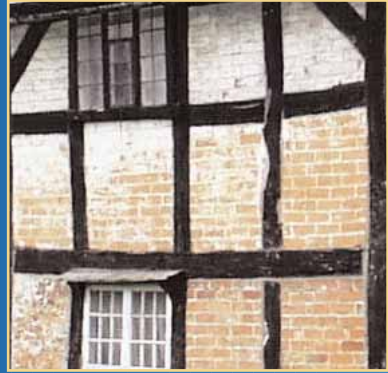


A guide to

# Listed Buildings

in Tewkesbury Borough



why are buildings listed  
who does the listing  
is my building listed  
how are buildings chosen  
what is the effect of listing  
can I receive a grant



## Why are Buildings Listed?

**B**uildings are listed, not to prevent any further change to them, but simply to ensure that their special architectural or historic interest is taken into account in decisions affecting their future. A wide variety of structures are listed, from milestones and monuments to bridges, houses and barns. These reflect the diverse history of the Borough's agricultural, industrial and domestic past. Buildings, as well as looking attractive, constitute a physical record of the past which help us to understand how our ancestors lived and worked, how and where they built things and why.



C19th Milestone, A40 Highnam  
Grade II

## Who Does the Listing?



Mid C17th thatched cottages,  
Alderton, Grade II

**B**uildings are listed by the Secretary of State for the Department of Culture, Media & Sport (DCMS) who has a duty under the Planning Acts to compile lists of buildings of special interest. The Tewkesbury lists were compiled by field workers supervised by English Heritage following a complete survey of the area. Occasionally as new

information comes to light other buildings are added to the lists, this is called spot listing. If you think a building is worthy of spot listing you should contact the DCMS at the address on page 6 of this booklet.

## Is My Building Listed?

**Y**ou can find out whether or not your building is listed by contacting the Conservation Team at Tewkesbury Borough Council. The address is given on the back of this booklet. All listed properties are judged against a set of national standards & criteria, principal among these are: -

Hasfield Ct, Grade II\*, built 1885



## Architectural Interest

**A**rchitectural design, decoration and craftsmanship are important criteria for listing. Innovative building techniques which pioneered changes in architectural practice, or plan forms which indicate key transitions in the construction and use of buildings can also be reasons for listing.



Artificial stone (Pulhamite) cave of the mid C19th designed specially for Highnam Ct Grade II



Stanway War Memorial c.1920 Grade II

## Historical Interest

**T**his includes not only the age of the structure, but the way in which it sheds light on the nation's social, economic, cultural or military history.

## Historical Associations

**S**ometimes a building may be of national interest because of a specific event which took place in it or because it was the home or birth place of someone famous.

## Group Value

**T**his is important where a number of buildings together form an interesting group, the architectural or historic significance of which would be lessened by the loss of part of the group, for example the buildings which comprise a model farm, a planned square, or terrace of housing, a purpose built estate village etc.



The Crescent Tewkesbury, an elegant architectural composition built in 1813, Grade II

## A Rough Guide



Detail of cusped arches, 82/83 Church St,  
Tewkesbury, Grade II\*

The older and rarer a building is, the more likely it is to have historical interest, so it is generally safe to assume that anything dating from before 1700 which survives in anything like its original condition will be listed. Structures built between 1700 & 1840 are subject to more rigorous selection but many which retain their original character will be listed.

After 1840 the survival rate of buildings is much higher so only those of definite character and quality, or those which are a particularly rare building type tend to be listed. Selection is even more rigorous after 1914 and buildings less than 30 years old are seldom listed unless they are of outstanding quality or under threat, those less than 10 years old cannot be listed.



Mythe Water Tower, Grade II,  
built 1889



Mill Bank, Tewkesbury

All parts of a building are listed both inside and outside, front & rear. The listing also covers objects or structures attached to the building and structures within its curtilage which have formed a part of the land since before 1948 eg the walls, barns and outbuildings of a farm. Some parts of the building may be more important than others, these are usually mentioned in the list description but this is not necessarily the case.

## What Grades are there?

There are three grades of listed buildings:-

**Grade I:** exceptional historic buildings e.g Great House Hasfield, Tewkesbury Abbey & Sudeley Castle (1.4% of listed buildings).

**Grade II\*:** high quality buildings in their original condition, normally with an interior of interest e.g Ashleworth Tithe Barn, Snowhill Manor & Hotel de la Bere (4.1% of listed buildings).

**Grade II:** the majority of listed buildings fall in this category and are listed on the basis of external inspection (94.5% of listed buildings).

## What is the Effect of Listing?

The listing of a building brings to its owner a responsibility for the nation's heritage.

Historic buildings have, and will continue to outlast their owners, so that those of us who occupy them today are really guardians of a resource which future generations can enjoy.



Odde's Chapel, Deerhurst, built 1056, Grade I.

## Listed Building Consent

Some buildings are of such particular interest that it is very difficult to alter them without spoiling their special character. Many buildings however, can be altered and some even improved. The purpose of Listed Building Consent is not to prevent change, but merely to monitor it and ensure that alterations respect the historic character and interest of a building.



Forthampton Court, the C12th home of the abbots of Tewkesbury and added to in almost every century since, Grade II\*



Built before 1095 the Tower of St. Osbold is all that remains of Highnam's former parish church! Grade II\*

**B**efore demolishing any part of a building (internal or external), or a curtilage building, or extending it or altering its appearance, you should therefore apply to Tewkesbury Borough Council for listed building consent. **To do any of these things without consent is a criminal offence for which the penalties can be heavy.** Listed Building Consent is a form of planning permission but does not carry any charge. For more details on this please contact the Conservation Team at the Borough Council.

## Maintenance & Repairs

**A**s an owner of a listed building you have responsibility for its maintenance. Tewkesbury Borough Council can serve a repairs notice or urgent works notice requiring an owner to carry out repairs if a listed building becomes dilapidated. Such powers are seldom used but exist to prevent the loss of historic structures through neglect.

Wallsworth Hall Grade II\*, built 1753



## How can Tewkesbury Borough Help?



**T**ewkesbury's Conservation Team is available to give advice and information on all listed building matters and will be happy to help you find out more about why your building is listed, what elements are of architectural or historic interest, how you can change it, or to provide technical advice on appropriate repair techniques, sources of materials, availability of grants etc.

## Grants

Tewkesbury has carried out a condition survey of all listed buildings in the Borough. Those in a poor state of repair have been categorized as at risk and may be eligible for grant aid. Grade I & II\* buildings can attract buildings at risk grants from English Heritage. Grade II buildings at risk are eligible for grants from Tewkesbury Borough Council. Please contact the Conservation Officer for more details.

Farm Conservation Grants are available from the Ministry of Agriculture, Fisheries & Food for the repair of listed buildings forming part of an established agricultural or horticultural business.

VAT can be reclaimed for works to a listed building requiring listed building consent. The conversion of listed buildings to residential use can also be zero rated for VAT. More information is available from your local Tax Office.



If you have any queries regarding conservation issues please contact The Conservation Team at Tewkesbury Borough Council - details on the back of this booklet.

### Useful Contacts

#### **Department for Culture, Media & Sport**

2-4 Cockspur Street, London, SW1Y 5DH, Tel 0171 211 6000.

#### **English Heritage South West Team**

29 Queens Square, Bristol, BS1 4ND, Tel 0117 975 0700.

#### **English Heritage National Monuments Record Centre**

Kemble Drive, Swindon, SN2 2GZ, Tel 01793 414700.

#### **Society for the Protection of Ancient Buildings (SPAB)**

37 Spital Square, London, E1 6DY, Tel 0171 377 1644.

#### **Georgian Group**

6 Fitzroy Square, London, W1P 6DX, Tel 0171 387 1720.

#### **Victorian Society**

1 Priory Gardens, Bedford Park, London W4 1TT, Tel 0181 994 1019.

#### **Garden History Society & Twentieth Century Society**

77 Cowcross Street, London ECM 6BP, Tel 0171 251 6342/250 3857.

#### **Ministry of Agriculture, Fisheries & Food**

Clyst House, Winslade Park, Clyst St Mary, Exeter, EX5 1DY, Tel 01392 266027.



Phone Box Stanton

For information on any conservation matters contact:

The Conservation Team  
Tewkesbury Borough Council  
Gloucester Road Tewkesbury

Glos GL20 5TT

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