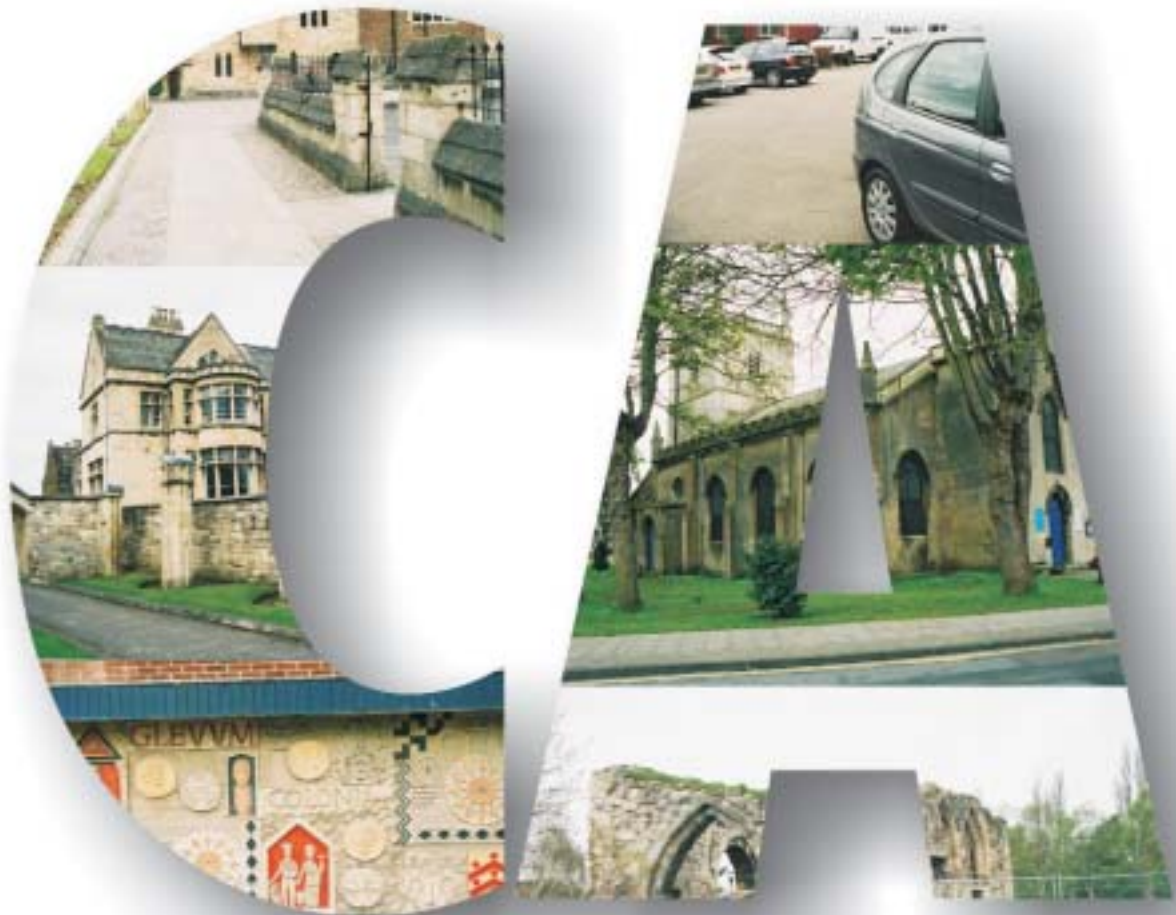


Cathedral Precincts Conservation Area (Conservation Area No. 7)

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 Cathedral Precincts Conservation Area	2
2.2	The purpose of a conservation area character appraisal	2
2.3	The planning policy context	2
2.4	Other initiatives	2, 3
3	Location and landscape setting	
3.1	Location and activities	3, 4
3.2	Topography and geology	4
3.3	Relationship of the conservation area to its surroundings	4, 5
4	Historic development and archaeology	
4.1	Historic development	5-7
4.2	Archaeology	7
5	Spatial analysis	
5.1	Plan form and layout	7, 8
5.2	Landmarks, focal points and views	8
5.3	Open spaces, trees and landscape	9
5.4	Public realm	10
6	The buildings of the conservation area	
6.1	Building types	10
6.2	Listed buildings	11
6.3	Key unlisted buildings	11
6.4	Building materials and local details	12
6.5	Shopfronts	12
7	The character of the conservation area	
7.1	Character Area 1: The cathedral and close	12, 13
7.2	Character Area 2: St Mary de Lode and St Oswald's Priory	13, 14
7.3	Character Area 3: Pitt Street and the King's School	14, 15
7.4	Character Area 4: Park Street and Hare Lane	15, 16

Part 2 Management Proposals

8	Introduction	
8.1	Format of the Management Proposals	16
9	Issues and recommendations	
9.1	Negative and neutral buildings and the quality of new development	16-18
9.2	Gap sites	18
9.3	Buildings at Risk	18, 19
9.4	Alterations to listed and unlisted properties	19, 20
9.5	Public realm, pedestrian movement and traffic	20, 21
9.6	Under-used assets	21, 22
9.7	Shopfronts	22
9.8	Street trees	22
10	Monitoring and review	23
Appendix 1	Sustainability Report	23-27
Appendix 2	The Historical Development of Gloucester	28-33
Appendix 3	Scheduled Monuments	34
Appendix 4	Listed Buildings	35-37
Appendix 5	Bibliography	38

Maps

Conservation Area 7
Conservation Area 7
Conservation Area 7
Conservation Area 7

Character Areas
Management Proposals
Scheduled Ancient Monuments
Townscape Appraisal



Part 1 Character Appraisal

1 Summary

1.1 Key characteristics

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

- ◆ The area is of high archaeological potential, with above ground buildings from the Saxon period and buried remains from the Roman foundation of the city;
- ◆ The area has a diverse mix of medieval and later building types, linked by their association with the cathedral and the King's School;
- ◆ The cathedral itself is of outstanding international and national architectural and historical importance;
- ◆ The area is coherent and well-defined; its morphology is linked to the dominance of the medieval abbey;
- ◆ The area has many different and viable uses: as well as being the focus of religious life in the Gloucester diocese, it is the principal tourist attraction within the city and it has Gloucester's only city-centre school;
- ◆ The area has important views and some of the city's best areas of open green space, with many mature trees that help frame cathedral views and lend a park-like atmosphere to parts of the close.

1.2 Key Issues

The high standard of maintenance and repair generally means that the cathedral conservation area is a model of its kind, but there are nevertheless some issues and problem areas that have a negative impact on the character of the conservation area. These form the basis for the Management Proposals in the Part 2 of this document and are summarised below.

1.2.1 Negative and neutral buildings and the quality of new developments

Though small in number, there are several buildings or groups of buildings that have a negative impact on the coherence and character of the area because of their scale, materials or design.

1.2.2 Gap sites

There are empty sites within the conservation area that are capable of being developed, and that would enhance the area if filled with suitable buildings. This is especially true where pre-war 'slum clearance' in Hare Lane has revealed the backs of neighbouring properties at the rear of Worcester Street.

1.2.3 Buildings at Risks

Several listed and unlisted but positive buildings and monuments have been identified in the conservation area that are deteriorating through lack of maintenance or repair.

1.2.4 Alterations to listed and unlisted properties

A number of buildings in the conservation area have been adversely affected by the loss of original architectural details and building materials, or through repairs carried out in modern or inappropriate materials, or through insensitive additions.

1.2.5 Public realm, pedestrian movement and traffics

The car is a dominant feature of the conservation area, and this is particularly acute within the cathedral close, where cars dominate every view, along with the associated clutter of brightly coloured cones and signage.

1.2.6 Under-used assets

Several buildings of great historical importance do not yet fulfil their potential as historic assets because they are locked and not accessible to the public, or because they lack site interpretation.



Positive features of the conservation area: the Infirmary Arches.



Negative features of the conservation area: the Hare Lane car park.

2 Introduction

2.1 The Cathedral Precinct Conservation Area

Gloucester's cathedral and the surrounding close are the pride of the city. Only here does Gloucester still display the rich mix of architecture that once characterised the whole of the city centre. Not only are there nationally and internationally important buildings here – notably St Oswald's Priory, St Mary de Lode church and the cathedral – there are also areas that are untouched by post-WWII development – such as Pitt Street and the cathedral close. As a result, the cathedral and close is an asset of great economic and social value to the city, an iconic group of buildings that attracts more than 400,000 visitors a year. In addition, the cathedral and its close are the focus for spiritual, artistic, musical and educational life in the city, the diocese, the county and the wider region, playing host to festivals, pilgrimages, conferences and TV and radio broadcasts, and with a thriving school whose history is closely bound up with that of the cathedral.

2.2 The purpose of a conservation area character appraisal

The Cathedral Precincts Conservation Area includes parts of the Cathedral Precincts and Westgate Street Conservation Area, which was originally designated by Gloucester City Council on 6 March 1968. The boundaries were revised as part of a comprehensive review of conservation area boundaries within the city which were subjected to an informal period of consultation between 4 April 2006 and 2 May 2006.

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

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

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

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 forms part of these initiatives although they have been funded by the City Council and drawn up by independent consultants.



Twelfth-century St Mary's Gate, the original main entrance to the cathedral precincts.



The College Green entrance is an example of Victorian town planning, created in 1891 to link the cathedral precincts to the city centre.

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.

Central Gloucester has a cross-based grid of streets which survives from the city's Roman foundation. The Cross marks the centre of Gloucester, and is the meeting point of the four main streets – Westgate Street, Northgate Street, Eastgate Street and Southgate Street – which divide the city centre into quadrants.

The Cathedral Precincts Conservation Area is located within the north-western quadrant of the city, filling much of the area bounded by Westgate Street and Northgate Street in Gloucester's cross-based grid of streets.

To a large extent, the boundaries of the conservation area are defined by the walls of the medieval abbey, which survives as a wall in many places or as a property line – the exception being at the south eastern corner, where encroachment by townspeople onto Abbey property immediately following Henry VIII's Dissolution of the Monasteries (1541) has left a much more complex web of property boundaries.



To a large extent, the boundaries of the conservation area are defined by the walls of the medieval abbey.

Outside the conservation area, to the south and east, historic shops and houses built up against the abbey wall create a buffer zone surrounding the cathedral close, so that the presence of the close is not obvious even from nearby streets. The close feels quite separate from the city, with its own tranquil atmosphere, its open spaces and monumental buildings contrasting with the close-packed buildings of the city centre.

The cathedral and many of its peripheral buildings belong to and are managed by the cathedral chapter. The buildings of the close are used for a variety of activities: as well as its primary religious use, the cathedral is also a major tourist attraction (with related restaurant and retail facilities), a centre for retreats, conferences and pilgrimages (with related meeting rooms and reception facilities), a major cultural venue, the focus for concerts, festivals, exhibitions, drama and dance performances, a venue for events in the Cheltenham Music Festival and the Three Choirs Festival, and a location for cinematic film (for example, used in the making of Harry Potter films and dramatisations of Joanna Trollope novels) and live TV and radio broadcasts. Informally the close is a popular lunch and picnic spot for people working in nearby shops and offices and playground for parents and toddlers (especially the area around the war memorial).

Continuity of use is a very important part of the management plan for the cathedral, whose *raison d'être* can be defined as worship, mission, social action, education, research, study, music and the reception of pilgrims and visitors, diocesan administration and – a distinct and important feature – the maintenance of the fabric using a team of full-time cathedral masons, whose yard is to be found to the north of Pitt Street. Some of the finest buildings in the close are used as residences (including the Deanery). Others are owned by charitable bodies, such as the Gloucestershire Rural Community Council, which owns No. 15 or to professional firms, such as solicitors and quantity surveyors.

It is this mix of activities, along with the use of much of the northern part of the close and Pitt Street by the King's School, that gives the conservation area much of its human character, with people moving peacefully but purposefully around the area by night and by day, and thus assisting with security. Formal security is provided by a gate keeper who controls the entrance of traffic via College Street but is largely low key, without intrusive cameras, signage, locked gates or closed areas.



The King's School.

This mix of uses ensures that there is constant activity during the day, but the area is sufficiently tranquil at night for this to be a residential area as well. The two main areas of residential use are the flats and housing blocks around St Mary de Lode and the housing blocks of St Lucy's Court, on Hare Lane. Both areas also have homes, schools and day centres for the elderly (the Raven Centre in Hare Lane), the disabled (Cathedral View in Archdeacon Street) and the deaf (No. 17, St Mary's Square).

The area around the ruins of St Oswald's Priory is primarily recreational but also has heritage value and attracts visitors as the site of a Saxon church. Gouda Way is an access route for people visiting the King's School (where the car park is also used on Saturdays by rugby fans visiting the Gloucester City Rugby Ground at Kingsholm) and using the car park in Park Street, from where access can be gained to the city centre and the shops of Worcester Street.

St Mary's Street and the western end of Pitt Street are largely residential, with a pub and garaging. The cathedral masons' yard marks an east/west break in Pitt Street, to the east of which many of the fine buildings on both sides of the road are used for educational purposes by the King's School.

King's School buildings also predominate on the west side of Park Street, where there is also a Mission Hall used for Sunday worship, as well as offices and a row of houses. The opposite side of the road is used for car parking, while nearby on Hare Lane is a drop-in centre for senior citizens, a branch of Sainsbury's supermarket, restaurants, pubs, residential buildings and public gardens.

3.2 Topography and geology

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

The cathedral, with its 68.6m-high tower, is an important landmark and a focal point in views within the city itself and from the outlying hills (though distant views are dependent on the weather and the time of day, because the Vale can be cloaked in fog in winter and heat haze in warmer weather).

The cathedral tower is also glimpsed by visitors approaching the city from the south and west, rising above the green and undeveloped floodplain of the River Severn, and it can be seen from the Severn-side villages north of the city, such as Maisemore, Sandhurst and Ashleworth, and south of the city, such as Hempsted and Quedgeley.

3.3 Relationship of the conservation area to its surroundings

The cathedral and its close has long been an area separate from the rest of the city, bounded by the walls of the medieval abbey of St Peter's, founded in 1089, which survived the Reformation to become the cathedral and the seat of the Gloucester diocese under Henry VIII. The close is roughly rectangular in shape, oriented (like the rest of the city) northwest to south east, and measuring 275m by 200m.

Though separate from the rest of the city, the presence of the abbey and cathedral have had a considerable influence on those parts of the city that lie immediately outside the walls, providing both a limit to the growth of the city but also a clearly defined line around which streets, alleys and perimeter buildings have developed. The River Severn with its multiple channels (many of them since filled in) has also limited the city's north-westward expansion until modern times, so that historically the abbey and cathedral have defined the edge of the city, rather than, as now, the inner core.

To the south, the cathedral and close is largely hidden by the commercial properties that lie on the northern side of Westgate Street. Town and abbey were once clearly separated by King Edward Lane (also known as Little Abbey Lane), which followed the line of the wall, but the Westgate properties encroached onto the lane at the Dissolution and now run back from the street right up to the abbey wall. The two original gates to the southern side of the abbey have survived: College Street (considerably wider now than its medieval counterpart) and College Court (which originally led not to the abbey, but to the lay cemetery).



The College Court entrance to the cathedral precincts originally led not to the abbey, but to the lay cemetery.

The western boundary of the close is defined by the rear elevations of buildings in the close that back onto Three Cocks Lane and St Mary's Square. Centrally placed at the mid-point of the western abbey wall is the main gate to the medieval abbey, called St Mary's Gate or the Great Gate. On the same axis as this gate is the Bishop Hooper monument and then St Mary de Lode church. This part of the conservation area forms a separate and distinct parish, along with St Oswald's Priory, both of which are extramural but nevertheless form an extension of the historical and ecclesiastical character of the cathedral and close. All of these buildings once had an important relationship to the River Severn that has since been lost though the filling in of water channels and the development of land in the flood plain.



St Mary's Gate lies on the same axis as the Bishop Hooper monument perpetuating the alignment of a Roman and medieval street that led to the Saxon Quay.

Pitt Street is extramural but influenced by the cathedral and close in that buildings on both sides of the street, inside and outside the abbey walls, have linked use and character through their use by the King's School.

The one area of discontinuity between past and present lies on the conservation area's eastern boundary, where the historical topography has been disturbed through the demolition of Hare Lane and the loss of the abbey wall. Here the boundary of the conservation area is defined by the backs of commercial properties fronting onto Worcester Street, before taking in the truncated Hare Lane, then following the backs of commercial premises fronting St John's Lane.

4 Historic Development and Archaeology

4.1 Historic development

Roman and Saxon

The conservation area straddles the north-western corner of the Roman settlement of Colonia Nervia Glevensis, founded, as its name suggests, in the reign of the emperor Nerva (AD 96–8) as a town and administration centre initially populated by army veterans.

Remains of the north-western corner of the Roman city defences have been found within the conservation area, sufficient to enable its plan to be traced with confidence. The walls and streets of the Roman city have influenced the street pattern of the conservation area, through their incorporation into the Saxon city's northern suburbs. Two other major influences on the topography were the founding here of a minster (monastery) around 679, and the early tenth-century refounding of the city by King Alfred's daughter, Aethelflaeda of Mercia (died AD 918).

The precise whereabouts of the seventh-century minster (established around AD 677 by Osric, a prince of the Hwicce dynasty) has never been established, though the most plausible theory is that it lay under the present cathedral cloister, on the same alignment as St Mary's Gate and St Mary de Lode church. The minster became a Benedictine abbey in 1022, and was rebuilt by Bishop Eldred of Worcester in 1047–62. In common with nearly all of England's important Saxon churches, the pre-Conquest abbey was obliterated by the Normans, as part of their campaign to stamp their cultural mark on Saxon England after the Conquest, and replaced by a new abbey, which survives as today's cathedral.

St Oswald's Priory was founded by Aethelflaeda around AD 900 to house the bones of St Oswald, the seventh-century king of Northumbria. It was built on the site of a Roman cemetery and probably used Roman masonry from a nearby bath house and temple complex.



St Mary de Lode.

St Mary de Lode is a church of Saxon origin. It is named after a branch of the River Severn that has since been filled in and that was probably the site of the city's Saxon quay. It replaced a timber mausoleum or chapel of fifth or sixth century date, which was in turn built on top of a large Roman building (still visible beneath the floor at the west end of the nave). Having been one of the city's earliest churches, it was rebuilt in the twelfth century to serve as the parish church for the abbey, aligned on St Mary's Gate, the main medieval entrance to the abbey.

From the Norman Conquest to the Reformation

Building of the new abbey church commenced under Abbot Serlo on 29 June 1089, and the church was dedicated (though still incomplete) on 15 July 1100. Much of Serlo's Romanesque church survives, though clad in fifteenth-century Perpendicular work, and the subsequent architectural history of the cathedral can be summarised as follows:

- ◆ thirteenth century: new nave vaulting;
- ◆ fourteenth-century: south aisle (1319–29), south transept (1331–6), choir and Great East Window (1337–51), north transept (1368–74), Great Cloister (1364–1412), infirmary cloister;
- ◆ fifteenth-century: west end (1421–27), porch, tower (c 1450), Lady Chapel (before 1500).

In 1541, the church escaped demolition to become the cathedral of the newly created See of Gloucester. Many of the former monastic buildings were then converted to residences for the cathedral clergy and the monastic precinct survived largely intact except for encroachments made at the south-eastern corner, around St John's Lane, where a number of new tenements were built sometime in the late-medieval period.

Post-reformation changes to the layout of the cathedral precinct

Today's precinct has an open character, but the medieval precinct was divided by stone walls, one of which ran north/south from the west end of the cathedral to the abbey wall while a second parallel wall ran from the south transept to the abbey wall. These walls enclosed the lay cemetery, entered through the gates at College Street and College Court. A separate monastic cemetery lay to the south and east of the chancel. The lay cemetery walls were demolished in 1768, when College Green was landscaped. A further change to College Green occurred in 1891 when No. 5 was demolished in order to allow for the widening of the entrance to the cathedral close and the installation of ceremonial gates.

Park Street and Hare Lane

Park Street (formerly Back Hare Lane), along with the now lost Hare Street and Bride Lane, formed part of Gloucester's late-Saxon suburbs. Hare Street is derived from the Old English Here Straet, meaning 'military road', and it follows the supposed line of a Roman road from Gloucester to the Saxon royal palace at Kingsholm. Cleared in the 1930s, and now the site of a large car park, Hare Street formed the main road out of Gloucester heading for the Midlands until Worcester Street was constructed in the 1820s. Two flamboyant sixteenth-century timber framed buildings – the Raven Centre (built as an inn) and No. 8 Hare Lane (Ye Olde Fish Shoppe; built as a merchant's house) – survive as reminders of the former importance of this highway.



Built as an inn in the sixteenth-century, the Raven Centre lies along the line of a major historic route into and out of Gloucester.

Two other historic structures surviving in Park Street are the Mission Hall of 1903, built on the site of two cottages that had long served as a Quaker Meeting House, to bring the Gospel to the inhabitants of what was then a densely inhabited slum, and the former Gloucester Court of Probate, a splendid Gothic Revival building of 1858. At the southern end of Hare Lane, the site of the former St Lucy's Nursing Home was redeveloped for housing in 1972.

The King's School

The year 1541 also saw the founding by Henry VIII of the King's School, initially as a Choir School to serve the cathedral, though it has since grown to become an independent co-educational school with some five hundred pupils, aged three to eighteen. The King's School has occupied several large buildings within the cathedral precinct since the Dissolution, and its expansion in the nineteenth and twentieth centuries led to the occupation of a large part of the island site bounded by Pitt Street, St Mary's Street, Gouda Way and Park Street.

The area of open space between Pitt Street and Gouda Way that is now used as the school car park and playing field was known as The Paddock and has a long history as an area of undeveloped space within the city. Speed's map of Gloucester (1610) shows the Paddock as the location of two large rectangular ponds, which could have served either St Oswald's Priory or St Peter's Abbey as fish ponds. By 1780, the area was landscaped as the garden to Paddock House, built for John Pitt, MP for Gloucester from 1789 to 1805, and now part of King's School.

St Mary's Street and St Oswald's Priory

To the west of The Paddock, St Oswald's Priory was largely abandoned at the Dissolution, when the north aisle and transept continued in use as the parish church of St Catherine, but the rest became ruinous and was finally demolished in 1655–6. A new St Catherine's church was built to the north of the priory ruins in 1867–8. Designed by M H Medland, this was itself demolished in 1921, so that all that now remains is a stretch of brick churchyard wall and gate and some tomb slabs from the former churchyard. The site was excavated in the 1970s, repaired and stabilised in 2005 and is currently being landscaped to enhance the appearance of this important area of Gloucester's heritage.



Landscaping under way in spring 2006 to improve the area around Saxon St Oswald's Priory.

St Mary's Street, from its junction with Pitt Street, was known as Watering Street and it probably formed part of the Saxon suburbs, deriving its name from use made of the nearby Old Severn as a source of water by the area's inhabitants. The Old Severn was an arm of the River Severn that flowed along what is now St Oswald's Road, west of St Oswald's Priory.

St Mary de Lode

South of St Oswald's, the area around the church of St Mary de Lode formed part of a densely packed late-Saxon city suburb lying around the Saxon predecessor to St Mary de Lode, located between the Saxon Minster and the Saxon quay on the Old Severn. After the Norman Conquest, the suburb was remodelled, with long thin burgage plots and some fifty-two houses paying rent to the Abbey.

The area has been redeveloped almost in its entirety in the last fifty years, leaving just four historic structures: the medieval church of St Mary de Lode itself, No 17 St Mary's Square (the sole surviving historic house, dating from 1690), the neo-Gothic stone monument to Bishop John Hooper (erected here in 1861–2 to commemorate the Bishop of Gloucester who was burned on the site of the memorial in 1555 during the reign of the Catholic Queen Mary) and the weathered limestone statue of Charles I, erected here in 1960 as part of the landscaping of the square in 1959–61 (originally set in a niche on the former Wheat Market in Southgate Street).



Statue of Charles I in St Mary's Square.

4.2 Archaeology

A full and detailed assessment of the archaeological potential of Gloucester Cathedral and Precinct was undertaken by Carolyn Heighway in 2003 (see Appendix 4: Bibliography). This demonstrates that the area within the close and to the west and north (taking in St Mary de Lode and St Oswald's) is an area of national archaeological importance, with deposits up to 3m deep resulting from Roman, medieval and post medieval occupation in the city. Future development within the conservation area needs to take into account the high probability of encountering significant archaeological deposits that would need to be preserved in situ or, if destroyed, to be recorded and published in full under the provisions of PPG 16.

5 Spatial Analysis

5.1 Plan form and layout

Though there are sinuous and curving streets and boundaries within the conservation area, these are set within a distinctive rectilinear grid of street and building alignments that ultimately derive from Roman and Saxon topographical and settlement features.

Old watercourses, now filled in, had a considerable influence on the layout of the area. In particular, the Old Severn – an arm of the River Severn that used to flow along Priory Road and St Oswald's Road, west of St Oswald's Priory – has been suggested as the site of the quay that served Saxon Gloucester when the city was laid out in the late ninth century (Heighway, C 2003). The line running from the Saxon Minster (located beneath the current cloister) through St Mary de Lode church to the quay is one of the key alignments within the Saxon planned town.

Various boundaries and structures within the conservation area (and the city as a whole) follow this important alignment, focussed on the quay, including Westgate Street, the southern abbey wall, King's School (the former Abbot's Lodging) and St Oswald's Priory. The fact that recent constructions – such as the railway and Gouda Way – also follow this alignment is not accidental, because they are aligned on the Paddock, whose boundaries were established when the area was used as fields and fishponds for St Oswald's Priory. Similarly, the 1960s and 1970s housing developments at St Mary's Close and St Mary's Square reflect the same alignment, because they retain the line of Saxon streets and alleys.

The longevity of the Saxon influence on modern Gloucester and the Cathedral Precincts Conservation Area can best be illustrated by reference to the boundary wall separating St Mary's Close from St Mary's Hall: this preserves the line of Pateshall Alley, which itself lies on top of a filled-in Saxon watercourse that once formed the southern boundary of St Oswald's Priory. The watercourse continued eastwards to form the outflow from the abbey mill sited at No. 2 Miller's Green (the mill remained on the site until the 17th century). Ultimately this watercourse is probably of Roman date, having been dug to form part of the Roman city's ditched defences.

Thus the Roman city, followed by the Saxon city, with its quay and its ecclesiastical institutions, have dictated one of the major alignments surviving in modern Gloucester, but there are others that cut across this, the major one being the alignment of the Norman abbey – today’s cathedral – which is aligned some 20 degrees south of the Roman/Saxon grid, being much closer to the true east-west alignment required by ecclesiastical doctrine.

Several more watercourses and ditches are shown on Speed’s 1610 map of Gloucester that survive in the form of paths and property boundaries: notably the footpaths to the east of the cathedral, which follow the line of filled in watercourses that supplied the abbey Infirmary, lavatorium and Abbot’s Lodging and that powered the abbey mill.

Another watercourse alignment survives in the sinuous property boundaries between the Paddock and the rear gardens of the houses on the north side of Pitt Street.

In sum, the topography of the conservation area preserves to a remarkable degree alignments from the earliest layout of the city, as well as the influence of the River Severn and its watercourses and of ponds and ditches that have long since ceased to be visible.

5.2 Landmarks, focal points and views

The conservation area has a rich mix of intimate narrow streets, alleys and courtyards contrasted with the grand open spaces of the abbey precinct and sweeping green foreground to the cathedral formed by the Paddock. Key landmarks, focal points and views have been marked on the appraisal map and are summarised below.

- ◆ By virtue of its great height (68.6m), the tower of the cathedral is a major landmark and focal point of views not just within the conservation area, but also for some kilometres from the city. These distant prospects are a very important part of the character of the city’s hinterland, and should be valued and preserved.
- ◆ Within the cathedral precinct, there are fine views from the Via Sacra and footpaths at the eastern end of the cathedral, looking west to the cathedral and across the houses of College Green to the war memorial, a magnificent prospect marred only by the presence of cars parked on College Green.
- ◆ The view from College Street to the cathedral entrance porch is important as a ceremonial entrance to the cathedral. This view is largely a modern creation, having been designed in 1891–2 through the demolition of No. 5 College Green.
- ◆ The view from the Deanery and No. 2 Millers Green towards the cathedral tower is one of the few unspoilt by the presence of cars.
- ◆ The views through St Mary’s Gate to the Hooper Monument, and vice versa, (from St Oswald’s Home / Cathedral View past St Mary de Lode church and the Hooper Monument to St Mary’s Gate) are important for the character of the St Mary de Lode parish, and they preserve alignments that have existed since the early Saxon period, linking the Saxon Minster, St Mary de Lode, the surrounding suburbs and the Saxon quay.

- ◆ Views from St Oswald’s Priory to the cathedral, and of St Oswald’s Priory from Gouda Way and St Mary’s Street, are an important component of the vista enjoyed by people entering the city from the north west – for example, using the pedestrian and cycle links from the residential areas to the north and west of the inner ring road.
- ◆ Views of the cathedral framed by trees and by the 18th century buildings of Pitt Street from Gouda Way are some of the finest views to be had of the cathedral from anywhere in the city.
- ◆ The view east down Pitt Street from the junction with St Mary’s Street is a very fine view. It is framed by the high abbey wall to the south and the red brick houses on the northern side. The narrow entrance to the street emphasises the street’s medieval character, and the view is enhanced by the sinuous character of the street.
- ◆ The view from St Mary’s Street across the gardens to the west of the King’s School / Abbot’s Lodging is another classic view of the cathedral, generously opened up by the Dean and Chapter whose public-spirited insertion of railings in place of the privacy of a high garden wall at this point enables the view to be enjoyed to the full.
- ◆ Magnificent views from the Infirmary southwards across the monastic buildings to the cathedral are framed by the Infirmary arches and by mature trees.
- ◆ More intimate views are gained by visitors walking along the Infirmary footpaths to Miller’s Green and through Miller’s Green itself.
- ◆ People travelling to the city centre along foot and cycle paths from the north of the city or using the Park Street car park enjoy views of the cathedral tower.
- ◆ Views southward from Park Street to the timber-framed buildings of Hare Lane are enhanced by the well-maintained flower beds of St Lucy’s Garden.

All of these views should be protected as they add greatly to the essential character and visual appeal of the conservation area. The damage that can be wrought by not protecting such views can be seen in the bulk, height and alien materials of the Anniversary Building at the northern edge of the King’s School site on Park Street.

5.3 Open spaces, trees and landscape

Despite the fact that many of the gardens within the conservation area are not publicly accessible, their tall mature trees and their open nature, combined with their floral and faunal biodiversity, help conserve the conservation area's attractive, tranquil, green and welcoming ambience. For example, the gardens of Bishopscourt, Dulverton House, The King's School, The Deanery, Wardle House and King's School House all contribute to the leafy character of the cathedral precinct because they include large and mature trees that are visible from public paths and help to frame and enhance views of the cathedral. The gardens also contribute to the openness or porosity of the conservation area, enabling fine views of the cathedral (for example, the iron garden railings in St Mary's Street, through which the cathedral tower can be seen).

A key open space for planning purposes is the area of land known as the Paddock, to the south of Gouda Way. This has a long and continuous history as an area of undeveloped open space within the city, originating with a series of fishponds and fields providing food for the monks of St Oswald's Priory and then, in 1780, being laid out as a small park, which gave its name to the adjoining Park Street. The area retains its green and park-like character, despite the tarmac surfaces of the King's School car park and the hard surfaces used for school sports and play areas.



The Paddock, now partly built over, is a designated Landscape Conservation Area that protects some of the finest views to be had of the cathedral.

As a designated Landscape Preservation Area, it protects some of the finest views to be had of the cathedral, framed by mature trees and historic buildings. These well-established trees are located along the rear boundaries of historic garden plots at the rear of Nos 5 to 13 Pitt Street, along the Gouda Way frontage, and at the corner of St Mary's Street and Gouda Way. They help to frame views of the cathedral, hide neutral or unattractive areas of the school grounds used for parking and as temporary classrooms, and they soften the impact of traffic along Gouda Way.

New planting on the corner of St Mary's Street and Gouda Way is very effective in creating an attractive corner along the pedestrian route to St Catherine Street, and it disguises the car park and sheds at the western end of the Paddock. Equally the informal planting of native trees, such as hawthorn and birch, along both sides of Gouda Way – on the railway embankment and on the northern boundary of the Paddock – succeeds in turning what could have been an intrusive modern road into a leafy green route into the city centre.

Within the abbey walls, the cathedral owes much of its aesthetic appeal to its setting, viewed across green lawns – especially to the east end of the cathedral, where the planting and landscaping has a garden-like feel. Sadly, College Green itself is marred by hard surfaces and car parking, which interrupts the green prospect from east to west across the close and vice versa. The south western corner of the close is well landscaped, with a triangular green surrounding the war memorial, which has long been framed by pollarded lime trees, complementing the form of the war memorial and providing a suitably formal setting.

St Mary's Square has areas of lawn, hard paving, trees and statuary that all help to frame views and to soften the impact of angular 1960s flats, but the scheme is now looking tired and the area is both uninviting and unused by residents. A new scheme is imminent to improve the area and let more light in around St Mary de Lode where trees cast a gloomy shade and prevent the warmth of the sun from drying the walls of the church, which look as if they are suffering from rising damp on the northern and eastern sides.

The Priory Gardens area around St Oswald's Priory is being landscaped as part of an enhancement plan that will create new pedestrian routes from St Oswald's Road through to the cathedral.

St Lucy's Garden, south of the Park Street car park, forms an attractive route from the car park to the city centre and is well maintained, with flowering cherry trees, raised beds, and a shrubbery and perennial border beneath the wall of the Bishop's Palace. Also sited here is the 3m-tall ribbed limestone tip of the 15th-century spire from the church of St John the Baptist, in Northgate Street (which was rebuilt in classical style in 1732–4).



St Lucy's Garden forms an attractive bridge from the Hare Street car park to the city centre.

5.4 Public realm

One very appealing aspect of the conservation area is the freedom of circulation permitted to visitors in and around the cathedral precinct, with multiple entry and exit points, few barriers and little intrusive security. Large numbers of people already use these routes: there is the constant to and fro of King's School pupils during the day through the Infirmary Gate, while people employed in the city centre use the eastern end of the cathedral as a quiet place for lunch. People who live and work in College Green come and go throughout the day through the narrow College Court entrance or through St Mary's Gate.

Enhancement plans are already under way that will encourage more people to enter and explore the precinct, with routes that link the city centre to St Mary's Court and Priory Gardens via the close. Within the close, there is much good paving and well-sited benches east of the cathedral, but Miller's Green suffers from poor maintenance, especially what looks like an area of historic cobbles, currently being used for parking, in front of the Deanery in Miller's Green.



Within the close, there is much good paving.

On Pitt Street, concrete paving is being replaced with sandstone as part of a scheme to widen the pavements and make them safer for schoolchildren passing between classrooms on both sides of Pitt Street. The new wider pavements will also have the beneficial effect of calming the traffic that uses this road.

6 The buildings of the conservation area

6.1 Building types

The character of the conservation area owes much to its ecclesiastical buildings – notably the cathedral and its associated cloister and chapter house, the ruins of the Infirmary, and of St Oswald's Priory, St Mary de Lode church and (from the non-conformist tradition) St Mary's Hall and the Park Street Mission Hall. Equally, the preponderance of elegant neo-classical town houses of red brick with sash windows, fanlight doors and area railings in the close and along Pitt Street help to create a classic 'cathedral close' ambience.

By contrast with this polite Georgian and Regency architecture is the more ornamental style of the area's neo-Gothic structures, including the highly ornamented canopy of the Bishop Hooper monument, the massive bulk of the King's School main building and the inventive rooflines, window arcading, relief carving and lettering of the former Gloucester Court of Probate.

Predating the fondness of Gloucester merchants for refacing timber-framed buildings in brick are two outstanding timber buildings – the Raven Centre and Ye Olde Fish Shoppe – both in Hare Lane and both with jettied upper storeys and close studded frames, the quality and size of the timber used for these flamboyant buildings being an indicator of the wealth and status of the original owners. Humbler timber framed vernacular buildings are found nearby in Hare Lane and in St Mary's Street, where low front elevations topped by steep tall roofs indicate timber-framed structures surviving beneath rendered exteriors.

The area also has late 19th-century terraced housing, which can be attractive en masse, but which here consists of short runs of two or three properties, and these look oddly truncated.

The area has a number of 20th-century buildings of various types. The sharp rectangles and flat roofs of the housing estates in St Mary's Square, St Mary's Close and St Lucy's Court are softened through the planting of trees and shrubs in gardens and raised beds that are an integral part of the design. Various flat roofed extensions to the King's School, built to serve as classrooms, dining halls and assembly halls, are typical of their era (1930s and 1950s) and are well integrated because they are built of a similar red brick to surrounding older buildings. Sainsbury's supermarket is again typical of its era, but includes a concrete and ceramic mural depicting scenes from Gloucester's history that makes its own quirky contribution to the varied street scene.



Sainsbury's supermarket has a concrete and ceramic mural depicting scenes from Gloucester's history.

6.2 Listed buildings

A very high proportion of the buildings in the conservation area are listed (72 structures out of 136 (53 per cent), of which 18 (13 per cent) are Grade I, 8 (6 per cent) are Grade II* and 46 (34 per cent) are Grade II. As a proportion the figure is even higher when it is borne in mind that of the 64 unlisted buildings, 43 are units within a housing development.

A list of all the areas' listed buildings and scheduled monuments is to be found in Appendix 4 of this report. Further information is contained in the Listings Schedule for the City of Gloucester (see Appendix 4: Bibliography for full details) and the information in these schedules has been modified by more recent research published in the *Gloucester Cathedral Precinct Buildings Survey* (Morriss 2002).

6.3 Key unlisted buildings

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

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

The following buildings in the conservation area are judged to make a positive contribution (* means the building is a landmark building occupying a prominent site).

No. 14 Pitt Street

Though not listed, No. 14 Pitt Street makes a very important contribution to the character of the street because it is the first building in an attractive series of buildings defining the northern side of Pitt Street from here on eastwards. No. 14 establishes the street's key architectural themes: red-brick walls, tiled roofs with a 45 degree roof slope, a very tall brick chimney stack, with flat-arched door and window lintels and simple timber casement windows or sash windows. No. 14 also establishes the building line, which is continued through its high garden wall and arched garden gateway to the other buildings in the street.



No. 14 Pitt Street is a modest unlisted building that is important in establishing the building line and the key architectural themes for the eastern stretch of Pitt Street.

Mission Hall, Park Street

Built 1903, extended 1911, replacing two cottages that had been used as a Quaker meeting house since 1682. The Park Street Mission Hall and caretaker's cottage to the rear, is a building whose simplicity is a virtue and one that reflects the evangelical function of a religious mission set amidst the homes (now gone) of some of Gloucester's poorer inhabitants. Original timber doors and windows survive in the hall itself (where the windows are very tall). Most of the windows in the hall and two-storey caretaker's cottage behind have square panes. These, along with the doors, gutters and downpipes of the hall are all painted a striking green which contrast with the red brick of the hall, whose stone detailing, including a band of ashlar at eaves level that is carved with bold plain lettering, stating that this is the 'Park Street Mission Hall'.

Simple looped pairs of railings define the boundary of the caretaker's garden, and the looped shape is reflected in the simple curved porch of the front door, made of corrugated iron and contemporary with the cottage. This is built in simple 'estate-cottage' style, with a central door and two-light casement above, flanked by bays with long three-light casement windows with square panes, slightly arched on the ground floor and reaching up to the eaves, with projecting stone cills on the upper floor.

These are buildings of distinctive character that make an important visual contribution to the area as well as being a legacy of religious evangelism in this once densely inhabited suburb.

Nos 5 and 7 Hare Lane

This is a pair of late-19th century brick purpose-built shops with original shopfronts and residential accommodation above (reached by a centrally placed door between the two shop fronts), three storeys articulated by string courses and bracketed eaves, original large pane sash windows and flat arched window lintels of stone with a keystone.

6.4 Building materials and local details

As with the rest of Gloucester, the architecture of the conservation area reflects the very varied geology and topography of the city's hinterland, with ecclesiastical and public buildings of Cotswold limestone (as well as imported Caen stone and marbles), secular medieval buildings of timber from the nearby Forest of Dean, and post-Civil War townhouses and commercial premises of red brick, some of which were made locally from 1640, and others which came from the Forest of Dean or were imported from the Midlands by river and canal.

Historic signs are a feature of the conservation area: of cast iron, with raised edges and lettering painted black on a white ground, they are rectangular, the ends shaped like a Dutch gable on its side (a 'baroque curlicue').

There are traditional red-painted cast iron pillar boxes in Pitt Street (beside the Infirmary Gate), at the entrance to College Green (alongside No. 6 College Green), and on Hare Lane (outside No. 8 Hare Lane).

6.5 Shopfronts

The area has few shops, but historic shopfronts survive at Nos 5 and 7 Hare Lane (see 6.3 above) and these are marked on the Townscape Appraisal map.

7 The Character of the Conservation Area

7.1 Character Area 1: The cathedral and close

Key characteristics:

- ◆ Its character is dominated by the magnificent cathedral at its heart. The cathedral is one of the great Norman abbeys of Europe, a building that has witnessed important events in the history of England (including coronations), and is the burial place of King Edward II (died 1327). More importantly for the visual character of the conservation area, it is a work of bold architectural imagination, whose magnificent tower is the focal point for views into the city from up to 16km away, and some of whose components (the fan vaulting of the cloister, the Perpendicular tracery of the Great East Window) are pioneering examples of the features that define the 'English national style' in Gothic architecture;
- ◆ The buildings are of outstanding international and national architectural and historical importance: all are listed, and nearly half (44 per cent) are Grade I or II*. The diverse mix of building types, structures and architectural styles charts the development of the close over several centuries;
- ◆ The buildings surrounding the cathedral are distinctive and of great architectural and historical significance, comprising a mix of medieval timber-framed buildings with fine doors, sash windows and area railings;



The cathedral close has a pleasing mix of medieval timber-framed buildings and post-Dissolution brick-fronted town houses.

- ◆ The area is of high archaeological potential, with important evidence for the city's foundation and early development lying beneath the grounds of the cathedral close, as well as standing buildings whose later use disguises earlier monastic structures;
- ◆ The cathedral close is the busy working hub of many different and viable activities, among which are the administration of the diocese and the educational activities of the King's School. The result is that the close does not, as in some cathedral cities, depend just on tourism to sustain its viability, but is a place of commercial, residential and cultural activity, and the constant to and fro of people helps to ensure that it is secure.
- ◆ In this connection, it is worth singling out the existence at Gloucester of a mason's yard, deployed full time on the maintenance and repair of the cathedral fabric;
- ◆ The school has a long and close association with the cathedral, and its buildings and activities contribute greatly to the appearance and atmosphere of the conservation area. The movement of school students in and around the northern parts of the close adds to the feeling of life and vitality;
- ◆ Similarly the use of the cathedral as a venue for concerts, recitals, festivals, drama and other forms of artistic activity bring people to the area;
- ◆ Security is low key and unobtrusive: the close feels as if it is a public space, not a private domain;
- ◆ Good circulation allows visitors to explore the whole of the close, and to cross from one part of the city to the other via the cathedral, which has multiple entry and exit points;
- ◆ The conservation area has a very high number of important mature trees and much green space. Despite the fact that many of the green spaces within the conservation area are not publicly accessible (for example, the Bishop's Palace garden or the grounds of the King's School), their visible trees and open nature, combined with their floral and faunal biodiversity, contribute to the conservation area's attractive, tranquil, green and welcoming ambience.

Negatives:

- ◆ The dominance of the car: the motor car has a large impact on the conservation area in various ways, but this is particularly acute within the cathedral close where cars dominate every view, along with the associated clutter of brightly coloured cones and signage;
- ◆ Inconsistent maintenance: while the cathedral itself is maintained to a very high standard and the buildings of the close are well-looked after, the same cannot be said for the street-facing elevations of those buildings. Signs of neglect, poor maintenance, inappropriate repair and inconsiderate placing of waste pipes, wires, telecoms boxes and burglar alarms are especially acute in St Mary's Square and Pitt Street;
- ◆ Some historic surfaces within the close require repair and maintenance – especially the cobbles in Millers Green, which are patched with tarmac.
- ◆ Bad siting of drainpipes, downpipes and exterior wiring is evident at Nos 3 and 6 College Green;
- ◆ The Infirmary Arches make a pleasing visual frame for views of the cathedral, but would benefit from site interpretation.

7.2 Character Area 2: St Mary de Lode and St Oswald's Priory

Key characteristics:

- ◆ The character of this area is determined by stark contrasts – between the medieval abbey walls and gatehouse of St Mary's Square and St Mary's Street and the ruins of St Oswald's Priory on the one hand, juxtaposed with the dense housing and low flat roofed buildings of post-war inner-city housing developments on the other. But the new developments are subservient to the historic character, respect key historic alignments and boundaries, and are of the right scale to fit modestly into their setting without detracting from historically and architecturally more important neighbours;



St Mary's Square is an area of stark contrasts between the listed historic buildings and post-war inner-city housing developments.

- ◆ The area is of high archaeological potential, with important evidence for the city's foundation and early development lying beneath the soil (including a Roman cemetery) and two of Gloucester's oldest structures above ground (Saxon St Oswald's Priory and the Roman, Saxon and medieval church of St Mary de Lode);
- ◆ The area is tranquil, well-maintained, with cared-for private and public gardens, free of litter and graffiti;
- ◆ Much of the landscaping is of high quality. Mature trees provide a positive setting for the Bishop Hooper monument and St Mary de Lode church;
- ◆ Repairs to the fabric of the ruined remains of St Oswald's Priory have been carried out, along with landscaping and the provision of site interpretation to promote better public awareness and understanding of the monument;
- ◆ These improvements are part of a wider scheme to link St Oswald's Priory and St Mary de Lode to create new pedestrian routes into the city centre from the northern and western suburbs and provide a better foreground to distinctive views of the cathedral;
- ◆ There are some good well-protected views of the cathedral, gatehouse and Hooper monument that will also be brought within the scope of this scheme;
- ◆ The area acts as a buffer to the cathedral precinct, excluding traffic and commercial activity and extending / contributing to the cathedral precinct's sphere of tranquillity;
- ◆ Some key alignments and property boundaries crystallise important fragments of the city's Roman defences and Saxon street plan;
- ◆ The diverse mix of building types structures and architectural styles charts the development of the city over several centuries. In particular, Nos 2 to 12 St Mary's Street form a valuable group of Grade-II listed properties, fronting directly onto the street and following its curve in a continuous building line and helping to define the corner of St Mary's Street and Pitt Street. Their modest vernacular two-storey front elevations have largely escaped intrusive alterations.

Negatives:

- ◆ Lack of interpretation to explain St Mary de Lode, and the Hooper monument;
- ◆ Though mature trees are a positive feature of the area around St Mary de Lode, some of those on the northern side of St Mary's Square create a gloomy atmosphere and might be causing problems with damp;



Overshadowed by mature trees and with concrete rendered walls, St Mary de Lode show signs of suffering from the problems of rising damp.

- ◆ The brick walls of the buildings on the eastern side of St Mary's Square and Three Cocks Lane (i.e. the rear elevations of Nos 9 to 14 College Green) are an attractive patchwork of medieval stone and later brick, but they also show signs of damp and decay and some clumsy repointing has been attempted using cement instead of the wall's original lime mortar;
- ◆ The same walls have many ugly pipes, wires and service boxes disfiguring what are probably listed curtilage walls;
- ◆ The rear elevation of No. 13 College Green (i.e. facing onto St Mary's Square) has rooflights on a prominent roof slope;
- ◆ Late medieval buildings in College Yard – at the rear of No. 9 College Green, facing onto Three Cocks Lane – appear to be unused and are possibly at risk;
- ◆ Though not within the conservation area, the garages belonging to Fountain Square, on the western side of Three Cocks Lane, are a visual intrusion at the margins of the conservation area and spoil views to the tower and spire of St Nicholas's church;
- ◆ The boundary between the Cathedral View residential care centre and the adjacent Priory Gardens scheduled ancient monument is ill-defined on the ground, with a makeshift fence and a visually intrusive plot of land that appears to be being used as a private parking area, barred with makeshift metal posts, padlock and chain.

- ◆ Cut off from their previous context, the houses at Nos 47, 48 and 49 St Mary's Street now intrude onto the park-like setting of St Oswald's Priory, and need to be disguised and better integrated through tree and shrub planting around the property margins;
- ◆ The brick and gate piers of the now demolished St Catherine's Church, Priory Road, are in a poor state of repair;
- ◆ Nos 2 to 12 St Mary's Street form a good row of buildings following the curve of St Mary's Street and defining the junction that street's junction with Pitt Street, but the character of these timber framed buildings is lost beneath unsympathetic render and pebble dash;
- ◆ Priory Road Gardens is an important open space which screens a large number of temporary sheds, workshop and car park in the grounds of the King's School, but could be made more attractive with more imaginative planting to reduce the exposure of the gardens to passing traffic.

7.3 Character Area 3: Pitt Street and the King's School

Key characteristics:

- ◆ Pitt Street is an attractive lane, whose medieval character is apparent in its narrowness and its sinuous nature, and by its enclosure to the south by high wall of the cathedral close;



Narrow and sinuous Pitt Street.

- ◆ The northern side of the street includes a mix of modest but attractive red brick houses and more ambitious town houses, a mixture that retains its essentially domestic appearance, even though the buildings at the eastern end are now used by the King's School;

- ◆ This is Gloucester's only surviving inner city school, and one whose history and activities are closely linked to the development and musical life of the cathedral;
- ◆ Gouda Way enjoys extensive views across the school playing fields to the cathedral: the Paddock provides the sweeping foreground to one of the most distinctive vistas of the Cathedral: a scene little changed for more than 200 years and largely untouched by modern intrusions;
- ◆ Planting of trees and shrubs along both sides of Gouda Way has softened the impact of the road and of the railway embankment that runs alongside and to the north of Gouda Way, and the raised embankment of the railway viaduct gives a positive sense of enclosure to the area.

Negatives:

- ◆ Vehicles parked along Pitt Street detract from the character and distinctiveness of the street scene, contrasting coloured metal with the homogeneity of mellow red brick. Attempts to solve this problem have led to the additional visual intrusion of double yellow lines. Parking bays have also been created which means that on street parking, identified in previous appraisals as a negative feature, has not entirely been eliminated, and perhaps to aim for this would be unrealistic, given that people live in Pitt Street and need on-street parking;
- ◆ The street has an inauspicious start in the form of an ugly modern brick wall and wire mesh double gates serving the back of the College Arms pub;
- ◆ The street line and street closure has been lost between Nos 14 and 28 Pitt Street. Where there was once a continuous terrace of properties there is now a hotchpotch of garages, open land, and isolated survivors from the original terrace, altered unsympathetically;
- ◆ The garages located between Nos 14 and 28 Pitt Street are of very poor quality and are a visual intrusion;
- ◆ Again at the western end, various temporary and utilitarian structures used by the King's School contribute nothing to the character of the area and offer potential for future enhancement. Though they are largely screened from view by trees, they do intrude on views of the cathedral from Gouda Way during winter;
- ◆ Unsympathetic alterations and extensions have been carried out to some of the buildings used by the King's School, including green bituminous felt used as a roofing material on prominent buildings facing onto Pitt Street, and intrusive downpipes, wires and boxes on the front of Paddock House, the street's finest building;
- ◆ Gouda Way suffers from a plethora of traffic signs and streetscape clutter;

7.4 Character Area 4: Park Street and Hare Lane

Key characteristics:

- ◆ Hare Lane has several outstanding and flamboyant buildings of great architectural character: notably the late-medieval timber-framed Raven Centre and Ye Olde Fish Shoppe, the former Probate Court (1858), with its imaginative neo-Gothic design combined with fine carved masonry and the Mission hall, whose pleasing architectural modesty is appropriate to its function;



The former Probate Court (1858), with its imaginative neo-Gothic design.

- ◆ The brick railway viaduct at the northern end gives a positive sense of enclosure to the area. The arches are very important visually and they reflect the historic alignment of the ancient streets of this suburb, dating from the late Saxon period (see 4.1.4);
- ◆ There are areas of good landscaping to enhance the public realm – especially the St Lucy's Garden;
- ◆ The modern houses of St Lucy's Court are well screened by trees and shrubs, and this same garden makes an effective transition from the open spaces of the Hare Lane car park to the intimate narrow streets beyond.

Negatives:

- ◆ The former tight-knit urban form of the area has been lost through pre-war 'slum clearance', which has seen the demolition of three parallel streets of timber and vernacular brick houses, and radically altered the character of this historic suburb of Gloucester. The demolition has exposed the backs of Worcester Street properties and created an area of anonymous car parks, storage sheds and ware houses which lacks definition and structure;
- ◆ Those buildings of great historical interest and visual character that have survived within the area are now isolated by the loss of adjoining buildings and lack an appropriate context: for example, the timber framed Raven Centre looks onto a car park and is partnered by the concrete bulk of a branch of Sainsbury's;
- ◆ The poor visual effect of the car park is made worse by views of the unattractive rear aspects of properties in Worcester Street;
- ◆ The enclosed area of hard landscaping between Gouda Way and the railway arches to the north is harsh and uninviting. The paving and benches do not make a positive contribution or invite people to linger or children to play because of the proximity of a busy road;
- ◆ Sainsbury's is a visually intrusive structure, too large for its context, though the concrete, mosaic and ceramic mural on its west-facing wall is an interesting example of 1960s public art, with 'Cubist' scenes that summarise key moments in Gloucester's history;
- ◆ Buildings of little character occupy prominent corner sites (Nos 15 to 17 Hare Lane, for example);
- ◆ The three-storey Anniversary Building in the grounds of the King's School is too large for its site, interrupts views of the cathedral, is built from harsh non-local materials and is a poor and bland design, lacking relief and shadow.



The enclosed area of hard landscaping between Gouda Way and the railway arches to the north is harsh and uninviting.

Part 2 Management Proposals

8 Introduction

8.1 Format of the Management Proposals

Part 1 of this document, the Character Appraisal, has identified the features of the Cathedral Precincts 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 and neutral buildings and the quality of new development

Though small in number, there are several buildings or groups of buildings that have a negative impact on the coherence and character of the area because of their scale, materials or design.

The negative buildings are:

- ◆ **Garages in Three Cocks Lane:** though just outside the conservation area, these garages belonging to the flats in Fountain Square and St Mary's Square, on the western side of Three Cocks Lane, are a visual intrusion at the margins of the conservation area and spoil views to the tower and spire of St Michael's church;
- ◆ **Garages in Pitt Street:** Blocks of single storey garages that occupy the site next to No. 28 Pitt Street enclosed by a spiked steel security fence in acute contrast with the medieval wall on the opposite side of the street.
- ◆ **Nos 15, 15a and 18a Park Street:** this row of three terraced 19th-century brick houses is a forlorn remnant of the formerly dense housing of this suburb of Gloucester. The spare detailing (paired sashes with a central stone mullion and stone cills, for example) has been compromised by unsympathetic alteration, including the insertion of new wide window openings much bigger than the original tall windows, and the use of PVCu and treated timber window frames, leaded lights and DIY-store panelled doors. Though they stand on an important site that defines the corner of Park Street and Gouda Way, they detract rather than contributing to the special interest of the conservation area, and the value of the site could be enhanced if another better designed building were to stand on the site, which could easily be incorporated into the curtilage of the adjacent King's School.

- ◆ The Anniversary Building, The King's School: this is too large for its site, interrupts views of the cathedral, is built from harsh non-local materials and is a poor and bland design, lacking relief and shadow.
- ◆ Sainsbury's supermarket, Hare Lane: a bland and dated structure of 1970 of red brick with exposed concrete floor beams and vertical concrete fins but with an interesting example of public art typical of the late 1960s: a mural by Joyce and Henry Collins portraying scenes from Gloucester's history in angular sub-Cubist style, made of cast concrete and ceramic, which might be reused in any future redevelopment of the site.



The Anniversary Building, The King's School

The neutral buildings are:

- ◆ **Nos 11–16 St Mary's Square:** flats built 1959–61, to the designs of J V Wall, City Architect;
- ◆ **Cathedral View (St Oswald's Home), Archdeacon Street:** two storey residential care centre built in the late 1960s of red brick in an L-shaped plan, with gabled roof of interlocking concrete roof tiles with a continuous horizontal ridge line, polyester powder coated glazed cut-away entrance lobby, arched ground floor window and door openings, white PVCu windows and doors. The building lacks distinction but doesn't detract from the area which has other buildings of similar date and style.
- ◆ **Nos 1-37 St Mary's Close:** this small residential development was built in the late 1960s of red brick with interlocking clay roof tiles and PVCu windows, in an alternating sequence of two and one-storey blocks, the flat roofs of the one-storey blocks serving as roof terraces to the pitch-roofed two story blocks, and the whole development being softened and made friendly by paved footpaths, and tree and shrub planting in raised island beds that are an integral part of the design. The development does not intrude, is well maintained, with some fine mature trees and shrubs and it offers affordable and tranquil living space within a short distance of the cathedral precinct and city centre.
- ◆ **St Mary's Hall, St Mary's Street:** built by H F Trew in 1957–8 as a congregational church, on the site of a late-eighteenth century chapel of the Countess of Huntingdon's Connexion. 'Modest, of [brown] brick, with broad nave and narrow, mildly Early Christian chancel; swamped by later additions in lighter brick' (Verey). The 'Early Christian' details consist of round-headed triple windows separated by half-round columns and cushion capitals with voussoirs of tile and mortar, and distinctive scalloped eaves detail. Charming as these details are, this is an unexciting building of limited architectural interest, but important as a building in community use, and one that continues a tradition of religious and community buildings on the site.
- ◆ **Nos 45–49 St Mary's Street:** a row of three late-19th century two-storey red-brick houses, with low brick wall enclosing small front gardens, canted stone bay windows at ground floor level and three-light sash windows in stone surrounds above, slate hipped roofs to bays and slated main roofs, and recessed front doors of painted timber. These unexceptional buildings encroach on to the park surrounding St Oswald's Priory. Unsympathetic alterations (including white PVCu windows of varying designs) have further added to the sense of incongruity between these houses and the nearby Priory ruins. Tree and shrub planting to disguise the buildings would help to reduce the starkness of the contrast. Consideration should be given to turning the whole of the plot surrounding St Oswald's Priory into a public garden by integrating the site of these three properties.
- ◆ **Nos 28-31 Pitt Street:** this terrace of two-storey dwellings dates from the late nineteenth and early twentieth centuries and has been subject to unsympathetic external alterations but is judged to be neutral rather than negative as the alterations could be reversed, and the terrace plays an important role in enclosing the west end of Pitt Street, contributing to the street's building line and framing eastward views.



St Mary's Hall, St Mary's Street.

- ◆ **Masons' Yard, Pitt Street:** the cathedral mason's yard is very much a working environment and its buildings are appropriately utilitarian. Being set back on the northern perimeter of the yard, they do not intrude on the appearance or the character of the street.
- ◆ **Bishopscourt:** the present Bishop's Palace is neo-Georgian, of pale brick with red-brick dressings, built to an elongated H-plan by Seely and Paget in 1957–8. Set in the brick perimeter wall at the eastern end of Pitt Street is a 19th-century neo-Tudor doorway that once belonged to St Lucy's Home of Charity (1876; see above). This is a very attractive feature, crisply carved of oolitic limestone with 'exchequer gates' and chains carved into the spandrils.
- ◆ **St Lucy's Court:** this small mid-1970s housing complex on the site of St Lucy's Home of Charity, which located here in 1876 and was demolished in 1972, is unobtrusive and screened by ornamental cherry trees and raised flower beds.

Recommendations:

- ◆ Policy CA7/1: The Council will encourage the redevelopment of sites or buildings which make a negative contribution to the character or appearance of the Cathedral Precincts Conservation Area;
- ◆ Policy CA7/2: The redevelopment of sites which include neutral buildings will be encouraged where the Council considers overall improvements to the area can be achieved;
- ◆ Policy CA7/3: Given the particularly high number of listed buildings and scheduled monuments in the conservation area, all such applications will be judged with regard to national policy, including PPG15 and PPG16, and applicants may be asked to provide an Archaeological Evaluation of the site before the application is determined;
- ◆ Policy CA7/4: Applications will also be required to adhere to policies in the Gloucester Local Plan Second Stage Deposit August 2002 and any other policies which supersede this in the LDF;

9.2 Gap sites

There are empty sites within the conservation area that are capable of being developed, and that would enhance the area if filled with suitable buildings. This is especially true where pre-war 'slum clearance' in Hare Lane has revealed the backs of neighbouring properties at the rear of Worcester Street.

The following gap sites exist within the conservation area:

- ◆ The Hare Lane car park;
- ◆ The land between Nos 14 and 28 Pitt Street, currently occupied by garages and temporary school buildings;

- ◆ Various temporary structures used by the King's School at the western end of Pitt Street that contribute nothing to the character of the area and offer potential for future enhancement.



Temporary structures used by the King's School.

Recommendation:

- ◆ Policy CA7/5: The City Council will endeavour to ensure that any negative sites are redeveloped with appropriately scaled and detailed new development.

9.3 Buildings at Risk

Several listed and unlisted but positive buildings and monuments have been identified in the conservation area that are deteriorating through lack of maintenance or repair.

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

As part of the Buildings at Risk survey of Gloucester City carried out by Gloucester City Council to create the draft 2006 register, two listed structures at risk were identified within the Cathedral Precincts Conservation Area. They are:

- ◆ The Grade-I listed Church House (the block containing the Laud and Henry Rooms): being part of the Abbot's Lodgings of the former Benedictine Abbey of St Peter, originally built in the 13th century: the lias stone walls of the south and west elevations are decaying and deeply eroded in some areas. The Cathedral Chapter has commissioned a working party to advise on the way forward and to make recommendations on how the necessary funding can be found;

- ◆ The Grade-I listed Church House (the block containing the Parliament Room): being the two surviving bays of a timber-framed, first-floor hall, built in the 15th century above an undercroft with 13th-century masonry walls. Repairs are required to several of the infill panels between the exposed timber-framing, notably to the west elevation. The Cathedral Chapter has commissioned a working party to advise on the way forward and to make recommendations on how the necessary funding can be found.



The Grade-I listed Parliament Room block, part of Church House.

Not on the Buildings at Risk register, but worth monitoring are:

- ◆ The late medieval buildings in College Yard, at the rear of No. 9 College Green, facing onto Three Cocks Lane, which appear to be unused and are possibly at risk;
- ◆ The brick walls of the buildings on the eastern side of St Mary's Square and Three Cocks Lane (i.e. the rear elevations of Nos 9 to 14 College Green) which are an attractive patchwork of medieval stone and later brick, but with some signs of damp and decay and some clumsy repointing using cement-based mortar instead of the wall's original lime mortar; the same walls have many ugly pipes, wires and service boxes disfiguring what are probably listed curtilage walls.
- ◆ At the time of writing the brick and gate piers of the now demolished St Catherine's Church, Priory Road, were in a poor state of repair, but plans exist to redress this problem as part of the improvement in the area around St Oswald's Priory.

Recommendations:

- ◆ Policy CA7/6: 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 CA7/7: 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.

9.4 Alterations to listed and unlisted properties

A number of buildings in the conservation area have been adversely affected by the loss of original architectural details and building materials, or through repairs carried out in modern or inappropriate materials, or through insensitive additions.

Examples include:

- ◆ The concrete rendering to parts of St Mary de Lode church, which is out of character with the rest of the medieval fabric;
- ◆ Repointing of historic brickwork with cement-based mortar rather than lime mortar and inconsiderate placing of waste pipes, wires, telecoms boxes and burglar alarms along the rear walls of College Green properties facing onto St Mary's Square and on properties in Pitt Street;



Bad siting of drainpipes, downpipes and exterior wiring and dormers on prominent roof slopes.

- ◆ Bad siting of drainpipes, downpipes and exterior wiring at Nos 3 and 6 College Green;
- ◆ Roof lights on a prominent roof slope on the rear elevation of No. 13 College Green (i.e. facing onto St Mary's Square);
- ◆ Unsympathetic alterations and extensions to some of the buildings used by the King's School, including green bituminous felt used as a roofing material on prominent buildings facing onto Pitt Street, and intrusive downpipes, wires and boxes on the front of Paddock House, the street's finest building;
- ◆ Unsympathetic render and pebble dash used on the front elevations of Nos 2 to 12 St Mary's Street;
- ◆ Nos 10 and 12 Hare Lane: a pair of modest 19th-century cottages, of two storeys, fronting directly onto the street, with rendered walls, and four-light sash windows set on thick moulded window surrounds. The ground floor sash windows have been replaced by PVCu and what were probably simple planked doors have been replaced by modern neo-Gothic doors;
- ◆ Nos 28 to 31 Pitt Street: this terrace of modest two storey houses dates from the late-19th century and plays an important role in enclosing the western end of Pitt Street and in framing eastward views, but the quality of the row has been undermined by unsympathetic external alterations, including the replacement of painted timber windows with aluminium framed windows and PVCu, the replacement of simple planked or panelled doors with modern Georgian-styled panelled doors and by refacing in heavily textured external render.

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 CA7/8: 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 Pitt Street, Park Street and Hare Lane 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 CA7/9: 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 Public realm, pedestrian movement and traffic

The car is a dominant feature of the conservation area, and this is particularly acute within the cathedral close, where cars dominate every view, along with the associated clutter of brightly coloured cones and signage.



The dominance of the motor car and traffic cones.

Vehicles parked along Pitt Street detract from the character and distinctiveness of the street scene, contrasting coloured metal with the homogeneity of mellow red brick. Attempts to solve this problem have led to the additional visual intrusion of double yellow lines. Parking bays have also been created which means that on street parking, identified in previous appraisals as a negative feature, has not entirely been eliminated. Some historic surfaces within the close require repair and maintenance – especially the cobbles in Millers Green, which are patched with tarmac.



Cobbles in need of repair in Millers Green.

The boundary between the Cathedral View residential care centre and the adjacent Priory Gardens scheduled ancient monument is ill-defined on the ground, with a makeshift fence and a visually intrusive plot of land that appears to be being used as a private parking area, barred with makeshift metal posts, padlock and chain.

St Lucy's Garden is well maintained but the grass has been worn away across the southern end by people taking a short cut from Hare Lane to the Via Sacra. Accepting that people will always take the shortest route across this lawn, a pragmatic solution to this wear and tear would be to create a formal path in place of the informal one.

Gouda Way suffers from a plethora of traffic signs and streetscape clutter.



Streetscape clutter in Gouda Way.

Recommendations:

- ◆ Policy CA7/10: The Council will consult with stakeholders over repairs to the cobbles in Millers Green and to see whether the negative impact of the car can be mitigated within the cathedral close, especially in Millers Green where cars are particularly intrusive, given the intimate and enclosed medieval atmosphere of this part of the cathedral precinct.
- ◆ Policy CA7/11: 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 CA7/12: The Council will publish a Lighting Strategy to provide guidance on suitable improvements in street lighting and the illumination of listed buildings.

9.6 Under-used assets

Several buildings of great historical importance do not fulfil their potential as historic assets because they are locked and not accessible to the public or lack adequate interpretation. These are:

- ◆ The Infirmary Arches: this monument makes a pleasing visual frame for views of the cathedral, but would benefit from site interpretation;

- ◆ St Mary de Lode and the Hooper monument: these two are prominent historical assets which would benefit from site interpretation; plans exist to redress this deficiency as part of the relandscaping of the route from St Oswald's through St Mary's Square into the city centre.



The Hooper monument.

Recommendations:

- ◆ Policy CA7/13: The Council will provide interpretation panels to enable people using historic routes into and out of the city centre to understand the significance of the heritage structures along the route.

9.7 Shopfronts

Historic shopfronts have been identified at Nos 5 and 7 Hare Lane, and the Pelican Inn has historic window glass and signage advertising Bank's Beers as 'Unspoilt by progress'. These are marked on the Townscape Appraisal map and are worthy of conservation.

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

Recommendations:

- ◆ Policy CA7/14: The Council will seek to ensure the retention of existing historic shopfronts and notable elements of historic shopfront design;
- ◆ Policy CA7/15: 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 CA7/16: The Council will seek to ensure that all advertisement proposals relating to shops respect the character and appearance of the conservation area, in terms of siting, number, colours, materials and form of illumination.

9.8 Street trees

Trees are a major feature of this urban conservation area, and play a very important role in the foreground of views of the cathedral, and in disguising the railway viaduct where it runs along Gouda Way.

In some places there is perhaps scope for additional planting:

- ◆ Cut off from their previous context, the houses at Nos 47, 48 and 49 St Mary's Street now intrude onto the park-like setting of St Oswald's Priory, and would benefit from better integration through tree and shrub planting around the property margins;
- ◆ Priory Road Gardens is an important open space which screens a large number of temporary sheds a workshop and a car park in the grounds of the King's School, but could be made more attractive with more imaginative planting to reduce the exposure of the gardens to passing traffic.
- ◆ The enclosed area of hard landscaping between Gouda Way and the railway arches to the north is harsh and uninviting. The paving and benches do not make a positive contribution or invite people to linger or children to play because of the proximity of a busy road; planting to soften and shelter the site would be beneficial;

In one place, however, trees are having a potentially negative effect: shading around St Mary de Lode is creating a gloomy atmosphere and might be causing problems with damp.

Recommendations:

- ◆ Policy CA7/17: The Council will consider planting more trees along St Mary's Street and Gouda Way.
- ◆ Policy CA7/18: The Council will consider whether tree removal is necessary in the vicinity of St Mary de Lode.

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

Sustainability Report

Appendix 2

The historical development of Gloucester

Appendix 3

Archaeology map

Appendix 4

Listed buildings

Appendix 5

Bibliography





Appendix 1 Sustainability Appraisal and Management Proposals

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

SA Objectives	Impact ++ + 0 -- - ?	Likely Timing of Impact (Short, Med, Long Term)	Temporary or Permanent Impact?	Geographic Scale	Likelihood of Impact	Significance of Impact	Commentary (any cumulative, secondary, synergistic impacts?) & Recommendations for Improvement/Mitigation
3. To minimise consumption of natural resources and production of waste							
3.a. Will it encourage the most efficient use of land and buildings?	0						
3.b. Will it encourage development on previously developed land?	+	L/T	Permanent	Buildings identified as negative/neutral	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
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?	+	L/T	Permanent	Green/Open spaces in need of improvement	Med	Med	More planting & interpretation is recommended in these areas.
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?	+	L/T	Permanent	Whole Area	High	High	Document contains policies for the Council to provide more interpretation panels along historic routes & to work with stakeholders to see if St Mary de Lode church could be opened for visitors.
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?	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
7. To reduce the need to travel							
7.a. Will it reduce the need/desire to travel by car?	0						
7.b. Will it help ensure that alternatives to the car are available for essential journeys, especially to residents in areas of low car ownership?	0						
7.c. Will it help to achieve a reduction in road accident casualties?	0						
7.d. Will it increase the proportion of freight carried by rail and water?	0						
7.e. Will it help to reduce traffic congestion and improve road safety?	0						
8. To improve environmental quality (air, water, land)							
8.a. Will it help to reduce any sources of pollution?	0						
8.b. Will it help to reduce levels of noise?	0						
8.c. Will it maintain and enhance water quality?	0						
8.e. Will it maintain and enhance air quality?	0						
8.f. Will it maintain and enhance land/soil quality?	0						
8.g. Will it reduce the amount of derelict, degraded and underused land?	+	L/T	Permanent	Negative sites	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

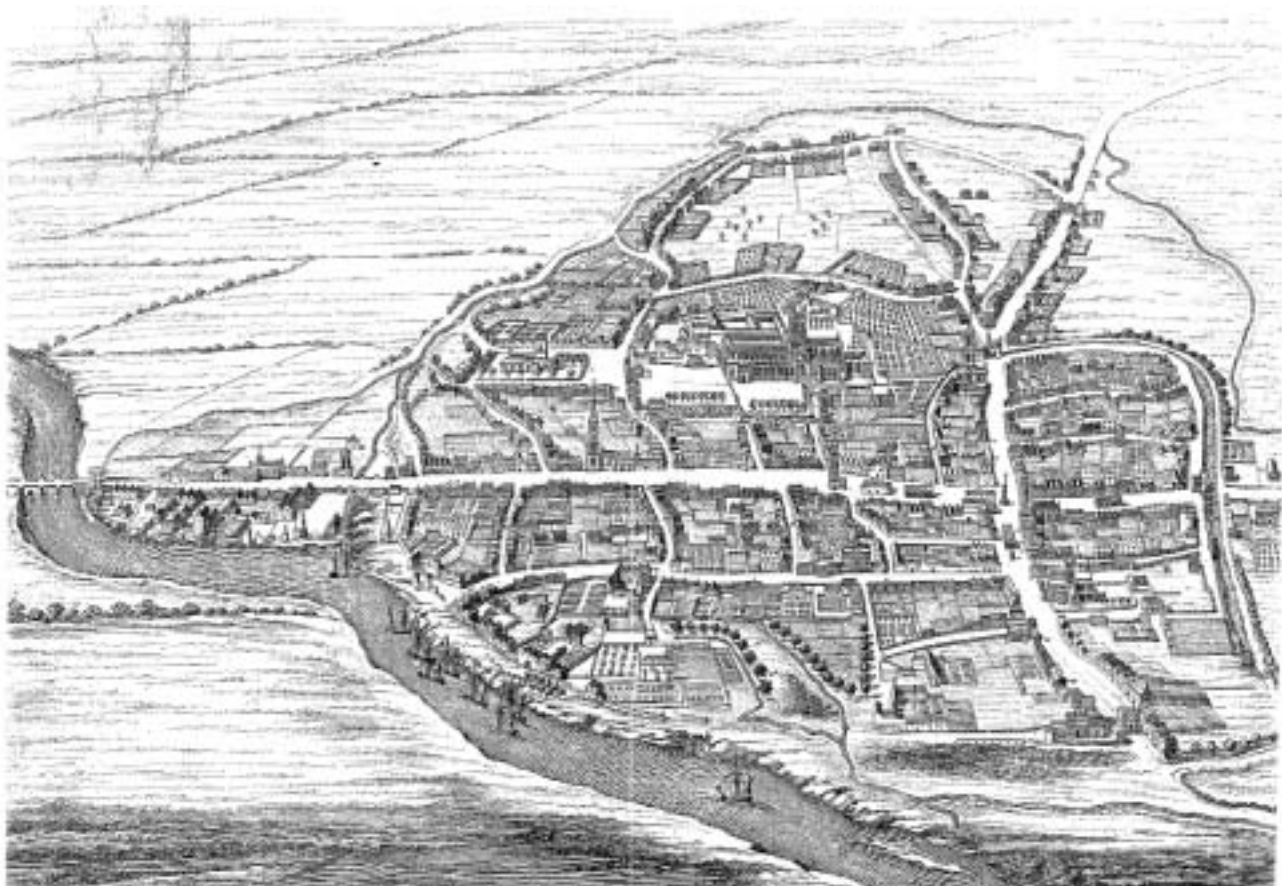
As the docks declined in the late-nineteenth century, local engineering firms moved into the new industries of aircraft production, though this too ceased in 1960 (as did match making in 1976 and the wagon works in 1985). Gloucester's role as the county town has since created employment in local government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

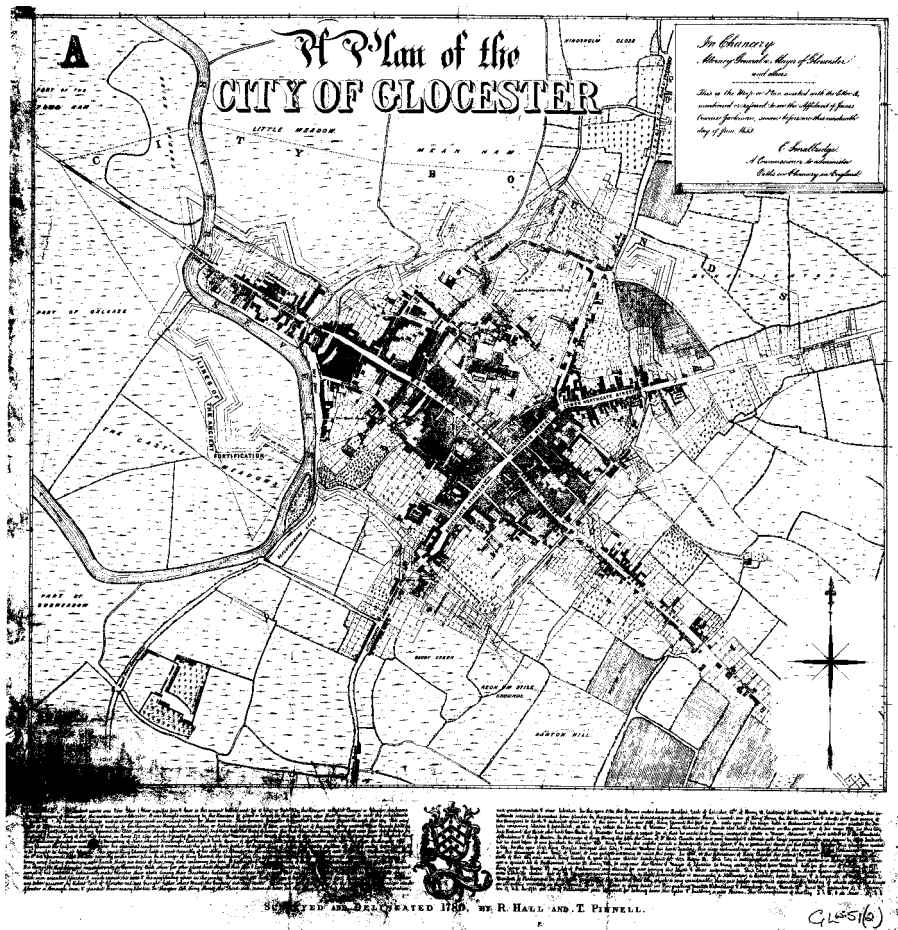


- PLATE I
- A College Green
 - B Cathedral
 - C St Oswald
 - D St Mary de Lode
 - E St Nicholas
 - F St Bartholomew's Hospital (Little Mead to north)
 - G Holy Trinity
 - H St Mary de Grace
 - I All Saints
 - K St Michael
 - L St John
 - M St Aldate
 - N St Mary de Crypt (Greyfriars and Friars' Orchard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



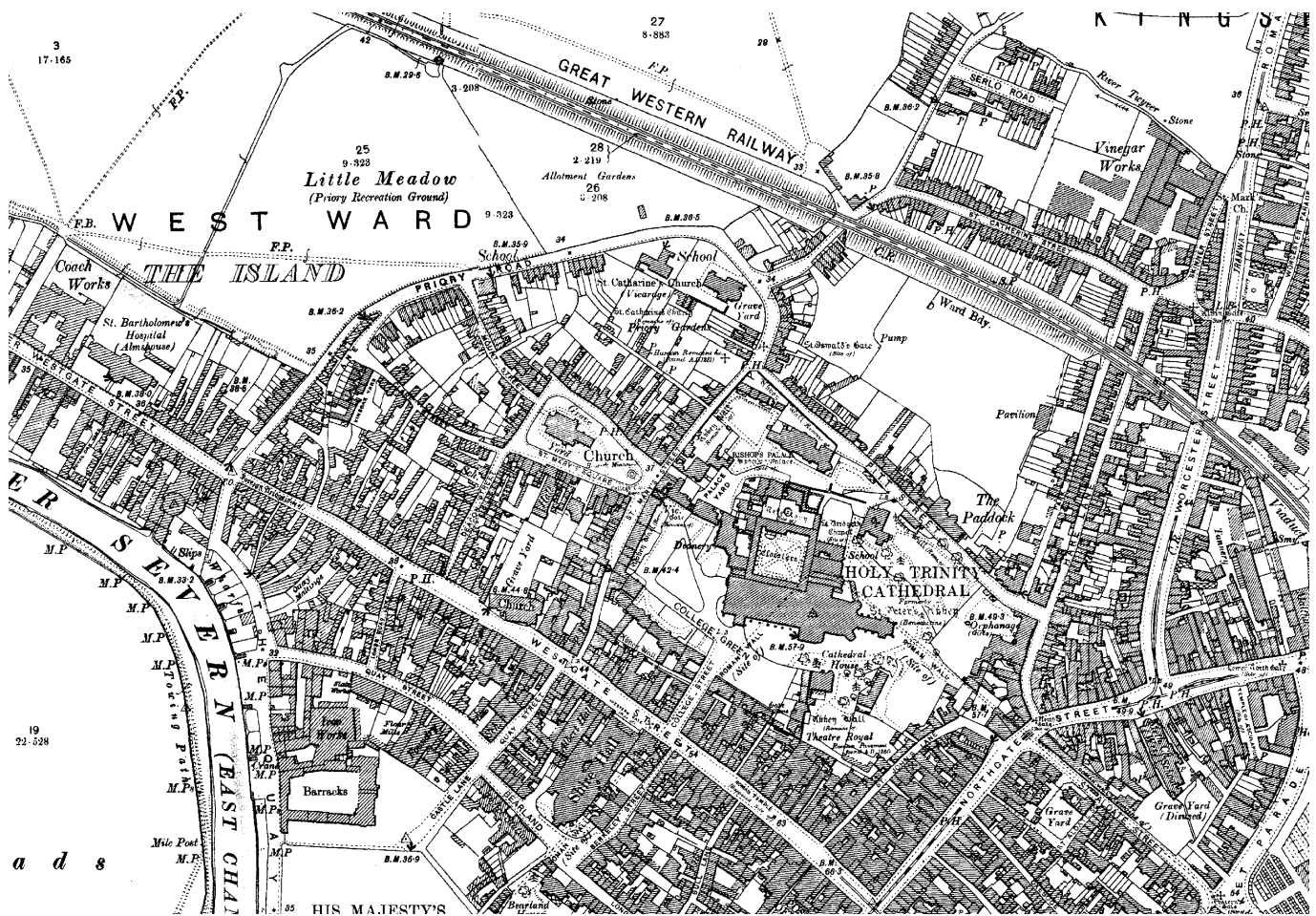
Hall & Pinnell's map of 1780.



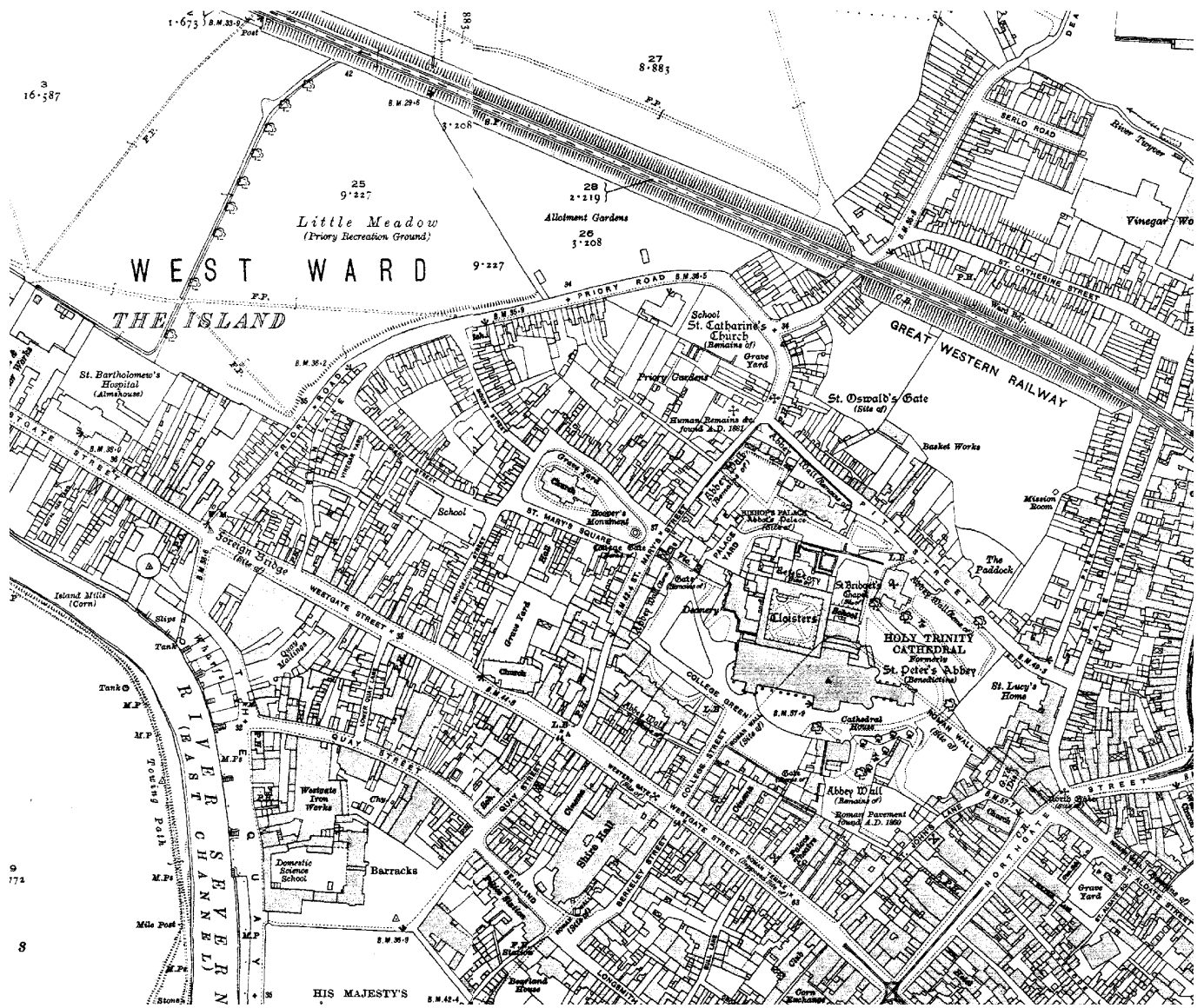
1805 map.



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 Barbican Conservation Area:

3 – 223 St Oswald's Priory

4 – 393 Wall north of Bishop's Palace

5 – 221 St Mary's Gate

6 – 219 Infirmary Arcade

8 – 220 Little Cloister

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 Listed Buildings

Character area 1: Cathedral and Close

All the buildings within the cathedral precinct are listed. Maintenance and repair standards are high, and the cathedral employs masons who work full time on the repair of the cathedral, using conservative principles of repair (only replacing fabric where it is no longer structurally sound).

Ecclesiastical exemption applies to the cathedral itself, while most of the buildings within the precinct are under the jurisdiction of the Cathedral Fabric Commission Executive. However the main King's School building (the former Abbot's Lodging) is the responsibility of the school, along with Palace Cottage and Stables and the north precinct wall.

One of the most characterful entrances to the precinct is through **St Michael's Gate** (Grade I), which dates from the early 16th century with 18th-century upper storey, and was formerly the entrance to the lay cemetery (see 4.1.3).

St Michael's Gate now opens on to College Green, which had few buildings in the Middle Ages. Most of the buildings along the southern side were built up around the cathedral perimeter in the 17th and 18th centuries. They are mostly of old red brick, finely gauged with lime mortar, with fine classical proportions and railings. They consist of:

No. 1 College Green: Grade II, c 1740 with late 19th-century additions.

No. 2 College Green: Grade II, 1665 but largely rebuilt c 1820.

No. 3 College Green: Grade II, c 1740, iron front area railings with urn finials.

No. 4 College Green: Grade II, early 18th century of brick, originally six bays, a seventh matching bay being added by F W Waller in 1892 on part of the site of No. 5 College Green (which was demolished in 1891 to allow for the widening of King Edward's Gate).

King Edward's Gate: (No. 13 College Street), Grade I, incorporates the remains of the medieval gate named after Edward II whose body was brought from Berkeley Castle for burial in the cathedral in 1327. The present gateway dates from the widening of College Street to form an entrance to College Green in 1891–2, involving the demolition of No. 5 College Green.

No. 6 College Green: Grade II, rebuilt late 17 century on the site of the Sexton's House for the Lay Cemetery.

No. 7 College Green: Grade II, converted to residential use in the late 17th century from the former monastic granary, and refaced in 1869.

No. 8 College Green and College Yard: Grade II, mid 18th century of brick, incorporating a 7th-century timber-framed gable, and bow window added in 1890; College Yard has 19th-century brick outbuildings with some elements of original 16th-century timber framing. The listing includes the 18th-century brick wall running along Three Cocks Lane.

No. 9 College Green: Grade II*, 1708–9.

No. 10 College Green: Grade II, L-plan brick 1735–6 built by John Pasco.

No. 11 College Green: Grade II, brick (now rendered) 1735–6 built by John Pasco.

No. 12 College Green: (Beaufort House) Grade II, brick 1735–6 built by John Pasco: first part built as an assembly room, single storey, four wide bays and high parapet; second half built to same height but two storeys, five bays.

Entrance Gate Piers to No 12: Grade II, early 18th century, square brick piers capped by moulded stone cornices surmounted by stone balls on pedestals.

No. 13 College Green: Grade II, brick 1735–6 built by John Pasco.

No. 14 College Green: Grade II*, with St Mary's Gate this is an important medieval building, 15th century, possibly (with no 15) the monastic almonry (from where alms were disbursed to the needy) restored in 1917 and again c 1959, with a stone-built ground floor and narrow studded timber framing above.

St Mary's Gate: Grade I, was the main gate of the abbey, first recorded 1190, restored late 1920s, now mainly 13th century in character.

Yeomanry War Memorial: Grade II, unveiled 1922, this commemorates the dead of the Royal Gloucestershire Hussars, with four battle scenes (Gallipoli, Syria, Sinai and Palestine) cast in bronze relief.

No. 15 College Green: (Community House), Grade II, façade of 1774, rusticated stone ground floor, stuccoed above, three storeys, five bays with central three projecting slightly beneath a pediment and modillioned cornice.

The **Inner Gate** Grade I, is another medieval structure, with a 14th-century lierne-vaulted arch with late 18th-century rendered upper storey, linking the Great Court to the south with Miller's Green to the north: In the 14th-century this served to separate off the service area of the abbey to the north, with its mill, storehouses, kitchens and infirmary. In the 19th century this formed the private entrance to the Bishop's Palace (now the King's School), for which reason Miller's Green was then known as Palace Green.

No. 1 Millers Green: (The Deanery), Grade II*, brick 1730–40, three storeys, 2 + 1 + 2 bays, giant angle pilasters.

No. 2 Millers Green: (Old Mill House), Grade II, L-plan, brick, west wing c 1700, north wing late 18 century.

The King's School: Grade II*, formerly the Abbot's Lodging, then the Bishop's Palace, rebuilt by Ewan Christian in 1860–2 after a fire of 1849 in muscular Gothic style in stone with a banded tile roof; since 1954 this has been the main building of the King's School.

North Precinct Wall: Grade I, to the north of the King's School, the precinct wall was completed in the early thirteenth century and survives along a great part of the length of Pitt Street on the southern side where it is pierced by various 16th-century windows, including an oriel of 1 + 4 + 1 lights, probably inserted to light the long gallery of Abbot William Malvern (1514–39), which was built up against the wall.

Palace Cottage and Stables: Grade II, located west of the King's School, dated 1861 on rainwater heads, stone with brick chimneys and brick north elevation.

Gazebo: Grade II and a Scheduled Monument, in grounds of the King's School, mid 18th century but rebuilt in 1988, with fluted Ionic columns and pediment decorated with cornucopias and the arms of Bishop Benson (1854–52).

Dulverton House: Grade II*, part of the King's School, 1851 by Fulljames and Waller, but preserving the medieval plan of four ranges round a tiny timber-framed open court, and preserving in the east wing a substantial late 14th-century timber-framed hall (possibly from the infirmary's lodging) with a stone undercroft and wind- and arch-braced roof.

Coach House: Grade II, in grounds of Dulverton House, with half-hipped gables.

Gymnasium: Grade II, built as a schoolroom in 1849–50 by Hamilton and Medland in Decorated style, with a rose window in the west gable, buttressed and with an arch-braced roof; now used as the King's School gymnasium, it stands on the site of the monastic dorter (dormitory).

Playground wall and railings: Grade II, the stone wall surrounding the gymnasium playground is topped by good ironwork of 1849–50 with fleur-de-lis finials.

Infirmary slupe: Grade I, 13th century of four bays, with quadripartite rib vaults, connecting the cloister to the infirmary.

Infirmary Hall: Grade I, mid-13th century, revealed after the clearance of the building complex known as Babylon (because of its complex warren of houses and rooms created by dividing up various minor monastic buildings) in 1831–55; the south arcade wall, of six bays, stands to full height, as does the western gable end.

The Little Cloister: Grade I, 14th century, Perpendicular, now planted as a herb garden.

Little Cloister House: Grade I, with significant 13th-century remains, including the braced collar roof of the infirmary dining hall, with a 15th-century painted plaster ceiling. Timber-framed side range rebuilt late 16th century, and a big stone chimney to the north west which overhangs a 13th-century doorway.

No. 3 Millers Green: Grade II*, 16th to 18th century, on the site of the monastic kitchen, with Jacobean overmantel carved with the arms of Cambridge University, ribbed plastered ceiling, panelling and staircase.

No. 4A Millers Green: Grade II, 16th to 18th century, on the site of the cellarer's range, rendered with some exposed timber-framing.

No. 4B Millers Green: Grade II, mid-19th century, built as the Cemetery Hotel public house, now converted to residential use.

No. 5 Millers Green: Grade II, 16th to 18th century, on the site of the cellarer's stable and washhouse, rendered with some exposed timber-framing.

No. 6 Millers Green: Grade II, built c 1687, roughcast of three storeys and five bays, the centre projecting; all windows have simple Gothick glazing of c 1800, brick gate piers with (renewed) stone urns.

Parliament Room: Grade I, part of a once much longer 13th-century timber framed building with undercroft, originally part of the almoner's range, then forming part of the Great Hall where Richard II held his parliament in 1378. The jettied upper storey was built in the late 15th century when the hall was reduced in height to form a long gallery, of which this is all that remains. The two oriel windows were added as part of the 1962 restoration. Inside a reset 15th-century wall painting of the Trinity, flanked by kneeling monk and angels, originally from Little Cloister House (see above).

No. 7 Millers Green: Grade II, on the site of the west end of the 13th-century Great Hall, tall stone house of c 1670 with 18-century sashed windows, plain late 18th-century garden elevation.

Church House: Grade I, originally the abbot's quarters, then the prior's lodging, then the Old Deanery and now diocesan offices, kitchens, the cathedral café, toilets and meeting rooms, now mainly 19th century, after rebuilding in neo-Gothic style under Dean Law in 1863–5, but does include the former 14th-century Abbot's Hall, with 17th-century panelling and 15th-century timber roof.

The Cathedral Church of the Holy and Indivisible Trinity, Grade I, formerly the church of the Benedictine Abbey of St Peter's Abbey, sits at the heart of the close (see 4.1.2 for a summary of key building stages). As well as the cathedral itself, the following structures are all separately listed Grade I: the Cathedral Chapter House, the Cathedral Cloisters and Lavatorium, the remains of reservoir (the excavated masonry remains of a water reservoir in the north-western corner of the cloister garth) and the Cathedral Treasury, Vestry and Library.

King's School House: Grade II, of late 16th century origin, but refaced in ashlar c 1800.

Wardle House: Grade II, c 1680, much altered in the early 19th century with four-bay rendered front elevation and full-height bay window.

No. 17 College Green: Grade II, late 17th to early 18th century, part rendered part timber-framed.

No. 18 and No. 18a College Green: Grade II, late 17th to early 18th century, part rendered part timber-framed.

No. 19 College Green: Grade II, five-bay brick front of c 1720 with segment-headed windows and stone quoins.

No. 20 College Green: Grade II*, early 17th century with early 20th-century half-timbered front elevation and big central brick chimney. The listing includes the L-shaped section of monastic precinct wall attached to the rear of the property.

Character Area 2: St Mary de Lode and St Oswald's Priory

This part of the conservation area includes the area immediately west of the cathedral close and it has the following listed structures and scheduled monuments.

St Mary's Square, Bishop Hooper's Monument: Grade II, statue 1861–2, by Edward E Thornhill; neo-Gothic canopy by Medland and Maberly.

St Mary's Square, Statue of Charles II: Grade II, 17th century, said to be the work of sculptor Stephen Baldwyn, re-erected at this site in 1960, originally set in a niche at the former Wheat Market in Southgate Street, which was demolished in 1785.

No. 17 St Mary's Square: Grade II*, now St Mary's Square Centre for the Deaf, of c 1690, rendered, 2 + 1 + 2 bays, with sashed windows and hipped roof with dormers; 'lofty doorway of Dutch type, with a large transom light and high-set, shell decorated segmental pediment' (Verey, who also notes that this is the sole survivor of the twenty-three listed buildings that were swept away when St Mary's Square was rebuilt; the demolished houses included a group of 15th-century timber-framed cottages, decorated with the carved figures that are now preserved in Gloucester's Folk Museum).

St Mary de Lode church: Grade I, 12th-century tower and chancel, but nave and aisles 1825–6 by James Cooke, 'impoverished but quite attractive early Gothic Revival' (Verey). Important Roman and Saxon remains (see 4.1.7 above).

St Mary's Street, Monument House: Grade II, c 1770.

St Oswald's Priory, Priory Road: Grade I, set within a scheduled monument, being the site of the Saxon monastery founded in the late 9th century on the site of a Roman cemetery (see 4.1.6 above). The surviving remains consist largely of the north wall of the Saxon church pierced by the arches of a mid-12th century Norman arcade.

Nos 2–4 St Mary's Street: (Pelican Inn, formerly College Arms), Grade II, probably 17th century, possibly part timber-framed beneath its rendered brick walls and clay-tiled roof. Painted timber windows and doors of varying designs, sizes and proportions are evidence of the gradual development of the building.

No. 6 St Mary's Street: Grade II, early 19th-century.

Nos 8 and 10 St Mary's Street: Grade II, modest vernacular, probably 16th century and timber framed, now rendered (No. 10 is pebble dashed), with tall and steeply angled pitched roofs with low eaves, and tall brick stacks at the gable ends.

No. 12 St Mary's Street: Grade II, late 18th century, possibly timber-framed beneath its painted brick front elevation, with steep roof and gabled roof dormer to front roof slope.

Character area 3: Pitt Street and the King's School

This part of the conservation area takes in everything from the north side of Pitt Street up to Gouda Way and the railway embankment, and it includes the Paddock (site of the King's School car parks and playing fields), which is separately designated as Landscape Conservation Area. Most of the listed houses consist of vernacular and polite red-brick houses dating from the late 18th century, whose similarity of materials, roof pitch and roof line lend a pleasing homogeneity to the street.

No. 13 Pitt Street: Grade II, late 18th century.

No. 12 Pitt Street: Grade II, late 18th century, modest red brick, with flat arched door and window lintels and simple timber casement window and panelled door.

Nos 7 to 11 Pitt Street: Grade II, a terrace of three-storey late 18th-century houses.

No. 6 Pitt Street: Grade II, three bays with upswept parapet.

5 Pitt Street: Grade II, L-plan with modillion cornice and hipped roof, forming a service wing to Paddock House.

Paddock House Pitt Street: Grade II, six bays, three storeys, refined classical door surround, with fanlight, and dentilled pediment, double pile with two-storey rear bay window. Attached is the single-storey Music School built for the King's School by N H Waller in 1928–9.

Nos 3 and 4 Pitt Street: Grade II, Gloucester Court of Probate, a splendid rock-faced Gothic Revival building of 1858–61 by Fulljames and Weller that makes a strong statement on the corner of Pitt Street and Park Street with its big main pyramidal roof and sweeping angular side roofs, triangular dormers and deeply recessed porch, its big ashlar chimneys, its stepped lancet windows lighting the stairs, its square oriel on brackets and the quantity of good quality lettering, foliage carving and the pink marble shafting between the lancets of its Early-English style window arcades. This is a very fine building of real character, good design and high-quality materials that is a real asset to the conservation area.

Character area 4: Park Street and Hare Lane

This part of the conservation area consists of the severely truncated stump of a suburb of post-medieval houses that was cleared before World War II. What remains are two outstanding timber-framed buildings.

Raven Centre, Hare Lane: (Raven Tavern), Grade II, timber-framed, early 16th century, restored 1949 by H F Trew with support from SPAB, jettied upper floor with arch bracing and big gabled dormers with closely spaced studs, quatrefoils and stepped bargeboards. A watercolour painting (1886) of Hare Lane by E A Phipson (illustrate) shows this as one of a group of timber-framed buildings running the length of Hare Lane and Park Street, of which this is the sole survivor.

No. 8 Hare Lane, Ye Olde Fish Shoppe: Grade II, L-plan merchant's house, jettied at first and second floor levels, with close studded upper floors.

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Maps/topographical views:

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

Maps

Conservation Area 7

Character Areas

Conservation Area 7

Management Proposals

Conservation Area 7

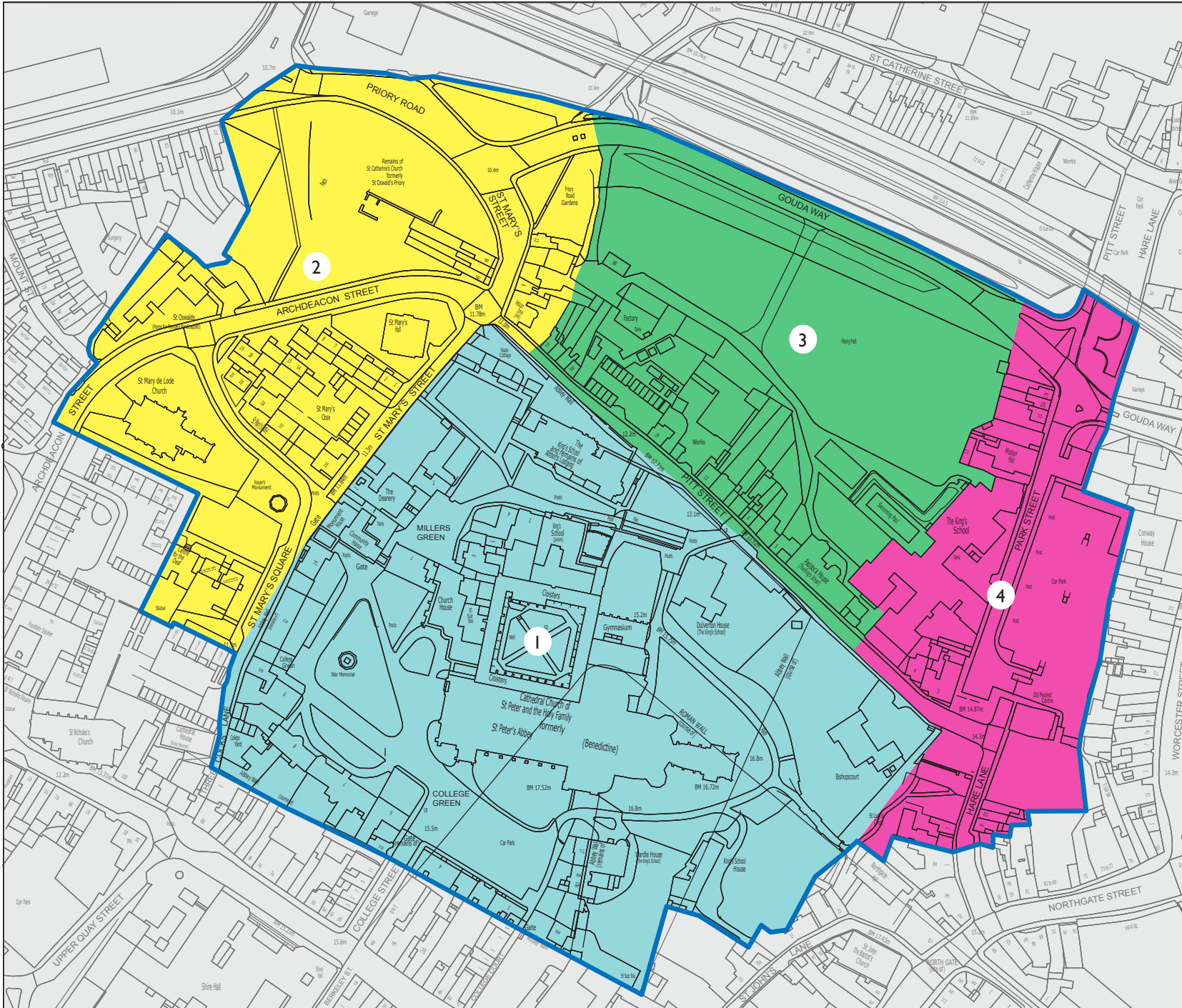
Scheduled Ancient Monuments

Conservation Area 7

Townscape Appraisal







Gloucester City Centre
Conservation Area Appraisals

**Cathedral Precincts
Conservation Area**

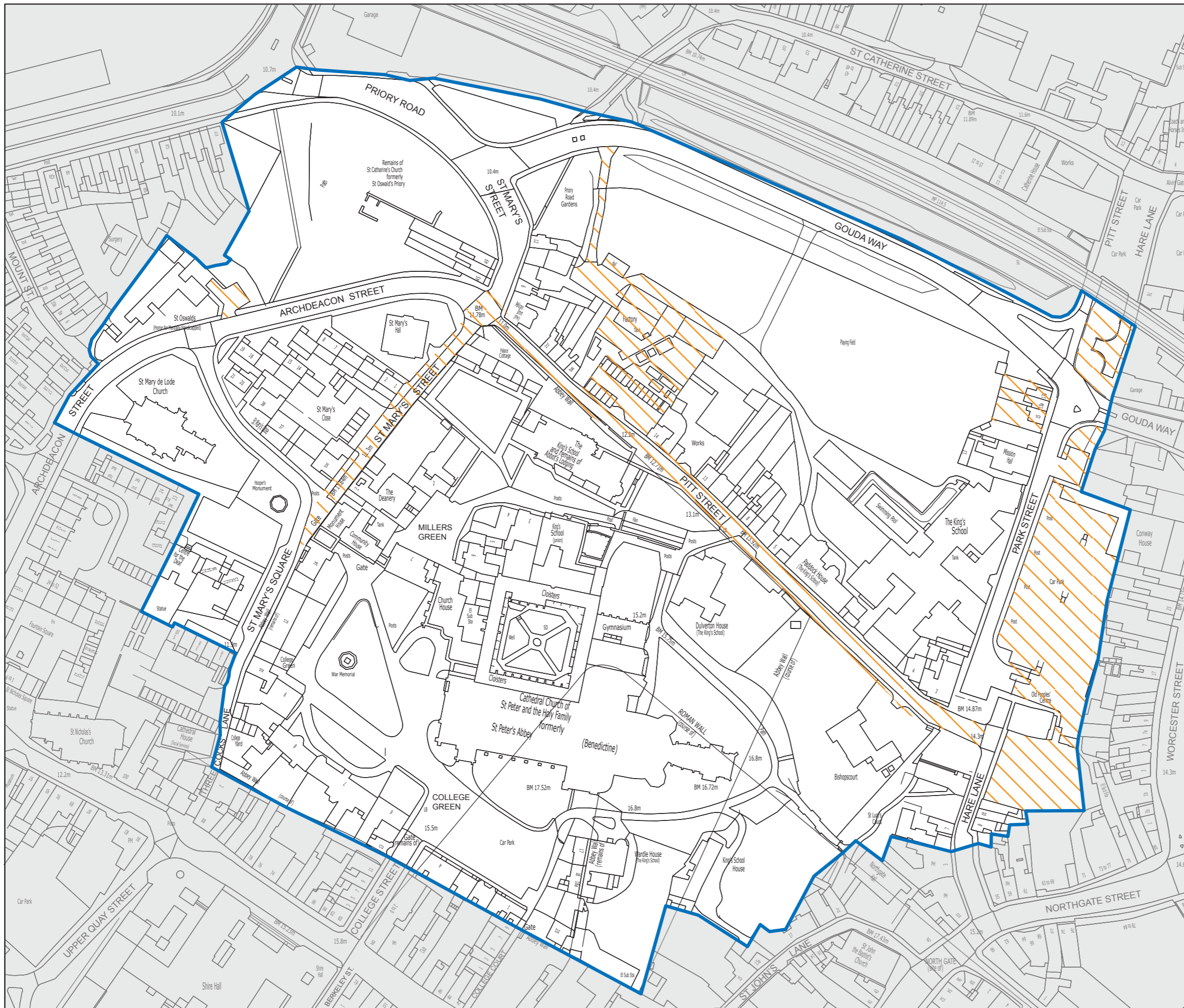
Character Areas



(Not to scale)

- 1: Cathedral and Close
- 2: St Mary de Lode and St Oswald's
- 3: Pitt Street and the King's School
- 4: Park Street and Hare Lane



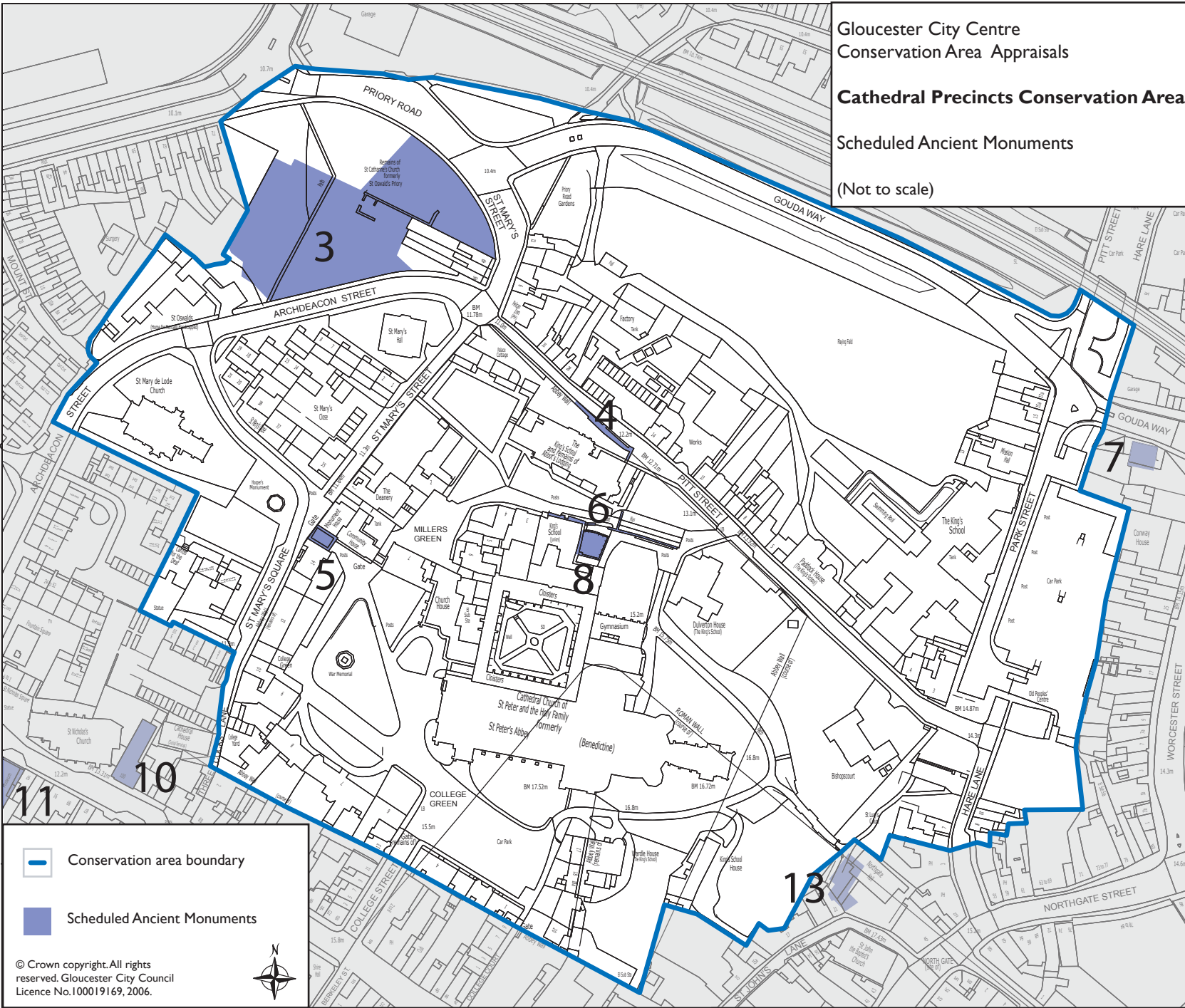
Gloucester City Centre
 Conservation Area Appraisals
Cathedral Precincts Conservation Area
 Management Proposals Map
 (Not to scale)





-  Conservation area boundary
-  Area in need of enhancement




Gloucester City Centre
 Conservation Area Appraisals
Cathedral Precincts Conservation Area
 Scheduled Ancient Monuments
 (Not to scale)

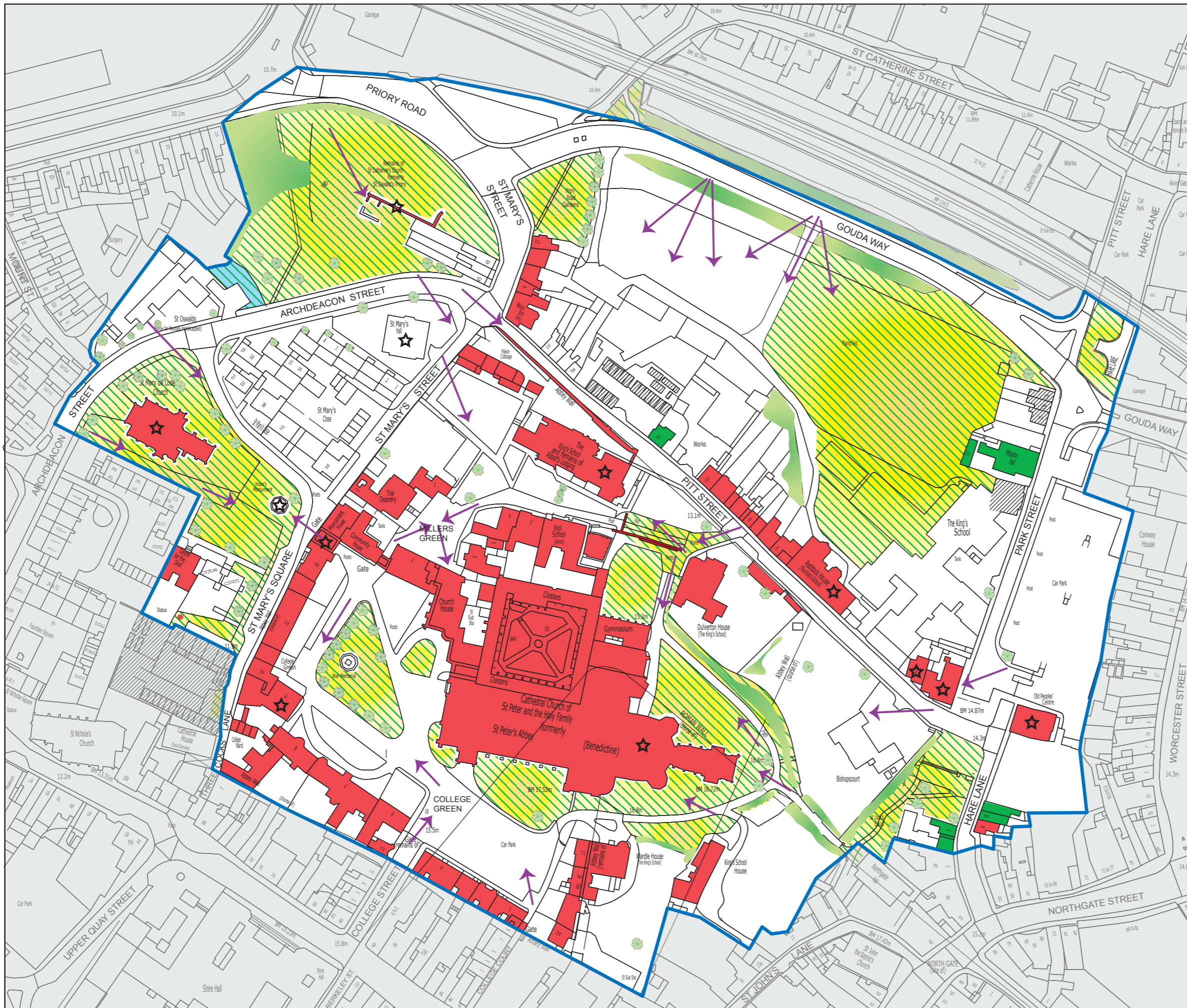












-  Conservation area boundary
-  Scheduled Ancient Monuments

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Gloucester City Centre
 Conservation Area Appraisals
Cathedral Precincts Conservation Area
 Townscape Appraisal Map
 (Not to scale)



-  Conservation area boundary
-  Listed Buildings
-  Positive buildings
-  Positive open spaces
-  Negative open spaces
-  Focal buildings
-  Important tree groups
-  Important trees
-  Important views
-  Negative buildings



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.

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 গ্লস্টার 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 : ટેલિફોન ટ્રાન્સલેશન સર્વિસ, કોર્પોરેટ પર્સોનલ સર્વિસીસ, હરબર્ટ વેરહાઉસ, ધ ડૉક્સ, ગ્લોસ્ટર, ગ્રુએલે ૧ ૨ઈકીયુ. ટેલિફોન 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، گلوٹسٹر جی ایل 1 2 ای کیو ٹیلیفون : (01452) 396928</p>

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