

The Spa Conservation Area (Conservation Area No. 1)

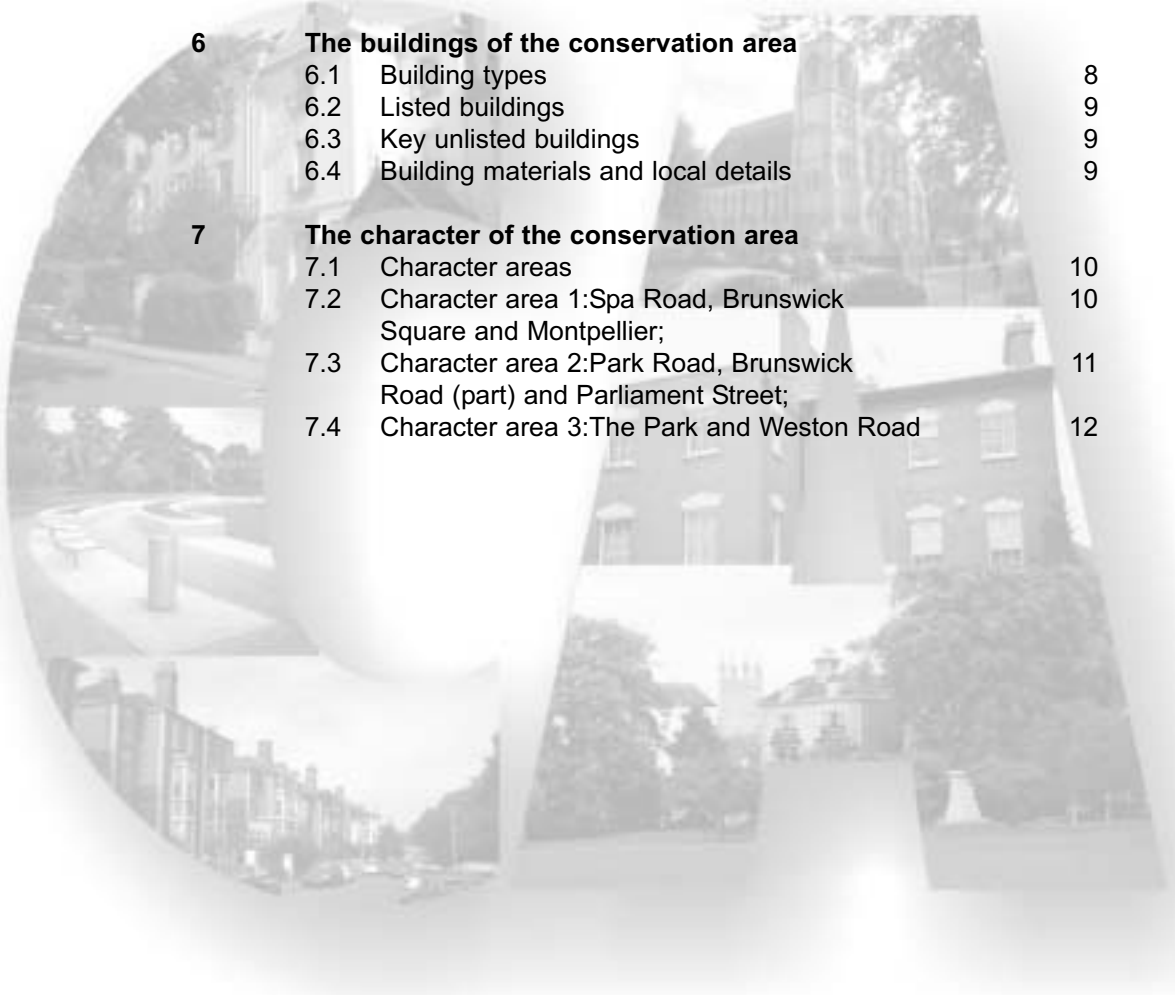
Appraisal & Management Proposals



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Part 1 Character Appraisal

1 Summary

1.1 Key characteristics

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

- ◆ Mix of residential and office uses;
- ◆ Large recreational areas at The Park;
- ◆ Rectilinear street pattern of the early 19th century development adjacent to the former Gloucester Spa Pump Room and Baths (now demolished);
- ◆ Brunswick Square, a planned composition of terraced houses around a central garden c.1825;
- ◆ Inner Relief Road (Trier Way) follows the course of the Midland Railway branch line to the Docks;
- ◆ Park Road, laid out in 1822 on the course of the Gloucester & Cheltenham Tramroad part of which remains to the rear (north) of Brunswick Square;
- ◆ Large detached, semi-detached and terraced former houses with a coherent early 19th century architectural appearance in the Regency style;
- ◆ Stone-faced and stucco semi-detached houses in Park Road mostly of the 1860s-1870s built to face The Park;
- ◆ Mid/late 19th century houses in Western Road, formerly facing the branch line railway;
- ◆ Victorian houses in Weston Rd (c.1880);
- ◆ High proportion of listed buildings;
- ◆ Christ Church, Brunswick Road, by Thomas Rickman and Henry Hutchinson, 1822, Whitefield Memorial Presbyterian Church, Park Road, by Medland & Son, 1871;
- ◆ Judges' Lodgings (no. 29 and 31) by Sir Robert Smirke, architect of The British Museum;
- ◆ Former Spa Hotel (no. 13 and 15 Spa Road);



View northwards across cricket pitch to Park House.



Broad footway on the south side of Spa Road.

- ◆ Beaufort Buildings, a long three-storey stuccoed terrace of 1818;
- ◆ Well maintained, colourful central garden of Brunswick Square;
- ◆ The prevalent use of red brick, stone and stucco;
- ◆ Trees of townscape significance especially in Brunswick Square, Spa Road, beside Christ Church and Gloucester Park;
- ◆ The Park, opened 1862, laid out by E.Milner on land formerly part of the spa grounds;
- ◆ Bowling greens, cricket ground, tennis courts, skate park and grassed public open space;
- ◆ Features in The Park e.g. statue of Queen Anne, City War Memorial, bandstand, circular fountain, mock tudor cottage and monument to Robert Raikes;
- ◆ Continuing connection between Spa Road and The Park reflecting the earlier connection between spa hotel, houses and The Spa Grounds;
- ◆ Views across The Park and views from The Park of the Cathedral tower;
- ◆ Modern developments;
- ◆ Tree-lined Sud Brook;
- ◆ Historic railings and other decorative ironwork.

1.2 Key Issues

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

1 Loss of original architectural details and building materials

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

2 Poor quality of new developments, building alterations and extensions

Some modern developments are out of character with the conservation area by reason of their inappropriate design, scale or materials.

3 Lack of routine building maintenance and repair

Buildings in the conservation area are generally in good condition but there are instances of the neglect of routine maintenance and repair.

4 Uncoordinated and poor quality floorscape

Paving and surface materials throughout the area are generally modern, uncoordinated and poor quality. In almost all cases they fail to enhance or re-inforce the historic identity of the conservation area. In particular, the design and materials of the surface of the pavements around Brunswick Square spoils the setting of the listed buildings and fails to enhance the conservation area.

5 Unsightly satellite dishes

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

6 Protection and replacement of street trees

Trees make an important contribution to the softening of the urban townscape and enhancing the setting of historic buildings.



Short avenue of trees looking north along Brunswick Road.

7 Sub-division of properties into flats

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

8 Loss of front gardens to car parking and other hard landscaping

The increasing demand for off street parking has generated pressure for car parking in garden areas to both the front and rear of commercial and residential properties. Loss of greenery and front boundary railings or wall can spoil the setting of the building and cumulatively erode the character of the streetscene.

9 Improvements to Gloucester Park

Following lack of investment for many years, the facilities and the natural environment of The Park were in need of enhancement. The Park was awarded £1.2 million "Liveability" funding by the government in 2004 to update facilities for the needs of 21st century users. Some of the Park's remaining negative features that are noted in this document will be enhanced as part of the ongoing programme of improvements.

10 Negative sites and buildings

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

The following sites and/or buildings, marked on the accompanying Townscape Appraisal map, clearly detract from the character or appearance of the conservation area:

- ◆ The former SAAB garage and adjacent space;
- ◆ Nos 5 and 7 Park Road and the car park area to the west;
- ◆ Health Centre site in Montpellier;
- ◆ Rear of Christ Church including single storey building;

2 Introduction

2.1 The Spa Conservation Area

The Spa Conservation Area is characterised by early 19th century buildings associated with the creation of Gloucester Spa in 1815. The conservation area contains a high proportion of listed buildings.



Nos. 31 and 33 Spa Road.

2.2 The purpose of a conservation area character appraisal

The Spa Conservation Area comprises what was formerly known as 'Conservation Area 7 – The Spa' (designated on 6 March 1968, extended on 22 February 1984) together with Brunswick Square and its immediate environs that was formerly within 'Conservation Area 6 – Brunswick Square', (designated on 6th March 1968, extended on 22 February 1984). It is proposed to extend the conservation area southwards with the inclusion of Weston Road.

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 Spa 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).*
- ◆ 'Public Realm Strategy for Gloucester Docks' (Nov 2004)

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*.



Beaufort Buildings, set back from Spa Road behind a row of trees.

2.4 Other initiatives

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

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

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

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

3 Location and Landscape Setting

3.1 Location and activities

The Spa Conservation Area lies south of Gloucester's town centre just beyond the extent of the medieval walled city.

Activity within the conservation area falls into two distinct categories, the recreational area of The Park and the mixed residential/office uses of the streets between the city centre and The Park. The Park is a public open space which includes a children's playground, bandstand and war memorial. Adjacent to The Park is a cricket ground and three bowling greens. The built-up part of the conservation area was primarily residential but during the 20th century many of the larger houses have been converted to office use and a substantial number of the dwellings have been converted into residential apartments or houses in multiple occupation. Modern purpose-built office buildings have been erected in vacant sites and as replacements for earlier development.

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. The land within the conservation area is level.

3.3 Relationship of the conservation area to its surroundings

The Spa Conservation Area lies in the inner suburbs of Gloucester and is surrounded by mainly 19th century and later urban development. The curve of Parliament Street in the northern part of the conservation area reflects the curvature of the Roman fortifications



Nos. 49-51 Brunswick Road.



The western side of Brunswick Square looking towards no. 11.

behind. To the north-east, with a contiguous boundary, lies the Eastgate and St Michael's Square Conservation Area which contains an area of late 19th century houses and Eastgate Street, a planned medieval extra-mural suburb along a route emanating from the city's east gate, now one of Gloucester's secondary shopping streets. To the west, also with a contiguous boundary, lies the Southgate Street Conservation Area in which Southgate Street, similar to Eastgate Street, is a secondary shopping street on the course of an early route leading from the city's south gate. A short distance further west lies Gloucester Docks whose expansion in the mid 19th century may have jeopardised the fortunes of the prestigious development of Gloucester Spa.

The conservation area lies between Gloucester's Inner Relief Road (A430), which here follows the course of the old Gloucester Docks Railway branch line, and the main southern approach road to the city (A4301).



Typical Regency style architecture at nos. 12-16 Brunswick Square.

4 Historic Development and Archaeology

4.1 Historic development

Recent archaeological excavations on the north side of Brunswick Square have unearthed a Roman graveyard which would likely have extended under Brunswick Square but until the start of the 19th century this area, south of the city and east of its main southern approach, was open ground part of which was known as Gaudy Green and, to the east, Rigney Stile grounds. The open space, just outside the city walls, was used for archery practice by the local bowmen until the 17th century. It was hereabouts that, in the Civil War, the Royalists dug in to besiege the city.

At the start of the 19th century, the revival of the scheme for the Gloucester and Berkeley Canal, which had been dormant for several years, began the transformation of the dock area into Gloucester's main industrial quarter and thereby initiated a period of economic expansion in Gloucester.

At about the same time as the growth of Gloucester Docks, the exploitation of medicinal springs on Rigney Stile grounds resulted in the development of land just east of the road to Bristol (today's Southgate Street). The owner of the land on which the springs were found in 1814, Sir James Jelf, sank wells, built a pump room with hot and cold baths, and laid out walks and rides. The spa was opened to subscribers in 1815. Shortly afterwards Jelf was made bankrupt, but the potential importance of the spa to the city was already evident and a group of shareholders raised £6,500 to buy it. They added to the amenities, sold off the adjoining land for building, and in 1818 built a hotel and developed Beaufort Buildings at the east end of Spa Road (then known as Great Norfolk Street).



View across Brunswick Square.

The spa was at its most popular in the 1820s but unfortunately Gloucester's spa was increasingly overshadowed by the growth of the fashionable health resort of Cheltenham and, ironically, the success of the nearby docks and their associated industries cast a shadow over the spa because potential visitors were deterred by its proximity to these decidedly ungentle areas. The spa's attractions, already in decline, were noticeably diminished by the construction of a railway along the south side of the spa grounds in 1848 (i.e. the course of today's Trier Way).

In 1861 the spa's proprietors conveyed the spa to the city corporation for inclusion in a public park and it became Gloucester's principal recreation area which,

known as The Park, it remains today. Under the corporation the spa was little patronised and the Spa Hotel became a school in 1867. The pump room baths, which were connected to the city's water mains, fell into disrepair and were removed in 1894, and the medicinal springs were closed, following contamination, in 1926. The pump room was demolished in 1960.

5 Spatial Analysis

5.1 Plan form and layout

Development of street pattern

Before the development of the spa the principal roads in the immediate locality were the road leading from the city's south gate to Bristol (today's Southgate Street), the road leading from the city's east gate (today's Eastgate Street) and a lane closely following the course of the city walls from the East Gate to the South Gate, roughly following the northern end of today's Brunswick Road (originally called Parker's Row) and turning sharply westwards along today's Parliament Street (originally known as Green Dragon Lane).

In 1811 an early type of railway for horse-drawn wagons was opened between Gloucester and Cheltenham. Within the conservation area, it followed the route of today's Albion Street, Old Tram Road and Park Road and part of its circuitous route can be seen to the west of Brunswick Square. The tramroad carried coal from the main basin in the docks to Cheltenham but was eventually superseded by a branch line railway from Gloucester railway station to the docks.

In 1815, after the opening of the spa and its subsequent purchase by a group of investors, a small rectangular grid pattern of streets was laid out to provide access to the pump room and serve the substantial villas that were planned for such a prestigious location. Prominent among the developers were the builder William Hicks, the attorney John Chadborn, and the barrister and later M.P. John Phillpotts.

Great Norfolk Street (today's Spa Road) was constructed to provide an impressive gated entrance-way from the road to Bristol. Access from the East Gate was created by extending Parker's Row over the tramroad into a wide avenue called Gloucester Place that aligned directly with the pump room. The whole length of this road, from Eastgate to the site of Pump Room, is now known as Brunswick Road.



Christ Church, on the corner of Montpellier and Brunswick Road.



No. 27 Spa Road.

The larger houses were serviced by back roads such as little Norfolk Street and Albion Street as the spa regulations stipulated that goods brought by wagons had to be delivered through the rear garden.

On the south side of the entrance to Gloucester Place a long terrace called Beaufort Buildings was built in 1818 and c.1820 three pairs of small villas, called Spa Villas, and Bellevue House were built at the eastern edge of the spa company's land along the street known as Montpellier.

The spa also stimulated building on land adjoining the plots sold off by the spa company. On the close called Gaudy Green a square, later named Brunswick Square was developed from 1822 by Thomas Reece, an ironmonger. Nineteen houses in terraces had been built around it by 1825 when the owners agreed to preserve the central area as a garden. Near the north-east of the spa company's development a short terrace called Rignum Place was begun beside the tramroad in 1821 and the following year the city corporation built a new road (later called Park Road) alongside the tramroad to connect the spa to Barton Street.

The closure of the Gloucester-Cheltenham tramroad in 1861 released land for building. The site of the tramway depot at the corner of Brunswick Road and Park Road was used for commercial development, now no. 37 Brunswick Street and adjacent properties.

Building around the new spa was encouraged by its position in the extraparochial and low-rated South Hamlet. South Hamlet contained only seven inhabited houses in 1811; by 1821 the number had increased to 80, and by 1831 to 160.



Nos. 19 and 21 Spa Road.



Park House.

5.2 Landmarks, focal points and views

The conservation area is located on level ground and there are no elevated views or vistas. The area's primary landmark buildings, i.e. those which stand out in the streetscene, are the two places of worship (Christ Church, Brunswick Road and the Whitefield Presbyterian Church, Park Road) but even these appear modest in comparison to the large houses in Spa Road. Unfortunately, despite the generally historic character and appearance of the conservation area, one cannot avoid the overbearing presence of the Ecclesiastical Insurance buildings in Brunswick Street and Montpellier.

Spa Road, Montpellier and Brunswick Square were planned on a rectilinear grid in which Park House, Spa Road and North Villas, Montpellier have been sited on the axis of their approach roads. Brunswick Road was laid out to align directly with the spa pump room but the building was demolished in 1960.

Spa Road, being wide and developed only on its north side permits good views of the fine Regency houses from the south side of the street and parts of The Park. Similarly, the grassed open space at the centre of Brunswick Square enables good views of the enclosing early 19th century buildings within a setting of trees and cultivated greenery. From here there is also a good view of Christ Church's unusual brick and terracotta west façade.

The tower of Gloucester Cathedral can be seen from certain positions within The Park.

5.3 Open spaces, trees and landscape

The Park and adjacent sports' grounds occupy about half of the land area of The Spa Conservation Area and the well treed open space is an important element in the character and appearance of Spa Road, Montpellier and Park Road (east). To the south a row of trees, when in leaf, shields The Park from Weston Road (and vice versa).

Historically, and continuing today, The Park is an integral part of the Spa Road/ Montpellier area. An 1843 map of Gloucester shows that the area now occupied by cricket ground and bowling greens was known as 'The Spa Grounds' in which recreational walks and rides were laid out to the south of the pump room and along the course of Sud Brook. Although Sud Brook is now culverted beside Trier Way, the two 'wavy' footpaths east and west of the bowling greens are a remnant of the 19th century serpentine walks.



Mature and newly planted trees in The Park.



Weston Road (south side).

The Park is a public open recreational area in which large open spaces, grassed but devoid of other greenery, are bounded by rows of trees and crossed by tree-lined footpaths. To the west are managed sports grounds overlooked by a small clubhouse. The area is the largest open space in the inner core of the city. Baker's Field, a triangle of land in the south-east corner of the conservation area, contains tennis courts and a skate park.

Two other spaces significantly enhance the conservation area: the well-kept rectangular lawn, fringed with trees and a herbaceous border at the centre of Brunswick Square and the wide verges at the east end of Spa Road, partly formed by the deep set-back of Beaufort buildings. In contrast, the grassed area to the rear of Christ Church is characterless and bare.

Trees are a prominent feature within and bordering The Park and Baker's Field but elsewhere in this suburban conservation area trees are not common except in Brunswick Square, Spa Road and along the southern end of Brunswick Road. Trees in front of Beaufort Buildings, matched by trees on the other side of Spa Road retain the feel of an avenue. Significant trees or tree groups are marked on the Townscape Appraisal map. Lack of a specific reference does not imply that a tree or group is not of value.

5.4 Public realm

The floorscape and other items in the public realm of the conservation area are modern and unremarkable. There is an isolated short length of natural stone paving on the pavement leading from Brunswick Square to Albion Street but elsewhere the footways are paved with concrete paviours, concrete paving slabs or tarmac. Footways around Brunswick Square are paved with a combination of paviours (close to the kerb) and slabs (close to the building line) which are visually distracting and a poor setting for the adjacent listed buildings.

6 The Buildings of the Conservation Area

6.1 Building types

Historically, this area was a suburban residential area, initially developed to take advantage of Gloucester Spa. The most prevalent building type is the house – detached, semi-detached and terraced. The conservation area also contains two churches, a former hotel and some modern office buildings.

(i) Residential

Spa Road contains good examples of large prestigious early/mid 19th century houses, for example: Maitland House (No. 17 Spa Road) c.1820 by Thomas Rickman was built for Alexander Maitland, a former London merchant; Sherborne House (Nos. 23, 25 and 27 Spa Road) was built c.1825 for the attorney John Chadborn, The Judge's Lodging (Nos. 29-31 Spa Road) was originally known as Somerset House, "a spacious and elegant mansion" built in 1824 for the barrister Sir John Phillpots by Sir Robert Smirke (converted to lodgings for Assize Court judges in 1864).

No. 19 and 21 Spa Road is a pair of semi-detached stuccoed brick houses c.1825. North Villas and Spa Villas in Montpellier have a similar symmetrically fronted semi-detached design from the same period. Semi-detached houses from the 1860s and 1870s can be seen on the north side of Park Road

From the early days of the spa, Beaufort Buildings was built in 1818 for the Gloucester Spa Company and comprises a terrace of six three storey stuccoed brick houses with basements. No. 7 Beaufort Buildings is a later (c.1835) addition to the terrace. Less grand rows and terraces of mid 19th century development are also common in the conservation area. St James' Place (Nos. 4-10 Park Road) is an early example dating from c.1822. It has three storeys and basement. Nos 13-23 Parliament Street has similar proportions but is a two storey terrace well set back from the road.



Westward view across The Park towards the 1930s bandstand.

Brunswick Square is a classical set piece comprising rows of three storey terraces around a central open space. Begun in 1822 it was never completed and each of the terraces that surround the central lawn is of a different style. The east side of the square is closed by Christ Church and Montpellier Place.

Nos 13-15 Spa Road, the former Spa Hotel, was built by the Gloucester Spa Company as a "commodious and extensive boarding house" for visitors to the spa. Elizabeth Barrett Browning was once a guest. The short-lived popularity of the spa meant that in 1860 it became a college for young ladies called Ribston Hall.

(ii) Religious

Christ Church, Brunswick Road is a proprietary church built for the residents of The Spa by Rickman & Hutchinson, 1822-23, stuccoed brick in a plain Neoclassical style. The church was enlarged and remodelled in 1899-1900 by Prothero & Phillott who are responsible for the extraordinary Romanesque west front in brick with vermilion terracotta dressings.

Whitefield Presbyterian Church, Park Road was built in 1870-2 by Medland & Sons in white Shropshire brick with red brick bands.



No. 45 Park Road.

(iii) Office

Today, as business and professional uses have moved into the area, many former 19th century houses are now in use as offices and a number of large late 20th century office buildings have been built. In the main, these modern office buildings fail to enhance the historic character and appearance of the area, notably Brunswick House in Brunswick Square (1959-60), Ecclesiastical Insurance in Brunswick Road (1973-4) and Fitzalan House in Park Road (1989).

(iv) Features in The Park

The Park contains a stripped classical 1930s bandstand, square with brick piers and flat concrete roof. Just outside The Park is the City War Memorial by N. H. Waller. It was unveiled in 1925 but not completed until 1933. Other features include a copy of Thomas Brock's bronze statue of Robert Raikes erected 1930 (the 1880 original stands on the Victoria Embankment, London); a mock Tudor cottage; a mid 19th century fountain (formerly in the Eastgate Street Market) and a statue of Queen Anne carved in 1711-12 by John Ricketts the Elder (originally sited at the north end of Southgate Street). The arched Park Road entrance gateway once stood at the Spa Road entrance to the spa pump room.

6.2 Listed buildings

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

The Spa Conservation Area contains 41 listed buildings. Most are grade II but Sherborne House (Nos. 23, 25 and 27 Spa Road) and The Judge's Lodging (Nos. 29-31 Spa Road) are listed grade II* signifying their outstanding architectural or historic interest (only about 6% of listed buildings are grade I or II*).

6.3 Key unlisted buildings

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

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

Whilst positive buildings are mostly instances of mid/late 19th century houses in Park Road, Parliament Street and Brunswick Road, Nos 31-33 Spa Road (1877) is of special note as it is a well preserved example of a pair of late Victorian semi-detached brick town houses, embellished with dormers, coloured brick chimneys and half-timbered porches - albeit a little out of place amongst the Regency architecture of Spa Road.

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

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



Decorative archway at Park Road entrance to The Park.

6.4 Building materials and local details

The most notable buildings in The Spa Conservation Area were built c.1810-1840 and are in the 'Regency' style whose two principal characteristics are classical designs and motifs from the Greek Revival and the use of stucco and decorative ironwork. Both characteristics are plentiful in Spa Road, Montpellier and Brunswick Square.

Typically these buildings are three-storey stuccoed brick buildings with slate roofs behind a parapet. Most had basements and iron railings bounding a small front area and iron balustrades at first floor. Though many railings and balustrades have been removed, they remain for instance at no. 7 Brunswick Square and nos. 13 and 15 Spa Road. Roofs are commonly concealed behind a parapet. Windows would originally have been timber vertical sliding sashes. Nos 51, 53 and 55 Brunswick Road (c.1820, listed grade II) exemplify many Regency features that are found elsewhere in the conservation area e.g. semi-basements requiring a flight of steps to the main entrance, a rusticated ground floor and subdivision of the façade by a giant order of shallow pilasters, anthemion capitals supporting a crowning dentil cornice, wrought-iron balustrade to first floor windows and sash windows.

As the 19th century progressed and the spa declined in popularity, residential developments became less grand and as stucco fell out of favour red brick frontages replaced the stucco facades that characterise Spa Road and Montpellier and Brunswick Square.

7 The Character of the Conservation Area

7.1 Character areas

The Spa Conservation Area can be divided into three areas of distinctly different character:

- ◆ Character area 1: Spa Road, Brunswick Square and Montpellier;
- ◆ Character area 2: Park Road, Brunswick Road (part) and Parliament Street;
- ◆ Character area 3: The Park and Weston Road

7.2 Character area 1: Spa Road and Montpellier

This area contains the streets and houses that were built in the early 19th century on land sold off by the Gloucester Spa Company following the opening of Gloucester Spa in 1815. Brunswick Square was an adjoining private development of c.1822.

Key characteristics:

- ◆ Mix of residential and office uses;
- ◆ Site of early 19th century development adjacent to Spa Pump Room and Baths (now demolished);
- ◆ Rectilinear street pattern laid out c1815-1825;
- ◆ Prevalence of Regency style architecture in which stucco and decorative ironwork are prominent characteristics;
- ◆ High proportion of listed buildings including two grade II* - Sherborne House (nos 23, 25 and 27 Spa Road) and Judges' Lodgings (no. 29 and 31 Spa Road);
- ◆ Large detached, semi-detached and terraced former houses with a coherent early 19th century architectural appearance;



The former Spa Hotel, Spa Road.

- ◆ Beaufort Buildings, a long three-storey stuccoed terrace of 1818;
- ◆ Brunswick Square, a planned composition of terraced houses around a central garden;
- ◆ Christ Church by Thomas Rickman and Henry Hutchinson, 1822;

- ◆ Judges' Lodgings (no. 29 and 31) by Sir Robert

Smirke, architect of The British Museum;

- ◆ Well maintained central garden of Brunswick Square;
- ◆ Trees especially in Brunswick Square, Spa Road, beside Christ Church and Park edges;
- ◆ Connection between Spa Road and The Park reflecting former connection between houses and The Spa Grounds;
- ◆ Views across The Park;
- ◆ Decorative wrought-iron railings and balconettes;

Negatives:

- ◆ Beaufort House (Ecclesiastical Insurance) intrudes upon the 19th century character of Brunswick Road;
- ◆ Health Centre site between Montpellier and Park Road degrades the character and appearance of the area because of the poor quality of the buildings;
- ◆ Negative buildings and 'gap site' in Montpellier (former SAAB garage);
- ◆ Green space to rear of Christ Church lacks character and is spoiled by single storey building;
- ◆ Generally poor and uncoordinated modern floorscape especially noticeable in Spa Road and Brunswick Square where there are high quality historic buildings;
- ◆ The view southwards along Brunswick Road, designed to focus on the pump room, is now disappointing and lacks a focal point;
- ◆ Loss of original architectural details (e.g. chimney stacks and pots, historic ironwork, boundary walls) detracts from the area's historic interest;
- ◆ Many of the historic buildings in the conservation area have been adversely affected through the replacement of traditional historic materials (e.g. timber, brick, stone, slate, tile) with inappropriate modern materials (e.g. uPVC, aluminium, concrete products), particularly windows, doors and roof material;
- ◆ Loss of front gardens to car parking e.g. Spa Villas, Montpellier;
- ◆ Loss of original boundary walls and railings;
- ◆ Boundary treatments that are insensitive to the special historic interest of the conservation area;
- ◆ Obtrusive large rear extension to no. 6 Spa Road (south side);
- ◆ Negative buildings including Roebuck House, Brunswick Road, and Cedar House, Spa Road (see townscape appraisal map);
- ◆ Unsightly satellite dishes.

7.3 Character area 2: Park Road, Brunswick Road (part) and Parliament Street

This area comprises Park Road, laid out in 1822 on the course of the Gloucester-Cheltenham tram road part of which remains to the rear (north) of Brunswick Square. Parliament Street and the included part of Brunswick Road were laid out in the mid 19th century. The architecture of this area is considerably less grand and of a lesser quality than that of character area 1.

Key characteristics:

- ◆ Mainly residential;
- ◆ Curve of Parliament Street at junction with Brunswick Road reflects the curvature of the Roman fortifications behind;
- ◆ Nos 1-23 (odd) Parliament Street, a modest mid 19th century terrace;
- ◆ Section of the defunct Gloucester to Cheltenham Tramroad along Old Tram Road;
- ◆ Four early 19th century grade II listed buildings in Brunswick Road;
- ◆ Stone-faced and stucco semi-detached houses mostly of the 1860s-1870s built to face The Park;
- ◆ Mid/late 19th century houses in Weston Road, formerly facing the branch line railway;
- ◆ Whitefield Memorial Presbyterian Church by Medland & Son, 1871;
- ◆ Views across The Park and significant trees on park edges;
- ◆ View into St Michael's Square.



United Reformed Church, Park Road.

Negatives:

- ◆ Nos 5 and 7 (The Brunswick) Park Road are negative buildings;
- ◆ Ugly view from Park Road to air-conditioning equipment at rear of no. 35 St Michael's Square
- ◆ Gap in street frontage between no.1 and no. 5 Park Road;
- ◆ Traffic noise along Trier Way;
- ◆ Wide, featureless junction of Park Road and Trier Way;
- ◆ Absence of front doors results in 'dead ' street frontage in Parliament Street (south side);

- ◆ Loss of original architectural details (e.g. chimney stacks and pots, historic ironwork, boundary walls) detracts from the area's historic interest;
- ◆ Many of the historic buildings in the conservation area have been adversely affected through the replacement of traditional historic materials (e.g. timber, brick, stone, slate, tile) with inappropriate modern materials (e.g. uPVC, aluminium, concrete products), particularly windows, doors and roof material;
- ◆ Loss of original boundary walls and railings;
- ◆ Loss of front gardens to parking especially in Parliament Street;
- ◆ Boundary treatments that are insensitive to the special historic interest of the conservation area;

7.4 Character area 3: The Park and Weston Road

This area contains the site of Gloucester Spa's Pump Room and the former Spa Field, now incorporated within The Park. To the south, separated from the Park by the Inner Relief Road lies Weston Road, a row of robust three-storey semi-detached houses of the 1880s.

Key characteristics:

- ◆ Open recreational space and residential street;
- ◆ Inner Relief Road (Trier Way) follows the course of the Midland Railway branch line to the Docks;
- ◆ Victorian houses in Weston Rd (c.1880);
- ◆ The Park, opened 1862, laid out by E.Milner on land formerly part of the spa grounds;
- ◆ Bowling greens, cricket ground, tennis courts, skate park and grassed public open space;
- ◆ Small area of modern landscaping, benches and playground in The Park;
- ◆ Features in The Park e.g. bandstand, circular fountain and monument to Robert Raikes;
- ◆ Grade II listed statue of Queen Anne carved in 1711 by John Ricketts the Elder;
- ◆ Triangular area of open space south of Trier Way with hard surface games courts;
- ◆ Mature individual trees and tree avenues and groups in The Park and Baker's Field;
- ◆ Tree-lined Sud Brook;
- ◆ Views of the Cathedral tower from The Park;
- ◆ City War Memorial by N.H.Waller, unveiled 1925 not completed until 1933;

Negatives:

- ◆ Traffic noise from Inner Relief Road;
- ◆ Lack of information about the former Gloucester Spa;
- ◆ Poor setting of the War Memorial beside a noisy, characterless road junction;
- ◆ Boarded-up brick toilet building on east side of The Park;
- ◆ Loss of original architectural details (e.g. chimney stacks and pots, historic ironwork, boundary walls) detracts from the area's historic interest;
- ◆ Many of the historic buildings in the conservation area have been adversely affected through the replacement of traditional historic materials (e.g. timber, brick, stone, slate, tile) with inappropriate modern materials (e.g. uPVC, aluminium, concrete products), particularly windows, doors and roof material;
- ◆ Loss of original boundary walls and railings;
- ◆ Boundary treatments that are insensitive to the special historic interest of the conservation area;
- ◆ Unkempt areas and car parking along Weston Road boundary with Sud Brook.



Bandstand at The Park.

Part 2 Management Proposals

8 Introduction

8.1 Format of the Management Proposals

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

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



Ferncroft, Brunswick Road.

9 Issues and recommendations

9.1 Loss of original architectural details and building materials

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

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

Recommendations:

- ◆ Policy CA1/1: The Council will seek to consider the need for Article 4(2) Directions to protect buildings that retain original features from inappropriate alteration. The primary focus will be on dwelling houses in Parliament Street, Brunswick Road, Park Road, Weston Road, Spa Road, Montpellier Mews and Trier Way that have been identified on the accompanying townscape appraisal map as making a positive contribution to the character and appearance of the proposed conservation area.

9.2 Poor quality of new developments, building alterations and extensions

Some modern developments are out of character with the conservation area by reason of their inappropriate design, scale or materials. In the conservation area, where the quality of the general environment is already acknowledged by designation, the Council will encourage good quality schemes that respond positively to their historic setting.

Recommendations:

- ◆ Policy CA1/2: Applications will be required to adhere to policies in the Gloucester Local Plan Second Stage Deposit August 2002 and any other policies which supersede this in the LDF;



Bastion House, Brunswick Road.

9.3 Lack of routine building maintenance and repair

Buildings in the conservation area are generally in good condition but there are instances of the neglect of routine maintenance and repair.

Recommendations:

◆ Policy CA1/3: The Council will seek to monitor the condition of all historic buildings, report findings and take action, as necessary. Where the condition of a building gives cause for concern, appropriate steps will be taken to secure the future of the building, including the use of statutory powers.

9.4 Uncoordinated and poor quality floorscape

Paving and surface materials throughout the area are generally modern, uncoordinated and poor quality. In almost all cases they fail to enhance or re-enforce the historic identity of the conservation area. In particular, the design and materials of the surface of the pavements around Brunswick Square spoils the setting of the listed buildings and fails to enhance the conservation area.

Recommendations:

- ◆ Policy CA1/4: As funds permit, the Council will pursue the repaving of Brunswick Square using simple, traditional materials that are more suited to the character and appearance of this special early 19th century development.
- ◆ Policy CA1/5: The Council will consider publishing a Streetscape Manual setting out their design principles for the public realm, which should adhere to the guidelines described in the English Heritage publication Streets for All;

9.5 Unsightly satellite dishes

Satellite dishes are a feature of modern living. Unfortunately, when located on the front of a historic building, a satellite dish can spoil the appearance of the building and the streetscene. They have a particularly noticeable adverse effect when a black dish is sited on a white background, especially stucco. In certain circumstances, satellites dishes may be installed without the need for planning permission.

Recommendations:

- ◆ Policy CA1/6: The Council will prepare guidance for householders, landlords and tenants on the sensitive installation of satellite dishes and the requirement, or not, for planning permission. Enforcement action will be taken to remove any unauthorised dishes.



Cathedral tower viewed from The Park.

9.6 Protection and replacement of street trees

Trees make an important contribution to the softening of the urban townscape and enhancing the setting of historic buildings.

Recommendations:

- ◆ Policy CA1/7: The Council will seek to carry out the objectives of the 'Tree Strategy for Gloucester (July 2001)'.

9.7 Sub-division of properties into flats

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

Recommendations:

- ◆ Policy CA1/8: When considering an application for conversion of a dwelling to flats or a house in multiple occupation, the Council will carefully consider such matters as bin storage, clothes drying, car parking and fire safety works to ensure that the change of use does not adversely impact on the character and appearance of the conservation area.

9.8 Loss of front gardens to car parking and other hard landscaping

The increasing demand for off street parking has generated pressure for car parking in garden areas to both the front and rear of commercial and residential properties. Loss of greenery and front boundary railings or wall can spoil the setting of the building and cumulatively erode the character of the streetscene.

Recommendations:

- ◆ Policy CA1/9: Car parking areas within the front gardens of properties in the conservation area will not be permitted unless it can be demonstrated that the proposals will not adversely affect the character and appearance of the conservation area.

9.9 Improvements to Gloucester Park

Following lack of investment for many years, facilities and the natural environment of The Park were in need of enhancement. The Park was awarded £1.2 million "Liveability" funding by the government in 2004 to update facilities for the needs of 21st century users. Some of the Park's remaining negative features that are noted in this document will be enhanced as part of the ongoing programme of improvements.



Recent (2006) improvements at The Park.

Recommendations:

- ◆ Policy CA1/10: The Council will continue to support initiatives to enhance The Park for the enjoyment of residents and visitors.

9.10 Negative sites and buildings

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

The following sites and/or buildings, marked on the accompanying Townscape Appraisal map, clearly detract from the character or appearance of the conservation area:

- The former SAAB garage and adjacent space;
- Nos 5 and 7 Park Road and the car park area to the west;
- Health Centre site in Montpellier;
- Rear of Christ Church including single storey building;

Recommendations:

- ◆ Policy CA1/11: The Council will encourage the redevelopment of sites or buildings which make a negative contribution to the character or appearance of The Spa Conservation Area;
- ◆ Policy CA1/12: Subject to resources and with regard to the likelihood of development, the Council will seek to prepare planning and design briefs for these sites.

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

Scheduled Monuments

Appendix 4

Listed buildings

Appendix 5

Bibliography





Appendix 1 Sustainability Appraisal and Management Proposals

| SA Objectives | Impact ++ + 0 -- - ? | Likely Timing of Impact (Short, Med, Long Term) | Temporary or Permanent Impact? | Geographic Scale | Likelihood of Impact | Significance of Impact | Commentary (any cumulative, secondary, synergistic impacts?) & Recommendations for Improvement/Mitigation |
|---|--|---|--------------------------------|------------------|----------------------|------------------------|---|
| 1. To protect the City's most vulnerable assets | | | | | | | |
| 1.a. Will it minimise the risk of flooding to people and property? | 0 | | | | | | |
| 1.b. Will it conserve and enhance natural/semi-natural habitats? | 0 | | | | | | |
| 1.c. Will it conserve and enhance species diversity and in particular, avoid harm to protected species? | + | S/T | Permanent | Mainly the Park | High | High | The appraisal highlights important trees and tree groups. |
| 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 maintain the character of the CA and where possible replace negative features with ones which will enhance the character of the area. |
| 1.f. Will it maintain and enhance woodland cover? | 0 | | | | | | |
| 2. To Deliver Sustainable Economic Growth | | | | | | | |
| 2.a. Will it create new and lasting full time jobs particularly for those most in need of employment? | 0 | | | | | | |
| 2.b. Will it encourage both indigenous and inward investment? | + | L/T | Permanent | Whole Area | High | High | It has been found that when the appearance of an historic area is improved more people want to live and work there. |
| 2.c. Will it help to support and encourage the growth of small businesses? | 0 | | | | | | |
| 2.d. Will it help to improve the attraction of Gloucester as a tourist destination? | ++ | L/T | Permanent | Whole Area | High | High | Enhancing the character of this historic area will encourage more people to visit Gloucester and stay longer. |

| SA Objectives | Impact | Likely Timing of Impact (Short, Med, Long Term) | Temporary or Permanent Impact? | Geographic Scale | Likelihood of Impact | Significance of Impact | Commentary (any cumulative, secondary, synergistic impacts?) & Recommendations for Improvement/Mitigation |
|--|--------|---|--------------------------------|---|----------------------|------------------------|---|
| 3. To minimise consumption of natural resources and production of waste | | | | | | | |
| 3.a. Will it encourage the most efficient use of land and buildings? | - | S/T | Permanent | Whole Area | High | High | Maintaining the character of historic areas can mean resisting development on important open spaces and the curtilage to listed buildings. The sub-division of properties can also be detrimental to the character of an historic area. |
| 3.b. Will it encourage development on previously developed land? | + | L/T | Permanent | Areas designated for enhancement and negative buildings | Med | Med | Document has policies for the Council to encourage the redevelopment of 'negative' sites. |
| 3.c. Will it minimise the demand for raw materials and/or encourage the use of raw materials from sustainable sources? | + | S/T | Permanent | Whole Area | High | Med | The retention of older buildings reduces the demand for new building materials. |
| 3.d. Will it increase waste recovery and recycling? | + | S/T | Permanent | Whole Area | High | Med | Property owners will be encouraged to reinstate original features some of which can be obtained second-hand. |
| 3.e. Will it help to reduce the amount of waste that is generated? | 0 | | | | | | |
| 3.f. Will it positively encourage renewable forms of energy? | 0 | | | | | | |
| 3.g. Will it reduce water consumption? | 0 | | | | | | |

| SA Objectives | Impact ++ + 0 -- - ? | Likely Timing of Impact (Short, Med, Long Term) | Temporary or Permanent Impact? | Geographic Scale | Likelihood of Impact | Significance of Impact | Commentary (any cumulative, secondary, synergistic impacts?) & Recommendations for Improvement/Mitigation |
|---|--|---|--------------------------------|------------------|----------------------|------------------------|---|
| 4. To ensure everyone has access to the essential services they require and that local needs are met | | | | | | | |
| 4.a Will it help everyone access essential basic services easily, safely and affordably? | 0 | | | | | | |
| 4.d. Will it provide additional leisure facilities, green spaces and improve access to existing facilities? | + | S/T | Permanent | The Park | Med | Med | Document contains a policy that the Council will continue to support initiatives to enhance The Park. |
| 4.e. Will it help to ensure that everyone has access to safe and affordable housing? | 0 | | | | | | |
| 4.f. Will it reduce homelessness? | 0 | | | | | | |
| 5. To improve standards of health and education | | | | | | | |
| 5.a. Will it improve health and people's ability to engage in healthy activities? | 0 | | | | | | |
| 5.b. Will it improve access to health care facilities? | 0 | | | | | | |
| 5.d. Will it improve access to learning, training, skills and knowledge? | 0 | | | | | | |
| 5.e. Will it improve qualifications and skills of young people and adults? | 0 | | | | | | |

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

| SA Objectives | Impact | Likely Timing of Impact (Short, Med, Long Term) | Temporary or Permanent Impact? | Geographic Scale | Likelihood of Impact | Significance of Impact | Commentary (any cumulative, secondary, synergistic impacts?) & Recommendations for Improvement/Mitigation |
|--|--------|---|--------------------------------|----------------------------------|----------------------|------------------------|---|
| 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 | Areas designated for enhancement | Med | Med | Document has policies for the Council to encourage the redevelopment of negative sites |
| 9. To reduce contributions to climate change | | | | | | | |
| 9.a. Will it reduce contributions to climate change? | 0 | | | | | | |
| 9.b. Will it reduce vulnerability to climate change? | 0 | | | | | | |

Appendix 2 The Historical Development of Gloucester

Gloucester: history and development

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

Roman Gloucester

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

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

Anglo-Saxon Gloucester

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

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

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

Medieval Gloucester

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

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

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

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

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

Post Dissolution Gloucester

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

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

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

Eighteenth-century Gloucester

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

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

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

Nineteenth-century Gloucester

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

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

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

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

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

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

Twentieth-century Gloucester

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

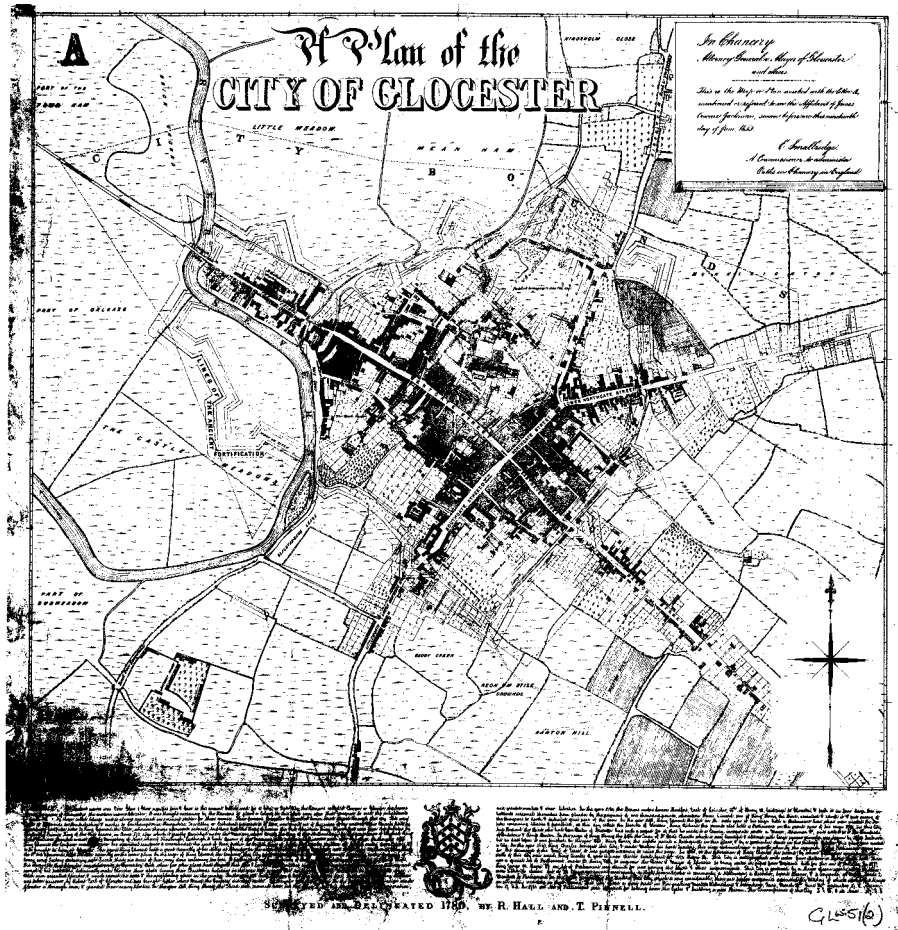
Notable buildings of this period include St Catharine, London Road (1915), the Technical College (1936), St Oswald (1939), St Barnabas, Tuffley (1940) and St Aldate, Finlay Road (1964).



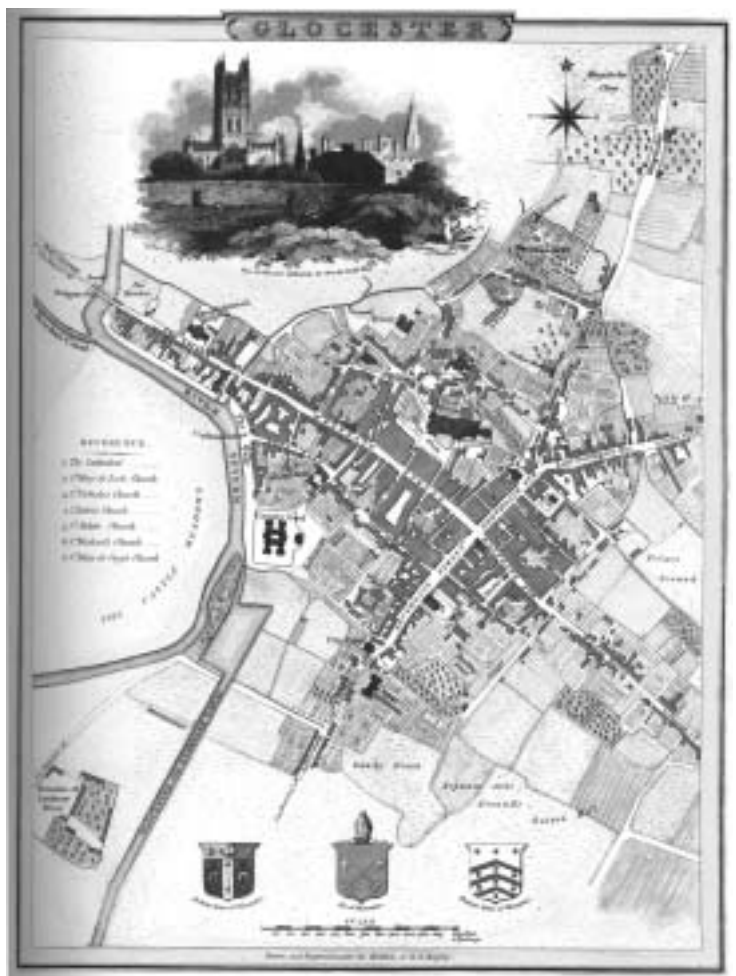
Speed's map of 1610.



Kip's engraving of 1710.



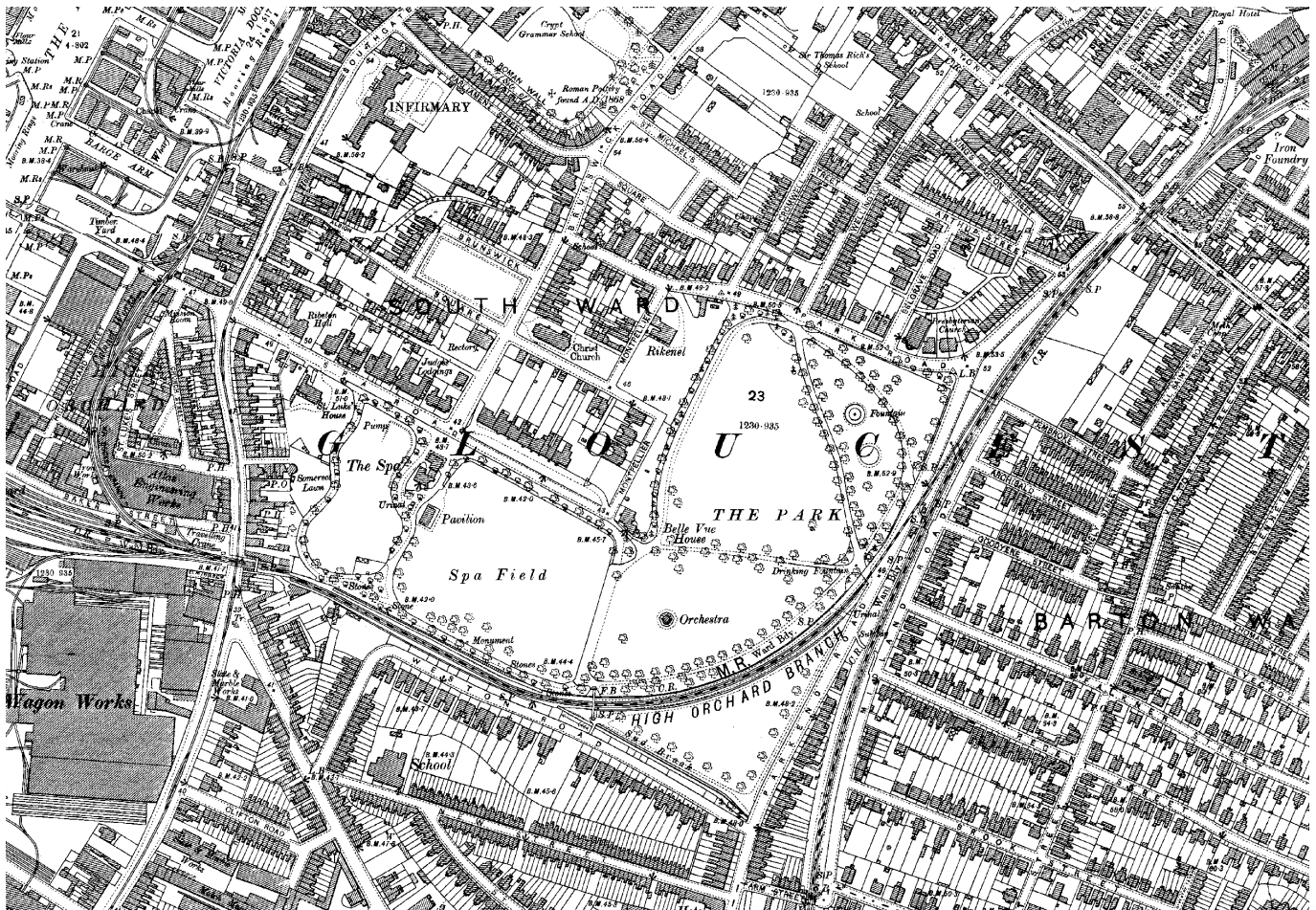
Hall & Pinnell's map of 1780.



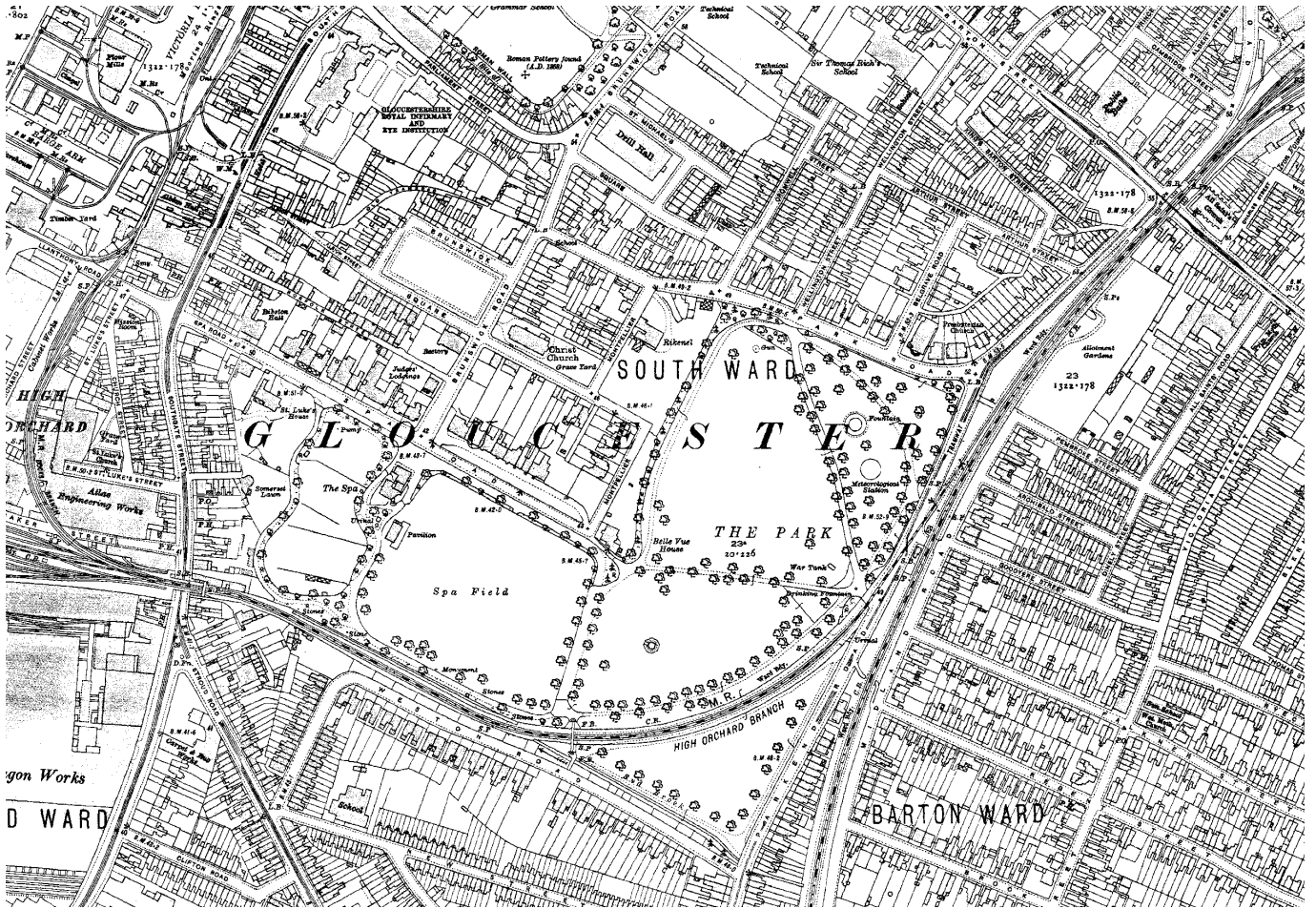
1805 map.



Causton's map of Gloucester, 1843.



1/2500 Ordnance Survey map 1902.



1/2500 Ordnance Survey map 1923.

Appendix 3 Scheduled Monuments

There are no Scheduled Monuments in The Spa Conservation Area.

Appendix 4 Listed Buildings

| Name | Address |
|--------------------------------|---------------------------------|
| | 1 Brunswick Square |
| | 2 Brunswick Square |
| | 3 Brunswick Square |
| | 4 and 5 Brunswick Square |
| | 6 and 7 Brunswick Square |
| | 8 and 9 Brunswick Square |
| | 10 Brunswick Square |
| | 11 Brunswick Square |
| | 12-18 (consec) Brunswick Square |
| | 20-25 (consec) Brunswick Square |
| | 26 and 27 Brunswick Square |
| | 28 Brunswick Square |
| | 29 Brunswick Square |
| | 6 Spa Road |
| Ribston Hall | 13 and 15 Spa Road |
| Maitland House | 17 Spa Road |
| | 19 and 21 Spa Road |
| Sherborne House | 23, 25, and 27 Spa Road |
| Judges' Lodgings | 29 and 31 Spa Road |
| 1 Beaufort Buildings | Spa Road |
| 2, 3, and 4 Beaufort Buildings | Spa Road |
| 5 and 6 Beaufort Buildings | Spa Road |
| 7 Beaufort Buildings | Spa Road |
| Statue of Queen Anne | off Spa Road |
| North Villas Nos 1 and 2 | Montpellier |
| Spa Villas Nos 1 and 2 | Montpellier |
| Spa Villas Nos 3 and 4 | Montpellier |
| Spa Villas Nos 5 and 6 | Montpellier |
| The Byways (Park House) | Montpellier |
| St James' Place | 4, 6, and 8 Park Road |
| St James Place | 10 Park Road |
| Whitefield Presbyterian Church | Park Road |
| Ferncroft | Brunswick Road |
| Bastion House | Brunswick Road |
| | 28 Brunswick Road |
| | 30 Brunswick Road |
| | 43 and 45 Brunswick Road |
| | 47 and 49 Brunswick Road |
| | 51, 53, and 55 Brunswick Road |
| | 59 Brunswick Road |
| Christ Church | Brunswick Road |

Appendix 5 Bibliography and Contacts

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

Maps / topographical views:

- Speed's map of 1610
- Kip's engraving of 1712
- Hall and Pinnell's map of 1796
- Causton's map of 1843
- Ordnance Survey map of 1883

Maps

Conservation Area 1

Conservation Area 1

Conservation Area 1

Character Areas

Management Proposals

Townscape Appraisal





Gloucester City
Conservation Area Appraisals

The Spa Conservation Area

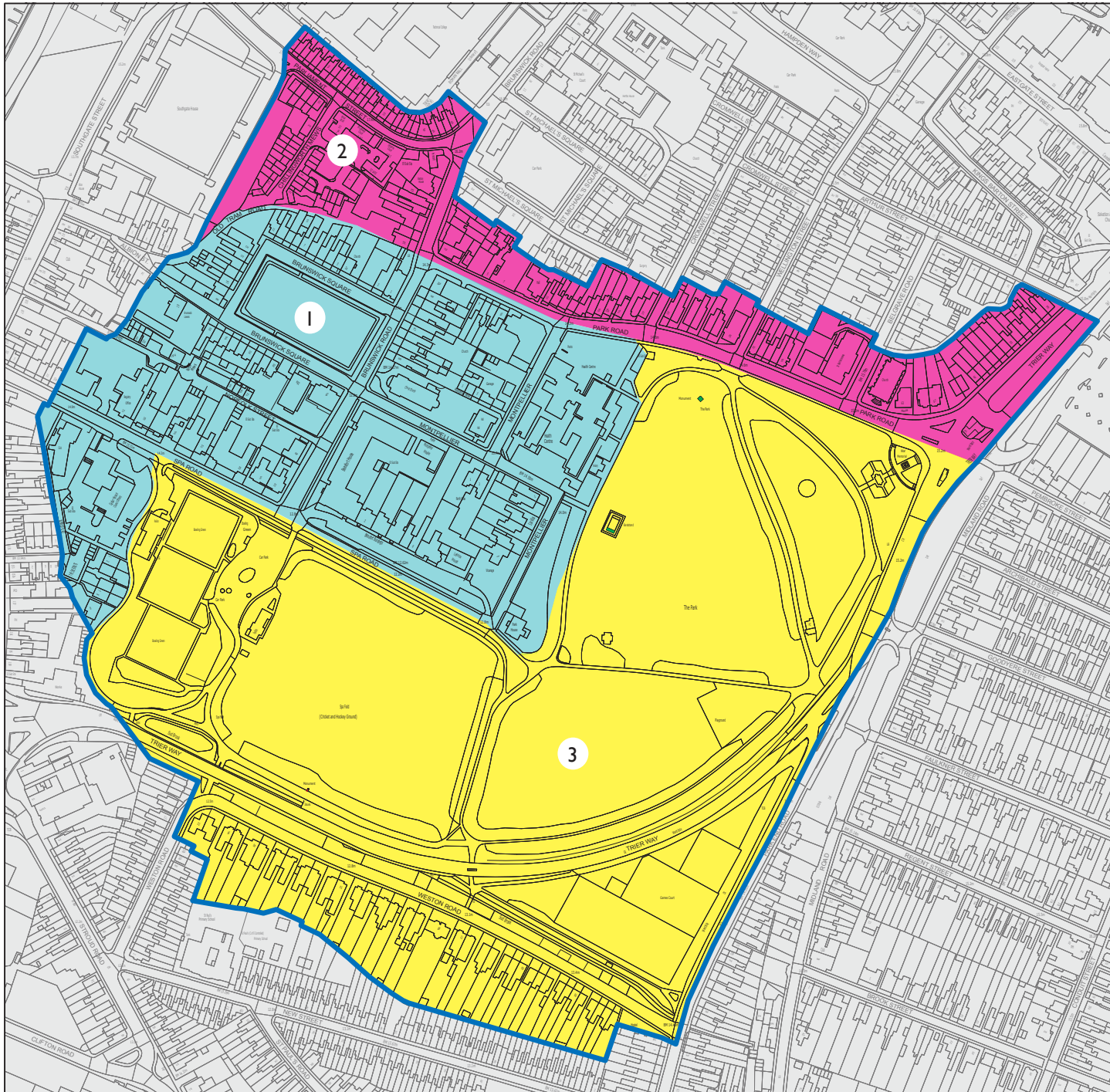
Character Areas

(Not to scale)

1: Spa Road, Brunswick Square and
Montpellier

2: Park Road, Brunswick Road (part) and
Parliament Street

3: The Park and Weston Road





Gloucester City
Conservation Area Appraisals

The Spa Conservation Area

Management Proposals Map

(Not to scale)

 Conservation area boundary

 Area for enhancement














Gloucester City
Conservation Area Appraisals

The Spa Conservation Area

Townscape Appraisal Map

(Not to scale)



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



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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 গ্লুস্টার ডিএল ১ ২ইকিউ টেলিফোন নম্বর: (০১৪৫২) ৩৯৬৯০৯</p> |
| Chinese | <p>如果你對明白這些英文有困難的話，請聯絡 達意處翻譯服務 共同人事服務部 何畢貨倉 告羅士打 電話：(01452) 396926</p> |
| Gujurati | <p>તમોને એ આ ઈંગ્લીશમાં સમજવામાં તકલીફ પડતી હોય તો મહેરબાની કરીને નીચેની જગ્યાએ સંપર્ક સાધવો : ટેપિસ્ટ્રી ટ્રાન્સલેશન સર્વિસ, કોર્પોરેટ પર્સનલ સર્વિસીસ, હરબર્ટ વેરહાઉસ, ધ ડૉક્સ, ગ્લોસ્ટર, ગ્રુએલ્વ ટર્મિનલ. ટેલીફોન નંબર : (૦૧૪૫૨) ૩૯૬૯૦૯</p> |
| Urdu | <p>اگر آپ کو یہ انگریزی میں سمجھنے میں مشکل پیش آتی ہے تو براہ مہربانی یہاں رابطہ قائم کریں: ٹاپیسٹری ٹرانسلیشن سروس، کورپوریٹ پرسنل سروسز، ہربرٹ ویزہاؤس، دی ڈاکس، گلوستر جی ایل 1 2 ای کیو ٹیلیفون : (01452) 396928</p> |

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