

Worcester Street Conservation Area (Conservation Area No. 8)

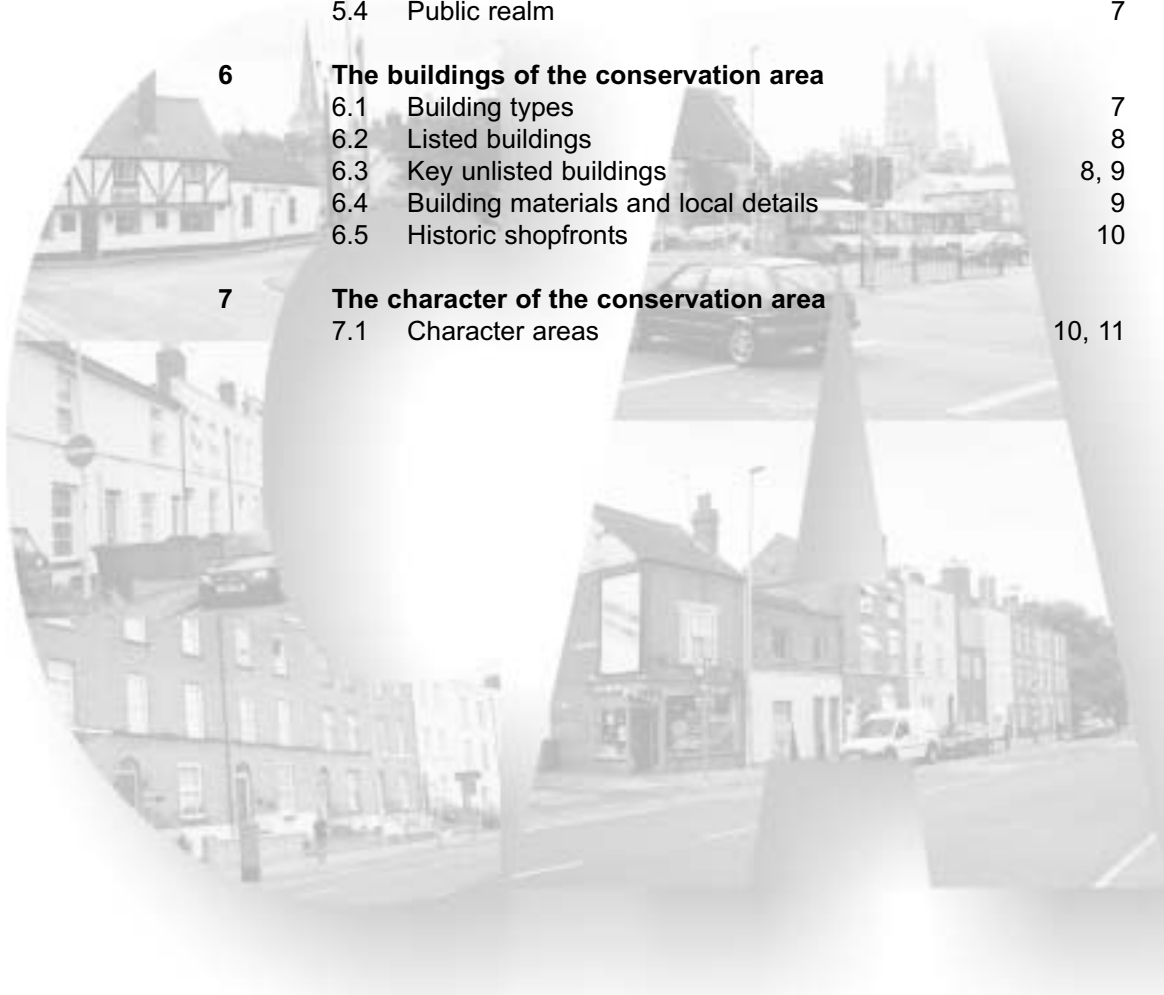
Appraisal & Management Proposals



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Part 1 Character Appraisal

1 Summary

1.1 Key characteristics

This Character Appraisal of the Worcester Street Conservation Area concludes that the special interest of the area derives from the following key characteristics:

- ◆ The conservation area owes its existence to Worcester Street's creation as a new road in 1822. It is a largely intact example of Regency town planning grafted on to Gloucester's Roman and medieval street plan;
- ◆ Regency terraces built in the 1820s form the dominant building type, establishing the architectural theme of the conservation area;



Positive: Regency terraces.

- ◆ A third of the properties are listed;
- ◆ The area also has a nationally important scheduled monument – Tanner's Hall – which is the only building to survive above ground associated with the city's once important leather industry;
- ◆ The area has 16th-century timber-framed buildings that are a rare survival of the city's medieval suburbs, most of which were destroyed in the 17th century during the Civil War siege of Gloucester, or were demolished during the slum clearance programmes of the late 1930s;
- ◆ The area supports a number of small-businesses, occupying low-cost, city-fringe premises;
- ◆ The relocation of the Gloucester Records Office to the former Kingsholm Primary School has brought a viable new use to a formerly redundant historic building and brings visitors to the area;
- ◆ The area has several individual buildings of particular architectural merit, including St Mark's Church, the Co-op building at No. 69 Alvin Street and the Kingsholm Surgery;

- ◆ Streetscape and public realm improvements have been achieved as a result of the Worcester Street Townscape Heritage Initiative, which has also resulted in the regeneration of a number of buildings that were previously at risk.

1.2 Key Issues

Based on the negative features identified in Section 9 (Issues), a number of problems have been identified that have a negative impact on the character of the conservation area. These form the basis for the Management Proposals in the Part 2 of this document and are as follows:

1. Negative buildings and the quality of new developments

There are several mainly post-WWII buildings that have a negative impact on the character and appearance of the conservation area. These are all marked on the Townscape Appraisal map. They are judged to be negative because of their scale, replacing small historic plots with large buildings. This has resulted in a loss to the coherence of the Regency streetscape and has adversely affected the setting of adjoining historic buildings.

2. Gap sites

There are several empty sites within the conservation area that are capable of being developed, and that would enhance the area if filled with suitable buildings. This is especially true of sites where the demolition has created an area of anonymous car parks and/or revealed the backs of neighbouring properties, with storage sheds, garages, refuse bins and warehouses that lack definition and structure.

3. Economic viability and Buildings at Risk

Several buildings in the conservation area are used by businesses that have not invested in maintenance or quality design, with the result that the buildings are neglected, or compromised in various ways, including the boarding up of windows and doors, poor quality repairs using inappropriate materials, makeshift extensions, painting in inappropriate colours, the loss of gardens and boundary walls to car parks, and the prominent use of metal security barriers and razor wire.

4. Alterations to listed and unlisted properties

Very few buildings in the conservation area, listed or otherwise, have survived into the 21st century with their original doors and windows intact, or even with replacements of similar design, materials and character, and the adaptation of buildings to new uses has resulted in a numerous small changes that cumulatively have a negative effect on the character and coherence of the conservation area.

5. Historic Shopfronts

Several historic shopfronts have been identified on the Townscape Appraisal map and are worthy of conservation. There are also many modern shopfronts which are badly detailed and use garish colours, modern materials and poor quality signage.

6. Public spaces

An area of neglected public space has been identified at the junction of Worcester Street and Skinner Street.

7. Public realm, pedestrian movement and traffic

Because it is sliced in two by a busy road and a railway viaduct, traffic has a major impact on the Worcester Street Conservation Area, which lacks the tranquillity and aesthetic appeal that is normally associated with the idea of a conservation area.



Negative: traffic dominance.

8. Street trees

Whilst trees are not a major feature of this urban conservation area, the few trees that are present make an important contribution to the softening of the urban townscape and enhancing the setting of historic buildings, and more could be planted to enhance the character of the conservation area.

9. Tanner's Hall

The national importance of Tanner's Hall as a scheduled monument is far from obvious and work needs to be done to reveal the potential that this key monument has for enhancing the Worcester Street/Black Dog Way junction.

2 Introduction

2.1 The Worcester Street Conservation Area

The Worcester Street Conservation Area is important historically as an example of Regency town planning within a city whose street plan largely reflects the Roman and early medieval street grid. The conservation area owes its existence to Worcester's Street's creation as a new road in 1822, and the essential character of the area is that of a planned gateway to the city, with a mix of commercial premises and terraced housing, much of it dating from the second quarter of the 19th century.

The conservation area retains a variety of listed historic buildings dating from the 16th century onwards, though the predominant architectural theme is established by the large numbers of brick or stucco-fronted Regency terraces, all of the same height and width, many of them with the characteristic Gloucester detail of flat-arched window heads of five raised-and-stepped stone voussoirs.



The characteristic Gloucester detail of flat-arched window heads of five raised-and-stepped stone voussoirs.

2.2 The purpose of a conservation area character appraisal

The Worcester Street Conservation Area includes parts of the Inner Worcester Street Conservation Area, which was originally designated by Gloucester City Council on 19 July 2001 as an extension to the existing London Road Conservation Area. The boundaries were revised as part of a comprehensive review of conservation area boundaries within the city which were subjected to an informal period of consultation between 4 April 2006 and 2 May 2006.

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 Worcester Street 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.

3 Location and Landscape Setting

3.1 Location and activities

Gloucester is the county town of Gloucestershire and is located in the Vale of the River Severn, some 8km south west of Cheltenham. Tewkesbury lies about 20km to the north east, with Worcester a further 20km beyond. The Malverns lie 22km to the north west, while the Forest of Dean begins some 14km to the west with the Wye Valley and the Welsh border beyond. Some 18km to the south lies Stroud, on the edge of the Cotswold escarpment, which rises steeply from the vale to the east of the city. The M5 Motorway passes between the city and the Cotswolds escarpment, connecting the north of England to Bristol, Bath and the south-west.

Central Gloucester has a cross-based grid of streets which survives from the city's Roman foundation. The Cross marks the centre of Gloucester, and is the meeting point of the four main streets – Westgate Street, Northgate Street, Eastgate Street and Southgate Street – which divide the city centre into quadrants. The Worcester Street Conservation Area lies at the north eastern edge of the north-western quadrant. Worcester Street itself is a turning off Northgate Street, located midway down Lower Northgate Street, being that portion of Northgate Street that lies between the site of the Roman North Gate and the site of the medieval North Gate. It thus lies just outside the northern edge of the medieval city, where it has the character of a transitional zone between the ancient city centre and the more recent suburbs.

Worcester Street itself is physically divided into two parts by the railway viaduct that was built in the 1840s. Lower Worcester Street lies to the south of the viaduct, closest to the city centre, and nearly all the properties here are in commercial use. The heavy traffic and city-edge character mean that this is not a premium location in commercial or residential terms. The area thus provides the relatively low-cost commercial space that supports smaller proprietor-owned businesses in the retail and service sectors, with a mix of small businesses (estate agents, hairdressers, cafés and fast-food outlets, a florist, beauty salon, cake shop, fabric retailer, sewing supplies shop, curtain maker and electrical retailer) with some larger retail warehouses (selling beds, furniture, bathroom/kitchen units and plumbing supplies) and car sales and servicing centres (three in total). There is also one large office block (Conway House), and a nursery school.

Immediately north of the viaduct, Worcester Street is mostly residential, with terraces overlooked by the Victorian parish church of St Mark, but there is also a pub, hotel, café and restaurant, as well as a jeweller's, tattoo parlour, hairdresser, barber, discount cycle warehouse and sandwich shop.

The conservation area boundary generally follows the back boundaries of the large properties fronting onto Worcester Street, many of which have been subdivided into flats. The boundary also takes in Worcester Parade, to the east, as this early Victorian terrace is historically linked to the development of Worcester Street. Largely residential, this part of the conservation area consists of a single long terrace, with two-storey houses and rear gardens, mainly in single ownership.

The area is served by a modern doctor's surgery, and on the eastern edge of the conservation area is a small group of shops comprising a hairdresser, butcher, garden machinery sales and servicing centre and a rod and gun shop, a former Co-op building now used for storage and the former Kingsholm primary school, now used as the County and Diocesan Record Office.

The conservation area also takes in part of Hare Lane and Skinner Street, whose narrow streets, choked with traffic at the beginning of the 19th century, Worcester Street was built to relieve. This part of the conservation area has a pub and two restaurants, a long-stay car park and a jeweller, as well as a small number of dwellings.



Worcester Street south of the railway viaduct.



Worcester Street north of the railway viaduct.

3.2 Topography and geology

Central Gloucester is located on a spur of higher ground just above the floodplain of the River Severn. The city lies on lower lias clay and gravels in the flat Vale of Gloucester, which is itself part of the larger Vale of the Severn. To the north, west and south the terrain is largely flat, but the Cotswold escarpment, along with the outlying Robinswood Hill and Churchdown Hill, rises steeply to the east, at a distance of some 8 kilometres from the city centre.

There is little variation in contour within the conservation area, which makes the railway viaduct, superimposed at right angles to Worcester Street, but raised above it on a series of brick arches, an eye-stopping feature, effectively blocking views between the two halves of the conservation area.

3.3 Relationship of the conservation area to its surroundings

The southern part of the Worcester Street Conservation Area sits in the angle between the Cathedral Precincts Conservation Area to the west and the London Road Conservation Area to the east, with the railway viaduct closing the triangle to the north. Beyond the viaduct, the conservation area takes in all the historic buildings that survive to the west and east of Worcester Street. Beyond these historic buildings there are mainly post-WWII light-industrial and housing estates, though the best of the residential suburbs in Kingsholm, some 300m or so further north, forms a separate conservation area.

4 Historic Development and Archaeology

4.1 Historic development

Worcester Street's history is that of a relatively late addition to the city's road system, dating from the 1822. Until Worcester Street was built, Hare Lane formed the principal northern exit route from the city. Largely cleared of 'slum' dwellings in the 1930s, and now the site of a large car park, Hare Lane is depicted in a watercolour painting of 1886 by E A Phipson as a narrow street lined by jettied timber-framed buildings. The painting illustrates why Hare Lane was considered to be too narrow and congested to continue to serve its historic role as the main road connecting Gloucester to Tewkesbury and Worcester, which led to the decision to create the new Worcester Road in 1822 as a new broader entrance to the city to and from the Midlands.

The new road was promoted by John Phillpotts, a local barrister and later one of Gloucester's MPs. It was constructed under the powers vested in the Tewkesbury Road Turnpike Trust and funded by tolls. Developers were quick to construct houses on both sides of the new road, most of which date from around 1825. In the 1840s, the area was transformed by the construction of the Great Western Railway, whose viaduct cuts across Hare Lane and Worcester Street, creating a new focus for development, with some houses and stables being built on plots aligned east/west on the railway rather than on the existing north/south street lines.

Worcester Street continued to fill up towards the northern end with the building of St Mark's church in 1845–7, followed in 1851 by the long terrace to the rear of the church in Worcester Parade. In lower Worcester Street, a chapel was built in 1857 by members of the Methodist New Connection, and though the chapel closed around 1895, its nave and large traceried west window survive at the rear of No. 35 Worcester Street. Later additions include the terrace of six houses built in 1904–7 south of St Mark's church whose neo-Tudor half-timbering and barge boards contrast with their relatively plain Regency brick neighbours.

The former Kingsholm School, now the County and Diocesan Record Office, was built in 1925–6 alongside the railway viaduct to serve the large number of families living in the Alvin Street estate, which lies outside the conservation area to the east.



Kingsholm School's foundation plaque.

A more recent and architecturally striking addition to the conservation area is the Kingsholm Surgery, a well-designed doctor's surgery of 1994, by Holyer Purchase Design, with a striking wave-shaped copper roof.

4.2 Archaeology

Hare Lane

A small part of the medieval Hare Lane suburb escaped slum clearance and now survives on the western edge of the conservation area, characterised by timber-framed and jettied buildings of the 16th and 17th centuries. These buildings look out onto the Hare Lane car park, which has the greatest archaeological potential of any site within the conservation area as this once formed part of the Saxon suburbs. Traces of earlier roads dating from the city's Roman foundation, might also survive below ground. Given what is now known about the extent of Roman extra-mural suburbs, it is highly likely that Roman commercial and industrial premises were located within this area as well as possible burial sites, which were typically located along the main roads leading out of Roman towns and cities. There is strong possibility that archaeological remains are yet to be discovered in the area.



Hare Lane is characterised by timber-framed and jettied buildings of the 16th and 17th centuries.

Tanner's Hall

Tanner's Hall, (on Gouda Way) was designated as a Scheduled Monument in August 1996. Though only surviving as a few much-patched walls and a blocked mullioned window, it is a rare survival of a 13th-century merchant's hall house, and an important surviving example of an early secular stone building. The building was later associated with the tanning industry, which was important in the city's late medieval economy. The whole site is therefore archaeologically important and sensitive.

5 Spatial Analysis

5.1 Plan form and layout

As previously described, the conservation area results from Regency town planning, and follows the line of a relief road built in 1822 to serve as the principal road for traffic passing between Gloucester and the Midlands. It thus has a linear north/south character, deriving from Worcester Street's alignment, taking in parallel streets to the east that were developed as a result of Worcester Street's construction, and to the west, consisting of the medieval lanes that Worcester Street superseded as the northern exit from the city.

The exception to this strongly linear plan form is the gentle curve (concave on the west side) to the southern part of Worcester Street, which has the happy effect of focusing the visual emphasis onto the side where most of the surviving historic buildings are located.

Cutting across the north/south street pattern is the 1840s railway viaduct, aligned east/west, which forms an important visual component of the conservation area because of its height and monolithic form, consisting of a high embankment wall of blue-black brick (in contrast to Worcester Street's palette of red brick and white/cream stucco).

Because it is impermeable, except at three narrow points along its route, the viaduct in turn has dictated the alignment of the inner relief road (Black Dog Way and Gouda Way), and the location of the busy crossroads at the junction of the relief road and Worcester Street. This crossroads has inevitably acquired all the trappings of a traffic-light controlled junction, with a plethora of signs, road markings and advertising hoardings. These tend to dominate the streetscape at the expense of the more modest historic environment.



The busy crossroads at junction of the relief road, Worcester Street and the railway viaduct.

Away from the junction, the conservation area has a dense urban character, with few open spaces, trees or gardens. The width of Worcester Street does, however, mean that the historic streetscape can be appreciated by pedestrians, and this is especially true in Lower Worcester Street, with its very wide pavements.

5.2 Landmarks, focal points and views

The flat topography of the conservation area means that views are focused on the few buildings of any height: namely the spire of St Mark's church, which is a focal point for views north of the railway viaduct, and the spire of St Peter's church (in the neighbouring London Road Conservation Area), south of the viaduct. The open space created by the inner ring road also allows westward views from the Worcester Street crossroads over Tanner's Hall to the cathedral and King's School in the north west of the city.

5.3 Open spaces, trees and landscape

Hare Lane (cleared of so-called 'slum' dwellings just before WWII) remains undeveloped and is in use as a car park.

The triangular island site at the junction of Skinner Street and Worcester Street has been landscaped in the past and has raised beds, shrubs and trees, but is in a neglected state.

A long triangular patch of land to the north of the Kingsholm Surgery has ornamental cherries, birch trees and shrubs, forming an attractive and well-managed belt of greenery sheltering and disguising the rear gardens of Worcester Parade.

In the grounds of the Gloucester Records Office are two very large London plane trees which might have been planted in the 1840s, not long after the railway viaduct had been completed.

The trees and shrubs growing on the junction of Worcester Street and Black Dog Way hide some large and unattractive commercial premises at this point in Worcester Street.

The setting for the Tanners' Hall scheduled monument on the corner of Gouda Way and Worcester Street is discussed in Section 4.2

On the opposite side of the road, another corner site is currently in use for vehicle repairs; built against the railway viaduct is an attractive late Victorian stable block and carriage shed, though none of the remaining buildings here are an enhancement to the conservation area and such a key site would benefit from sympathetic development.

5.4 Public realm

The southern end of Worcester Street has benefited from Townscape Heritage Initiative funding, with streetscape restoration on both sides of the road, and public realm works that have greatly enhanced the wide pavements, which are now flagged in sandstone, with granite kerbs. Trees have been planted where the pavement is widest at the lower and upper ends of the eastern side of Worcester Street. These are still young and insignificant but will contribute to the streetscape over the next decade. Anticipating the boulevard atmosphere at this point in the street, a café has already expanded its seating and tables out onto the pavement alongside the trees.



New paving and tree planting in the area covered by the Worcester Street Townscape Heritage Initiative.

6 The Buildings of the Conservation Area

6.1 Building types

Worcester Street is predominantly lined by Regency town houses of brick or stucco. Many of them have the prominent 'keystone' door and window voussoirs of stone that are a characteristic feature of Gloucester houses of this period (also known as 'five raised-and-stepped stone voussoirs'). Some also have three-storey blind arcading framing the windows.

Most are three storeys in height, with parapets, though some also have basements and attics. They are two bays wide, with steps up to a panelled front door, with a rectangular over-door light. All have sash windows: some have 4 x 4 panes, others 3 x 4 and others 2 x 2.

In the lower half of Worcester Street there are no front gardens and many of the houses here have commercial premises on their ground floors, some with late Victorian or Edwardian shop fronts. Houses on the northern side of the railway viaduct have small front gardens, though most of the original boundary walls and area railings have gone.

Where gaps have occurred in the southern side of Worcester Street they have often been filled by large commercial premises. The terraces on the northern side of the viaduct are more continuous, but with some interesting variations: Nos 62 to 72 Worcester Street, for example, consist of a terrace of six neo-Tudor dwellings with ornate barge boards and half timbered two-storey bay windows, while No. 80 is one of a pair of Regency stucco-fronted buildings with one surviving wrought-iron window guard.

Houses on the western side of the street have typical Gloucester keystone voussoirs of stone, and rectangular door openings, but those facing them on the eastern side have gauged segmental-headed door and window voussoirs of brick, and round-headed doorways with fanlights.

Worcester Parade has a continuous terrace of mid-19th century dwellings running down its eastern side. All are stucco fronted, of two storeys in height and two bays in width. Within this basic pattern variations include pairs of dwellings with a moulded string course below the parapet, some dwellings with moulded window architraves and some with door canopies supported by shaped stone brackets.



Worcester Parade.

6.2 Listed buildings

A listed building is one that is included on the government's Statutory List of Buildings of Special Architectural or Historic Interest. These buildings are protected by law and consent is required from Gloucester City Council before any works of alteration, extension or demolition can be carried out. Further information can be found in the City Council's publication *Listed Buildings in Gloucester*.

The Worcester Street Conservation Area contains 33 listed buildings, the highest proportion being located in Lower Worcester Street.

Four of the listed buildings are medieval survivors of the Hare Lane suburb. Grouped in a row on the north side of the Hare Lane car park in St Catherine Street, they consist of late medieval (16th-century) timber-framed buildings with jettied-out first floors and clay tiled roofs.

With the exception of St Mark's Church and Tanners Hall, the remainder are all Regency and mid Victorian terraces lining Worcester Street (see 6.1 Building types, above).

St Mark's was built by the Diocesan Church Building Association and consecrated in 1847. Designed by Francis Niblett in Early English style, it has a tower and spire that are prominent in views within the conservation area.

Tanners' Hall is described in greater detail in section 4.2: Archaeology.

6.3 Key unlisted buildings

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

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

The following buildings in the conservation area are judged to make a positive contribution.

- ◆ In Worcester Street, Nos 7 and Nos 8, 10, 12, and 14 are Regency terraces of the 1820s, similar in style and appearance to their listed neighbours, though not listed because they have undergone internal changes to their historic fabric. Nos 8 and 10 are rendered at ground floor level, with red brick elevations at the first and second floor levels, and sash windows. Nos 12 and 14 are rendered. They all have shopfronts at ground floor level, the one at No. 12 being particularly attractive;
- ◆ No.35 Worcester Street now has a 1930s Modernist façade, though behind this street front is the nave of the mid-19th-century Methodist church, a tall building of brick with a large traceried window in its west wall;

- ◆ The whole of Worcester Parade makes a positive contribution as a substantially complete terrace of mid-19th century dwellings;
- ◆ Nos 62 to 72 Worcester Street are attractive and flamboyant neo-Tudor dwellings designed by H A Lansley and built in 1904–7 that survive largely unaltered;
- ◆ Gouda Way (no number) has a 19th-century brick and tile stable block and carriage shed built up against the railway viaduct, which is an interesting survival from the age of horse transport;
- ◆ No. 76 Hare Lane, built right up against the railway viaduct, is a well designed Edwardian building with a semi-circular stone door hood flanked by attractive flat-arched tripartite windows with keystones and square panes;
- ◆ On the north-eastern side of the Hare Lane car park, the Village Taverna is a simple building (perhaps a former stable or store) but one whose height and materials reflect and complement the medieval timber-framed buildings on the opposite side of the street;
- ◆ On the western side of Worcester Street, most of the buildings have lost their historic character through the replacement of windows and doors and/or the use of pebble dash or patterned render on historic brickwork, but Nos 51 and 53 and 77 to 83 remain the least altered and most positive buildings in the group, and the corner shop at No. 67 has a modest late 19th-century shop front;
- ◆ On the eastern side of Worcester Street, Nos 78 and 80 have also been over-modernised, though No. 80 retains one Regency wrought-iron window balcony;
- ◆ Kingsholm Surgery, Alvin Street, is a well-designed doctor's surgery of 1994, by Holyer Purchase Design, in Modernist style with a flowing waveshaped copper roof and balconies;
- ◆ No. 69 Alvin Street is a shop and warehouse built as the Gloucester Co-operative Society's Branch No 2, founded in 1885; externally, this is a brick building of great character, largely unaltered, with a rooftop fleche, recessed segment-headed windows, beaded pilasters and deep eaves with three courses of dog tooth frieze. The west elevation has a large tripartite sash window set above a ceramic tile frieze decorated with flowers and the words 'Branch No 2 1885', while above the round headed window is a painted banner saying 'Gloucester Co-Operative Society Limited';
- ◆ Bridge House, Alvin Street is a handsome detached Edwardian building;
- ◆ The County and Diocesan Records Office occupies the former Kingsholm Primary School, whose school buildings are a good example of early 20th-century institutional architecture (designed by W B Wood in 1925/6).



No. 35 Worcester Street has a 1930s Modernist façade fronting the nave of the mid-19th-century Methodist church.



No. 69 Alvin Street is a shop and warehouse built as the Gloucester Co-operative Society's Branch No 2, founded in 1885.



Nos 62 to 72 Worcester Street are attractive and flamboyant neo-Tudor dwellings designed by H A Lansley and built in 1904–7 that survive largely unaltered.



Kingsholm Surgery, Alvin Street, is a well-designed doctor's surgery of 1994.

6.4 Building materials and local details

Within the conservation area, the traditional building materials are as follows:

- ◆ Walls: of red brick or cream-painted stucco;
- ◆ Roofs: hidden by parapets, of blue/grey Welsh slate, or plain clay tiles;
- ◆ Windows: timber with shopfronts at pavement level and sliding sashes at first and second floor level;
- ◆ Doors: with stone steps and timber front doors of six panels and rectangular over door lights or semi-circular fanlights.

Local details include:

- ◆ Walls: blank arcading rising for the full height of the building, with a semicircular head;
- ◆ Windows and doors of finely gauged segmental brick or stone 'keystone' voussoirs;
- ◆ Street signs of cast iron with raised lettering, terminating in curlicues (for example, the 'Skinner Street' name plate on the eastern elevation of the Coach and Horses pub in St Catherine Street).

6.5 Historic shopfronts

There are a number of well detailed historic shopfronts, mainly dating to the late 19th or early 20th centuries, which are all marked on the Townscape Appraisal map. Some, such as Nos 7 and 9 Worcester Street, are located in listed buildings and are therefore already afforded special protection. Others, such as No. 12 Worcester Street, are in unlisted buildings which have been assessed as making a positive contribution to the character and appearance of the conservation area. Changes to all shopfronts within the conservation area should be guided by advice contained within the City Council's *Shopfronts Design Guide*.



23 Worcester Street.

7 The Character of the Conservation Area

7.1 Character areas

The Worcester Street conservation area is reasonably homogenous and for this reason does not need dividing into smaller character areas; instead it can be regarded as a single entity, with the key characteristics that are summarised below.

Key characteristics:

- ◆ Built as a new road in 1822, to take traffic travelling north to Tewkesbury, Worcester and the Midlands, it serves as a gateway to central Gloucester, forming a transitional zone between the core commercial area of the city centre and the Kingsholm suburbs;
- ◆ A large number of the properties in the conservation area are listed; some are timber-framed relics of the medieval suburbs, while the majority date from the 1820s, when property developers took advantage of the new road to build a series of terraces, whose uniform height and building line define the character of the street;
- ◆ The conservation area has a linear character, with most of its historic streets running south to north, but the southern part of Worcester Street has a gentle curve, concave on the west side, which throws the visual emphasis onto the side where most of the surviving historic buildings are located;
- ◆ The street is wide enough for the street architecture to be fully appreciated from either side of the street, which has a pleasant open and airy feel, especially compared to the narrower streets of the centre of the city;
- ◆ The southern stretch of Worcester Street has wide pavements. These are paved with sandstone flags and granite kerb stones as a result of the Worcester Street THI;

- ◆ There is a mix of residential and commercial uses, including a number of small businesses whose commercial viability depends on taking advantage of city-fringe properties at relatively low rents;
- ◆ From the southern side of the Worcester Street rail way viaduct there are good views across Tanners' Hall to the east end of the cathedral and the neo-Gothic King's School in the adjacent Worcester Street Conservation Area;
- ◆ The spires of St Mark's church (located at the northern edge of this conservation area) and of St Peter's Church (just outside the conservation area in the London Road Conservation Area) also feature in many vistas.



The spire of St Mark's Church is a prominent landmark.

Negatives:

- ◆ The buildings in Worcester Street marked as negative on the townscape appraisal map are mainly commercial premises dating from the 1950s. They are very large but single storey and their bulk and their strong horizontal emphasis interrupts the architectural rhythm of the street, with its vertical emphasis;
- ◆ Conway House is judged to be negative because its bulk and the design interrupts the rhythm of the adjacent terraced buildings, drawing attention away from the neighbouring historic buildings;
- ◆ Tanner's Hall is judged to be a negative feature because of its current appearance, shored up by scaffolding, surrounded by metal fencing in a prominent corner site currently used for second-hand car sales. Because of its historical importance, it has the potential to be a very positive element in the area;
- ◆ On Skinner Street, the outbuildings around the Coach and Horses car park detract from the appearance of the late-medieval pub.

- ◆ On Alvin Street, Nos 57 to 65 have been unsympathetically altered and have lost their historic character, while Nos 71 to &3a are utilitarian modern buildings used as shops;
- ◆ In the grounds of the County Records Office, there are various single-storey buildings with roofs of corrugated asbestos that are unattractive and detract from the former school building at the centre of the site;
- ◆ No.12 St Catherine Street is a featureless block of flats that interrupts the rhythm of the street curve established by the adjacent medieval timber framed properties, and it is too tall in relation to its neighbours.
- ◆ In Worcester Street, No. 3 has been over modernised and lacks the character of its neighbours and No. 7a has been entirely rebuilt;
- ◆ Most of the buildings on the western side of Worcester Street beyond the railway viaduct (Nos 43 to 83) are undistinguished and heavily altered, with many of them converted to flats.

Examples include:

- ◆ On the eastern side of Worcester Street, No. 26 (currently a bed shop) and No. 16 Worcester Street (currently the Nationwide AutoCentre), which are both single storey buildings with long low street elevations that interrupt the rhythm of tall narrow buildings established by the street's two-bay, three-storey properties.



No. 26 Worcester Street.

Part 2 Management Proposals

8 Introduction

8.1 Format of the Management Proposals

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

Part 2 of this document, the Management Proposals, builds upon the negative features which have also been identified, to provide a series of Issues and Recommendations for improvement and change, most of which are the responsibility of the City Council.

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

9 Issues and recommendations

9.1 Negative buildings and the quality of new developments

There are several mainly post-WWII buildings that have a negative impact on the character and appearance of the conservation area. These are all marked on the Townscape Appraisal map. They are judged to be negative because of their scale, creating large blocks of new buildings in place of the smaller historic plots. This has resulted in a loss to the coherence of the Regency streetscape and has adversely affected the setting of adjoining historic buildings.

- ◆ North of the railway viaduct there are plots on the western side of Worcester Street that have single or double storey buildings that similarly break the established pattern at Nos 41a, 55, 63, 69, and 75;
- ◆ The southern part of the conservation area is fringed by tired and characterless 1960s buildings;
- ◆ The western side of Worcester Street, south of the viaduct is dominated by the overlarge Conway House, whose design and materials are an intrusion into the scale and appearance of the street. The design of Conway House replicates the strong horizontal emphasis created by the windows at first and second floor level of neighbouring terraces, but the continuous runs of reflective glass at first and second floor level lack the rhythm of windows alternating with brick of the historic properties. The third and fourth storeys of this block, though stepped back from the front elevation, still tower over adjacent buildings and are out of scale with the rest of the street.



Conway House.

Recommendations:

- ◆ Policy CA8/1: The Council will encourage the redevelopment of sites or buildings which make a negative contribution to the character or appearance of the Worcester Street Conservation Area;
- ◆ Policy CA8/2: The redevelopment of sites which include neutral buildings will be encouraged where the Council considers overall improvements to the area can be achieved;
- ◆ Policy CA8/3: Given the particularly high number of listed buildings and scheduled monuments in the conservation area, all applications affecting these 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 CA8/4: Applications will also be required to adhere to policies in the Gloucester Local Plan Second Stage Deposit August 2002 and any other policies which supersede this in the LDF;

9.2 Gap sites

There are several empty sites within the conservation area that are capable of being developed, and that would enhance the area if filled with suitable buildings. This is especially true of sites where demolition has created an area of anonymous car parks and/or exposed the backs of neighbouring properties, with storage sheds, garages, refuse bins and warehouses that lack definition and structure.

Examples include:

- ◆ the Hare Lane / St Catherine Street car park;
- ◆ the triangular block bounded by Hare Lane, Gouda Way and Worcester Street;
- ◆ the block bounded by Worcester Street, Black Dog Way and Northgate Street.

Recommendation:

- ◆ Policy CA8/5: The City Council will endeavour to ensure that any negatives sites are redeveloped with appropriately scaled and detailed new development.

9.3 Buildings at Risk

A number of buildings in the conservation area are used by businesses that operate at the margins of economic viability, with the result that the buildings are neglected, or compromised in various ways, including the boarding up of windows and doors, poor quality repairs using inappropriate materials, makeshift extensions, painting in inappropriate colours, the loss of gardens and boundary walls to car parks, and the prominent use of metal security barriers and razor wire.

Neglected buildings, where these are listed and have a negative impact on the character or appearance of the Worcester Street Conservation Area, are usually placed on the Gloucester City Council's Buildings at Risk register. Building owners of such properties are encouraged to carry out repairs, for which grants might be available; in critical cases, action will be taken to ensure that repairs are carried out.

As part of the Buildings at Risk survey of Gloucester City carried out during the autumn of 2000 by Gloucester City Council, three listed buildings at risk were identified within the Inner Worcester Street area: namely Nos 9, 13 and 15 Worcester Street. Since then all three have undergone repair.

Tanners' Hall is also on the Buildings at Risk register and is discussed in more detail under 9.9 below.

The following buildings are not listed and are not therefore on the register, but need to be monitored:

- ◆ The Co-op building on Alvin Street, which is a fine example of a mid-19th century purpose built Co-op store with excellent brick detailing, whose windows and doors are currently boarded and barred; in use as a store, it does not appear to be suffering structural damage, but such a fine building deserves a better use that allows the building to contribute more fully to the conservation area;
- ◆ No 35 Worcester Street, where the nave and a fine four light Decorated style traceried window in the western gable survive from the mid-19th century Methodist chapel, under a corrugated asbestos roof, whose ecclesiastical origin is disguised by a good 1930s Modernist brick front elevation;
- ◆ The Victorian stable block and carriage sheds forming part of the garage site in the triangle formed by the railway viaduct, Hare Lane and Gouda Way;
- ◆ Bridge House, located between the railway and the County Records Office, a fine Edwardian house that has had its exterior brickwork painted unsympathetically and which appears to have been divided into flats.



Bridge House.

Recommendations:

- ◆ Policy CA8/6: Gloucester City Council will continue to update its 2001 Building at Risk Register, a record of listed buildings in the city at risk through neglect and decay. This currently stands at approximately 30 buildings. The Council have published an updated version of the Register and will maintain a rolling programme of updating in the future.
- ◆ Policy CA8/7: The Council will monitor the condition of all other 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 Alterations to listed and unlisted properties

Very few buildings in the conservation area, listed or otherwise, have survived into the 21st century with their original doors and windows intact, or even with replacements of similar design, materials and character, and the adaptation of buildings to new uses has resulted in numerous small changes that cumulatively have a negative effect on the character and coherence of the conservation area.

Not only have many of the buildings in the area lost architectural features such as overdoor lights and fanlights, area railings, iron balconies and window guards, almost all now have PVCu, aluminium or treated timber windows and replacement doors. Other alterations include the loss of chimneys and the insertion of dormer windows, while some front elevations are marred by burglar alarms, wiring, downpipes and satellite dishes. Boundary walls and area railings have been lost from many properties, and where replacement walls have been built, concrete blocks and other modern materials have been used that do not harmonise with the brick and stucco of the original houses.



Unsympathetic alteration: replacement windows in Worcester Street.

Numerous examples of inappropriate alteration are to be found north of the railway viaduct, including:

- ◆ Nos 43 and 45, 57 to 61, 65, 73 and 75, on the western side of Worcester Street
- ◆ Nos 38 (listed) and 78 to 88 on the eastern side of Worcester Street
- ◆ Nos 57 to 65 Alvin Street, a terrace that represents the last remaining group of historic buildings in an area that was comprehensively redeveloped in the 1960s; having lost almost all of their historical character to alterations and extensions, their appearance does little to enhance the key corner site that they occupy; nor does it complement the fine Co-op building that forms the western end of the island site that these buildings occupy.

Where single family dwellings are concerned, such alterations 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.

Recommendations:

- ◆ Policy CA8/8: 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 dwelling houses in Worcester Street, Hare Lane, Alvin Street and Worcester Parade 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.
- ◆ Policy CA8/9: The Council will encourage property owners to reverse unsympathetic alterations and to reinstate architectural features, such as windows, doors and boundary walls, on historic properties, with modern replacements in the style and materials of the originals.

9.5 Historic shopfronts

Several historic shopfronts have been identified on the Townscape Appraisal map and are worthy of conservation; they are located at Nos 7, 9, 23 and 67 Worcester Street, 12 and 22 Worcester Street and 69 Alvin Street.

There are also many modern shopfronts which are badly detailed and use garish colours, modern materials and poor quality signage. Examples include No. 22 Worcester Street where an inappropriately designed fascia is superimposed on top of an earlier and better-designed version.



Corner shop at 67 Worcester Street.

To help prevent further unacceptable changes, the Council has produced a *Shopfront Design Guide* with detailed advice on the general principles of good shopfront design.

Recommendations:

- ◆ Policy CA8/10: The Council will seek to ensure the retention of existing historic shopfronts and notable elements of historic shopfront design;
- ◆ Policy CA8/11: 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;
- ◆ Policy CA8/12: 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.

9.6 Public spaces

An area of neglected public space has been identified at the junction of Worcester Street and Skinner Street. The raised flower beds at the northern tip of this island site are neglected, with broken paving, broken bollards and a number of gaps in the stone walls of the raised beds where stones have been removed; the overall design of this public area is fussy, and a simpler design might require less maintenance.



The public garden at the junction of Skinner Street and Worcester Street.

Recommendations:

- ◆ Policy CA8/13: The Council should consider improvements, subject to funding for the repair, maintenance and perhaps for the redesign of the public garden at the junction of Skinner Street and Worcester Street.

9.7 Public realm, pedestrian movement and traffic

Because it is sliced in two by a busy road and a railway viaduct, traffic has a major impact on the Worcester Street Conservation Area, which lacks the tranquillity and aesthetic appeal that is normally associated with the idea of a conservation area.

Traffic movement is an inherent characteristic of the conservation area. Worcester Street was built as a relief road for traffic leaving and arriving in the city in the 19th century. However the inner relief road has introduced a substantially greater volume of traffic into the conservation area, with the result that what could be a more tranquil and enclosed inner city enclave in lower Worcester Street is, in fact, a busy traffic route, and the heart of the conservation area is formed by a heavily used traffic junction.

As well as the considerable volume of traffic in and around the area – especially travelling along the Gouda Way/Black Dog Way east/west inner ring road, and along Worcester Street itself during the morning and evening rush hours – the junction itself is a negative space: there is no definition to the street corners, and the street scene consists of the blank walls of the railway viaduct, advertisement hoardings, the rear of properties, unmanaged trees and land used for car sales and servicing.

The impact of cars on the conservation area is further compounded by the use of many back yards as car parks and by the number of vans and delivery vehicles that use the pavements for parking, negating the THI investment in public realm improvements. By contrast, the northern part of the Hare Lane car park (north of the railway viaduct) rarely has more than a handful of cars: parking space within the conservation area is available but is not used.

Recommendations:

- ◆ Policy CA8/14: The Council should consider enforcement of parking restrictions on Worcester Street, especially on the western side.
- ◆ Policy CA8/15: The Council should pursue partnership schemes to encourage living over the shop, which would be beneficial to the area, especially if on-street parking in the area were limited to residents.
- ◆ Policy CA8/16: The Council should consider traffic calming measures to control the speed of vehicles using Worcester Street and to improve the environment for pedestrians, bus users and cyclists.
- ◆ Policy CA8/17: In considering any development proposals for the properties in the block bounded by Worcester Street, Black Dog Way and Northgate Street, the Council should consider the impact on the conservation area of extra traffic movements and ensure that the negative impact of traffic on the area is not increased.

The combination of neglect, high brick walls, razor wire and the lack of pavements has resulted in a number of areas within the conservation area having a forbidding and uninviting character, especially Black Dog Way and the opposite (northern) side of the railway viaduct, including the footpaths and yards surrounding the Gloucester Records Office. While it is not easy to make a railway viaduct, with its heavy shade and its dark-coloured brick, look attractive, it is worth considering whether tree planting, the use of climbing plants or public art (in the form of a mural) could be used to soften the impact of the viaduct and create a friendlier environment.



The unwelcoming appearance of the pedestrian alley leading to the County and Diocesan Records Office.

Recommendation:

- ◆ Policy CA8/18: The Council should consult with stakeholders to see whether the negative impact of the railway viaduct and surrounding areas can be mitigated.

A new economically viable use has been found for the former Kingsholm Primary School, which now houses the County and Diocesan Records Office. Buildings in the grounds of the former school are also used for storing and studying materials from archaeological excavations within the city. However, the site has much scope for enhancement. The site itself presents a forbidding aspect to visitors, being surrounded by high walls topped with razor wire, and with prominent CCTV cameras, and security gates, all of which makes the site look like a prison rather than a place of historical research. In addition, there are several makeshift cement block and corrugated asbestos roofed buildings in the grounds that are visually unappealing.

Recommendation:

- ◆ Policy CA8/19: The Council should encourage the Records Office to consider ways to improve the environment around the site to create a friendlier and more welcoming aspect and to replace negative structures on the site.

Throughout the conservation area there is a plethora of street signs. The street lights lack distinction or character, as do the pavements (with the exception of the THI area in Lower Worcester Street).

Recommendations:

- ◆ Policy CA8/20: 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*; and to replace negative structures on the site.
- ◆ Policy CA8/21: The Council will publish a Lighting Strategy to provide guidance on suitable improvements in street lighting and the illumination of listed buildings.

9.8 Street trees

Whilst trees are not a major feature of this urban conservation area, the few trees that are present make an important contribution to the softening of the urban townscape and enhancing the setting of historic buildings, and more could be done to enhance the character of the conservation area.

Recommendations:

- ◆ Policy CA8/22: The Council should consider planting more trees along Worcester Street, perhaps with raised flower beds and seating, and encourage the use of the wide pavements as terraced café seating, thus helping to create a better ambience for the area.
- ◆ Policy CA8/23: The Council should consider adding more trees and climbing plants to those that are already growing along the railway viaduct in Black Dog Way as a way to soften the impact of the rail way viaduct and create a friendlier environment along Black Dog Way.

9.9 Tanner's Hall

The national importance of Tanner's Hall as a scheduled monument is far from obvious and work needs to be done to draw out the potential that this key monument has for enhancing the Worcester Street/ Black Dog Way junction.

At present, Tanners' Hall is an incoherent jumble of masonry and brick surrounded by concrete-block garages and wire fencing. Many view the remains of the Hall as a negative feature because their significance is not recognised or understood.

An earlier conservation area appraisal for the *Inner Worcester Street Conservation Area (2001)* recommended using highway and streetscape improvements to create a gateway to the city at the junction of Worcester Street and the Inner Relief Road, including the Tanners' Hall site. This has been achieved in part already with the extension of the pavement area, the narrowing of the road, the creation of parking bays at right angles to the road and the use of traditional stone for pavement slabs and kerbs, but further urban design enhancements might now be considered, involving the remodelling of the corner sites, including the Tanners' Hall site.

Recommendations:

- ◆ Policy CA8/24: In consultation with other stakeholders, Gloucester City Council should determine how Tanner's Hall can best be repaired, improved and re-used, including the land adjacent to Tanner's Hall.



Tanner Hall: work needs to be done to draw out the potential of this key monument.

10 Monitoring and review

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

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

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

Appendices

Appendix 1

Appendix 2

Appendix 3

Appendix 4

Appendix 5

Sustainability Report

The historical development of Gloucester

Scheduled Monuments

Listed buildings

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, reinstate 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?	-	S/T	Permanent	Whole Area	High	High	Maintaining the character of historic areas can mean resisting development on important open spaces and the curtilage to listed buildings. The sub-division of properties can also be detrimental to the character of an historic area.
3.b. Will it encourage development on previously developed land?	+	L/T	Permanent	Buildings identified as negative/neutral, gap sites and areas designated for enhancement	Med	Med	Document has policies to encourage the redevelopment of negative/neutral buildings, gap sites and areas in need of enhancement.
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 will be 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?	+	M/T	Permanent	Area of public space at junction of Worcester St and Skinner St.	Med	Med	Policy CA8/14 suggests that the Council should consider improving this area.
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 ++ + 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
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?	+	M/T	Permanent	Whole area	Med	High	Document has policies to encourage the introduction of traffic calming measures and to consider the impact of any extra traffic movements, which would be generated by new development proposals.
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, gap sites and areas shown as being in need of enhancement	Med	Med	Document has policies for the Council to encourage the redevelopment of negative/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).

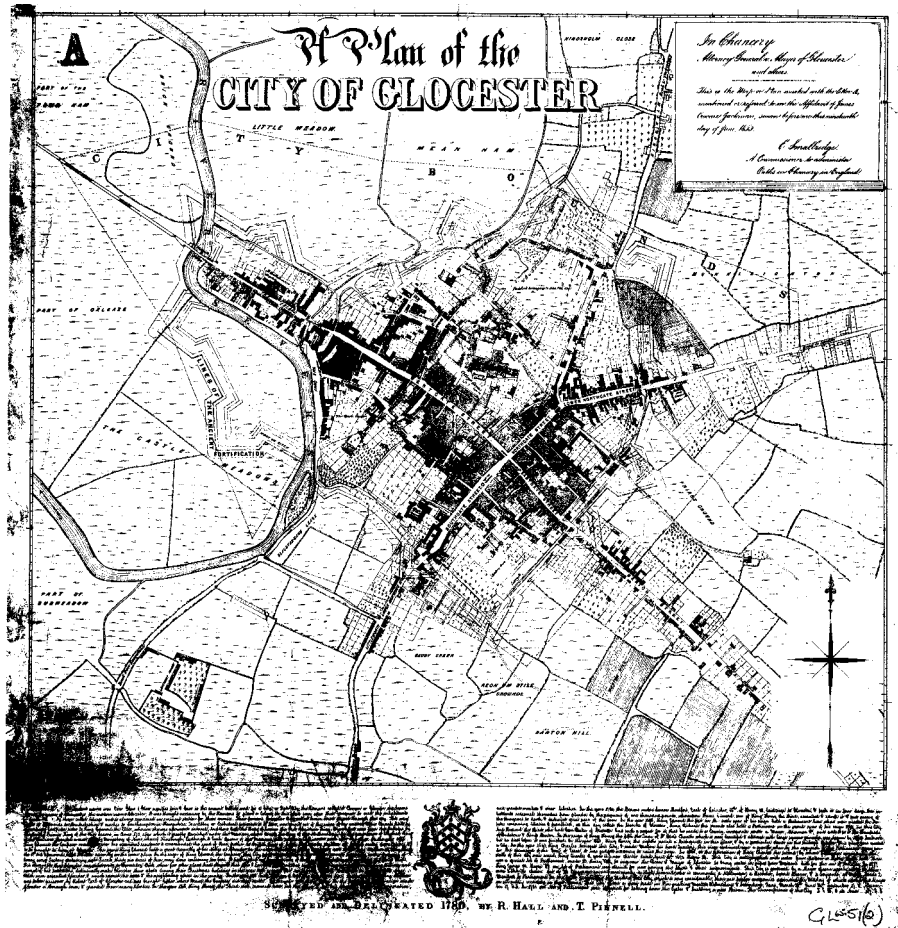


- PLATE I
- A College Green
 - B Cathedral
 - C St Oswald
 - D St Mary de Lode
 - E St Nicholas
 - F St Bartholomew's Hospital (Little Mead to north)
 - G Holy Trinity
 - H St Mary de Grace
 - I All Saints
 - K St Michael
 - L St John
 - M St Aldate
 - N St Mary de Crypt (Greyfriars and Friars' Orchard 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 Inner 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.



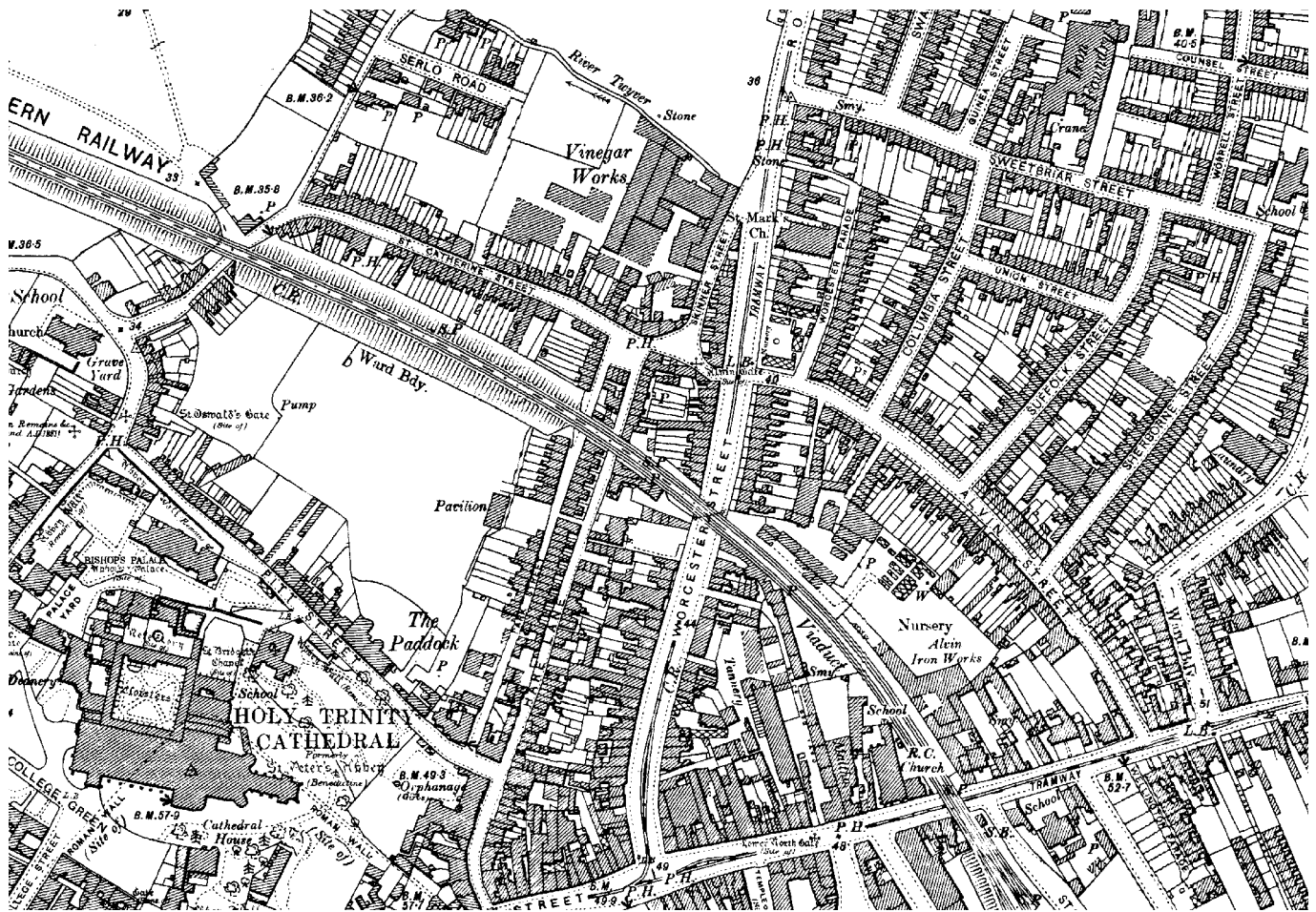
Hall & Pinnell's map of 1780.



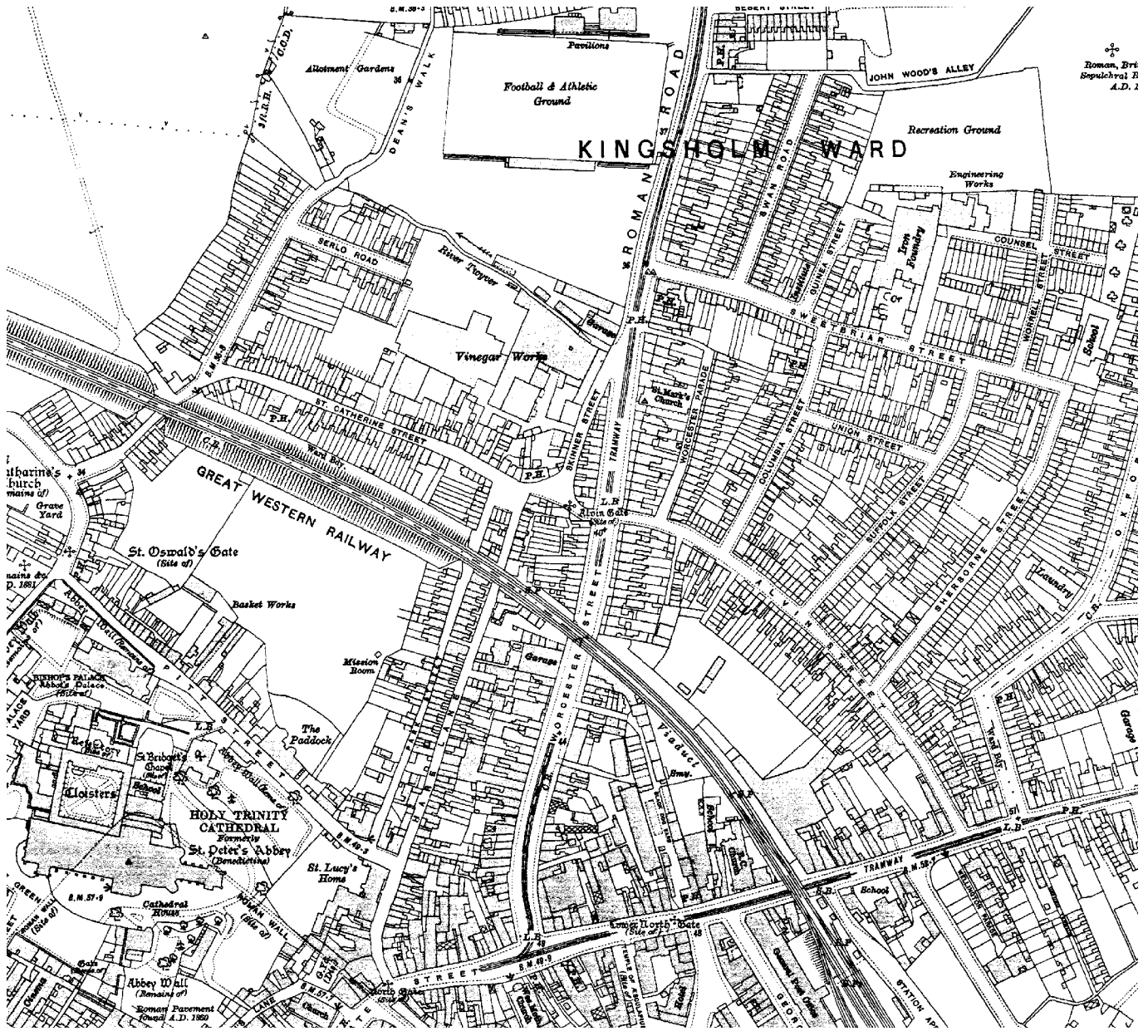
1805 map.



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

Worcester Street west side: Nos. 1, 5, 9 to 17, 19 to 23, 25 to 29

Worcester Street east side: Nos 18 to 22, 38 to 60, 74 and 76 and St Mark's church

St Catherine Street Nos 6 to 10 and 12 (Coach and Horses Inn)

Appendix 5 Bibliography and Contacts

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Maps/topographical views:

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

Maps

Conservation Area 8

Conservation Area 8

Conservation Area 8

Management Proposals

Townscape Appraisal

Scheduled Ancient Monuments



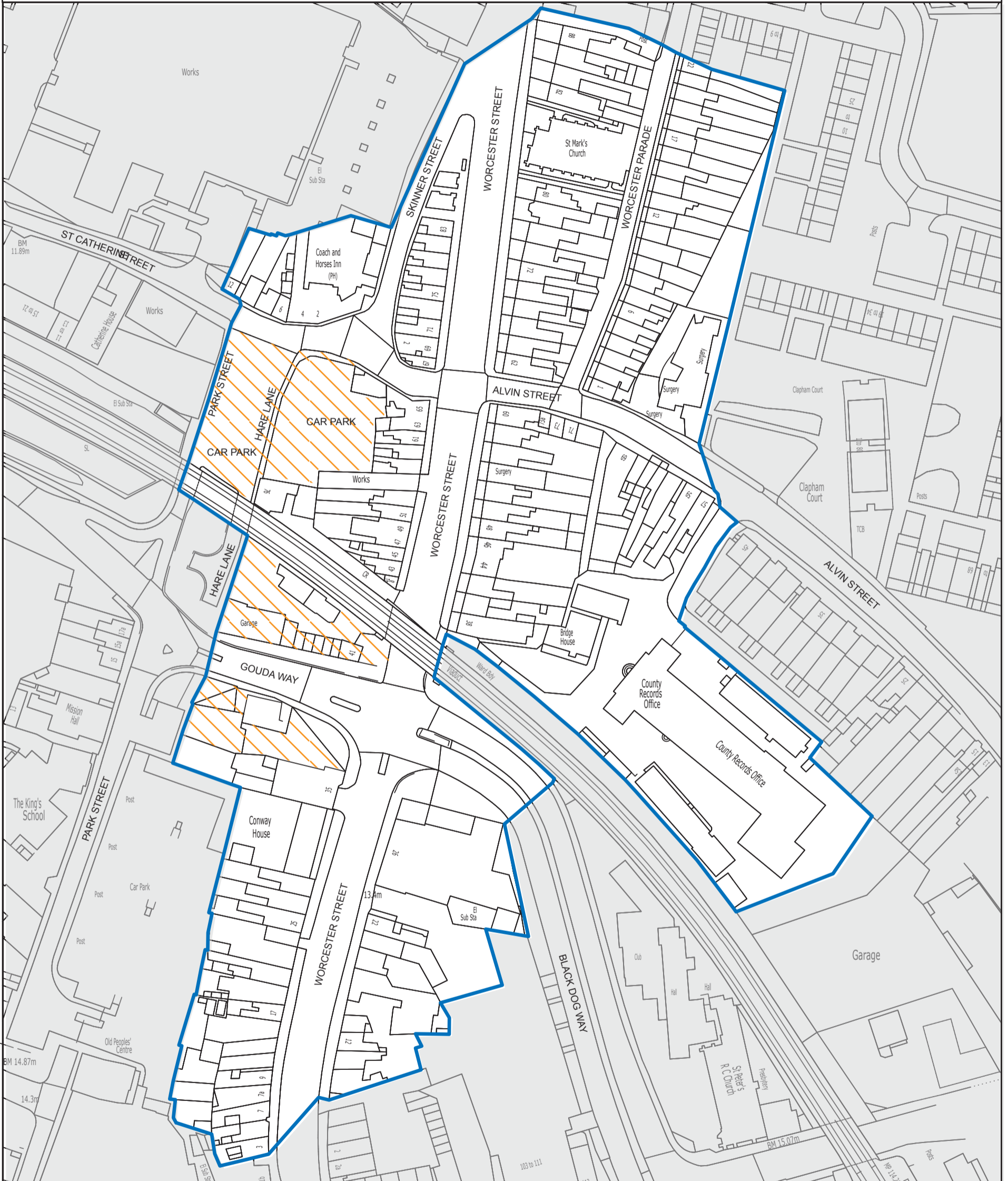


Gloucester City Conservation Area Appraisals

Worcester Street Conservation Area

Management Proposals Map

(Not to scale)



— Conservation area boundary

▨ Area in need of enhancement

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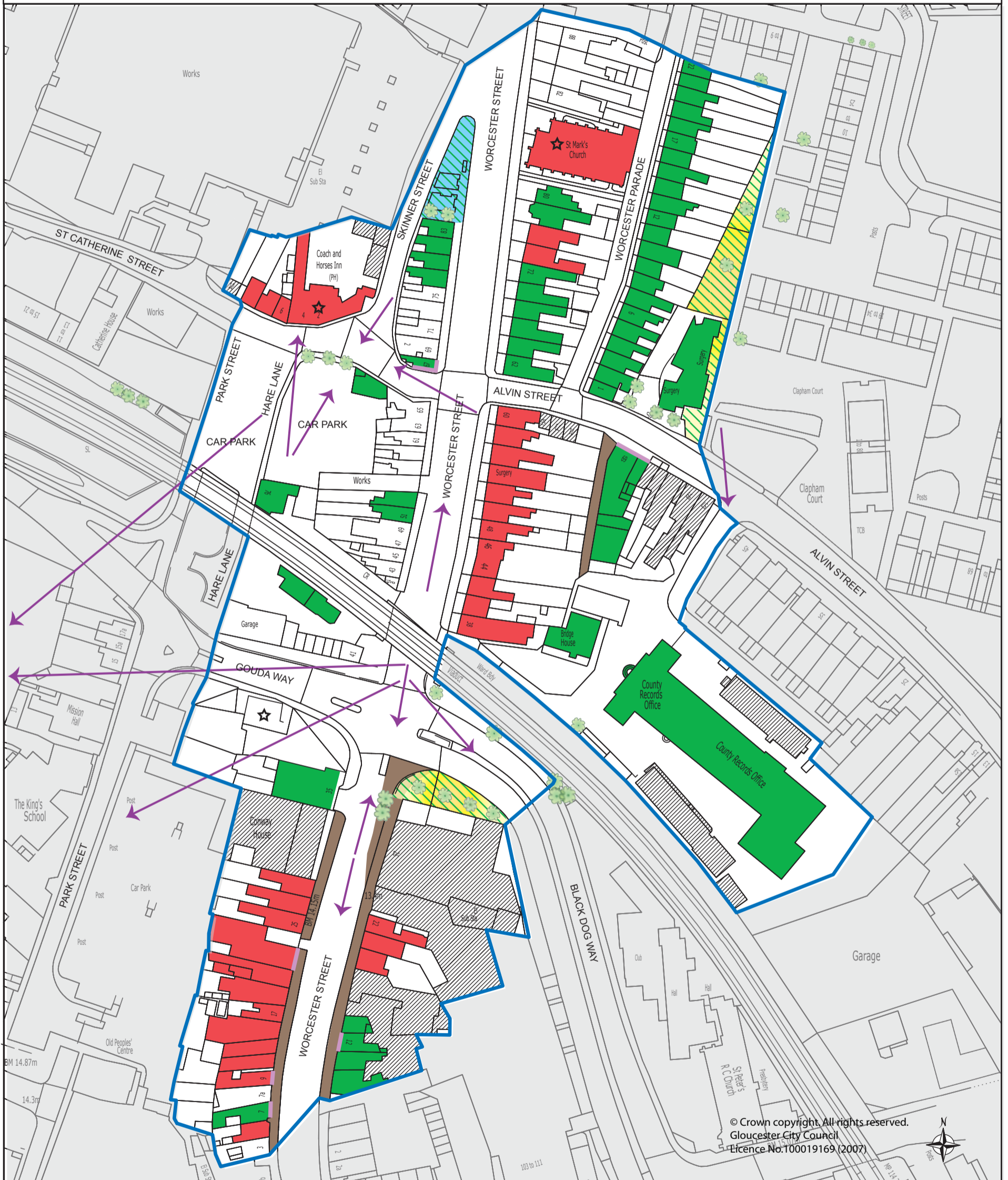


Gloucester City Conservation Area Appraisals

Worcester Street Conservation Area

Townscape Appraisal Map

(Not to scale)



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

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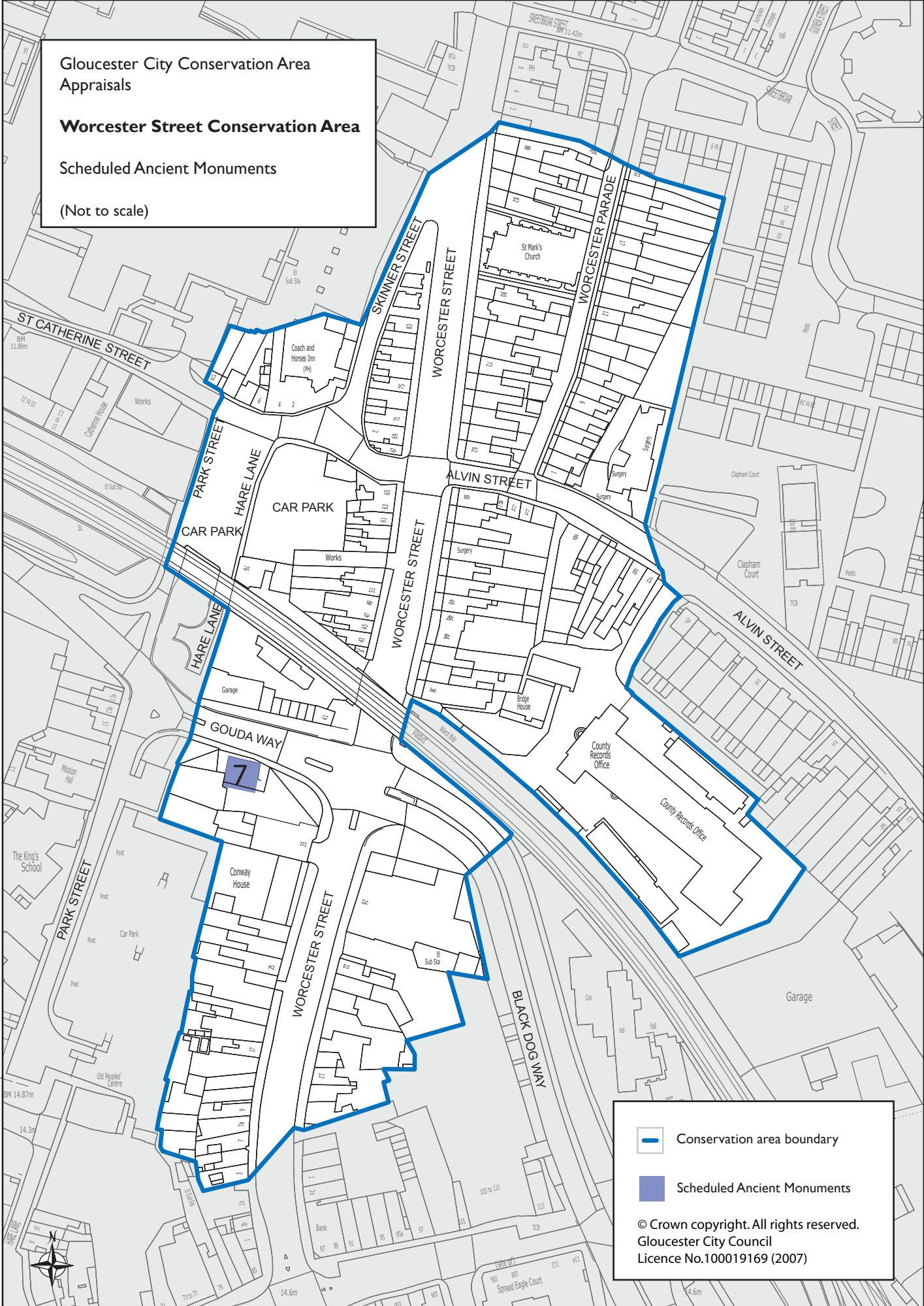


Gloucester City Conservation Area
Appraisals

Worcester Street Conservation Area

Scheduled Ancient Monuments

(Not to scale)



— Conservation area boundary

■ Scheduled Ancient Monuments

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