectives	Impact	Likely Timing of Impact (Short, Med, Long Term)	Temporary or Permanent Impact?	Geographic Scale	Likelihood of Impact	Significance of Impact	Commentary (any cumulative, secondary, synergistic impacts?) & Recommendations for Improvement/Mitigation
6. To make Gloucester a great place to live and work							
6.a. Will it help to reduce crime and the fear of crime?	0						
6.b. Will it encourage community engagement in community activities?	+	L/T	Temporary	Whole Area	Med	High	Document recommends that a monitoring review be carried out in 5 years time and it is possible that this could be carried out by the local community.
6.c. Will it increase the ability of people to influence decisions?	0						
6.d. Will it improve community cohesion?	+	M/T	Permanent	Whole Area	Med	Med	Encourages people to take pride in their area.
6.e. Will it help to maintain and/or enhance the vitality and viability of a designated centre?	0						
6.f. Will it increase access to and participation in, cultural activities?	0						
6.g. Will it reduce poverty and income inequality?	0						
6.h. Will it reduce the number of unfit homes?	0						
6.i. Will it improve the quality of where people live?	++	L/T	Permanent	Whole Area	High	High	Well maintained CA's are attractive places to live.

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

Appendix 2 The Historical Development of Gloucester

Gloucester: history and development

The history of Gloucester has been written many times and in great detail. This account is not intended to duplicate what has already been said elsewhere. Instead it is aimed at summarising those key historical developments that have helped to shape the city that we know today, with particular emphasis on the street pattern and standing buildings.

Roman Gloucester

A Roman fortress was established at Kingsholm some time after AD 48 close to what must have been an existing ford across the River Severn. The Severn then formed the frontier between Roman Britain and unconquered Wales. By AD 70, the Romans had conquered south Wales and established a new army headquarters at Caerleon. The Kingsholm fort was dismantled and a new one established to the south. This evolved into a *colonia*, a city where soldiers retiring from the army were given land as a form of pension, once Gloucester ceased to be a frontline military station around AD 81.

This period saw the establishment of the rectilinear street pattern that underlies the historic centre of Gloucester. The Cross, marking the centre of today's city, also stands on top of the focal point of the Roman city. Northgate Street and Southgate Streets lie directly on top of the main Roman road through the city. London Road also follows a Roman alignment, turning north easterly to join Roman Ermin Way (today's A38 Barnwood / Hucclecote Road). Ermin Way itself is aligned on the original fort at Kingsholm.

Anglo-Saxon Gloucester

Gloucester continued to be a centre of settlement after the final withdrawal of Roman troops from Britain in 436. The Anglo-Saxon chronicle says that Gloucester (with Cirencester and Bath) fell to the Saxons after the Battle of Dyrham, fought in 577, and thereafter was ruled by the Hwicce, as a sub-kingdom within Mercia. Osric founded a minster church (an early form of monastery) around AD 679, the forerunner of St Peter's Abbey (today's cathedral).

Ethelfleda (died AD 918), daughter of King Alfred and ruler of the Mercians following the death of her husband in 911, founded the new Minster of St Oswald in Gloucester shortly after AD 900, by when Gloucester was already an important commercial centre. Many of the streets, side lanes and alleys of the city centre were established at this time.

St Oswald's was probably connected with the royal palace that was established at Kingsholm by the reign of Edward the Confessor (1003–66). Gloucester was a regular meeting place of the royal council during his reign and that of William I. At one such meeting in 1085 William I initiated the Domesday survey.

Medieval Gloucester

Under the Normans, Gloucester's motte-and-bailey castle commanded the southernmost route across the Severn to South Wales and this was rebuilt in stone (on the site of today's city prison) by Miles of Gloucester in 1110–20. Under Abbot Serlo (from 1089) the Saxon Minster of St Peter was rebuilt to create one of England's greatest Benedictine abbeys (now the cathedral).

Hospitals were established on London Road in the early twelfth century whose chapels still survive (St Margaret's and St Mary Magdalen's). New churches and religious foundations were added – notably the richly endowed Llanthony Priory, begun in 1137 as a home for Augustinian canons fleeing from their original Welsh home. St Oswald's Priory also became a house of the Augustinians in 1152; Greyfriars was established around 1231, Blackfriars around 1239 and Whitefriars around 1268. Of the parish churches that were established at this time, St Mary le Lode, in St Mary's Square, St Nicholas, in Westgate Street and St Mary le Crypt, in Southgate Street, have survived.

Gloucester was granted a charter in 1155 (giving the right to hold a market and to exercise jurisdiction). The economy was based on iron working but the city also had a large population of traders and merchants and the city played an important role as a market and service centre for the region. A quay probably operated along the banks of the Severn between Westgate Bridge and the castle.

Westgate Street was the longest and most important of the city's commercial streets, the location of a market, several churches, the Guildhall and the mint. The abbey occupied all of the north-western quadrant of the city. The east end was the Jewish quarter until the Jews were expelled in 1275. New suburbs developed outside the town walls.

Among secular medieval buildings in Gloucester, the most remarkable are the late-twelfth century undercroft beneath the late-fifteenth century Fleece Hotel, the early thirteenth-century undercrofts to 47–49 and 76 Westgate Street and the New Inn, a complete timber-framed courtyard inn built around 1450 for St Peter's Abbey.

Post Dissolution Gloucester

The Dissolution of the 1530s was a landmark in the city's history, unlocking resources previously controlled by religious houses. The Minster church became the cathedral and with the founding of the See, Gloucester became a city in 1541. Cloth making led a revival in the city's trading fortunes and by 1600 the city hosted specialist markets for the trading of cattle, sheep, grain and fruit.

Port status was granted to the city by Elizabeth I in 1580 and by the time the cloth trade declined in the seventeenth century, the city had evolved into a significant centre for the Severn-based grain and malt trade, though competition from Bristol prevented it from developing foreign trade contacts.

The Puritan city's stubborn resistance to Royalist siege in 1643 is widely seen as the turning point in the Civil War. Large parts of the city were burned to the ground: most of the northern and southern suburbs were lost, as were half the city's eleven medieval churches. Surviving buildings from this period include the timber-framed buildings at 6–8, 14, 26, 30, 33, 43–45, 66, 100 and 99–103 Westgate Street (the Folk Museum) and that at 9 Southgate Street (with a façade dating from 1664/5).

Eighteenth-century Gloucester

Wire and pin making, metal working, bell founding, wool stapling and banking led the city's revival from the late seventeenth century. Gloucester also developed as a distribution centre for goods imported from overseas via Bristol and then forwarded inland to the west Midlands.

A number of medieval houses were refaced in fashionable brick (eg Nos 6–8 and 14 Westgate Street) and the city also became established as a social centre for the local gentry, with fine houses from this period at College Green and Longsmith Street, plus the eighteenth-century church of St John the Baptist in Northgate Street.

The County Infirmary was founded in 1755 and St Bartholomews' Hospital almshouses, near Westgate Bridge, were rebuilt in Gothick style in 1790. Gloucester was active in the establishment and promotion of Sunday Schools from the 1780s (Robert Raikes, pioneer of Sunday Schools, was born in Gloucester in 1736). The County Gaol was rebuilt in 1791, as was St John the Baptist, Northgate Street, in 1734. Other notable buildings of the period include No 1 Miller's Green (The Deanery), Bearland House in Longsmith Street (1740) and Ladybellegate House (1743).

Nineteenth-century Gloucester

Physical growth beyond the city's medieval boundaries began after the Napoleonic Wars. Shire Hall (Sir Robert Smirke) dates from 1815/16. A pump room (demolished 1960) opened in Spa Road that same year, but this was rapidly eclipsed by the greater popularity of the spa at Cheltenham. Even so, several terraces associated with the spa have survived, including Gloucester's only residential square, Brunswick Square (begun 1822), along with Christ Church, Brunswick Road (Rickmann & Hutchinson, 1823).

Two of the Severn's watercourses were partly concealed, having been open since the Roman founding of the city: the Dockham Ditch (aka Old or Little Severn) was culverted south of the Foreign Bridge on Westgate Street in 1825 and completely filled in in 1854, and the Twyver (running beneath Station Road) was culverted in 1833.

The opening of the Gloucester and Berkeley Canal in 1827 gave ocean-going ships access to the city and the coming of the railways in the 1840s encouraged Gloucester's expansion as a busy port for the distribution of foreign grain and timber to the Midlands,

as well as stimulating locally based corn-milling and ship-building, and the manufacture of railway rolling stock (Gloucester Wagon Works opened in 1860) and matches (Morlands/England's Glory).

Big increases in population saw the city's boundaries extended in 1835 and 1874. The population doubled between 1851 and 1871 alone. Middle-class housing spread out along London Road while industrial development was heaviest in the area between the canal and Bristol Road and artisan housing grew up in the south and south east of the city. The 1870s and 1880s saw the city centre transformed from a mix of small shops and residential premises to a business and retail centre with banks, offices and large stores. Gas lighting in the city was completed in the 1890s and the new suburbs of Outer Barton Street, Tredworth, Bristol Road, Kingsholm and Wotton were brought within the city boundaries when they were extended again in 1900.

Other buildings of this period include the County Lunatic Asylum (1823), the Friends Meeting House, Greyfriars (1835), St James, Upton Street (1841), the former HM Custom House (Sydney Smirke, 1845), St Mark, Kingsholm (1845), the Mariner's Church in the Docks (1849), the Cemetery, in Cemetery Road (1857), St Peter's Roman Catholic Church (1859), the Wesleyan Church, Victoria Street (1870), the Public Library and Museum (1872), Whitefield Presbyterian, Church Park Road (1872), All Saints, Barton Street (Sir G G Scott, 1875), Coney Hill Hospital (1883), St Paul, Stroud Road 1883, the Public Baths, Eastgate Street (1891), the former Guildhall in Eastgate Street (1892), and St Stephen, Bristol Road (1898).

Twentieth-century Gloucester

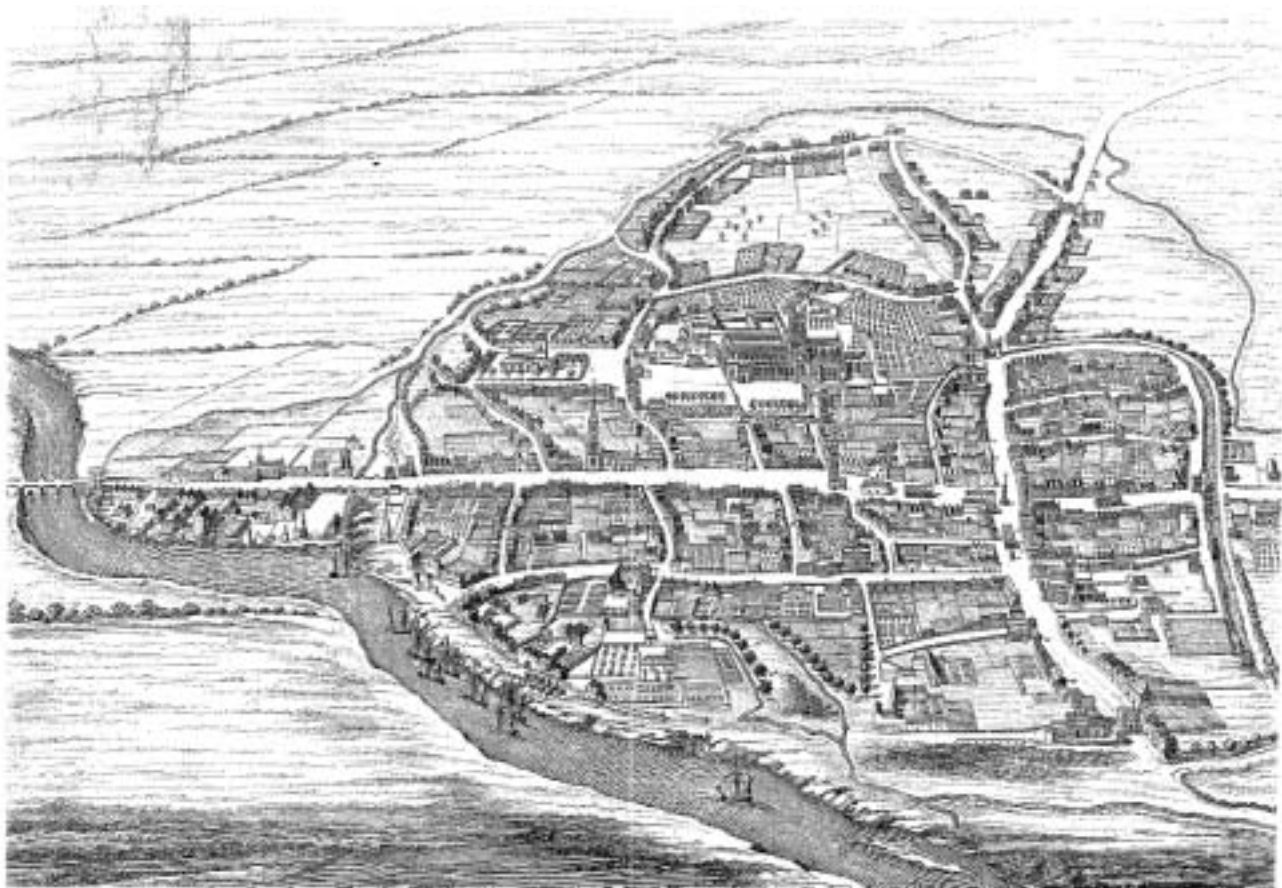
As the docks declined in the late-nineteenth century, local engineering firms moved into the new industries of aircraft production, though this too ceased in 1960 (as did match making in 1976 and the wagon works in 1985). Gloucester's role as the county town has since created employment in local government and in service industries.

Notable buildings of this period include St Catharine, London Road (1915), the Technical College (1936), St Oswald (1939), St Barnabas, Tuffley (1940) and St Aldate, Finlay Road (1964).

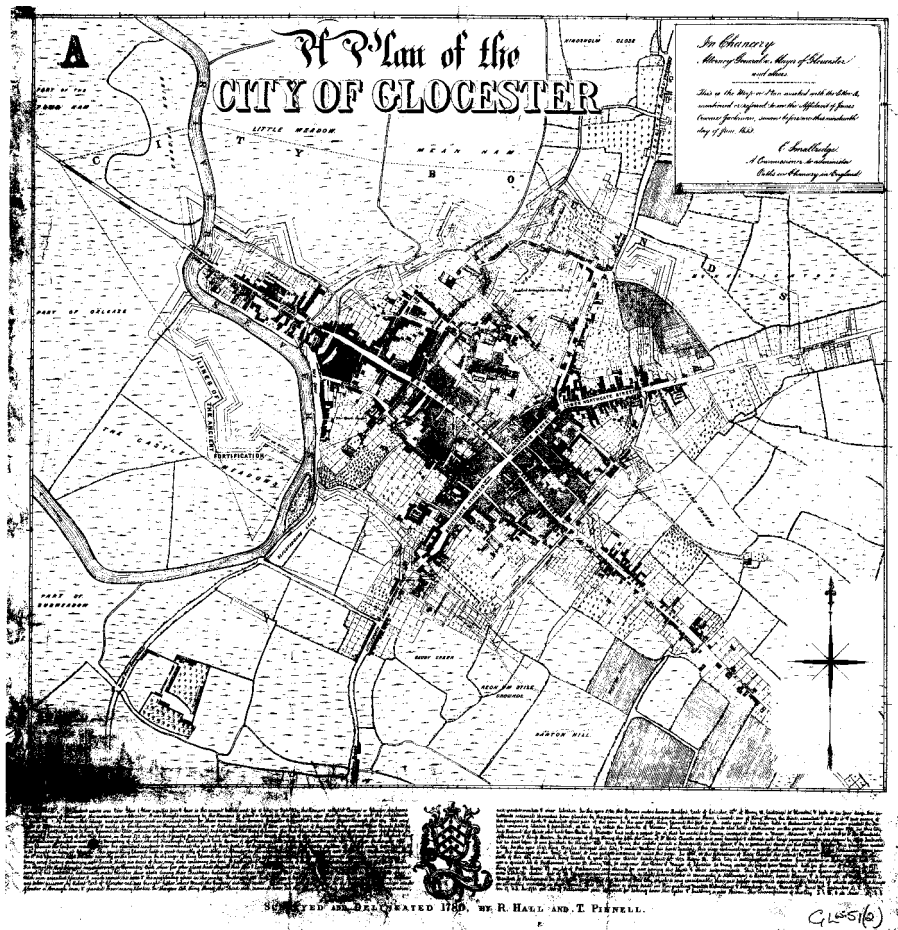


- PLATE I
- A College Green
 - B Cathedral
 - C St Oswald
 - D St Mary de Lode
 - E St Nicholas
 - F St Bartholomew's Hospital (Little Mead to north)
 - G Holy Trinity
 - H St Mary de Grace
 - I All Saints
 - K St Michael
 - L St John
 - M St Aldate
 - N St Mary de Crypt (Greyfriars and Friars' Orchard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

Speed's map of 1610.



Kip's engraving of 1710.



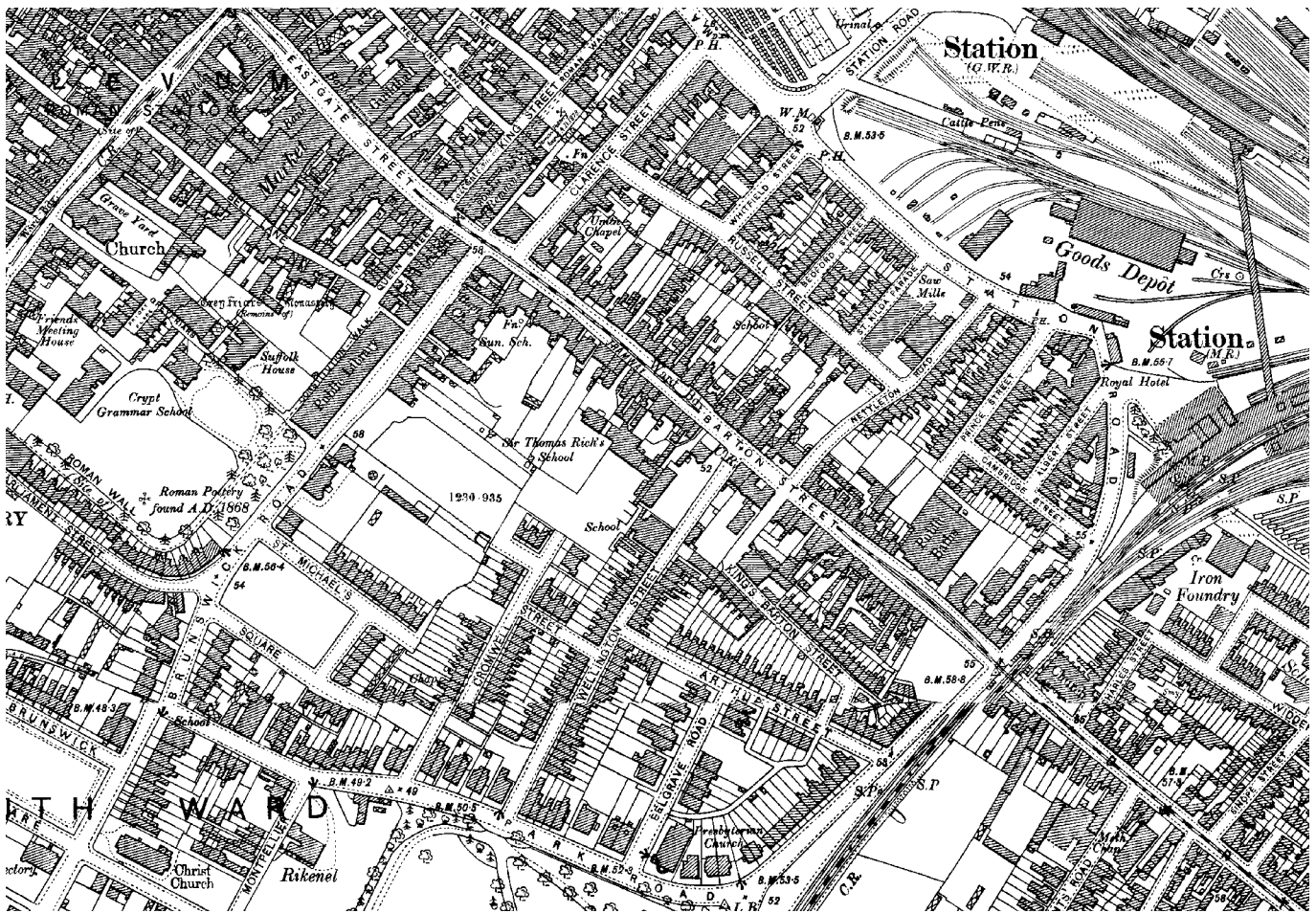
Hall & Pinnell's map of 1780.



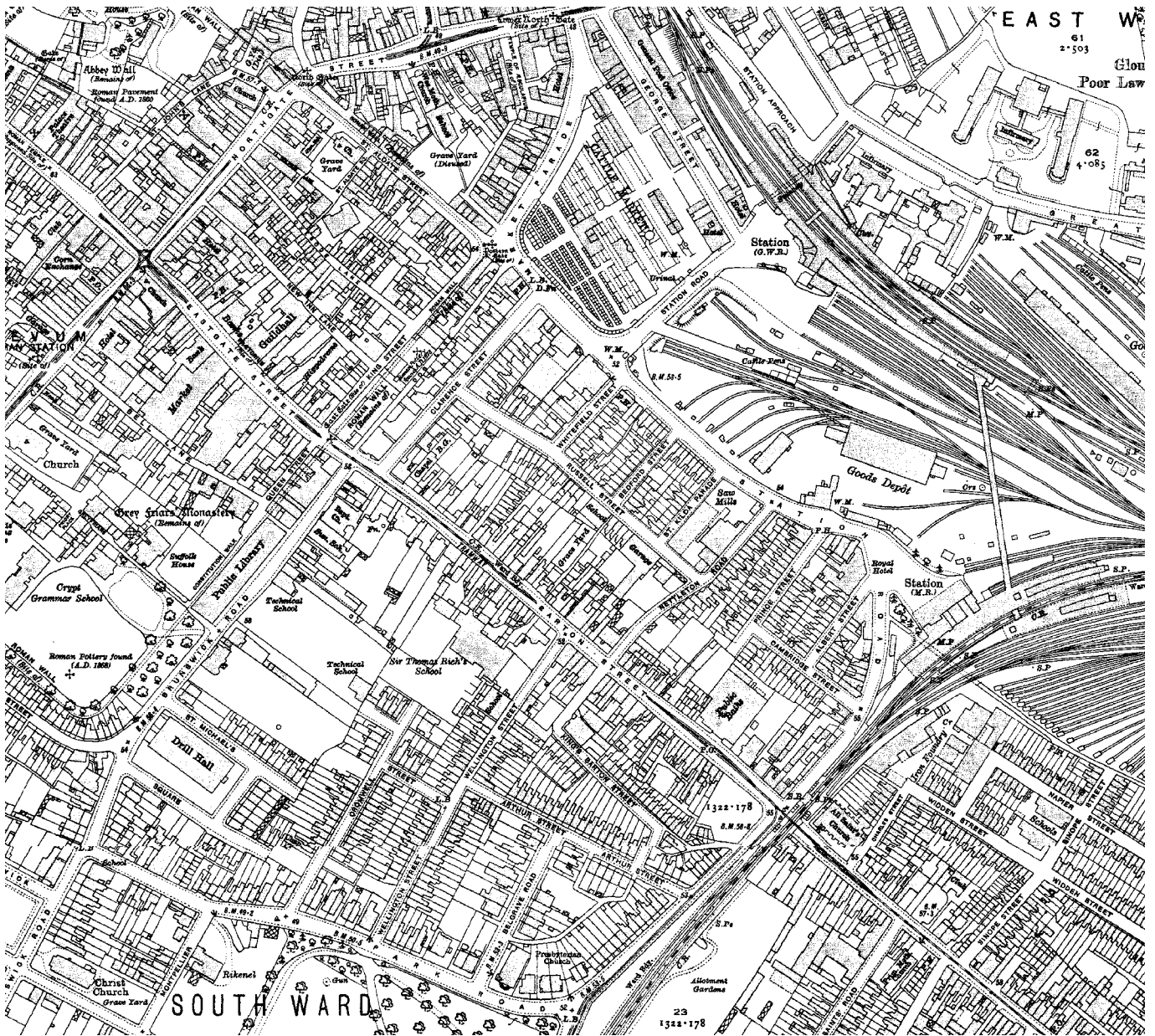
1805 map.



Causton's map of Gloucester, 1843.



1/2500 Ordnance Survey map 1902.



1/2500 Ordnance Survey map 1923.

Appendix 3 Scheduled Monuments

Scheduled Monuments are given legal protection against deliberate damage or destruction by being scheduled under the Ancient Monuments and Archaeological Areas Act 1979. National policy guidance is provided by Planning Policy Guidance notes 15: Planning and the Historic Environment and 16: Archaeology and Planning.

The following Scheduled Monument lies within the boundaries of the Worcester Street Conservation Area:

7 – 28814 Tanners' Hall

Further information on this and all of the city's Scheduled Monuments can be found on the Gloucester City Council website at

www.gloucester.gov.uk/Content.aspx?urn=3247

Appendix 4 Listed Buildings

NAME	ADDRESS
	58 Eastgate Street
	62 and 64 Eastgate Street
	66 Eastgate Street
	70 Eastgate Street
Sir Thomas Rich's School	72 Eastgate Street
	80 and 80a Eastgate Street
Ivy House	94 Eastgate Street
	96, 98 and 100 Eastgate Street
	108 Eastgate Street
	57 Eastgate Street
	67 and 69 Eastgate Street
	87 Eastgate Street
Annandale House	105 Eastgate Street
	111 Eastgate Street
	2 Clarence Street
	4 and 6 Clarence Street
	8, 10, and 12 Clarence Street
	18-30 Clarence Street

Appendix 5 Bibliography and Contacts

Bibliography

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

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

Verey, D and Brooks, A 2002. *The Buildings of England, Gloucestershire 2: The Vale and the Forest of Dean*, New Haven and London: Yale University Press

Victoria County History, *A History of the County of Gloucester: Volume 4: The City of Gloucester (1988)*

Maps/topographical views:

- Speed's map of 1610
- Kip's engraving of 1712
- Hall and Pinnell's map of 1796
- Causton's map of 1843
- Ordnance Survey map of 1902
- Ordnance Survey map of 1923

Maps

Conservation Area 4

Character Areas

Conservation Area 4

Management Proposals

Conservation Area 4

Townscape Appraisal



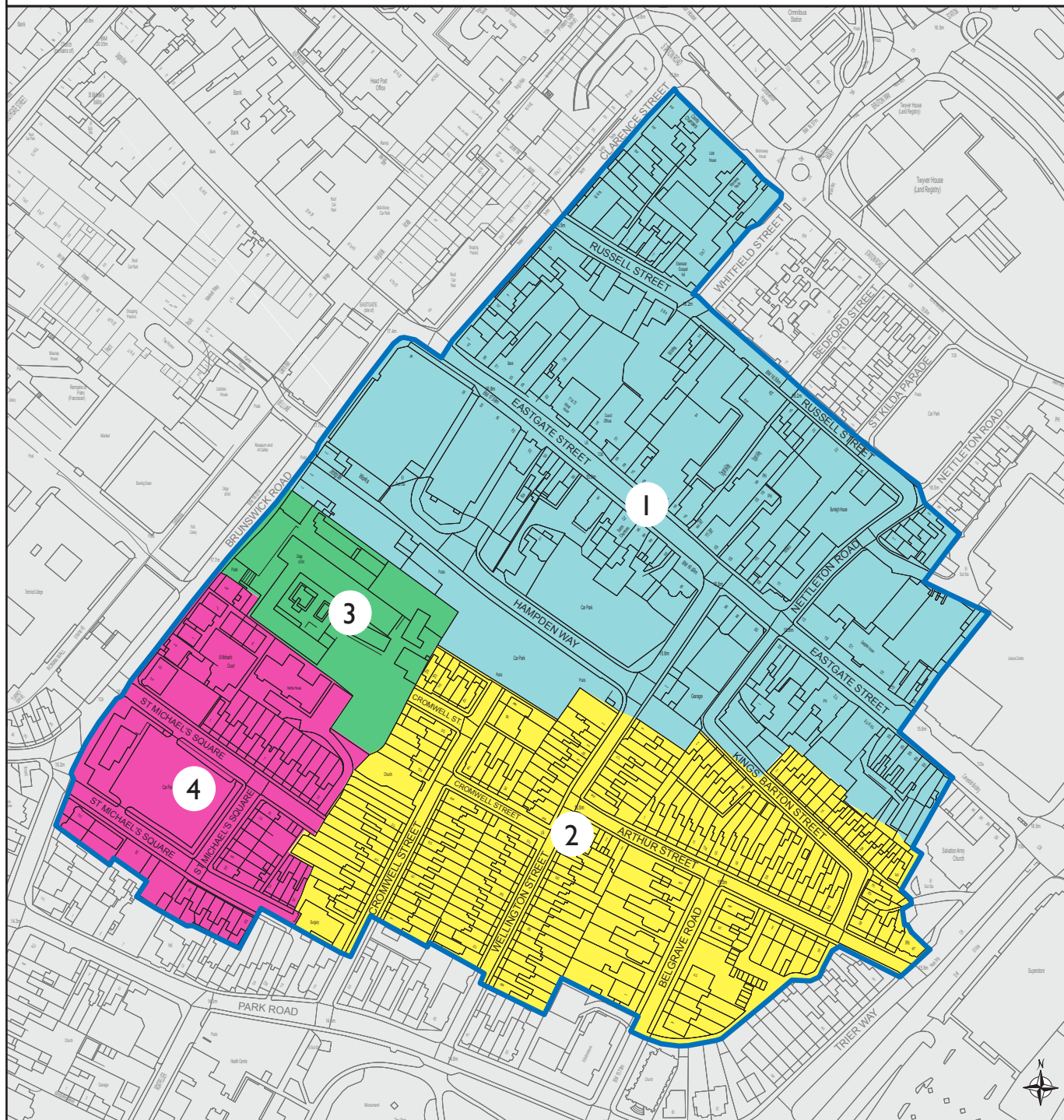


Gloucester City Conservation Area Appraisals

Eastgate Street and St Michael's Square Conservation Area

Character Areas

(Not to scale)



1: Commercial area including Eastgate Street, Clarence Street, Station Road and Russell Street

2: Residential area including Cromwell Street, Wellington Street, Arthur Street, Belgrave Road and King's Barton Street

3: Gloscat School of Arts and Media and environs

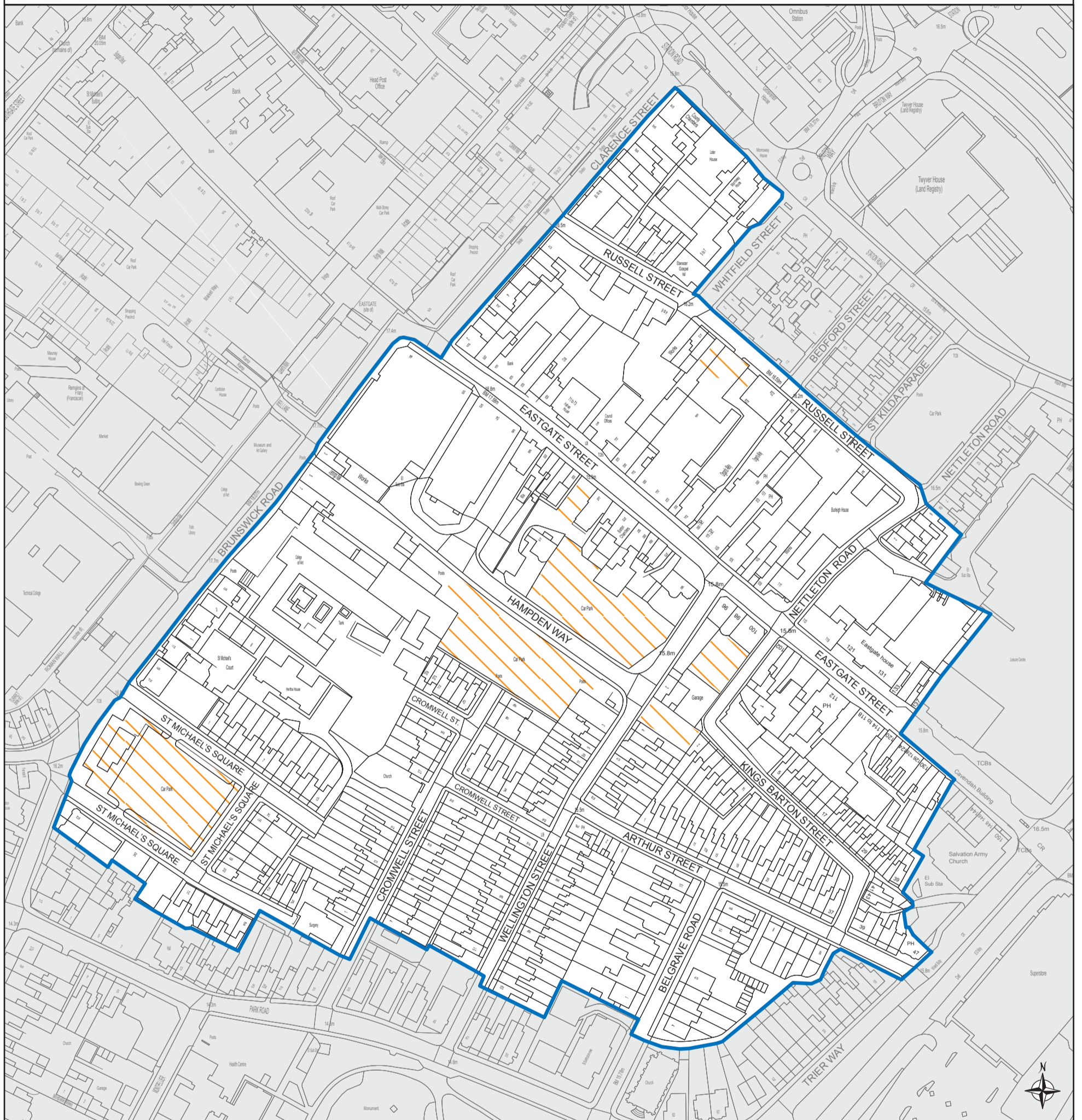
4: St Michael's Square and Brunswick Road (east side)

Gloucester City Conservation Area Appraisals


Eastgate Street and St Michael's Conservation Area

Management Proposals Map

(Not to scale)



 Conservation area boundary

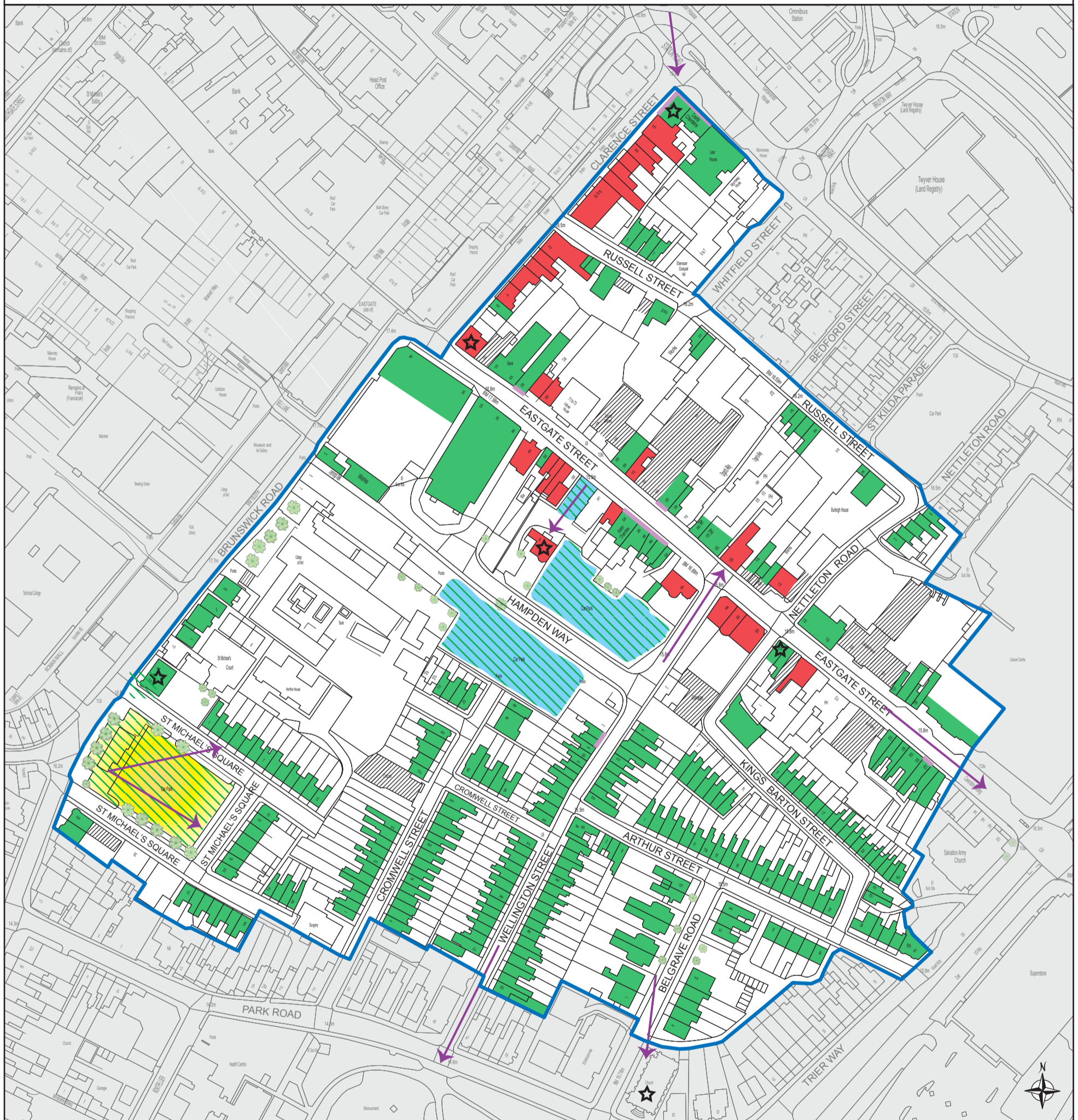
 Area for enhancement












Gloucester City Conservation Area Appraisals

Eastgate Street and St Michael's Conservation Area

Townscape Appraisal Map

(Not to scale)



- | | | | |
|--|--|--|---|
|  Conservation area boundary |  Neutral buildings |  Negative open spaces |  Focal buildings |
|  Listed buildings |  Negative buildings |  Important trees |  Historic shopfronts |
|  Positive buildings |  Positive open spaces |  Important views | |

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