

Kingsholm Conservation Area (Conservation Area No. 13)

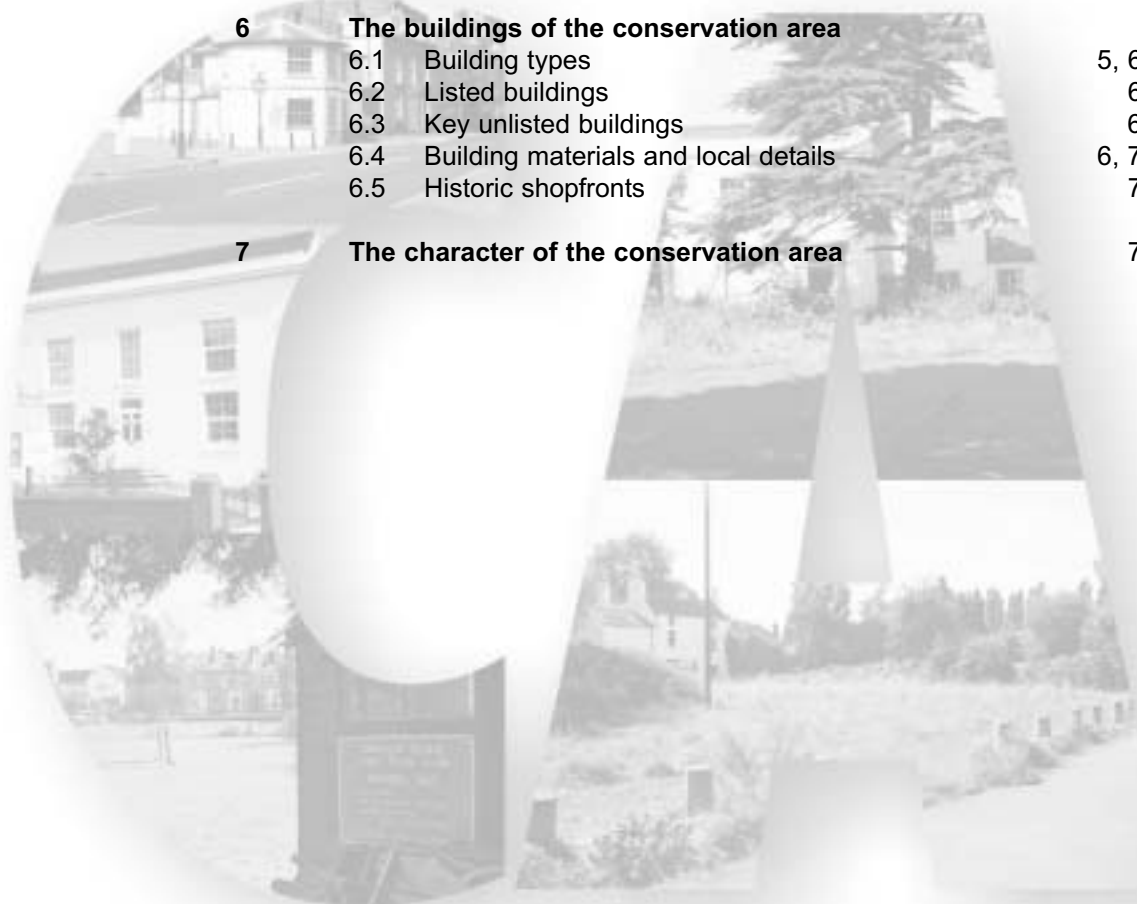
Appraisal & Management Proposals



Contents

Part 1 Character Appraisal

| | | |
|----------|---|------|
| 1 | Summary | |
| | 1.1 Key characteristics | 1 |
| | 1.2 Key Issues | 1 |
| 2 | Introduction | |
| | 2.1 The proposed Kingsholm Conservation Area | 1 |
| | 2.2 The purpose of a conservation area character appraisal | 2 |
| | 2.3 The planning policy context | 2 |
| 3 | Location and landscape setting | |
| | 3.1 Location and activities | 3 |
| | 3.2 Topography and geology | 3 |
| | 3.3 Relationship of the conservation area to its surroundings | 3 |
| 4 | Historic development and archaeology | |
| | 4.1 Historic development | 3, 4 |
| | 4.2 Archaeology | 4 |
| 5 | Spatial analysis | |
| | 5.1 Plan form and layout | 4 |
| | 5.2 Landmarks, focal points and views | 4 |
| | 5.3 Open spaces, trees and landscape | 4 |
| | 5.4 Public realm | 5 |
| 6 | The buildings of the conservation area | |
| | 6.1 Building types | 5, 6 |
| | 6.2 Listed buildings | 6 |
| | 6.3 Key unlisted buildings | 6 |
| | 6.4 Building materials and local details | 6, 7 |
| | 6.5 Historic shopfronts | 7 |
| 7 | The character of the conservation area | 7 |



Part 2 Management Proposals

| | | |
|--|---|--------------|
| 8 | Introduction | |
| 8.1 | Format of the Management Proposals | 7 |
| 9 | Issues and recommendations | |
| 9.1 | Negative/neutral sites | 7 |
| 9.2 | Public realm, pedestrian movement and traffic | 7 |
| 9.3 | Alterations to listed and unlisted properties | 8 |
| 9.4 | Buildings at Risk | 8, 9 |
| 9.5 | Public spaces and trees | 9 |
| 10 | Monitoring and review | 10 |
| Appendix 1 Sustainability Report | | 11-15 |
| Appendix 2 The Historical Development of Gloucester | | 14-21 |
| Appendix 3 Scheduled Monuments | | 22 |
| Appendix 4 Bibliography | | 22 |

| | | |
|-------------|----------------------|-----------------------------|
| Maps | Conservation Area 13 | Management Proposals |
| | Conservation Area 13 | Townscape Appraisal |
| | Conservation Area 13 | Scheduled Ancient Monuments |



Part 1 Character Appraisal

1 Summary

1.1 Key characteristics

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

- ◆ The survival of the Old Turnpike House of 1822, which is the date of the opening of the Tewkesbury Road Turnpike, of which Kingsholm Road formed part;
- ◆ Listed houses built after the opening of the new toll road, from around 1825;
- ◆ Stucco-fronted early Victorian houses and terraces of Kingsholm Road, Kingsholm Square and Edwy Parade, laid out as a residential suburb in 1852-3;
- ◆ The green character of Kingsholm Square, which provides recreational spaces (tennis courts and gardens) for local residents;
- ◆ The designation of Kingsholm Square as a scheduled monument, preserving the archaeological remains of Gloucester's Roman fort and a later Roman cemetery.
- ◆ The tranquil atmosphere of the core of the conservation area, set back from the main road, with large numbers of trees;
- ◆ Good boundary walls of old red brick with lime mortar along some parts of Kingsholm Road.

1.2 Key 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 Part 2 of this document and are summarised below.

1.2.1 Public realm, pedestrian movement and traffic

Kingsholm Road is busy and noisy and traffic-calming measures are largely ignored.

The back lane between Kingsholm Road and Kingsholm Square is lined by unattractive, concrete block walls and makeshift garages.

1.2.2 Alterations to listed and unlisted properties

Most of the unlisted – and many of the listed – buildings in the conservation area have been adversely affected by the loss of original architectural details and building materials. Properties along Kingsholm Road have suffered from conversion to flats and the neglect of front gardens.

1.2.3 Buildings at Risk

Some of the buildings in the conservation area are showing signs of deterioration due to lack of maintenance and their state needs to be monitored.

1.2.4 Public spaces

The scheduled monument at the core of the conservation area has areas with substantial trees whose roots are potentially a threat to the buried archaeology.



The toll house of 1822 on Kingsholm Road.

2 Introduction

2.1 The Proposed Kingsholm Conservation Area

Kingsholm owes its character to the construction of the Tewkesbury Turnpike Road in 1822; the road starts at the point where Worcester Street branches north from Northgate Street, takes in Kingsholm Road and continues north out of Gloucester along the line of today's A38 to Tewkesbury and Worcester.

The construction of the road was the catalyst for development along the main road itself as well as to the west of the road, around Kingsholm Square, in the period from 1825 through to the 1850s.

Kingsholm Square does not seem to have been a successful suburban development, because the square itself was neither paved nor landscaped, and the eastern side of the square remained undeveloped until the 20th century.

Today Kingsholm Square is a hidden oasis of tranquillity on the city's northern fringe, though the properties facing Kingsholm Road itself suffer from traffic noise and from the neglect of gardens and historic fabric that often occurs when large houses are divided into flats, with replacement windows to keep out the noise, and where nobody takes responsibility for maintaining common parts, such as gardens and boundary walls.

2.2 The purpose of a conservation area character appraisal

It is proposed that Kingsholm be designated as a Conservation Area by Gloucester City Council 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 document defines and records the special architectural and historic interest of the conservation area and identifies opportunities for enhancement. It is in conformity with 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 15: Planning and the Historic Environment (PPG15)*. Government advice on archaeology, which is relevant to the Barbican 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 the “Character Appraisal”);
- ◆ Provide guidelines to prevent harm and achieve enhancement (in the form of the “Management Proposals”).

2.3 The planning policy context

This document therefore provides a firm basis on which applications for development within the proposed Kingsholm Conservation Area can be assessed. It should be read in conjunction with the wider development plan policy framework produced by Gloucester City Council.

- ◆ *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.*



Tennis courts at the heart of the proposed Kingsholm Conservation Area.

3 Location and Landscape Setting

3.1 Location and activities

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

The conservation area is located 1 km north of the Gloucester Cross, which marks the centre of the city. Having been a small hamlet on the northern fringes of the city, it was absorbed into the city's expanding suburbs from the 1820s.

3.2 Topography and geology

As with the whole of central Gloucester, the conservation area is located on a terrace of lower lias clay and gravel, just above the floodplain of the River Severn, at an average height of 11m above sea level.

3.3 Relationship of the conservation area to its surroundings

The proposed Kingsholm Conservation Area is a detached conservation area in Gloucester's northern suburbs. The Worcester Street Conservation Area (No. 8) lies a short distance to the south.



Farmhouses in Kingsholm dating from the time that this was a small rural hamlet, detached from the city.

4 Historic Development and Archaeology

4.1 Historic development

Archaeological excavations at Kingsholm have established that this was the site of Iron Age activity, then of an important Roman fortress, then of a late-Roman cemetery. A late-Saxon royal palace, where William I commissioned the Domesday survey of England in 1085, has been found a little way to the north of the conservation area (between Sandhurst Road and St Oswald's Road), and this building survived for 500 years as a manor house until it was pulled down in 1591.

At the beginning of the Civil War Siege of Gloucester (1643) Kingsholm consisted of eleven houses and a barn. All were burned down or demolished at the start of the siege, and the oldest house within today's conservation area is the late 18th-century farmhouse that forms the northern side of Kingsholm Square (No. 13).



The oldest house within today's conservation area is the late 18th-century farmhouse that forms the northern side of Kingsholm Square (No. 13).

A pound for stray animals was located on the corner of Kingsholm Road and Sandhurst Road in 1801, but this was relocated to Gallows Lane (now Denmark Road) in 1822 when The Old Turnpike House, at No. 43 Kingsholm Road, was built on the corner site in 1822. The tolls collected here were used to pay for the maintenance of the Gloucester to Tewkesbury and Worcester road, promoted by John Phillpotts, a local barrister and later one of Gloucester's MPs, and constructed under the powers vested in the Tewkesbury Road Turnpike Trust.

Developers were quick to construct new houses on both sides of the new road. Contemporary with the tollhouse are two pairs of semi-detached houses on Kingsholm Road (Nos 80 to 86). Further development then took place along the western side of Kingsholm Road and then in Edwy Parade and Kingsholm Square in the 1850s, as former fields and orchards were built over.

The green spaces at the heart of Kingsholm Square are an unusual survival; had the development been more successful, this would no doubt have been paved or landscaped to create formal gardens. Instead, it was Gallows Lane (renamed Denmark Road in 1863) that became the new focus for development in the latter half of the 19th century and Kingsholm Square remained undeveloped until the early twentieth century, when plots were gradually filled over a thirty year period with Edwardian and later semi-detached houses.



Regency houses on the western side of Kingsholm Square.



Edwardian and later houses on the eastern side of Kingsholm Square.

4.2 Archaeology

The whole of Kingsholm is archaeologically sensitive because of the location here of a Roman legionary fortress founded in 48 AD, and of the site's later use as a late Roman cemetery and the proximity of a late-Saxon royal palace. There is therefore a strong possibility that archaeological remains survive below ground in all parts of the conservation area; indeed, whenever works have been carried out in the area in the last 200 years, burials and Roman building remains have been found.

5 Spatial Analysis

5.1 Plan form and layout

The form of today's conservation area reflects Regency and Victorian town planning rather than any elements from its earlier history.

The late Regency and early Victorian housing plots are aligned along Kingsholm Road, which runs due south to north from Gloucester city centre in the direction of

the Midlands. This pattern is broken only by the triangular plot of land at the junction of Kingsholm Road and Sandhurst Road, which has the toll house at its apex and dwellings facing onto both roads. Similarly the south to north linear pattern is broken at the junction of Kingsholm Road and Denmark Road where a short terrace is aligned east west on Denmark Road.

Kingsholm Square is wedge shaped rather than square, with the northern end being almost twice as broad as the southern end. It is possible that this shape reflects the boundaries of older orchards, gardens or fields. While the eastern side of the square runs parallel to Kingsholm Road, the western side is angled at about 15 degrees west of north, and this in turn has been used as the base line for laying out plots and terraces to the west of the square and along Edwy Terrace.

5.2 Landmarks, focal points and views

The conservation area is flat and there are no views of any significance. From the northern end of the conservation area, southerly views focus on the spire of St Mark's church in Worcester Street, while the toll house is the focal point of views looking north from the city centre. Within the conservation area, the southern point of Kingsholm Square offers views north into the square and west along Edwy Parade.

5.3 Open spaces, trees and landscape

Three areas of green open space form the core of the conservation area. The northernmost plot, to the rear of the listed house at No. 13 Kingsholm Square, is left wild, with tall unmown grass and concrete bollards to prevent vehicular access.



Land to the north of No. 13 Kingsholm Square, site of a scheduled monument.

To the south of No. 13 Kingsholm Square are two plots, the northernmost fringed with tall trees and used as a communal garden by local residents, the southernmost being divided into two tennis courts. These are well-kept and much-valued local amenities.

The conservation area takes in the western end of Denmark Road, which has an attractive central carriageway planted with ornamental trees and grass.

5.4 Public realm

Tarmac and concrete paving and modern street lighting are the norm throughout the conservation area. The pavement in front of Nos 11 to 39 Kingsholm Road is attractive because it is raised some 25cm above the road and edged with brick. On the opposite side of the road, the very wide Denmark Road has a broad tree-planted island dividing the two carriageways.

The conservation area has several stretches of 19th-century red brick boundary wall, now surrounding modern housing developments. These are attractive and should be retained and maintained.



Positive: historic red brick boundary walls.

The unnamed back lane between the houses on the western side of Kingsholm Road and the eastern side of Kingsholm Square is a negative feature of the conservation area at present, bounded by concrete block walls, sheds and garages and back gardens that have been given hard surfaces and turned into parking areas.



Negative: concrete block walls and garages at the entrance to the back lane east of Kingsholm Square.

6 The Buildings of the Conservation Area

6.1 Building types

The conservation area has a few larger detached houses dating from the late 18th and early 19th centuries that perhaps predate the turnpike road development. They are Alma House, at No. 49 Kingsholm Road, Nos 1 and 3 Kingsholm Court (now two houses, but possibly built as one) and No. 13 Kingsholm Square. Though Nos 1 and 3 Kingsholm Court have the character of former farmhouses, the other two are urban houses of some pretension: Alma House has a Tuscan porch while No. 13 Kingsholm Square has a doorcase with pilasters and pediment.



Alma House, at No. 49 Kingsholm Road.

Pairs of semi-detached town houses facing onto Kingsholm Road and large terraced houses on the western side of Kingsholm Square make up about a third of the properties in the conservation area. The developers of these ashlar or stucco-fronted houses have made an effort to give variety and individuality to their properties. Some of the properties on the western side of Kingsholm Road, for example, have front garden gates set into neo-Gothic stone arches, while Nos 13 and 15 have particularly ornate street elevations, with Greek key design in the eaves cornices and moulded stone window surrounds.



Nos 13 and 15 Kingsholm Road have particularly ornate street elevations, with Greek key design in the eaves cornices and moulded stone window surrounds.

The properties on the north side of Edwy Parade consist of terraces of two bay dwellings, with front door, three windows and a moulded eaves cornice.



Properties on the north side of Edwy Parade.

On the opposite side of the road, Connaught Parade consists of red-brick terraces with blue brick and stone detailing and ground-floor canted bay windows. A positive feature of this terrace is the survival of tall chimney stacks, which create a strong repeated pattern along the roofline.



Connaught Parade.

Later Victorian and Edwardian styles of building, with half-timbered bays, appear at Nos 16 to 18 Kingsholm Square and continue round to the eastern side of the square, where the mix of Edwardian and 1930s semi-detached houses testifies to the fact that nearly eight decades separate the earliest houses on the square and the latest.

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 proposed Kingsholm Conservation Area contains six listed buildings (all at Grade II): Nos 43 and 80 to 86 Kingsholm Road and No. 13 Kingsholm Square.



Nos 84 to 86 Kingsholm Road.

6.3 Key unlisted buildings

In addition to listed buildings, the conservation area contains various 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.

Some of these positive buildings have been further identified as landmark buildings because they occupy a prominent site or are particularly fine buildings.

6.4 Building materials and local details

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

- ◆ Walls: of limestone ashlar, exposed red brick with limestone details, or of stucco-fronted brick painted cream;
- ◆ Roofs: hidden by parapets, of blue/grey Welsh slate, or plain clay tiles;
- ◆ Windows: timber sliding sashes, sometimes with semi-circular heads, but mainly rectangular;
- ◆ Doors: with stone steps and timber front doors, rectangular over door lights or semi-circular fanlights.



Stone steps and timber front doors, rectangular over door lights in Connaught Parade.

Local details include:

- ◆ Decorative ironwork window guards;
- ◆ Window heads with stone 'keystone' voussoirs.



Window detail: Nos 80 to 86 Kingsholm Road.

6.5 Shopfronts

There are no historic shopfronts in this conservation area.

7 The Character of the Conservation Area

Key characteristics:

- ◆ Mainly residential in character;
- ◆ A quiet sheltered oasis;
- ◆ With a long history, connected to the first Roman fort at Gloucester;
- ◆ With a mix of grander Regency houses and humbler artisan properties;
- ◆ Well-maintained public open spaces;
- ◆ Historic brick boundary walls retained in modern housing developments;
- ◆ And some architecturally distinctive houses.

Negatives:

- ◆ Kingsholm Road is a major route and traffic calming is largely ineffective;
- ◆ Properties fronting Kingsholm Road have lost their historic boundary walls and have poorly maintained front gardens;
- ◆ Very few houses in the conservation area have original doors or windows; most have been replaced with PVCu windows and modern doors;
- ◆ Many front gardens have been lost to hard standing;
- ◆ The junction between Edwy Parade and the back lane between Kingsholm Road and Kingsholm Square is a dreary introduction to the core of the conservation area, characterised by breeze-block walls, metal and timber fences, builders' rubble and makeshift garages.

8 Introduction

8.1 Format of the Management Proposals

Part 1 of this document, the Character Appraisal, has identified the features of the proposed Kingsholm 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/neutral sites

Recommendation:

- ◆ Policy CA13/1: The City Council will endeavour to ensure that any negative/neutral sites are redeveloped with appropriately scaled and detailed new development.

9.2 Public realm, pedestrian movement and traffic

Kingsholm Road is busy and noisy and traffic-calming measures are largely ignored.

The back lane between Kingsholm Road and Kingsholm Square is lined by unattractive, concrete block walls and makeshift garages, with most rear gardens converted to parking.

Recommendations:

- ◆ Policy CA13/2: Work with the highways department to consider more effective traffic calming methods to reduce speeding and noise.
- ◆ Policy CA13/3: Work with residents to improve the back lane, perhaps by placing gates across the southern end to enhance security and disguise the views of rear yards.

9.3 Alterations to listed and unlisted properties

Most of the unlisted – and many of the listed – buildings in the conservation area have been adversely affected by the loss of original architectural details and building materials. Properties along Kingsholm Road have suffered from conversion to flats and the neglect of front gardens. Many front gardens in Edwy Parade have been lost to hard standing.



Replacement windows, Kingsholm Road.

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 CA13/4: 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 Kingsholm Road, Denmark Road, Kingsholm Court, Sandhurst Road, Kingsholm Square and Edwy 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 CA13/5: 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.



No. 1 Kingsholm Square / No.2 Edwy Parade.



No 15 Kingsholm Square.

9.4 Buildings at Risk

Several buildings in the conservation area show signs of a lack of investment in maintenance. Listed buildings suffering from neglect 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.

Nos 9 and 11, 13 to 39, 45 and 49 Kingsholm Road are all in a state that gives cause for concern – further deterioration could have a negative impact on the character or appearance of the conservation area. No. 43 Kingsholm Road, the Grade-II listed Old Turnpike Cottage, appears to be empty and unused and its condition needs to be monitored.



No 45 Kingsholm Road.

Recommendations:

- ◆ Policy CA13/6: 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 edition of the Register and will maintain a rolling programme of updating in the future.
- ◆ Policy CA13/7: The Council will 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.

9.5 Public spaces and trees

The scheduled monument at the core of the conservation area has areas with substantial trees whose roots are potentially a threat to the buried archaeology. Where these are long-standing trees any damage will already have been done, but local residents who maintain the gardens could be encouraged to prevent further trees becoming established by weeding out self-sown tree seedlings.

Recommendation:

- ◆ Policy CA13/8: The Council will monitor the condition of the scheduled monument within the scope of the objectives set out in the *Tree Strategy for Gloucester (July 2001)* and liaise with local residents over the maintenance of the gardens to ensure that self-sown trees do not become established.

10 Monitoring Review

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

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

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

Appendices

Appendix 1

Appendix 2

Appendix 3

Appendix 4

Sustainability Report

The historical development of Gloucester

Scheduled Monuments

Bibliography





Appendix 1 Sustainability Appraisal and Management Proposals

| SA Objectives | Impact | Likely Timing of Impact (Short, Med, Long Term) | Temporary or Permanent Impact? | Geographic Scale | Likelihood of Impact | Significance of Impact | Commentary (any cumulative, secondary, synergistic impacts?) & Recommendations for Improvement/Mitigation |
|---|--------|---|--------------------------------|------------------|----------------------|------------------------|--|
| 1. To protect the City's most vulnerable assets | | | | | | | |
| 1.a. Will it minimise the risk of flooding to people and property? | 0 | | | | | | |
| 1.b. Will it conserve and enhance natural/semi-natural habitats? | 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 reinstate architectural features and repair buildings at risk, whilst the Council will consider the need for Article 4(2) Directions in the area. |
| 1.f. Will it maintain and enhance woodland cover? | 0 | | | | | | |
| 2. To Deliver Sustainable Economic Growth | | | | | | | |
| 2.a. Will it create new and lasting full time jobs particularly for those most in need of employment? | 0 | | | | | | |
| 2.b. Will it encourage both indigenous and inward investment? | + | L/T | Permanent | Whole Area | High | High | It has been found that when the appearance of an historic area is improved more people want to live and work there. |
| 2.c. Will it help to support and encourage the growth of small businesses? | 0 | | | | | | |
| 2.d. Will it help to improve the attraction of Gloucester as a tourist destination? | + | L/T | Permanent | Whole Area | Med | Med | 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? | | | | | | | |
| 3.b. Will it encourage development on previously developed land? | + | L/T | Permanent | Buildings identified as negative/neutral and area suggested for enhancement | Med | Med | Document has policies to encourage the redevelopment of negative/neutral 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 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? | 0 | | | | | | |
| 4.e. Will it help to ensure that everyone has access to safe and affordable housing? | 0 | | | | | | |
| 4.f. Will it reduce homelessness? | 0 | | | | | | |
| 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 | Kingsholm Road | Med | Med | Policy CA13/2 states that the Council will work with the Highway Authority to consider more effective traffic calming methods. |
| 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? | + | M/T | Permanent | Kingsholm Road | Med | Med | Policy CA13/2 states that the Council will work with the Highway Authority to consider more effective traffic calming methods. |
| 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 area suggested for enhancement | Med | Med | Document has policies for the Council to encourage the redevelopment of negative 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).

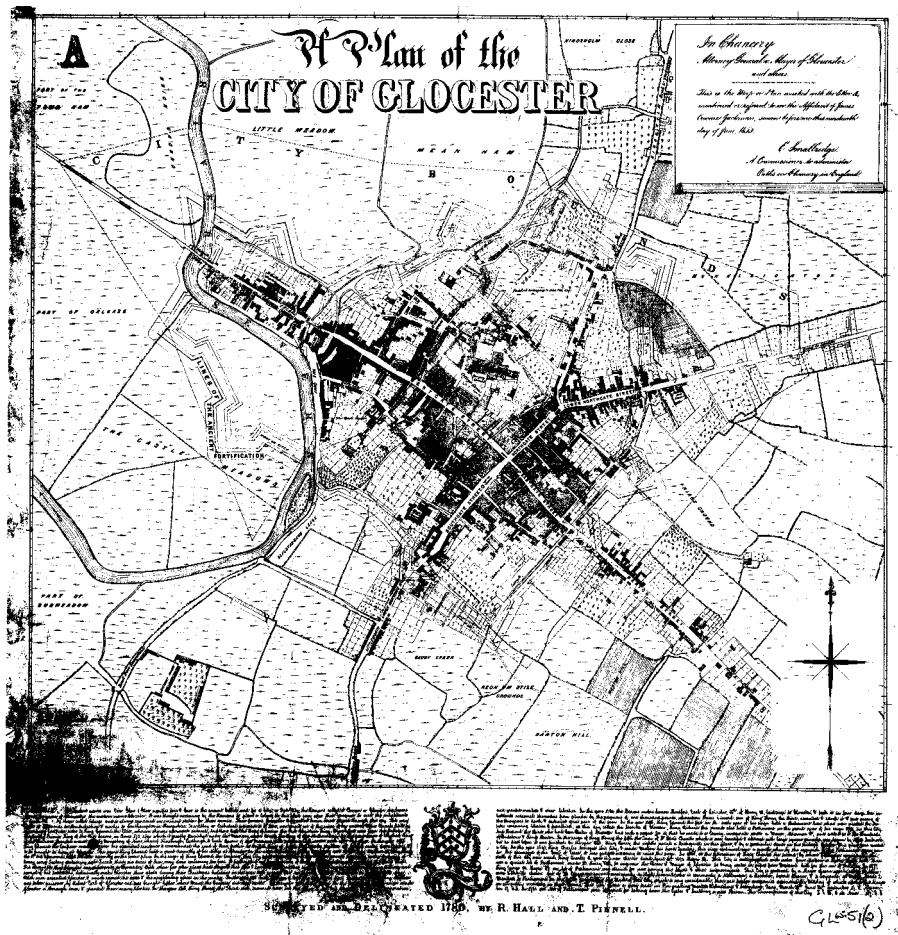


- PLATE I
- A College Green
 - B Cathedral
 - C St Oswald
 - D St Mary de Lode
 - E St Nicholas
 - F St Bartholomew's Hospital (Little Mead to north)
 - G Holy Trinity
 - H St Mary de Grace
 - I All Saints
 - K St Michael
 - L St John
 - M St Aldate
 - N St Mary de Crypt (Greyfriars and Friars' Orchard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



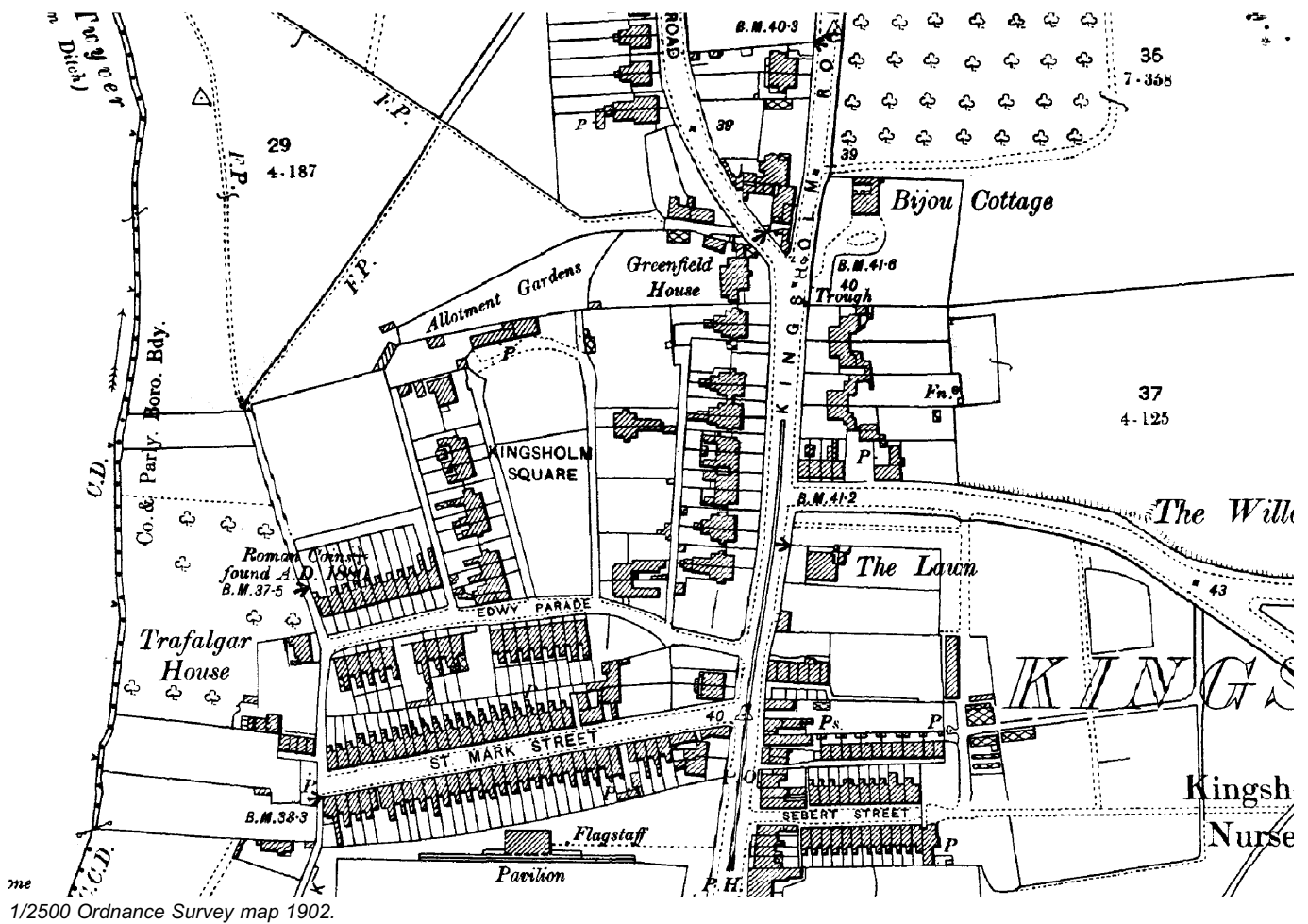
Hall & Pinnell's map of 1780.



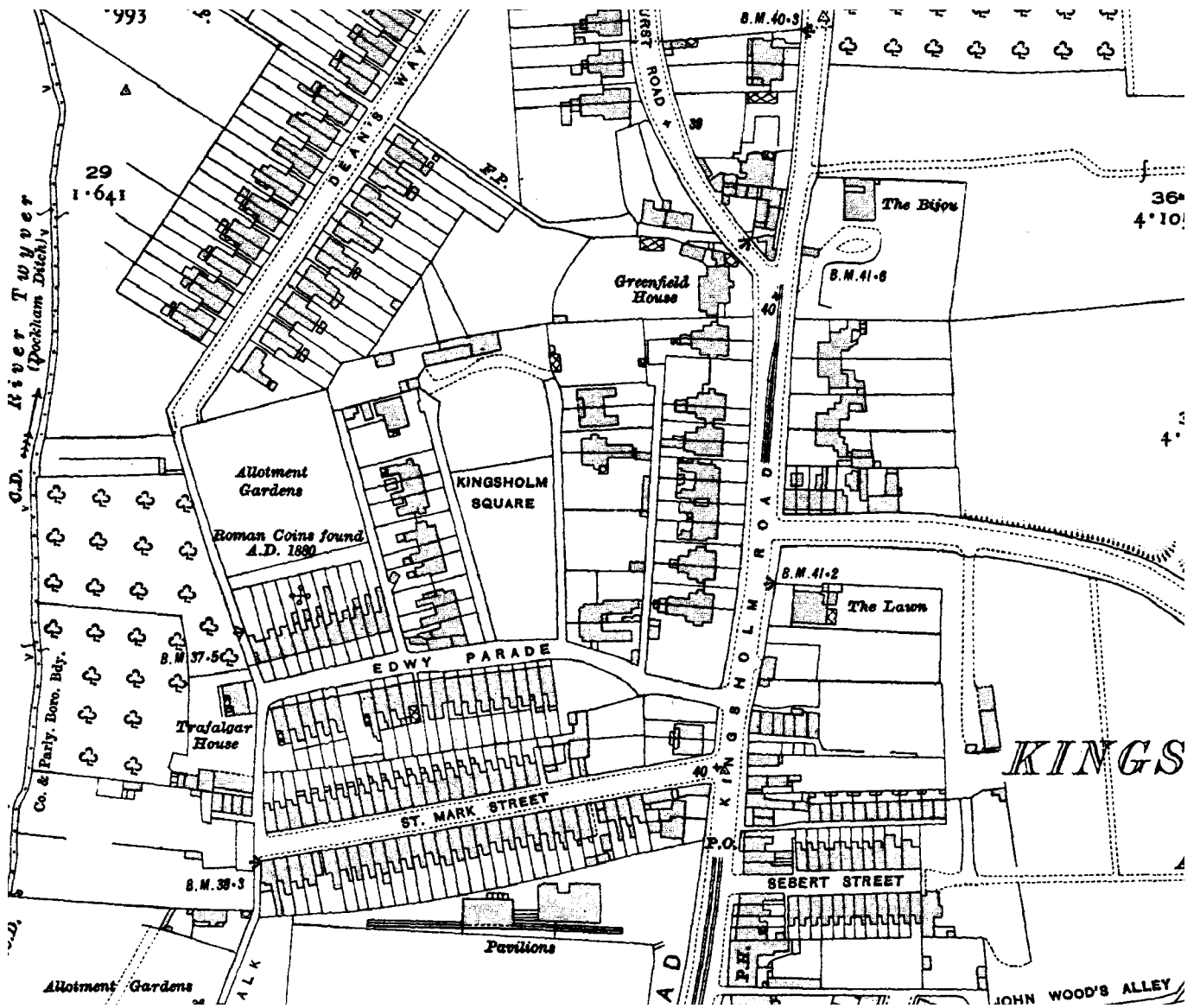
1805 map.



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 Monuments lie within the boundaries of the proposed Kingsholm Conservation Area:

2 – 465 Kingsholm Palace

Further information on these and all the city's Scheduled Monuments can be found on the Gloucester City Council website at www.gloucester.gov.uk.

Appendix 4 Bibliography

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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 13

Management Proposals

Conservation Area 13

Scheduled Ancient Monuments

Conservation Area 13

Townscape Appraisal



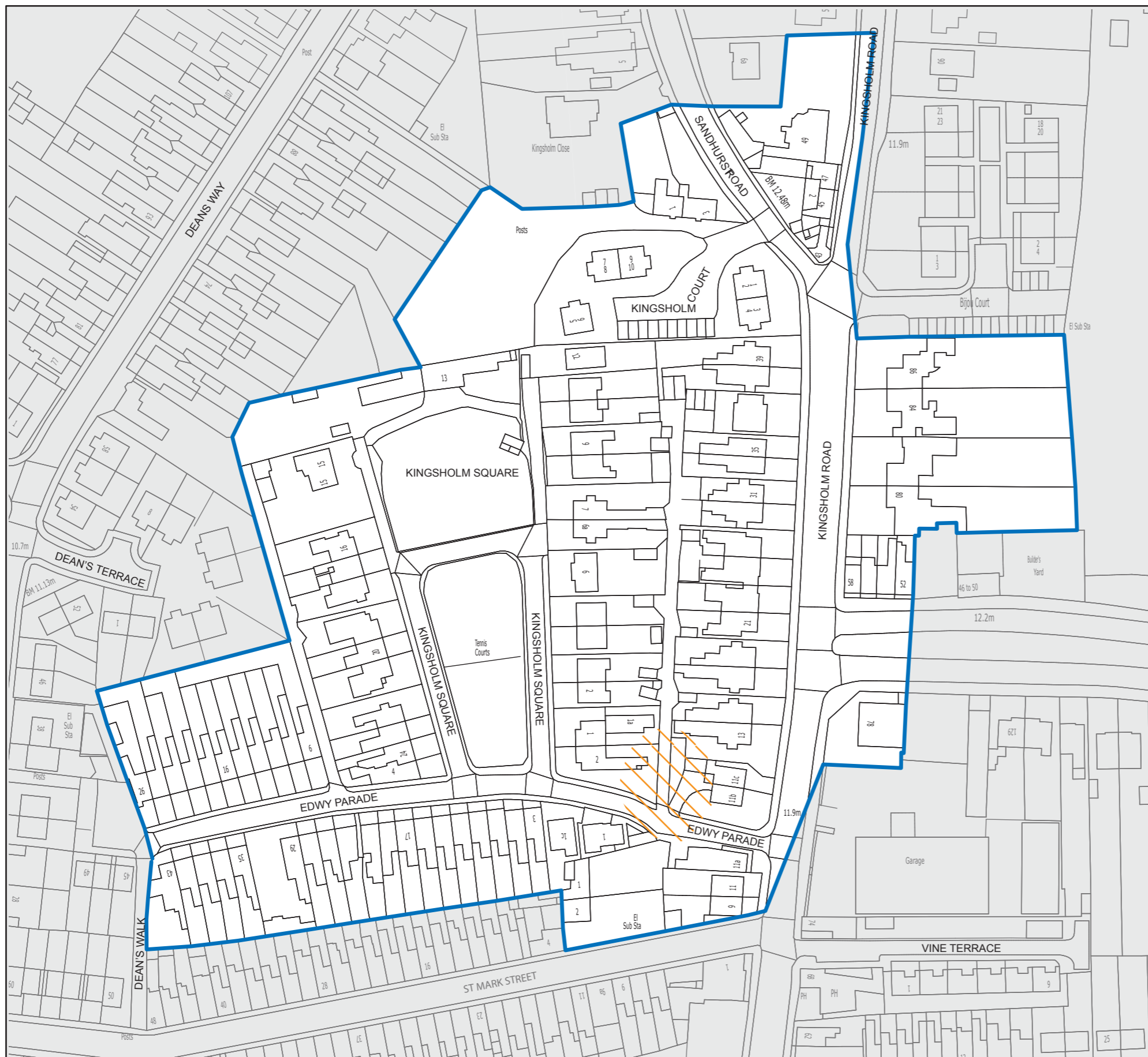


Gloucester City Conservation Area Appraisals

Kingsholm Conservation Area

Management Proposals Map

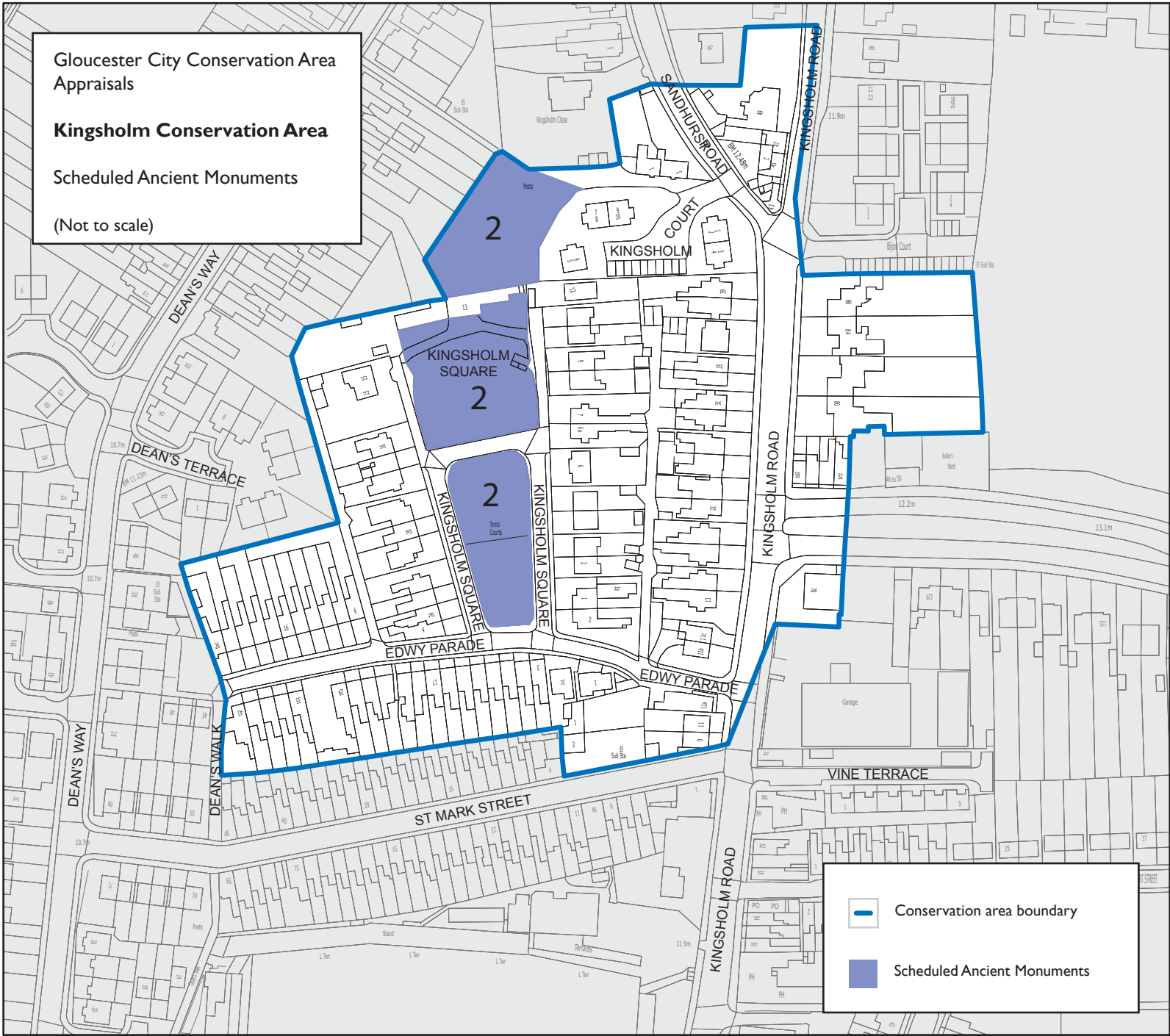
(Not to scale)



— Conservation area boundary

— Area for enhancement







Gloucester City Conservation Area Appraisals

Kingsholm Conservation Area

Scheduled Ancient Monuments

(Not to scale)

 Conservation area boundary
 Scheduled Ancient Monuments



Gloucester City Conservation Area Appraisals

Kingsholm Conservation Area













Townscape Appraisal Map

(Not to scale)



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-  Conservation area boundary
-  Listed buildings
-  Positive buildings
-  Neutral buildings
-  Positive open spaces
-  Neutral open spaces
-  Important trees
-  Important tree groups
-  Important views
-  Focal buildings
-  Traditional paving
-  Historic walls

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

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