

# Barton Street Conservation Area (Conservation Area No. 10)

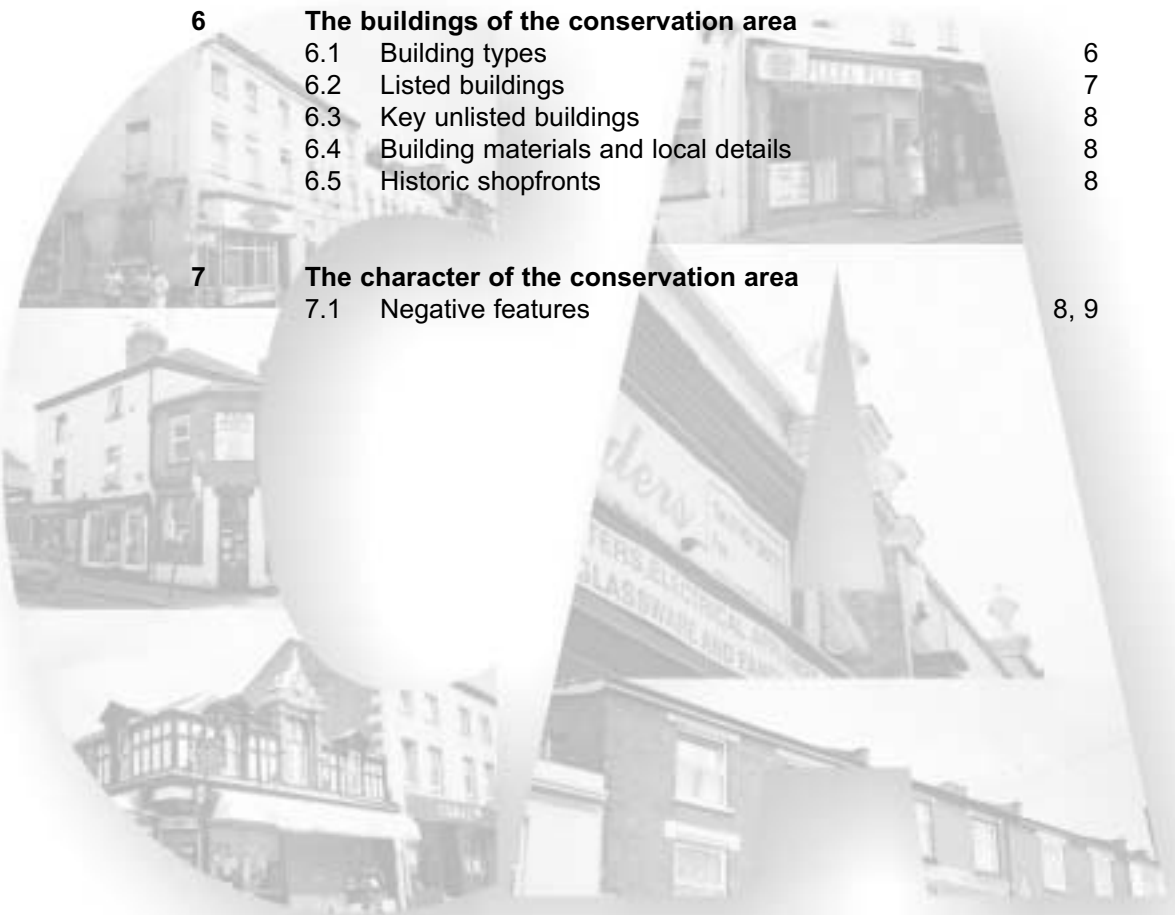
## Appraisal & Management Proposals



# Contents

## Part 1 Character Appraisal

<b>1</b>	<b>Summary</b>	
1.1	Key characteristics	1
1.2	Key Issues	1, 2
<b>2</b>	<b>Introduction</b>	
2.1	The proposed Barton Street Conservation Area	2
2.2	The purpose of a conservation area character appraisal	2, 3
2.3	The planning policy context	3
2.4	Other initiatives	3
<b>3</b>	<b>Location and landscape setting</b>	
3.1	Location and activities	3, 4
3.2	Topography and geology	4
3.3	Relationship of the conservation area to its surroundings	4
<b>4</b>	<b>Historic development and archaeology</b>	
4.1	Historic development	4, 5
<b>5</b>	<b>Spatial analysis</b>	
5.1	Plan form and layout	5
5.2	Landmarks, focal points and views	6
5.3	Open spaces, trees and landscape	6
5.4	Public realm	6
<b>6</b>	<b>The buildings of the conservation area</b>	
6.1	Building types	6
6.2	Listed buildings	7
6.3	Key unlisted buildings	8
6.4	Building materials and local details	8
6.5	Historic shopfronts	8
<b>7</b>	<b>The character of the conservation area</b>	
7.1	Negative features	8, 9



## Part 2 Management Proposals

<b>8</b>	<b>Introduction</b>	
8.1	Format of the Management Proposals	9
<b>9</b>	<b>Issues and recommendations</b>	
9.1	Negative buildings and the quality of new developments	9
9.2	Poor quality townscape	10
9.3	Lack of routine maintenance and repair	10
9.4	Loss of original architectural details	10
9.5	Shopfronts	11
9.6	Quality of floorscape	11
9.7	Setting of the Vauxhall Inn	11
9.8	Enhancement of nos. 125-129 Barton Street (Douglas Stores)	11
<b>10</b>	<b>Monitoring and review</b>	<b>12</b>
<b>Appendix 1 Sustainability Report</b>		13-17
<b>Appendix 2 The Historical Development of Gloucester</b>		18-23
<b>Appendix 3 Scheduled Monuments</b>		24
<b>Appendix 4 Listed Buildings</b>		25
<b>Appendix 5 Bibliography</b>		26

### Maps

Conservation Area 10  
Conservation Area 10

Management Proposals  
Townscape Appraisal



# Part 1 Character Appraisal

## 1 Summary

### 1.1 Key characteristics

This Character Appraisal of the proposed Barton Street Conservation Area concludes that the following are the key characteristics of the conservation area:

- ◆ Two- and three-storey linear 19th century development on either side of Barton Street, the route of the medieval eastern approach to the city's East Gate;
- ◆ Mix of commercial and residential uses;
- ◆ All Saints Church, 1874-5 by Sir G.G.Scott, now Anglo Asian Cultural Centre;
- ◆ Jama Al-Karim Mosque, All Saints Road, 1985-6 by D.S.Williams
- ◆ Nos 110-122 Barton Street, a row of late Georgian brick houses with shopfronts added by W.B.Wood, 1897;
- ◆ Vauxhall Inn (grade II), c.1870, embellished with glazed polychrome ceramic tiles;
- ◆ New Olympus Theatre (grade II), an early cinema built as the Picturedrome, 1922-3. Now used as a Theatre;
- ◆ Nos 7 and 8 Gothic Cottages (grade II) , a pair of semi-detached cottages c.1820-30 used as an isolation hospital during the cholera epidemic of 1832;
- ◆ Architectural and historic interest of many of the area's unlisted buildings;
- ◆ The prevalent use of red brick, stone and stucco;
- ◆ View westward to St Michael's Tower beside the central cross-roads of Gloucester;
- ◆ Area of historic paving along the lane to Gothic Cottages;
- ◆ Historic shopfronts (e.g. no. 157a, 154-160 Barton Street);
- ◆ Old lamp post in Blenheim Road, iron street name signs (Blenheim Road, All Saints Road).



*The Vauxhall Inn (grade II).*



*West front, former All Saints Church (now Anglo-Asian Cultural Centre).*

### 1.2 Key Issues

Based on the negative features identified in Section 7, a number of problems have been identified and are listed below. These form the basis for the Management Proposals in the second part of this document.

#### 1 Negative buildings and the quality of new developments

There are three buildings that, because of their scale, design or materials, have a negative impact on the character and appearance of the conservation area. They are:

- ◆ Nos. 138 and no.140 Barton Street (frontage spoiled by ugly single-storey shops in former front garden);
- ◆ No. 128 Barton Street, a late 20th century corner building out of keeping with adjacent modern mosque (All Saints Road) and row of 19th century buildings (Barton Street);
- ◆ No. 174 Barton Street, a vacant, dilapidated single storey outbuilding adjacent to the Vauxhall Inn;

#### 2 Poor quality townscape

The length of Barton Street between no. 107 and no. 123 Barton Street, which includes gaps in the street's built frontage, two 20th century buildings (Friendship Café and Bartongate Surgery) and a much altered and modernised free-standing 19th century building (no. 117 Barton Street) is out of harmony with the form and layout of this part of Barton Street.

### 3 Lack of routine maintenance and repair causing some buildings to be at risk of serious deterioration

A small number of buildings in the proposed conservation area are neglected and in need of routine maintenance or repair. The New Olympus Theatre is on the Gloucester Buildings at Risk Register.

### 4 Loss of original architectural details and insensitive alterations to historic buildings;

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

### 5 Shopfronts

Several historic shopfronts are worthy of conservation - see Section 6.5. There are also many modern shopfronts which are badly detailed and use garish colours, modern materials and poor quality signage.

### 6 Quality of floorscape

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

### 7 Setting of the Vauxhall Inn

The Vauxhall Inn is a grade II listed building and a fine example of a 19th century public house exuberantly decorated with glazed tiles. It stands at a prominent corner location and is one of the defining features of Barton Street. Unfortunately the setting of the building is spoiled by the siting of two modern telephone call boxes and a 30mph road sign directly in front of its east façade.

### 8 Enhancement of Douglas Stores, nos. 125-129 Barton Street

Nos. 125 -129 Barton Street (Douglas Stores) is an unusual late 19th century building with considerable presence in the streetscene. The architectural interest of the building, in particular the shopfront, is concealed by plastic awnings. A central window or door (below a brick gabled half-dormer) has been blocked. If the building's exterior were to be restored, it would add to the street's historic interest and create a focus of interest similar to the Vauxhall Inn.



Douglas Stores, 125 to 129 Barton Street.



Nos 7 and 8 Gothic Cottages (grade II).

## 2 Introduction

### 2.1 The proposed Barton Street Conservation Area

The proposed Barton Street Conservation Area is a linear conservation area characterised by assorted 19th century development on either side of a length of Barton Street between two notable listed buildings, The Vauxhall Inn (c.1860) and the Church of All Saints (1874) now the Anglo-Asian Cultural Centre. Two 20th century buildings are of note, the New Olympus Theatre (1922) and the Jama Al-Karim Mosque (1985).



New Olympus Theatre (grade II).

### 2.2 The purpose of a conservation area character appraisal

Gloucester City Council proposes to designate the Barton Street Conservation Area 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 City Centre 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*.



*Trees in front of Bartongate Surgery.*

### 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

The conservation area lies in a wholly urban location east of Gloucester city centre on the far side of the Inner Relief Road (A430). Barton Street is a direct continuation of Eastgate and Eastgate Street albeit severed from the inner city by a characterless and difficult-to-cross junction with the relief road beside the Anglo-Asian Centre.

The conservation area has a multi-cultural character and contains a number of specialist shops and several restaurant/take-aways. In addition to residences, shops and small businesses, the conservation area contains two places of worship (a mosque and a Methodist church), surgery, theatre, cultural centre and three public houses.

There are two nearby public car parks (Sinope Street and Vauxhall Road). Barton Street is on a bus route. It has a 30 mph speed limit and road bumps to calm traffic. There are three zebra crossings.

The area suffered a decline in its shopping facilities in the late 20th century but at the time of survey there were only 3 vacant premises in the conservation area. The current Gloucester Local Plan aims to help this process of recovery by continuing to protect retail uses in a defined core shopping area.



Nos. 167-173 Barton Street.



Nos. 161-167 Barton Street.

### 3.2 Topography and geology

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

### 3.3 Relationship of the conservation area to its surroundings

The conservation area is surrounded by urban development. Westward lies the Eastgate and St Michaels Conservation Area which is centred on the spine of Eastgate Street, a secondary shopping area. North and south of Barton Street are areas of 19th century terraced houses, built during Gloucester's Victorian expansion. Side streets ensure good connection between Barton Street and neighbouring residential areas. (All Saints Road, Victoria Street, Blenheim Road and Vauxhall Road to the south; Charles Street, Sinope Street and Millbrook Street to the north)

## 4 Historic Development and Archaeology

### 4.1 Historic development

Barton Street, a continuation of Eastgate Street, grew up outside Gloucester's East Gate along the road on which were the bartons of manors of the Crown and Gloucester Abbey. Settlement on the further reaches of Barton Street had apparently started by the 13th century.

Millbrook Street, which runs northward from Barton Street at the eastern limit of the conservation area, follows the line of Goosewhite Lane, recorded in the early 13th century and known later as Goose Lane. Settlement was sparse until the 19th century. Nos 110 and 112 Barton Street (listed grade II) apparently date from the turn of the 18th century. Nos 7 and 8 Gothic Cottages date from c.1820, their remoteness at that time is indicated by the fact that they were used as an isolation hospital in the cholera epidemic of 1832. To go beyond the junction of Barton Street and Park Road was then regarded as 'going into the country'.

A resort frequented in the early 19th century was Blenheim Gardens (renamed Vauxhall Gardens c.1832) located roughly on the site of today's Blenheim Road and Vauxhall Road. It was opened in 1812 by James Kimber as a bowling green and tea garden and staged events such as balls, pigeon-shooting matches, and, in its first years, firework displays to celebrate Peninsular War victories. As the area became developed, Vauxhall Gardens were built on from 1863 but a bowling green survived behind the Vauxhall Inn until the mid 20th century.



Looking east along Barton Street (north side).

The existing Vauxhall Inn was built in 1876 by the brewers Mitchell & Butlers of Cape Hill, Birmingham. It replaced a public house of the same name that stood on the site. In 1859 it was described as the Vauxhall Inn and tea gardens. At one time there was a private zoo attached to the premises.

As Gloucester expanded in the mid 19th century, there was an ensuing growth in artisan housing. Victoria Street was laid out for terraced housing by Richard Helps in 1837 and appears on Causton's map of 1843 which indicates the approximate district of the proposed conservation area as 'HAMLET of BARTON' including 'Vauxhall Inn and Garden'. From 1840 onwards Barton Street became increasingly built up with two- and three-storey shops and residences to serve the growing number of inhabitants in the newly-built surrounding terraced streets.

Sinope Street may be named after a naval action in the Black Sea port of Sinope in 1853. In 1854 the turnpike at the end of today's Eastgate Street was moved further out by public subscription. The complex railway network of Gloucester created in the mid-19th century included level crossings in many streets and in 1848 a railway crossing was located at what is now the wide road junction north-west of the Anglo-Asian Centre. The crossing was later known as Barton Gates and remained a considerable obstacle to traffic until demolished in the 1960s.

As the local population grew, there became a need for educational and religious facilities. In 1858 the Primitive Methodists built a church in Barton Street. They moved to a much larger chapel on the other side of the road in 1882 (building now demolished). All Saints Church was built in 1874. Widden Street was laid out in 1854. Widden Street School, Gloucester's first board school, was opened in 1878, enlarged in 1892 but still overcrowded in the late 1890s.

Horse-drawn trams became part of the city's transport system in 1879. The service along Barton Street, active in the 1880s, ran to a terminus in India Road, east of the proposed conservation area.

The 1886 Ordnance Survey map shows the 'Victoria Works (Iron)' to the north of today's no. 147 Barton Street which perhaps accounts for the arched access to 'backland' buildings at the rear of the street. The Prince's Plume public house was built in 1905 – it is now part of Al Murad DIY shop (nos. 146-152 Barton Street).

The Picturedrome, later the ABC Ritz, then the Ritz, now the New Olympus was built as a 700-seat cinema on the site of three shops in Barton Street and opened in 1923. Originally owned by the Gloucester Cinema Corporation, in 1943 it was acquired by ABC who installed CinemaScope and a new canopy in 1955 and renamed it the Ritz. The cinema closed in 1962 then became a bingo hall until 1984.

The Gloucester Operatic and Dramatic Society, at that time outgrowing their HQ in the Olympus Theatre in Kingsbarton Street, bought the Ritz, built a stage and a lighting box, renamed it the New Olympus and opened it in 1986 with a production of 'Fiddler on the Roof'. Since then projection equipment has been installed and it once again operates as a cinema between stage shows.

The Jama Al-Karim Mosque in All Saints Road was built in 1985-6. The Bartongate Surgery building was given a major overhaul in 1989.

Barton Street was once a busy commercial street but today, faced by competition from out-of-town retail developments and parking inadequacies, Barton Street's historic role as a shopping area has declined although regeneration initiatives in the 1990s have helped to reduce the number of shops that are available to let from 49 to 3.



One of several decorative corbels at nos. 110-114 Barton Street.

## 5 Spatial Analysis

### 5.1 Plan form and layout

The conservation area is linear and comprises two- and three-storey developments on either side of a straight length of Barton Street. Development faces the street, rear areas are mostly storage yards. The street frontage consists of an assortment of individual buildings or short rows of development that, overall, have a 19th century appearance despite the loss of original timber windows and other features such as chimneys and slate roofs.

On Barton Street's north side there is a reasonably strict back-of-pavement building line broken only by the set back of late 20th century development between no. 107 and no.121 (Friendship Café and Barton Street Surgery). This wide break in the frontage, which includes vehicular access to a rear parking area and pedestrian access to Sinope Street car park, creates a significant disruption in the townscape that is out of keeping with the otherwise tightly-knit terraced form of the rest of the street.

On the south side of Barton Street, there is a less clear building line not only because of the set back of nos. 154 - 156a and the Methodist Church but also because of the skewed orientation of nos. 138 - 144 and nos. 110 - 118 most of whose former front gardens have been infilled with single storey shops (nos. 142-144 still have a paved front area bounded by railings).



Nos. 137-141 Barton Street.





Nos. 131-135 Barton Street.



Nos 138-140 Barton Street.

## 5.2 Landmarks, focal points and views

Barton Street is straight and there is a good vista to St Michael's Tower at The Cross in the centre of Gloucester, viewed directly along the length of Barton Street, Eastgate Street and Eastgate. Nos 7 and 8 Gothic Cottages, being set back from the main street are a surprising sight at the end of the short lane off Barton Street.

Four buildings stand out in the streetscene, marked as 'focal buildings' on the attached Townscape Appraisal map. They are the Anglo-Asian Cultural Centre, Jama Al-Karim Mosque, New Olympus Theatre and Vauxhall Inn. The Anglo-Asian Centre holds a prominent corner position beside the entrance to the conservation area and is a local landmark. The Jama Al-Karim Mosque is located less visibly in All Saints Road but its minaret can be seen from further afield. The New Olympus Theatre and Vauxhall Inn are specific building types (cinema and public house), the former notable for its unusual form, canopy and vertical sign, the latter for its exuberant glazed tiles, engraved glass windows and lettering.

## 5.3 Open spaces, trees and landscape

The only public open space within the conservation area is the area at the southern end of Sinope Street car park which has a tarmac surface and serves as a pedestrian access to the car park and beyond and is an informal meeting place where people can linger with less disturbance than standing on the pavement. It is overlooked by two large billboards.

Trees are not a feature of this urban conservation area. There are two trees in front of the surgery and well-maintained shrubs in the grounds of the Anglo-Asian Centre but otherwise there is a distinct absence of greenery.

## 5.4 Public realm

The floorscape and other items in the public realm of the conservation area are modern and unremarkable but there is a length of historic natural stone paving on either side of the lane to Gothic Cottages which should be preserved. There is also the vestige of stone paving in front of nos. 137-141 Barton Street as well as stone steps and a section of old iron boot-scraper.

The footway immediately in front of the entrance to the New Olympus Theatre, under the central canopy, is composed of small coloured square-section blocks in a decorative pattern, presumably dating from the construction of the theatre in the 1920s.



Looking east along Barton Street (south side).

## 6 The buildings of the conservation area

### 6.1 Building types

The earliest surviving buildings are both listed grade II. Nos 7 and 8 Gothic Cottages are a pair of semi-detached cottages which date from c 1820. They have a symmetrical three bay façade with a brick dentil crowning cornice and 'Gothic' details such as paired lancet window openings and shallow ogee-arched doorways. Also listed are nos. 110 and 112 Barton Street, part of a row of brick houses c.1800 with shops built over their front gardens in the mid/late 19th century. Shopfronts were added to the whole terrace by W. B. Wood in 1897 but only the matching decorative urns above elaborately scrolled brackets survive. (Single storey shops built on former front gardens can also be seen further along the street at nos. 138 and 140 Barton Street).

From the mid-19th century onward, this length of Barton Street developed as a shopping and service area for the large areas of terraced artisans' houses being built in the immediate vicinity. Many of the buildings in the conservation area were therefore built as shops with accommodation in upper floors. Whilst these commercial/residential buildings do not have the special architectural interest to merit listing they are typical of the 19th century expansion of many towns and collectively form a lively group of two- and three-storey Victorian developments.



Nos. 138-144 Barton Street.

Douglas Stores, nos. 125 to 129 Barton Street, occupies a site on the corner of Sinope Street. It has tall glazed shopfronts on both the Barton Street and Sinope Street elevations and much of the original fascia remains intact. The rendered upper floor has applied vertical timbers giving the illusion of timber-framing and a brick dormer window facing Barton Street (an original opening directly below has unfortunately been blocked).

On either side of the lane to Gothic Cottages stands two formerly identical three-storey 19th century blocks each with a continuous moulded parapet and six bays. All were faced with ashlar limestone but nos. 131 and 133 have been rendered and there are modern windows throughout. Though much altered, their scale and their stone facades are an indication of the former status of Barton Street. Further along Barton Street, nos. 155 to 161 are similar in scale, built in red brick with stone dressings and a gabled roof. A diadem pattern, picked out in different coloured brick marks the centre of this 8 bay row.

On the south side of the street nos. 154 to 156a, set back from the predominant building line, is a row of three three-storey shops (accommodation above) in which each bay contains a shopfront (now modern though decorative corbels remain) beneath a pair of first- and second-storey windows.

By the end of the 19th century there were, in addition to shops and other businesses, two active places of worship (All Saints' Church, Methodist Chapel), a branch post office and five public houses. Of these, All Saints Church and the Vauxhall Inn are the best surviving buildings of architectural interest, both listed grade II.

All Saints Church, 1874-5 by Sir George Gilbert Scott, is described in the Pevsner: Buildings of England series as "the finest 19th century Anglican church in Gloucester" and perhaps Sir G. G. Scott's "best late church". The church is built with local ashlar with Bath stone dressings in a refined Decorated style with elegant buttressing. The building is now an Anglo-Asian Cultural Centre.

The Vauxhall Inn is a good example of an Arts and Crafts style public house probably designed by Knight & Chatters. Built with brick with a hipped slate roof, the whole of the ground floor is encrusted with a lavish display of glazed polychromatic ceramic tiles; matching doorways with swan-neck pediments, windows with engraved glass.

The two most interesting 20th century buildings in the conservation area are the New Olympus Theatre and the Jama Al-Karim Mosque in All Saints Road.

The New Olympus Theatre was an early cinema (Picturedrome) for E. C. J. Palmer by W. G. Edward, 1922-3. It has an almost symmetrical façade of five bays divided by giant pilasters. The central bay has a canopy supported on iron brackets sheltering two pairs of double doors. The small square foyer and auditorium, with deep curving balcony, retain most of their plaster decoration.

The Jama Al-Karim Mosque, 1985-6 by D. S. Williams, has a patterned red brick east façade topped with green-covered small domes; the white-rendered minaret rises from the north-east corner.



No. 148 Barton Street (former Prince's Plume Public House).



Stone steps, boot scraper and stone paving outside no. 139 Barton Street.

## 6.2 Listed buildings

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

The proposed Barton Street Conservation Area contains 5 listed buildings. All are grade II. They are listed in Appendix 4.

### 6.3 Key unlisted buildings

In addition to listed buildings, the proposed conservation area contains a large number of unlisted buildings that make a positive contribution to the character or appearance of the proposed 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 indeed, not possible, they are excluded.

In addition to those unlisted buildings mentioned in Section 6.1, nos 2-12 Charles Street is a good example of a 19th century brick terrace with ground floor canted bay windows, recently refurbished and with a continuous brick and railing front boundary.

'Negative buildings' are also marked on the Townscape Appraisal map. These are buildings which clearly detract from the character or appearance of the proposed conservation area.

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



Nos. 2-12 Charles Street.

### 6.4 Building materials and local details

Red brick, stone and render are the predominant building materials. Brick frontages were more common but many have been rendered or painted. Brickwork is generally plain and without decorative detail but no. 103 Barton Street has a horizontal band of black stretchers with a row of terracotta tiles between and a segmental arch at no. 163 is composed of alternate buff and black bricks. The modern mosque in All Saints Road has a brick east façade that is embellished with patterns in the brickwork.

The former All Saints Church is built with natural stone, typical of 19th century urban churches. Unusually for a street that would have lacked the prestige of the city centre, there are three stone-faced buildings (nos. 131-135, 137-141 and no. 165 Barton Street) – these are most likely early 19th century buildings. Stone window dressings are common.

Nos. 125-129 Barton Street (Douglas Stores) is, like the Vauxhall Inn, an oddity amongst the prevalence of brick and render. Whereas the Vauxhall Inn is decorated with polished glazed tiles on the ground floor, nos. 125-129 Barton Street has a lively first floor with three tall half-dormers with classical pediments and a central window under an ornamental brick Dutch gable.

Parapets are common, concealing the roof material, but it can be seen that many original slate or clay tile roofs have been replaced with concrete tiles. Windows in the 19th century buildings were timber but throughout the street almost all have been replaced with uPVC or aluminium to the detriment of the host building and the historic appearance of the streetscene.

### 6.5 Shopfronts

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

- ◆ Nos. 125-129 Barton Street;
- ◆ No. 157a Barton Street;
- ◆ Nos. 154-158 Barton Street;
- ◆ Nos. 158-160 Barton Street;
- ◆ Nos. 130-134 Barton Street;
- ◆ Nos. 110-122 Barton Street.

## 7 The Character of the Conservation Area

### 7.1 Negative features

- ◆ New Olympus Theatre (grade II) is in a poor state of repair and included in the Gloucester Buildings-at-Risk Register;
- ◆ The flat-roofed south-eastern section of the New Olympus Theatre is part of the listed building but it neither preserves nor enhances the character and appearance of the proposed conservation area and is considered to be a negative feature;
- ◆ Generally poor and uncoordinated floorscape;
- ◆ Loss of architectural details (e.g. windows, doors and other timber joinery) and loss of original building materials (e.g. slate replaced by concrete tiles) detracts from the area's historic interest;
- ◆ Some modern shopfronts, roller shutters, fascia and projecting signs are poorly designed and spoil the historic appearance of the host building and the proposed conservation area;
- ◆ Vacant properties;
- ◆ Obtrusive signs and advertising;
- ◆ Inappropriate dormers (e.g. no.99 Barton Street);

- ◆ Two BT phone boxes and a 30 mph road sign spoil the setting of the Vauxhall Inn;
- ◆ Douglas Stores, no. 125-129 Barton Street is a building of local historic and architectural interest the exterior of which would benefit from enhancement;
- ◆ Poor quality of townscape between no. 107 and no. 121 Barton Street.



*Vacant building beside the Vauxhall Inn.*



*Stone paving beside Gothic Cottages.*

## 9 Issues and recommendations

### 9.1 Negative buildings and the quality of new developments

There are three buildings that, because of their scale, design or materials, have a negative impact on the character and appearance of the conservation area. They are:

- ◆ Nos. 138 and no.140 Barton Street (frontage spoiled by ugly single-storey shops in former front garden);
- ◆ No. 128 Barton Street, a late 20th century building out of keeping with adjacent modern mosque (All Saints Road) and row of 19th century buildings (Barton Street);
- ◆ No. 174 Barton Street, a vacant, dilapidated single storey outbuilding adjacent to the Vauxhall Inn;

#### Recommendations:

- ◆ Policy CA10/1: The Council will encourage the redevelopment of sites or buildings which make a negative contribution to the character or appearance of the proposed conservation area;
- ◆ Policy CA10/2: The redevelopment of sites which include neutral buildings will be encouraged where the Council considers overall improvements to the area can be achieved;
- ◆ Policy CA10/3: Applications affecting buildings with in the setting of Barton Street's listed buildings will be judged with regard to national policy, including PPG15 and PPG16.
- ◆ Policy CA10/4: Applications will 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;

## Part 2 Management Proposals

### 8 Introduction

#### 8.1 Format of the Management Proposals

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

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



*Nos 110-112 Barton Street (grade II).*

## 9.2 Poor quality townscape

The length of Barton Street between no. 107 and no. 123 Barton Street, which includes gaps in the street's built frontage, two 20th century buildings (Friendship Café and Bartongate Surgery) and a much altered and modernised free-standing 19th century building (no. 117 Barton Street) is out of harmony with the form and layout of this part of Barton Street.

### Recommendation:

- ◆ Policy CA10/5: The City Council will endeavour to ensure that, in considering any future development in this location, measures will be taken to ensure that proposals fit the context of the site and its immediate surroundings.

## 9.3 Lack of routine maintenance and repair causing some buildings to be at risk of serious deterioration

A small number of buildings in the proposed conservation area are neglected and in need of routine maintenance or repair.

The New Olympus Theatre has rainwater ingress due to defective or missing rainwater goods. Flat roof coverings are also allowing the penetration of water. The building is included in the draft Gloucester Buildings at Risk Register (2006).

In addition, the condition of the following buildings needs to be monitored:

No 121 Barton Street which has a crack in the south-facing gable;

No. 174 Barton Street (adjacent to the Vauxhall Inn) which is vacant with boarded-up and broken windows.

### Recommendations:

- ◆ Policy CA 10/6: 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 CA10/7: 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.



Pattern in footway outside New Olympus Theatre.



Shops with remnants of late 19th century shopfronts, nos. 110-114 Barton Street.

## 9.4 Loss of original architectural details and insensitive alterations to historic buildings

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

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.

### Recommendations:

- ◆ Policy CA10/8: 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 Barton Street, Charles Street and Gothic Cottages 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 CA10/9: 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 Shopfronts

Several historic shopfronts are worthy of conservation - see Section 6.5. There are also many modern shopfronts which are badly detailed and use garish colours, modern materials and poor quality signage.

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 CA10/10: The Council will seek to ensure the retention of existing historic shopfronts and notable elements of historic shopfront design;
- ◆ Policy CA10/11: 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 CA10/12: The Council will seek to ensure that all advertisement proposals relating to shops respect the character and appearance of the proposed conservation area, in terms of siting, number, colours, materials and form of illumination.

## 9.6 Quality of floorscape

Paving and surface materials throughout the area are generally modern, unco-ordinated and poor quality. In almost all cases they fail to enhance or re-inforce the historic identity of the proposed conservation area. Two areas of paving are of interest and should be preserved: beside the lane to Gothic Cottages and under the canopy of the New Olympus Theatre.

### Recommendations:

- ◆ Policy CA10/13: 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*;
- ◆ Policy CA10/14: The Council will publish a Lighting Strategy to provide guidance on suitable improvements in street lighting.



Example of corbel attached to no. 155 Barton Street.

## 9.7 Setting of the Vauxhall Inn

The Vauxhall Inn is a grade II listed building and a fine example of a 19th century public house exuberantly decorated with glazed tiles. It stands at a prominent corner location and is one of the defining features of Barton Street. Unfortunately the setting of the building is spoiled by the siting of two modern telephone call boxes and a 30mph road sign directly in front of its east façade.

### Recommendation:

- ◆ Policy CA10/15: The Council will liaise with the relevant authorities in order to try and achieve the relocation of the call boxes and speed sign adjacent to the Vauxhall Inn.

## 9.7 Enhancement of nos. 125-129 Barton Street (Douglas Stores)

Nos. 125 -129 Barton Street (Douglas Stores) is an unusual late 19th century building with considerable presence in the streetscene. The architectural interest of the building, in particular the shopfront, is concealed by plastic awnings. A central window or door (below a brick gabled half-dormer) has been blocked. If the building's exterior were to be restored, it would add to the street's historic interest and create a focus of interest similar to the Vauxhall Inn.

### Recommendation:

- ◆ Policy CA10/16: The Council will encourage the reversal of unsympathetic alterations and reinstatement of original architectural features at nos. 125-129 Barton Street.

## 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	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
<b>1. To protect the City's most vulnerable assets</b>							
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 and repair buildings at risk.
1.f. Will it maintain and enhance woodland cover?	0						
<b>2. To Deliver Sustainable Economic Growth</b>							
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
<b>3. To minimise consumption of natural resources and production of waste</b>							
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 buildings.
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
<b>4. To ensure everyone has access to the essential services they require and that local needs are met</b>							
4.a. Will it help everyone access essential basic services easily, safely and affordably?	0						
4.d. Will it provide additional leisure facilities, green spaces and improve access to existing facilities?							
4.e. Will it help to ensure that everyone has access to safe and affordable housing?	0						
4.f. Will it reduce homelessness?	0						
<b>5. To improve standards of health and education</b>							
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
<b>6. To make Gloucester a great place to live and work</b>							
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
<b>7. To reduce the need to travel</b>							
7.a. Will it reduce the need/desire to travel by car?	0						
7.b. Will it help ensure that alternatives to the car are available for essential journeys, especially to residents in areas of low car ownership?	0						
7.c. Will it help to achieve a reduction in road accident casualties?	0						
7.d. Will it increase the proportion of freight carried by rail and water?	0						
7.e. Will it help to reduce traffic congestion and improve road safety?	0						
<b>8. To improve environmental quality (air, water, land)</b>							
8.a. Will it help to reduce any sources of pollution?	0						
8.b. Will it help to reduce levels of noise?	0						
8.c. Will it maintain and enhance water quality?	0						
8.e. Will it maintain and enhance air quality?	0						
8.f. Will it maintain and enhance land/soil quality?	0						
8.g. Will it reduce the amount of derelict, degraded and underused land?	+	L/T	Permanent	Negative buildings and area suggested for enhancement	Med	Med	Document has policies for the Council to encourage the redevelopment of negative sites
<b>9. To reduce contributions to climate change</b>							
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.

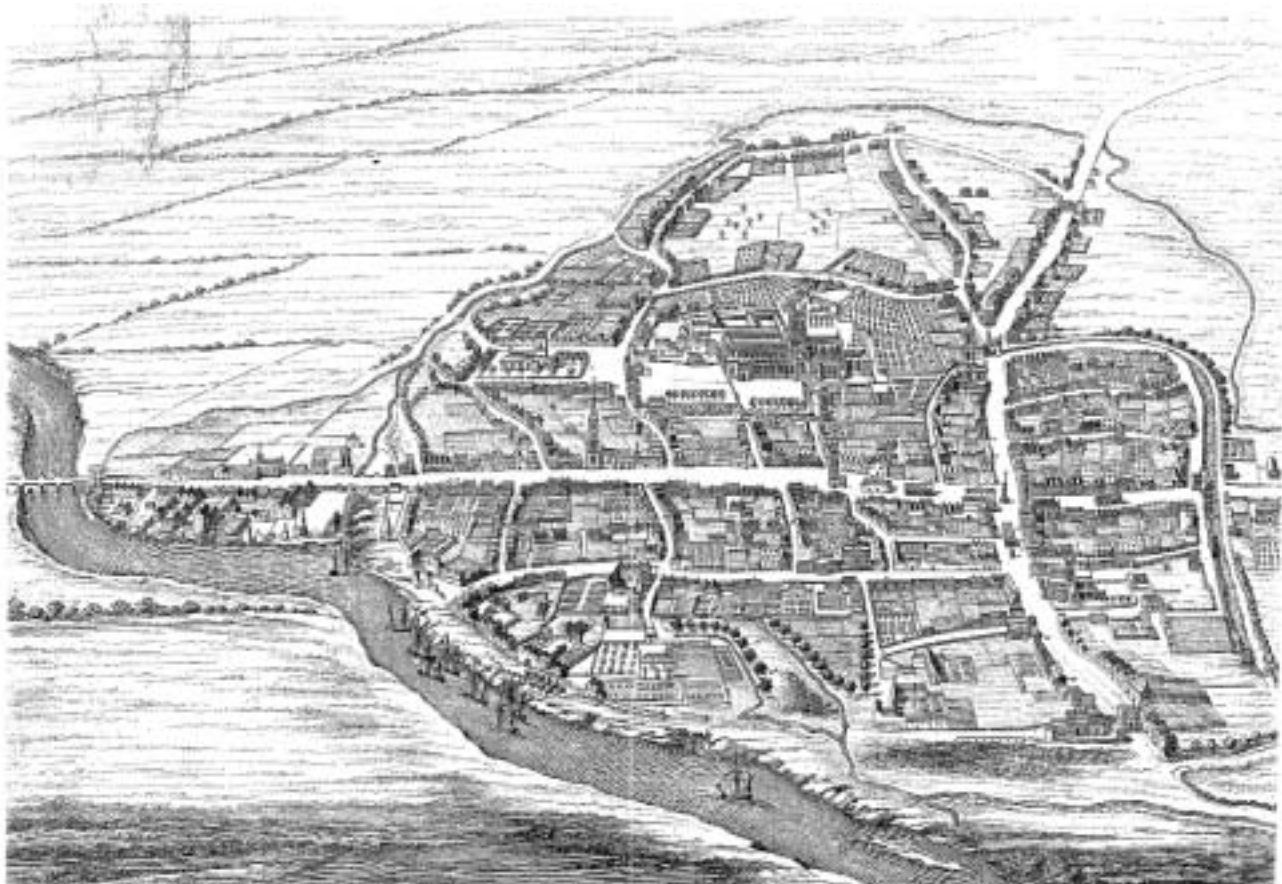
Notable buildings of this period include St Catharine, London Road (1915), the Technical College (1936), St Oswald (1939), St Barnabas, Tuffley (1940) and St Aldate, Finlay Road (1964).





- 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 (Barton Street to east)
- Kingsholm lies outside the city on the north.

Speed's map of 1610.

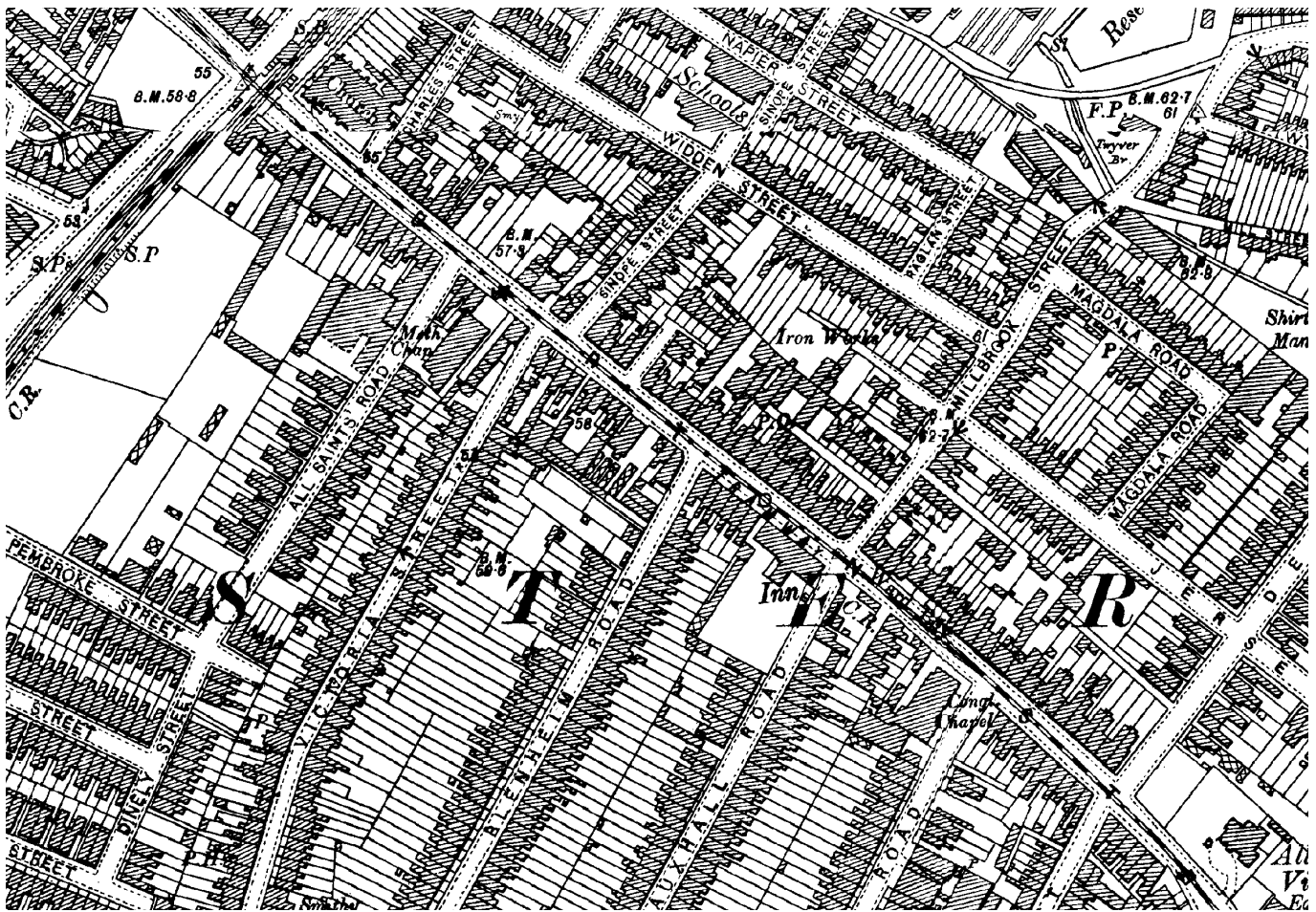


Kip's engraving of 1710.

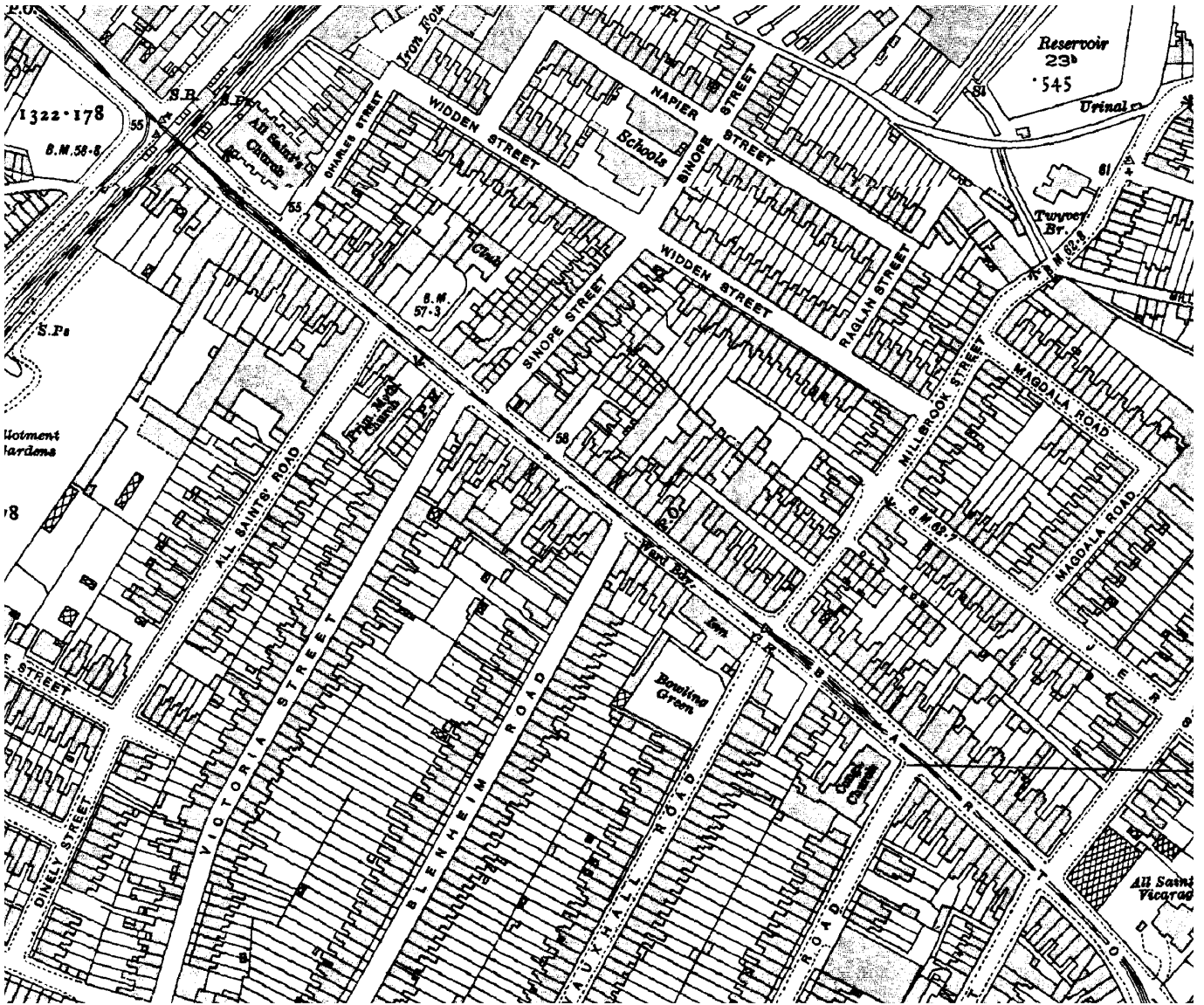




Causton's map of Gloucester, 1843.



1/2500 Ordnance Survey map 1902.



1/2500 Ordnance Survey map 1923.

### **Appendix 3 Scheduled Monuments**

There are no Scheduled Monuments in The proposed Barton Street Conservation Area.

## Appendix 4 Listed Buildings

NAME	ADDRESS
	110-112 Barton Street
The Olympus Theatre	162 Barton Street
The Vauxhall Inn	174 Barton Street
Church of All Saints	Barton Street
7 and 8 Gothic Cottages	Barton Street

## Appendix 5 Bibliography and Contacts

### Bibliography

Baker, N and Holt, R 2004. *Urban Growth and the Medieval Church: Gloucester and Worcester*. Aldershot: Ashgate Publishing

Gloucester City Council 2004. 'St Michael's Square' *Conservation Area Appraisal*, Gloucester: Gloucester City Council and <[www.gloucester.gov.uk](http://www.gloucester.gov.uk)>

Jurica, J. 1994, *Gloucester – A Pictorial History*, Phillimore

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

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

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

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

### Maps/topographical views:

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

## Maps

Conservation Area 10

Management Proposals

Conservation Area 10

Townscape Appraisal



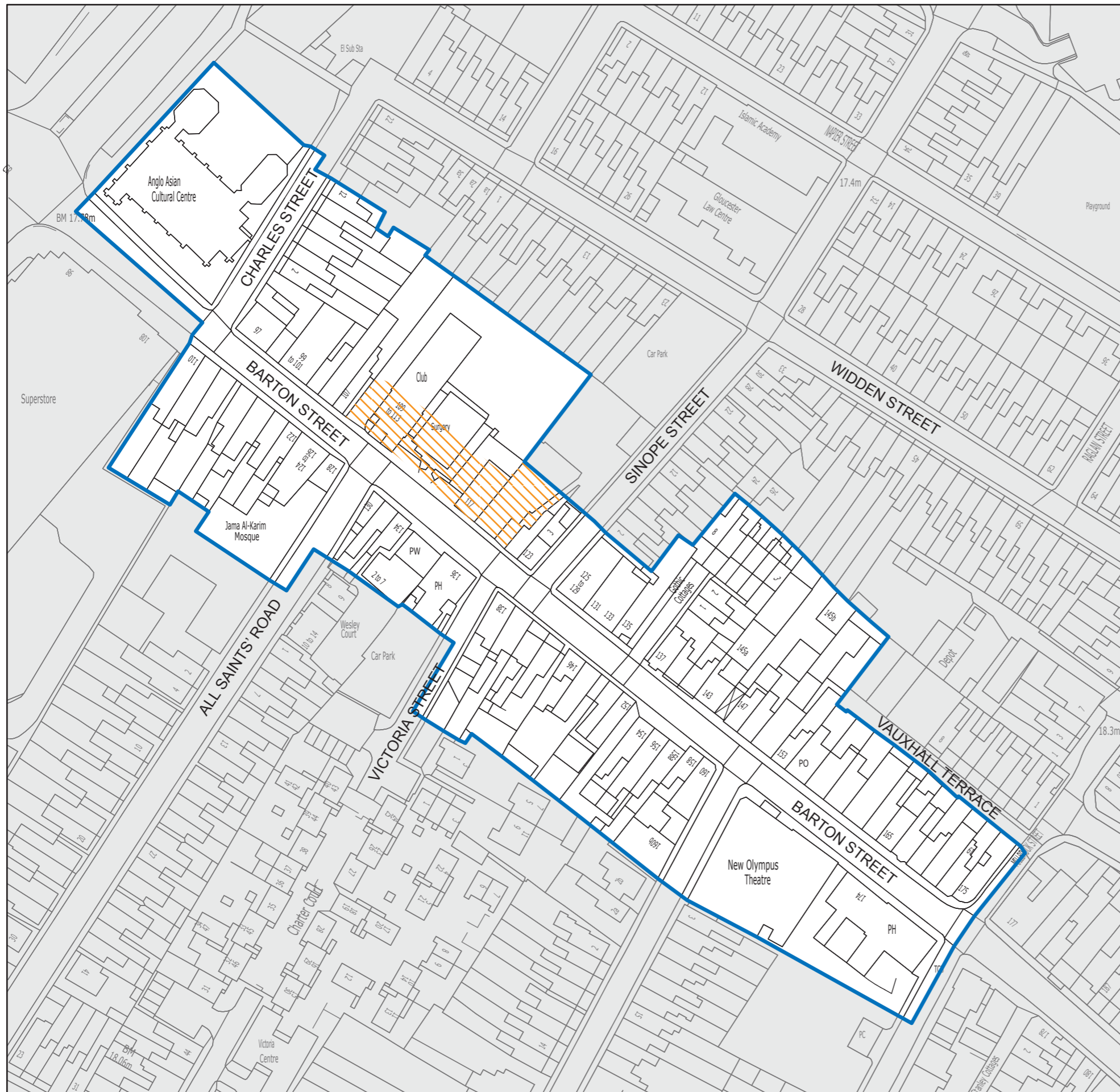





**Barton Street Conservation Area**

Management Proposals Map

(Not to scale)



 Conservation area boundary

 Area for enhancement














**Barton Street Conservation Area**

Townscape Appraisal Map

(Not to scale)



-  Conservation area boundary
-  Listed buildings
-  Positive buildings
-  Neutral buildings
-  Focal buildings
-  Trees and greenery
-  Important views
-  Negative buildings
-  Neutral open spaces
-  Historic paving
-  Historic shopfronts or shopfront feature



If you have problems understanding  
this in English please contact:  
**Tapestry Translation Services**, Corporate Personnel  
Services, Herbert Warehouse, The Docks, Gloucester  
GL1 2EQ. Tel: 01452 396909.

<b>Bengali</b>	<p>ইংরেজী ভাষায় এটা বুঝতে আপনার সমস্যা হলে, দয়া করে নিচের ঠিকানায় যোগাযোগ করুন: ট্যাপেস্ট্রী ট্রান্সলেশন সার্ভিস করপোরেট পার্সোনেল সার্ভিসেস হারবার্ট ওয়ারহাউস, দা ডকস গ্লস্টার ডিএল ১ ২ইকিউ টেলিফোন নম্বর: (০১৪৫২) ৩৯৬৯০৯</p>
<b>Chinese</b>	<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>
<b>Gujurati</b>	<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, ગ્રુએલ્વ ટર્મિનલ. ટેલીફોન નંબર : (૦૧૪૫૨) ૩૯૬૯૦૯</p>
<b>Urdu</b>	<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، گلوٹسٹر جی ایل 1 2 ای کیو ٹیلیفون : (01452) 396928</p>

## Gloucester City Council

Policy, Design &  
Conservation  
Herbert Warehouse  
The Docks  
Gloucester GL1 2EQ

T 01452 522232  
F 01452 396668  
E [pdg@gloucester.gov.uk](mailto:pdg@gloucester.gov.uk)  
Minicom 01452 396161  
[www.gloucester.gov.uk](http://www.gloucester.gov.uk)