

SOUTH GLOUCESTERSHIRE COUNCIL - REGISTER OF BUILDINGS AT RISK JULY 2022

Introduction

South Gloucestershire is fortunate to have over 2400 buildings and structures of special architectural or historic interest known as 'listed buildings' which by reason of their abundance and variety, can be considered to make a significant contribution to the distinctive character and appearance of South Gloucestershire. The listed buildings of South Gloucestershire can be regarded as an irreplaceable resource of local architecture, styles and materials and as a local authority, it is expected that a positive approach is taken towards its historic environment by way of ensuring that they are (as per paragraph 189 of the NPPF) *"conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations"*. Part of this positive approach to "conserving" the historic environment includes also monitoring its condition, which along with forming part of the Council's wider evidence base on the state of its environment, it enables the Conservation Team to try and rescue as many as possible of these distinctive buildings from falling into an irretrievable state of despair to ensure their positive contribution is secured for future generations.

Listed buildings and structures can be put at risk through neglect, decay, redundancy or vandalism. The purpose of the South Gloucestershire Register of Buildings at Risk is that seeks to draw attention to those listed buildings in need of restoration, new occupants or re-use, with most of the buildings included in the Register being in poor to very bad condition. It is hoped that by focusing attention upon these neglected buildings and through discussions with the owners, a scheme of repair or reuse could be encouraged. Inclusion on the register is not intended as a "name and shame" exercise, it is merely to draw attention to a number of buildings that are need of help and trying to secure this will be undertaken by only positive and proactive discussions with owners to try and find sustainable solutions.

The success of a Register will be illustrated by the number of buildings that have undergone repairs since the last survey and are now in a position to be removed from the Register. The aim is to enable a year on year improvement in the number of buildings that need to be included on the register through working with owners and establishing schemes of repair and refuse.

It is important to stress that the majority of the properties included on this Register are in private ownership and any enquires about the properties should be directed to the Conservation Team. Inclusion on the Register also does not mean that it is for sale.

How are “Buildings At Risk” identified?

There are approximately 1900 designations covering listed building and structures in South Gloucestershire on the National List for England. The reason for the apparent disparity between this figure and the 2400 figure noted previously for all the listed buildings within South Gloucestershire is that designations can cover multiple building and structures, for example, a terrace of six dwellings in Marshfield is covered by one listed description. The total number of designations includes all the parish churches and a great number of listed chest tombs which will fall under the control of the Diocese of Bristol or Gloucestershire. Discounting these as they are the responsibility of a Diocese, this left a total of 1676 listed building and structure designations across the 47 parishes of South Gloucestershire and the unparished area that required surveying

This Buildings at Risk Register (BAR) was compiled by Conservation Officers surveying the 1676 listing descriptions between 2019 and 2022. This work builds on the previous BAR from 2010 which was a selective update on the previous works undertaken by the former Local Authorities of Kingswood and before their amalgamation in 1996 to form the new unitary authority of South Gloucestershire Council.

The identification of those buildings and structures considered to be “at risk” is based on the nationally set criteria produced by Historic England which concentrates on a building’s condition and occupancy to establish its “risk category” and it is this which determines whether the building or structure is to be considered “at risk”. Once the assessment has been carried, the results of the survey are used to identify the overall condition of the building but also identify which “priority category” the building falls into, as previously risk was based purely on the static properties of condition and occupancy, but the revised criteria now take into account dynamic features such as rate of deterioration. The categories range from “A”, which is the highest priority for a site which is deteriorating rapidly with no solution to secure its future to “F”, which is lowest priority. A building will also remain on the Register until a scheme of repairs are completed and the building’s future has been secured.

The following categories of prioritisation have therefore been adopted by the Council for continuity purposes and also to make comparisons between national and local figures easier.

Priority Category

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| A | Immediate risk of further rapid deterioration or loss of fabric; no solution agreed |
| B | Immediate risk of further rapid deterioration or loss of fabric; solution agreed but not yet implemented |
| C | Slow decay; no solution agreed |
| D | Slow decay; solution agreed but not yet implemented |
| E | Under repair, or in fair to good repair, but no user identified; or under threat of vacancy with no obvious new user (applicable only to buildings capable of beneficial use) |
| F | Repair scheme in progress and (where applicable) end use or user identified; functionally redundant buildings with new use agreed but not yet implemented |

Each building will be shown on a separate page with a photograph of the property, address and whether it is within a conservation area, a brief description, planning history, condition, priority category and an OS grid reference.

It is important to remember that this document is not a sales brochure. The properties included in this Register are privately owned and may not necessarily be for sale. Should you wish to visit the buildings illustrated in the Register then please bear this in mind, respect the owner's rights to privacy and that any visit will be entirely at your own risk.

Further information on the buildings, structures and monuments can be obtained from the Environment & Conservation Section, South Gloucestershire Council, Council Offices, Badminton Road, Yate, South Gloucestershire BS37 5AF, by telephoning 01454 863536 or by emailing Robert.nicholson@southglos.gov.uk

Survey Findings

In total, there are approximately 110 buildings or structures presently identified as being 'at risk' in South Gloucestershire. This Register of a total of 43no. assets identifies a proportion of them that are considered to have a viable future or are of such intrinsic historic or architectural significance that their preservation is in the wider public interest.

All buildings within this register are nationally listed or are scheduled monuments. Although most of the entries are listed grade II, there are a number listed at grade II* and one scheduled monument. These higher-grade buildings are also included in Historic England's Regional Buildings at Risk Register. Details of the register can be found on the English Heritage website: <https://historicengland.org.uk/images-books/publications/har-2021-registers/sw-har-register2021/>

What happens next?

There are three vital points to keep in mind when reading this register

1. Inclusion in this register implies no criticism of the owners of the buildings, many of whom are actively seeking ways to secure their future.
2. The majority of the buildings included are in private ownership and therefore private property, so it is advisable to make the Specialist Advice Team at South Gloucestershire Council your first point of contact, unless otherwise stated.
3. Inclusion of a building on this register does not mean that it is for sale and circumstances can vary with each one.

The Register is to be updated regularly and new buildings or structures may be added to it at any time. If anyone becomes aware of any buildings or structures that are believed may be 'at risk', then they are encouraged to contact the Specialist Advice Team at the address below. The Council will assess the condition of the building using the Historic England 'at-risk' criteria and will consider its inclusion in the Register.

SOUTH GLOUCESTERSHIRE'S LISTED BUILDINGS at RISK

Range of outbuildings, Parks Farm, Acton Turville (Badminton Estate)

Ref.: ACT1

Conservation Area: No



Listed Building Description:

Grade II. Shelter shed, barn, byres and farm cottage, all attached. Early C19 with some C20 alterations. Coursed rubble, stone dressings and quoins, stone tiled roof with raised coped verges and finials to barn gables, byres partially roofed in corrugated asbestos. Barn has shelter shed attached to east, byres in L-plan to west forming courtyard, with further range of byres to west and cottage at west end of range.

Planning History:

Listed Building Consent approved in 2000 for re-roofing and repairs to eastern most range of farm buildings.

Condition:

This building was previously on the 2010 BAR register. While the byre has been reroofed, the farm cottage remains a in ruinous state with invasive planting now established, delaminating and cracking masonry especially to the wall tops due to washing out of joints. Roof and first floor collapsed and sections of walling now failing and significant collapse to stone gables to be expected. Agricultural buildings in poor condition with deteriorating roof covering and gradual decay of masonry. No guttering. Mix of stone tiles, asbestos and polycarbonate sheet roofing, all in deteriorating condition.

Date of last survey	14/05/2021	Occupancy	Vacant
PRN	12802	Use	Residential
Roof	Very bad	Walls	Poor – Very bad
Chimneys	Poor	Rainwater Goods	Very bad
Doors/Windows	Very bad		

Overall Condition: Very Bad

Priority Category: A

OS Grid Ref: ST 78634 79562

SOUTH GLOUCESTERSHIRE'S LISTED BUILDINGS at RISK

Ragged Castle, Badminton Park (Badminton Estate)

Ref.: HAW1

Conservation Area: No



Listed Building description: Grade II* Folly and eyecatcher. Circa 1750 by Thomas Wright of Durham. Rubble; roof now disappeared. Castellated Gothick in a heavy Vanbrughian manner. Square with projecting semi-circular stair turret; a stack projects on the opposite side; parapet on corbel table with heavy and irregular stone slab castellations. Blocked single light windows under heavy dripstone. Plank studded door to north-west under lean-to porch. Interior: single room per floor with C19 fireplaces. The castle is set on a motte and the end of one of the main drives from Badminton House. One of a number of Wright's buildings for the 4th Duke of Beaufort and part of his best collection of garden and park buildings, dating from 1748 to 1756. Journal of Garden History, Vol I No 3. Harris

Planning History: None of relevance

Condition: Clear evidence of consolidation works and structurally looks sound externally. Internally though floors and roof still missing and embedded timbers now heavily decayed (lintels over openings) and compaction will lead to structural issues. Internal plasters also still being lost as exposed to elements.

Date of last survey	01/04/22	Occupancy	Vacant
PRN	11619	Use	Unknown
Roof	Missing	Walls	Fair
Chimneys	n/a	Rainwater Goods	Missing
Doors/Windows	Very bad		

Overall Condition: Poor

Priority Category: C

OS Grid Ref: ST 8051 8610

SOUTH GLOUCESTERSHIRE'S LISTED BUILDINGS at RISK

Camp Barn, Camp Lane, West Littleton (Badminton Estate)

Ref.: TOR1

Conservation Area: No



Listed Building description: Grade II. Stable, 2 open fronted sheds and barn in one range. Mid C18, with later alterations. Limestone rubble with stone dressings and long and short quoins, double Roman tiled roofs. North front of barn has central door with timber lintel, loading door under eaves, right return has 3 pigeon holes with perches, left return has owl hole, no openings to rear, interior not accessible. Shelter shed attached to right has door under eaves, 5 open bays with wide piers to rear and unglazed window with timber lintel to left, interior: roof has principal rafters, 2 rows of purlins, ridge purlin and plated yoke. Attached to left of barn a similar 2-bay open-fronted shed. Attached to far left, a stable/byre, to rear with door with stone lintel, loading door at left return, similar roof construction to sheds, with 3 rows of purlins.

Planning History: Listed Building Consent refused for residential conversion in 2007.

Condition: Lack of maintenance has led to collapse of roof between 2 barns, substantial collapse of walls and serious dilapidation. Roof unsafe and liable to collapse in remain parts. Vegetation growth in wall tops. Walls to enclosed yard parlous. Scaffolding in place to limit further collapse although gable end walls now look very fragile and would have certainly collapsed if not supported. Is now largely ruinous and in need of intervention.

Date of last survey	20/06/2020	Occupancy	Vacant
PRN	11141	Use	Unknown
Roof	Very bad	Walls	Very bad
Chimneys	Very bad	Rainwater Goods	Very bad
Doors/Windows	Very bad		

Overall Condition: Very Bad

Priority Category: A

OS Grid Ref: ST 7696 7636

SOUTH GLOUCESTERSHIRE'S LISTED BUILDINGS at RISK

East wing (only) of the 2 Barns and Granary 15 yards east of Little Badminton Farm (Badminton Estate)

Ref.: BAD1

Conservation Area: Yes



Listed Building description: Grade II listed. 2 barns and granary with stores. Late C18th. Rubble; Cotswold stone slate roofs. Enclosing 3 sides of an open yard. The west barn has opposed entries with a gabled projecting porch to the east; catslide roof over single storey lean-to, 9 bays, tie-and collar-beam roof and engine house projecting at rear. The north barn has opposed entries, with a gabled projecting porch to the rear and square headed carriage entry to front; 5 bays, tie-and collar-beam roof. The granary and stores form the east wing of the group; a flight of steps leads to the loft door which is in a gable; plank doors to the workshops at the south end.

Planning History: None

Condition: This relates to the east wing only, as the north and west wing are in better condition. Overall, general lack of maintenance with some sagging eaves and notable cracking in elevations. Stone tile roof in need of some repair also. Some notable reconstruction/ repairs but overall does appear to be need of refurbishment.

Date of last survey	06/02/2020	Occupancy	Part Occupied
PRN	11613	Use	Partial storage
Roof	Fair	Walls	Poor
Chimneys	n/a	Rainwater Goods	Poor
Doors/Windows	Poor		

Overall Condition: Poor

Priority Category: C

OS Grid Ref: ST 80289 84247

SOUTH GLOUCESTERSHIRE'S LISTED BUILDINGS at RISK

Barn, Hollybush Farm, Acton Turville (Badminton Estate)

Ref.: ACT2

Conservation Area: Yes



Listed Building description: Grade II listed barn. Late C18th. Rubble with freestone dressings, quoins; Cotswold stone slate roof with coped raised verges and saddle stones. Traditional cross plan with 2 gabled projecting porches. Probably 5 or 7 bays; tie-beam roof.

Planning History: P19/15308/F & P19/15336/LB will see this barn as rest of farmstead associated with Hollybush Farm redeveloped. Decision pending due to ecological issues.

Condition: Gutters absent to every roof with no subsequent proper disposal of rainwater which is impacting on the condition of the fabric of the building. Threshing elevation has metal gate and there are visible cracks in the stone elevations. There are also slipped tiles and undulated slates in areas suggesting decayed structure. Water saturation of some walls evident. Timber lintel to east entry heavily decayed. Holes in roof and semi-collapsed in areas (north facing).

Date of last survey	27/09/2019	Occupancy	Vacant
PRN	11533	Use	Agricultural
Roof	Very bad	Walls	Poor
Chimneys	n/a	Rainwater Goods	Very bad
Doors/Windows	Very bad		

Overall Condition: Poor

Priority Category: B

OS Grid Ref: ST 80982 8077

SOUTH GLOUCESTERSHIRE'S LISTED BUILDINGS at RISK

Cape Farm Pigsties, Great Badminton (Badminton Estate)

Ref.: BAD2

Conservation Area: No



Listed building description: Grade II listed pigsties, wall-enclosing year. Mid C19. Rubble: Cotswold stone slate roof, some replaced with double Roman tiles or corrugated iron. U-plan. The central range contains the stables which have a hipped roof and a central louvre and 2 outer doors, flanked by lower pigsty rangers with stone gables. The return wings are also pigsties and the one on the left terminates in a small gable sty. A front boundary wall and central dividing wall delineate the yard.

Planning History: None

Condition: Area of roof collapse both partial and total. Rainwater goods missing causing issues to walls tops (likely roof plate issues as well) with spalling to stone. Lintels to windows rotting and sagging

Date of last survey	22/10/2021	Occupancy	Part occupied
PRN	11538	Use	Storage
Roof	Very bad	Walls	Poor
Chimneys	n/a	Rainwater Goods	Very bad
Doors/Windows	Very bad		

Overall Condition: Very Bad

Priority Category: A

OS Grid Ref: ST 80847 82204

SOUTH GLOUCESTERSHIRE'S LISTED BUILDINGS at RISK

Grickstone Farm Barn, Grickstone Lane, Horton (Badminton Estate)

Ref.: HOR1

Conservation Area: No



Listed Building description: Grade II listed barn. Early/mid C18. Coursed limestone rubble; gabled stone slate, pantile and corrugated asbestos roof. 10-bay plan with threshing floor to east of centre. Gabled midstrey adjoining outshut to north elevation. Later C18/19 gabled midstrey adjoining mid C19 engine house with brick stack to south elevation. Owl hole to west gable. Interior: 10-bay collar truss roof with tapered butt purlins and diagonally-set ridge to plated yoke; three trusses to west replaced in early C19. Included as a good example of a large C18 barn for this region.

Planning History: Negotiating with owner regarding future of buildings and site.

Condition: Generally poor as lack of use has clearly led to lack of maintenance. The immediate risk is failure of sagging lintels and all embedded timbers which will cause localised collapse. Settlement of buttress also an issue. Lack of rainwater goods has also impacted on joints at wall tops.

Date of last survey	03/08/2020	Occupancy	Vacant
PRN	12480	Use	Agricultural
Roof	Fair – reroofed with double Romans	Walls	Poor
Chimneys	n/a	Rainwater Goods	Very bad – all lost
Doors/Windows	Poor		

Overall Condition: Poor

Priority Category: C

OS Grid Ref: ST 7772 482967

SOUTH GLOUCESTERSHIRE'S LISTED BUILDINGS at RISK

Littleton Wood Barn, Slait Lane, Tormarton

Ref.: TOR2

Conservation Area: No



Listed Building description: Grade II listed barn. Mid C18 with later alterations. Limestone rubble with stone dressings and long and short quoins, slate roof. East elevation has cart entry with pitched roof in corrugated iron, 2 ventilation slits to each side; left return has 3 ventilation slits, right return has single storey corrugated iron addition. Rear has higher cart entry with pitched roof continuing pitch of main roof, ashlar sides to entry, 2 ventilation slits to each side. Interior: not inspected.

Planning History: EK11/0626 – Proposed residential use: Response was limited due to the lack of information, but isolated location and lack of access would have policy implications for an open C3 use.

Condition: Given its isolated location, main barn in reasonable condition. The structures to the rear are collapsing and being restraining by propping. Rainwater goods largely though lost which would be accelerating weathering to wall tops.

Date of last survey	22/06/2020	Occupancy	Vacant
PRN	11983	Use	Unknown
Roof	Good	Walls	Fair
Chimneys	n/a	Rainwater Goods	Very bad
Doors/Windows	Fair		

Overall Condition: Fair

Priority Category: C

OS Grid Ref: ST 7501874934

SOUTH GLOUCESTERSHIRE'S LISTED BUILDINGS at RISK

Tramway Tollhouse, Avonside, Avon Wharf, Bitton

Ref.: BIT1

Conservation Area: No



Listed Building description:

Grade II. Circa 1835. Small square ashlar building with hipped slate roof.

Planning History: None of relevance.

Condition: Unoccupied and neglected. Evidence of rot and decay of timber structure and possible structural movement. Gutters are all missing but there is a reasonable throw from the overhanging eaves. Signs of the ashlar moving, associated with the rusting and expansion of the iron cramps. Ridge is a mix of concrete, stone, tile and clay – the stone is cracked in places. The window opening has a modern shutter over and the door is decaying at base – retains original pintle hinges. Cementitious repairs are now cracking.

Date of last survey	20/08/2019	Occupancy	Vacant
PRN	4506	Use	Unknow
Roof	Poor	Walls	Fair/Poor
Chimneys	n/a	Rainwater Goods	Very bad
Doors/Windows	Poor		

Overall Condition – Poor

Priority Category: C

OS Grid Ref: ST663695

SOUTH GLOUCESTERSHIRE'S LISTED BUILDINGS at RISK

Former booking hall, Charfield Station, Charfield

Ref.: CHA1

Conservation Area: No



Listed Building description:

Grade II. Booking hall and waiting room, now disused. Circa 1843-44 for the Bristol and Gloucester Railway : engineer, I.K. Brunel. Brick with freestone dressings and quoins; slate roof with overhanging bracketed eaves and coped raised verges on kneelers to the right; brick and ashlar square and diagonal stacks. In a plain Tudor Gothic style. Single storey. Central door in chamfered ashlar surround with 4-centred head. To the right is an advanced square bay (the waiting room) and a single bay recessed section with a square headed door. To the left is a smaller advanced square bay (the booking hall) and the recessed parcels' office and office section. The windows are boarded - probably 2- and 3-light casements with chamfered surrounds. The buildings at Charfield Station forms the only surviving intact group of buildings on the line - an important line which completed the through route from Exeter to Newcastle in 1844.

Planning History: No recent planning history

Condition: Derelict although partially used by local garage for storage. Slates slipping along length of roof and flashing missing or beginning to slip. One area has rafter exposed. Ridge tiles may be loose, with open joints or missing mortar. Question over the condition of the guttering which comprises channel guttering supported on corbels. Areas of ashlar masonry below the gutter in very poor condition and beginning to spall and decay. Brickwork also showing signs of water penetration and salt staining and pointing beginning to fail.

Date of last survey	09/12/2019	Occupancy	Part occupied
PRN	11668	Use	Storage
Roof	Fair -Poor	Walls	Poor
Chimneys	Fair	Rainwater Goods	Poor – Very bad
Doors/Windows	All boarded up		

Overall Condition: Poor

Priority Category: C

OS Grid Ref.: ST 7243 9221

SOUTH GLOUCESTERSHIRE'S LISTED BUILDINGS at RISK

Former toilet block, Charfield Station, Charfield

Ref.: CHA2

Conservation Area: No



Listed Building description:

Grade II. Toilet block, circa 1843-44; The toilet block is 15 yards south of the booking hall and waiting room (q.v.): brick, slate roof with overhanging bracketted eaves and coped raised verges on kneelers; single storey with 2 single-light casement windows in chamfered surrounds. The buildings at Charfield Station form the only surviving intact group of buildings on the line - an important line which completed the through route from Exeter to Newcastle in 1844.

Planning History: No recent planning history

Condition:

Watertight but signs that slates are starting to slip. Gutter to rear dropping on one side and potentially allowing water into the fabric. Vacant and unused. Vegetation starting to grow on gables. Pointing beginning to fail in places.

Date of last survey	09/12/2019	Occupancy	Vacant
PRN	11670	Use	Unknown
Roof	Fair	Walls	Fair
Chimneys	n/a	Rainwater Goods	Fair-Poor
Doors/Windows	Blocked		

Overall Condition: Fair

Priority Category: C

OS Grid Ref.: ST 7244 9219

SOUTH GLOUCESTERSHIRE'S LISTED BUILDINGS at RISK

Former water tower, Charfield Station, Charfield

Ref.: CHA3

Conservation Area: No



Listed Building description:

Grade II. The water tower is immediately south of the former stationmaster's house (q.v.): brick lower storey with two 2-light cross windows with ashlar mullions and surrounds, central plank door; above is the iron water tank with panelled and ribbed sides. The buildings at Charfield Station form the only surviving intact group of buildings on the line - an important line which completed the through route from Exeter to Newcastle in 1844.

Planning History: No recent planning history

Condition: Used partially as storage. Walls in fair condition although vegetation beginning to take hold. Windows missing

Date of last survey	09/12/2019	Occupancy	Vacant
PRN	11670	Use	Unknown
Roof	Unknown	Walls	Fair
Chimneys	n/a	Rainwater Goods	n/a
Doors/Windows	Poor		

Overall Condition: Poor

Priority Category: C

OS Grid Ref.: ST 7244 9221

SOUTH GLOUCESTERSHIRE'S LISTED BUILDINGS at RISK

Farm Buildings, Ashwicke Grange, Ashwicke

Ref.: MAR1

Conservation Area: No



Listed Building description: Grade II. Group of model farm buildings circa 1858. Comprises barns, granary, cartsheds, pigsties, sheltersheds & enclosing walls. Coursed square rubble, slate roofs with coped verges & kneelers

Planning History: Planning permission and listed building consent were approved in 2004 for the conversion of the barns to 4 dwellings although the permissions have now lapsed.

Condition: Partially used. Dilapidated through lack of maintenance although some holding repairs being carried out.

Date of last survey	07/08/2019	Occupancy	Part Occupied
PRN	3703	Use	Agricultural
Roof	Poor	Walls	Fair
Chimneys	n.a	Rainwater Goods	Fair
Doors/Windows	Fair- Poor		

Overall Condition: Poor

Priority Category: C

OS Grid Ref.: ST 7836 7183

SOUTH GLOUCESTERSHIRE'S LISTED BUILDINGS at RISK

9-13 High Street, Chipping Sodbury

Ref.: SOD1

Conservation Area: Yes



Listed Building description:

Grade II* listed. Early 17th century. Rubble stone construction. 2 storey gabled house. Stone mullion windows under drip moulds. Modern bays on ground floor.

Planning History: None of relevance

Condition:

Little maintenance carried out over last few years. Roof has been retiled and 3 courses of stone tile above eaves has been lost. Windows to front are deteriorating beneath layers of paint. Central passage door in bad condition and requires repair. To rear, similar condition.

Date of last survey	02/10/2019	Occupancy	Occupied
PRN	11270	Use	Resi/commercial
Roof	Good – fair	Walls	Fair – Poor
Chimneys	Poor	Rainwater Goods	Fair – Poor
Doors/Windows	Fair – Poor	Other – Shopfront	Poor

Overall Condition Fair/Poor

Priority Category: C

OS Grid Ref.: ST 725822

SOUTH GLOUCESTERSHIRE'S LISTED BUILDINGS at RISK

37 High Street, Chipping Sodbury

Ref.: SOD2

Conservation Area: Yes



Listed Building description:

Mid-late C17. Rubble. Double Roman tiled roof. Two storeys and attics in 2 gables. Two windows, formerly 2- and 3-light casements with ovolo moulded stone mullions; ground floor and first floor (right side) replaced with sashes. Later carriage entrance to left. In passage to rear, 5-light wooden mullion window, 3 lights have original lead comes, glass and diagonal section cast-iron saddle bars. Gabled wing at rear.

Planning History: None

Condition: No apparent maintenance for many years. Leaking gutters causing damage to stone-work and walls to side and rear in poor condition and in need of re-pointing. Windows to 2nd floor in very poor condition and decaying. Door to left in poor condition. Ball finials missing and heavily eroded/ broken coping stones to gables. Rear wing also in poor condition

Date of last survey	05/10/2019	Occupancy	Part Occupied
PRN	11278	Use	Commercial
Roof	Fair	Walls	Poor
Chimneys	Fair	Rainwater Goods	Very bad
Doors/Windows	Fair- Poor		

Overall Condition: Poor

Priority Category: C

OS Grid Ref.: ST 7273 8222

SOUTH GLOUCESTERSHIRE'S LISTED BUILDINGS at RISK

Coach House & Stables, Oxwick Farm, Oxwick

Ref.: SOD3

Conservation Area: No



Listed Building description: Grade II* listed Coach house & stables. Circa 1722. Rubble with brick dressings & string courses. Central section and 2 bays all with gables. 2 storey. Square & segmental headed windows with brick dressings, moulded cills, moulded architrave over first floor centre window. Central door round headed entrance with rusticated brick piers, moulded ashlar capitals flat stone hood with moulded cornice. Unusual mix of vernacular & baroque.

Planning History: None but negotiations had with owner to explore potential uses but this resulted in no outcome.

Condition:

Derelict. Roof collapsing inc. internal floors. Brick work in need of restoration. A full protective scaffold has been erected around the building.

Date of last survey	30/09/2019	Occupancy	Vacant
PRN	11793	Use	Misc storage
Roof	Very bad	Walls	Very bad
Chimneys	Very bad	Rainwater Goods	Very bad
Doors/Windows	Very bad		

Overall Condition: Very bad

Priority Category: A

OS Grid Ref: ST72285

SOUTH GLOUCESTERSHIRE'S LISTED BUILDINGS at RISK
Oxwick Farmhouse, Oxwick Lane

Ref.: SOD4

Conservation Area: No



Listed Building description: Grade II* listed. Farmhouse. Dated 1722, for John Oxwick. Coursed rubble with brick dressings, and string courses; C20 tiled roof; brick stacks. A curious blend of provincial baroque and gabled vernacular. 2 storeys and attics. 1:1:3:1:1 bays; outer 2 recessed, and inner 3 recessed between middle bays which are projecting stair towers; all surmounted by gables of unequal dimensions; clasping buttresses and quoins to the left. 4-pane sash windows with round heads on the ground floor and segmental heads on the upper floors. In the centre engaged brick pilasters rise through 2 storeys and support a stone pediment; between is a blocked door under a segmental head on the ground floor, and above are enriched arms under a segmental pediment and a bullseye window. C20 door under square head in right stairtower and original round headed door in left. Blocked semi-circular window in centre gable and stone tablets in stair tower gables. 3 storey bow window on west elevation and flanking single storey, 3 bay service wings setback to either side. Rear elevation: 3:2 (recessed and capped by an ashlar gable with a central niche); 3 bays. Oval inscribed date plaque in square surround over ground floor central window. Interior: turned baluster dog-leg staircases; plank doors with round and square heads; lugged ashlar fire surrounds on ground and first floor; cheese loft with racks and shelves.

Planning History: None but there has been negotiation with owner regarding future of buildings and site.

Condition: Partially occupied. Unoccupied parts have suffered significant water ingress in the past. Re-roofed since then, Patch repair of stone slate on single storey range recently completed and works on-going, but at a slow pace.

Date of last survey	30/09/2019	Occupancy	Occupied
PRN	2891	Use	Residential
Roof	Fair	Walls	Fair – Poor
Chimneys	Fair	Rainwater Goods	Poor
Doors/Windows	Poor – Very Bad		

Overall Condition: Poor
Priority Category: C
OS Grid Ref: ST 7218 8590

SOUTH GLOUCESTERSHIRE'S LISTED BUILDINGS at RISK

Former bakehouse, Hallend Farmhouse, Hall End

Ref.:WIC1

Conservation Area: No



Listed Building description:

Grade II listed Bakehouse/kitchen, now store/workshop. Late 17th/18th century. Rubble, corrugated iron roof. Single storey with inserted attic. Retains range.

Planning History: None

Condition:

Roof failing allowing water ingress which is rotting internal timbers to both roof and floor (1st floor structure in particular). Insect attack to structural roof timbers also evident. Whilst historic fabric survives, it is at risk of being lost – first floor now inaccessible to poor condition of floor structure.

Date of last survey	11/10/2019	Occupancy	Occupied
PRN	11785	Use	Storage
Roof	Very bad	Walls	Fair
Chimneys	Fair	Rainwater Goods	Very bad
Doors/Windows	Fair and Poor		

Overall Condition: Poor

Priority Category: A

OS Grid Ref: ST8591 8662

SOUTH GLOUCESTERSHIRE'S LISTED BUILDINGS at RISK

Monument to Lord Somerset, Hawkesbury Upton, Hawkesbury

Ref.: HAW2

Conservation Area: Yes



Listed Building description: Grade II*. 1846 by Lewis Vulliamy. Ashlar. Slightly tapering square tower approx. 100 feet high. Shallow panelled sides, armorial bearings borne on SW side. Entrance to NE side, door case with pediment. The tower stands on a plinth which is surrounded by low coped walls. Lord Robert Edward Henry Somerset was a general at Waterloo and died 1842.

Planning History: None of any relevance.

Condition: Dilapidated. Previous Iron cramp failure issues have been addressed by balcony metal structure appears corroded and devoid of any protective coat to shield it from the elements. Delaminated stone-work above crest and other places note. Inscription to plinth also being lost to vegetation and localised cracking. Walls to boundary have been repaired although frost action has damaged recently laid stone coping.

Date of last survey	16/06/2021	Occupancy	n/a
PRN	6122	Use	n/a
Roof	n/a	Walls	Fair
Chimneys	n/a	Rainwater Goods	n/a
Doors/Windows	n/a	Other	Metal work corroding evident

Overall Condition: Poor
Priority Category: C

OS Grid Ref: ST 7723 8765

SOUTH GLOUCESTERSHIRE'S LISTED BUILDINGS at RISK

Bath House, Bitton

Ref: BIT2

Conservation Area: No



Listed Building description: Grade II listed. Mid C19th. Rubble with pantile roof. Gothic style. North gable end has coped verge with trefoil in apex, blind arrowloop and heavy footstones. Three pointed arch openings with pennant surrounds. Built in 2 parts, north cell with coped verges, south cell with soldier-course to wall plate. Interior converted to agricultural use remains of fireplace in north cell.

Planning History: No planning history available

Condition: Significant roof failure to rear elevation and lost/slipped pantile elsewhere. Walls in fair/poor condition but loose joints around kneelers and joints to coped verges are heavily washed out. Ridge is also starting to fail. Windows and doors are open and prone to vandalism. Interior has been trashed and subject to numerous attacks. Stone window jambs have been removed/fallen out to both window openings. Vegetation starting to take hold at the base.

Date of last survey	09/04/2020	Occupancy	Vacant
PRN	12496	Use	Unknown
Roof	Poor	Walls	Fair
Chimneys	n/a	Rainwater Goods	Very bad
Doors/Windows	Very bad		

Overall Condition: Very bad

Priority Category: A

OS Grid Ref: ST 672 694

Notes: See ownership details on file.

SOUTH GLOUCESTERSHIRE'S LISTED BUILDINGS at RISK

Brandy Bottom Colliery, Pucklechurch

Ref.: PUC1

Conservation Area: No



Scheduled Ancient Monument:

Former nineteenth century steam-powered colliery built on the site of an eighteenth-century colliery. The above-ground remains include a weighbridge, chimney, engine house, workshop, heapstead, boiler house, and a Cornish beam engine house.

Planning History: The Avon Industrial Buildings Trust now have a licence from the owner to work on the site and a condition survey and Conservation Plan is underway.

Condition:

Improving. Funding was granted in 2014 from Historic England for a scheme of on-going repairs which has helped with vegetation clearance and stabilise the structures in previously the worst condition. Further repairs still required and on-going but lack of sustainable future leaves it at risk. Also on Historic England's "At Risk Register" where it notes that a Heritage Partnership Agreement document forms the basis of an on-going programme of repair and research.

Date of last survey	20/09/219	Occupancy	n/a
PRN	14031	Use	Local heritage resource
Roof	Fair	Walls	Fair – Poor
Chimneys	Fair	Rainwater Goods	n/a
Doors/Windows	Fair		

Overall Condition: Fair

Priority Category: C

OS Grid Ref: ST 6818 7712

SOUTH GLOUCESTERSHIRE'S LISTED BUILDINGS at RISK

9 The Plain

Ref: THO1

Conservation Area: Yes



Listed Building description:

Grade II listed. Early C19. Render, shallow slate roof, recent rooflight. Parapet with coping. Brick stack between Nos 8 and 9. End pilasters. Two storeys, 2 windows; first floor, glazing bar sashes (one 12-pane, one 16-pane ground floor, recent wide bow window with fascia. Door has fanlight, open triangular hood on brackets.

Planning History: None

Condition:

All external features in poor condition with windows boarded up due to lack of maintenance. Whether or not historic windows to first floor is unknown. Number cracks in render, although nothing to suggest structural failure although cracks to top of window head to right window betrays a degree of movement. The flashing to the sharded chimney is cracked and reports have been received about the poor condition of the roof.

Date of last survey	10/04/2019	Occupancy	Vacant
PRN	11430	Use	Office/residential
Roof	Fair	Walls	Fair
Chimneys	Fair	Rainwater Goods	Not visible
Doors/Windows	Poor		

Overall Condition: Poor

Priority Category: C

OS Grid Ref: ST 63717 90180

SOUTH GLOUCESTERSHIRE'S LISTED BUILDINGS at RISK

Acton Lodge

Ref.: IRO1

Conservation Area: No



Listed Building description:

Grade II listed house, C17 or earlier origins, altered and extended, refaced late C18/early C19. Rubble, formerly roughcast, double roman and plain tile roofs, stone dressings. South elevation, 2½ storeys, 4 windows, sashes, some with gothick tracery in crude gothick surrounds with unmoulded triangular head, canted bay in gable to left. West elevation has a 2 storey stair tower with one window at south, a pavilion roof and gabled porch, 2½ storey, 2 window wing to left has a very large glazed canted bay with french doors below lean-to canopies, more windows at south behind and to left of this bay; behind this wing are 2 others so that rear reads as 3 gables.

Planning History:

None of relevance for the house.

Condition: Like a number of farmhouses, it is not being maintained to its required level and has suffered from some unsympathetic alterations. Its condition will continue to deteriorate and as can be seen in the photograph, a trend whet comes to farmhouses is the abandonment of a room rather than meet the cost of any repair to keep it liveable. This ultimately leads to the abandonment of the house and a subsequently loss of fabric due to decay and ultimately structural failure. Unless the decent in its condition is addressed, there is a long-term concern about sustainability of the building.

Date of last survey	20/01/2020	Occupancy	Part occupied
PRN	2793	Use	Residential
Roof	Fair	Walls	Fair
Chimneys	Fair	Rainwater Goods	
Doors/Windows	Fair to very bad		

Overall Condition: Poor

Priority Category: C

OS Grid Ref: ST 68148 84087

SOUTH GLOUCESTERSHIRE'S LISTED BUILDINGS at RISK

Ashwicke Grange

Ref.:MAR2

Conservation Area: No



Listed Building description: Grade II listed farmhouse. Dated "1858" over porch, probably by J.K. Colling for J.C. Orred of Ashwicke Hall. Coursed square rubble with freestone dressings and quoins; Cotswold stone slate roof with coped raised verges on moulded kneelers; ashlar stacks with moulded cornice. 2 storeys and attic. L-plan with gabled cross wing to right. 3-light cross window to ground floor left; 2-light casements in the attics; 1-3-1-light casements above; all with chamfered mullions and surrounds and under relieving arches. Gabled porch in re-entrant angle; chamfered pointed arch doorcase; arms and date above. Single storey office projects to right. 10 yards to the rear of the house are 2 low coped rubble walls flanking a cart cleaning pond or carriage splash.

Planning History: None

Condition: Lack a maintenance and concerns and presents a long terms threat to the condition and appearance of the building. Rainwater goods in particular.

Date of last survey	31/12/2021	Occupancy	Occupied
PRN	3702	Use	Residential
Roof	Fair	Walls	Fair
Chimneys	Fair	Rainwater Goods	Poor
Doors/Windows	Fair		

Overall Condition: Fair

Priority Category: C

OS Grid Ref: ST 78407 71816

SOUTH GLOUCESTERSHIRE'S LISTED BUILDINGS at RISK

Brynleaze Farm, Almondsbury

Ref.: ALM1

Conservation Area: No



Listed Building description: Grade II listed former farmhouse, now house. Late C17, altered and extended C19 and C20. Rubble, timber framing, roughcast, pantiled roof with red brick gable stacks to main block and central stack in lower wing to left. Through passage plan, blocked by C19 staircase. Two storeys and three bays. C19 front door and gabled porch. All windows are four-pane sashes. C19 and C20 extensions with pitched roofs to right and left. Rear has door to lower wing at end, C19 casement windows and early C20 conservatory. Interior: ground floor of main block has chamfered beams and recess for former staircase, principal rafters visible at first floor, tie beam removed to raise ceiling level. Two plank doors with strap hinges.

Planning History: Negotiating with owner regarding future of buildings and site.

Condition: Windows and doors significantly decayed with some limited surviving historic glass. Guttering also failing – blocked downpipes evident. Overall appears to be in poor condition and in a state of abandonment. If allowed to deteriorate, there is a concern that the implications could go beyond what are hopefully relatively superficial matters which can be addressed.

Date of last survey	30/12/2019	Occupancy	Vacant
PRN	1189	Use	Residential
Roof	Fair	Walls	Fair
Chimneys	Fair	Rainwater Goods	Poor
Doors/Windows	Fair to Poor		

Overall Condition: Poor

Priority Category: D

OS Grid Ref: ST 57312 83640

SOUTH GLOUCESTERSHIRE'S LISTED BUILDINGS at RISK

Chesterfield House, 66 Rounceval Street, Chipping Sodbury

Ref.:SOD5

Conservation Area: Yes



Listed Building description:

Grade II listed, late C17, refaced mid C18. Rubble, modern tiled roof. Two storeys and attic. Two windows, glazing bar sashes in wooden surrounds to first floor; small stone single-storey C19 bay to right at ground floor with sashes with diamond laced glazing. Wide doorway, Tuscan portico with pediment. Timber and pilasters; cornice and parapet. Outline of former gable roof is visible on façade. Later single-storey extensions at rear.

Planning History:.

PK03/3070/LB – miscellaneous scheme of repair (approved 28/11/03)

Condition:

Clear signs of lack of maintenance across all elements. In light of the use of the building, it is likely that current occupiers only tenants.

Date of last survey	30/10/2019	Occupancy	Occupied
PRN	11306	Use	Restaurant
Roof	Not visible	Walls	Poor
Chimneys	Fair	Rainwater Goods	Poor
Doors/Windows	Fair -Poo		

Overall Condition: Poor

Priority Category: C

OS Grid Ref: ST 72550 82198

SOUTH GLOUCESTERSHIRE'S LISTED BUILDINGS at RISK

Cliff Farmhouse, Leigh Lane, Westerleigh

Ref.:WES1

Conservation Area: No



Listed Building description: Grade II listed farmhouse. Mid - late C17, front remodelled C19, with C20 alterations. Limestone rubble with stone dressings, plain tiled roof with gable stacks, single Roman tiled rear roof, double Roman tiled addition to right. Former through passage plan, symmetrical front and rear. 2½ storeys and 3 windows, ground floor has two 4-light wooden casements with wedge shaped stone head, central gabled early C20 porch and door, first floor has two 3-light casements and central single light, 2 large gables rising to ridge height, each with 2-light casement; 1½ storey C17 wing attached to right, similar 3-light casement at ground floor, single storey lean-to attached to left with C20 door. At right return, gable end of 1½ storey wing has ground floor 3-light casement with wooden ovolo mullions, door to left, with heads as on front, 3-light C19 casement at first floor; straight joint to lower 1½ storey rear wing with 3-light C20 casement, 2-light casement, and similar casement under eaves, roof-light, rear of wing has 3-light casement at first floor, further single storey addition with 2 doors. Left return has single storey lean-to with 2-light casement with chamfered wooden mullion. Rear has at ground floor 2 C19 4-light casements with wedge-shaped heads and high relieving arch, small central light, formerly door, first floor has two 3-light casements with stone ovolo mullions, hood mould and high relieving arch, central oval keyed bull's eye in rectangular surround with shields; 2 gables as on front, each with similar 2-light ovolo-moulded casement, plain bargeboards to gables. Interior: 1½ storey wing to right has heavy chamfered and stopped beam, rest of interior not accessible.

Planning History: None

Condition: Clear signs of lack of any meaningful maintenance – loss of sub-sills, all windows and doors in need of redecoration. Structurally sound but lack of use is a concern as will continue to deteriorate when windows already allowing the elements into the house.

Date of last survey	19/10/2020	Occupancy	Vacant
PRN	12122	Use	Residential
Roof	Fair	Walls	Good
Chimneys	Fair	Rainwater Goods	Poor
Doors/Windows	Poor		

Overall Condition: Fair/Poor

Priority Category: E

OS Grid Ref: ST 69672 78713

SOUTH GLOUCESTERSHIRE'S LISTED BUILDINGS at RISK

Engine House between 58-60 Cock Road, Kingswood

Ref.: KIN1

Conservation Area: No



Listed Building description: Grade II listed Engine House between Nos 58 & 60 ST 67 SE 4/500 II 2. Engine house for colliery works, said to be the best surviving of the period. Said to date to c. 1820-30. Small and tall rectangular building of 2 storeys in rubble with occasional zinc-slag quoins and some brick dressings; pantile roof. Simple fenestration, one long window to South gable, a blocked arched opening in North gable over off-centre blocked opening with timber lintel, latter partly occupied by later cambered head casement. Entrance to East, also off-centre and with cambered brick-tiled head, plain window over. This building forms part of a small fairly complete colliery, typical of the area. No machinery survives.

Planning History: None

Condition: Roof in poor condition with overgrown tree adjacent causing likely impact damage. Rainwater goods lost and all doors and windows in poor condition. Significant vertical crack to roadside elevation with also areas of failing masonry to eaves – to the right of the bricked up arched opening to first floor.

Date of last survey	07/09/2020	Occupancy	Occupied
PRN	4797	Use	Storage
Roof	Very bad	Walls	Poor
Chimneys	n/a	Rainwater Goods	Missing
Doors/Windows	Very bad		

Overall Condition: Poor

Priority Category: C

OS Grid Ref: ST 65803 72840

SOUTH GLOUCESTERSHIRE'S LISTED BUILDINGS at RISK

Gates to The Old Manor House, Elberton

Ref.: AUS1

Conservation Area: No



Listed Building description: Grade II listed gate piers attached to the east of the east boundary wall. C18, limestone rubble and ashlar. Square plan. Rubble piers with ashlar cornice and ball finial, about 3 metres high.

Planning History: Negotiating with owner regarding future of buildings and site.

Condition: Washed out joints to tops of piers and in need of consolidation. The ashlar cornice missing with concrete lintel cut into an ashlar jamb.

Date of last survey	14/04/2019	Occupancy	n/a
PRN	12362	Use	n/a
Roof	n/a	Walls	Fair to poor
Chimneys	n/a	Rainwater Goods	n/a
Doors/Windows	Fair		

Overall Condition: Poor

Priority Category: A

OS Grid Ref: ST 60310 88232

SOUTH GLOUCESTERSHIRE'S LISTED BUILDINGS at RISK

Lattimore Farmhouse attached structures, Bury Hill Lane, Yate

Ref.: WIC2

Conservation Area: No



Listed Building description: Grade II farmhouse. Early C18. Rendered; plain tiled roof with lowest 2 courses of stone slates. 3 storeys. Three 2- and 3-light casement windows, under drip moulds on ground floor. Central panelled door in projecting porch. To the left is an attached barn: late C18/early C19; rubble with corrugated iron roof; projecting westwards from the barn is a row of sheltersheds with 3 plank doors and windows with affixed shutters. To the right and projecting westward is the service wing; probably a dairy and bakehouse: single storey; 3 plank doors and three 3-light casement windows, some with ovolo moulded mullions.

Planning History: None of relevance.

Condition: The outbuildings (barn and bakehouse) in poor/ very bad condition – lack of any maintenance has led to lost roofs, rotting structural timbers and resulting cracking and failing masonry.

Date of last survey	16/10/2019	Occupancy	Part occupied
PRN	6551	Use	Storage
Roof	Very bad	Walls	Poor
Chimneys	Very bad	Rainwater Goods	Very bad
Doors/Windows	Very bad		

Overall Condition: Very bad

Priority Category: C

OS Grid Ref: ST 7225985520

Contact numbers for owners held on file.

SOUTH GLOUCESTERSHIRE'S LISTED BUILDINGS at RISK

Milestone 30 yards east of The Beeches, Sodbury Road (B4040), Sodbury

Ref.: SOD6

Conservation Area: No



Listed Building description: Grade II listed late C18/early C19. Stone with round-headed cast iron plate a fixed. Reads: "104 Miles to Hyde Park Corner to Sodbury 4".

Planning History: N/A

Condition: Cast iron fixed plate has been lost as is gradually the presence of this feature from the roadside.

Date of last survey	04/02/2021	Occupancy	n/a
PRN	12206	Use	n/a
Roof	n/a	Walls	n/a
Chimneys	n/a	Rainwater Goods	n/a
Doors/Windows	n/a		

Overall Condition: Very bad

Priority Category: C

OS Grid Ref: ST7823 281127

SOUTH GLOUCESTERSHIRE'S LISTED BUILDINGS at RISK

Milestone 100 yards south of Church Lane, Badminton Road, Sodbury

Ref.: SOD7

Conservation Area: No



Listed Building description: Grade II listed Mid-C18. Stone slab with semi-circular head. Incised lettering: OLD SODBURY/TO/HYDE PARK/CORNER/106 MILES/14 MILES TO BRISTOL (lower line partly eroded).

Planning History: N/A

Condition: Appears to be sinking into the ground and all lettering now largely indiscernible. Fragments of the white paint used to distinguish the letters remain at close inspect, but in clear need of some restoration and reducing ground level would also help.

Date of last survey	01/02/2021	Occupancy	n/a
PRN	12233	Use	n/a
Roof	n/a	Walls	n/a
Chimneys	n/a	Rainwater Goods	n/a
Doors/Windows	n/a		

Overall Condition: Poor

Priority Category: C

OS Grid Ref: ST 75637 81314

SOUTH GLOUCESTERSHIRE'S LISTED BUILDINGS at RISK

Milestone, No.65 Bath Road, Willsbridge, Oldland Common

Ref.: OLD1

Conservation Area: No



Listed Building description: Grade II listed milestone immediately west of No 63 ST 67 SE 4/210 II 2. Late C18, mostly buried by pavement surface. Cast iron plaque, against stone, lettered "To Bristol 5" (formerly also "To Bath 7.").

Planning History: N/A

Condition: Cast iron plaque in poor condition and as noted in listed above, now partially submerged. The stone itself is showing signs of erosion but the prominence of this feature has already been compromised and risks being lost for good.

Date of last survey	24/08/2020	Occupancy	n/a
PRN	12603	Use	n/a
Roof	n/a	Walls	n/a
Chimneys	n/a	Rainwater Goods	n/a
Doors/Windows	n/a		

Overall Condition: Poor

Priority Category: C

OS Grid Ref: ST 66527 70495

SOUTH GLOUCESTERSHIRE'S LISTED BUILDINGS at RISK

Milestone, Tetbury Road, Hawkesbury Upton

Ref.: HAW3

Conservation Area: No



Listed Building description: Grade II listed Milestone. Probably mid/late C18, Bath to Cirencester Road turnpiked in 1743. Single rounded stone slab about 0.5m high, with attached iron plate painted white and embossed black lettering. Inscription reads "XVII / To CIRENCESTER / VII / To TETBURY / XVI / To BATH".

Planning History: None of relevance.

Condition: Iron plate lost and been subject to some heavy impact damage – either as result of the theft of the plate or through landscape management works. Again, like other milestones, the prominence of this historic feature has been all but lost.

Date of last survey	14/12/2020	Occupancy	n/a
PRN	11620	Use	n/a
Roof	n/a	Walls	n/a
Chimneys	n/a	Rainwater Goods	n/a
Doors/Windows	n/a		

Overall Condition: Very bad

Priority Category: A

OS Grid Ref: ST 80552 86907

SOUTH GLOUCESTERSHIRE'S LISTED BUILDINGS at RISK

Milestone, Crown Inn, Bath Road, Dyham

Ref.: DYR1

Conservation Area: No



Listed Building description: Grade II Milestone. Early C19. Round-headed limestone block with shaped cast-iron plate attached to front. In raised lettering "TO X MALFORD 14 / PUCKLECH 4 / BRISTOL 11". The turnpike road ran from Christian Malford in Wiltshire to Pucklechurch, Mangotsfield and Bristol.

Planning History: None of relevance.

Condition: The cast iron plate remains in situ but could do with restoration as painted finish being lost to surface corrosion. Also dropped on one side and so could be with resetting. As with other milestone on this list, the potential contribution this feature should make to the immediate area has been significantly lost and so its future maintenance remains a concern.

Date of last survey	17/08/2020	Occupancy	n/a
PRN	7335	Use	n/a
Roof	n/a	Walls	n/a
Chimneys	n/a	Rainwater Goods	n/a
Doors/Windows	n/a		

Overall Condition: Poor

Priority Category: C

OS Grid Ref: ST 7532276955

SOUTH GLOUCESTERSHIRE'S LISTED BUILDINGS at RISK

St Thomas Church Tower, Northwick, Pilning

Ref.: PIL1

Conservation Area: No



Listed Building description: Grade II Church tower. 1842-3 by John Hicks. Rubble with stone dressings. Square plan, neo-Romanesque style. 3-stage tower has west door with paired jambshafts with scalloped capitals, 2-light window above, hood mould with wolf-head stops and relieving arch, single light at 2nd stage, 3rd stage has paired window with bell louvres to each side; gabled parapet and coping on Lombard frieze with animal masks as corbels, cross slit in each gable, cockerel weathervane; plinth, weathered clasping buttresses and strings. East elevation has blocked door and large upper window, both round-headed with relieving arch, roof line of former nave visible, part of wall of nave remaining with jamb shafts of a window, mask stop to hood mould, kneeler carved as grotesque animal to north. Outline of nave, transepts and chancel visible on ground. (Sources: Incorporated Church Building Society Records 1842-3 and Verey, D. : Buildings of England, Gloucestershire : The Vale and The Forest of Dean. 1970). {1} {2}

Planning History: None of relevance.

Condition: Ruinous. Several fractures in stonework to the tower -trackable through masonry and dressed stone windows surrounds. Remnants of nave detaching itself from tower structure with large cracks running along the joints. Roof also understood to be in poor condition. In clear need of some consolidation and investigation into possible settlement of foundations and subsequent remedial works.

Date of last survey	10/06/2020	Occupancy	Vacant
PRN	12459	Use	None
Roof	Poor	Walls	Poor
Chimneys	n/a	Rainwater Goods	Not visible
Doors/Windows	Fair/ poor		

Overall Condition: Poor

Priority Category: A

OS Grid Ref: ST 55991 86750

Owned/ maintained by local parish Council.

SOUTH GLOUCESTERSHIRE'S LISTED BUILDINGS at RISK

Thornbury Castle Outer Court, Church Road, Thornbury

Ref.: THO2

Conservation Area: Yes



Listed Building description: Grade I. 1511-1521 for Edward Stafford, Duke of Buckingham. Ruinous north and west ranges of Outer Court of Thornbury Castle. East range is actually the west front of the Inner Court. North range is possibly the site of the Great Stable. Rubble with ashlar dressings. Two long, 2-storey unroofed ranges intended to be lodgings, stores and stables. Bastion at north-west junction of 2 range. Projecting towers to both exterior and interior walls; staircases, porches, garderobes, dovecote. Interior square windows on ground floor; 2-light windows with 4-centred heads on first floors (mullions mostly missing). Exterior: cross-loop windows in projecting towers; gunports in north-west bastion. Outer gate is in centre of north range: outer and inner chamfered 4-centred arches, under hood moulds with stops; portcullis slot. Blocked pedestrian entrance with 4-centred head on exterior truncated, flanking towers to both inner and outer gate; half-octagon on plan. Extends as wall of Kitchen Court to east. See also: Country Life 16.9.07 Hawkyard, Trans of Bristol and Glos Archaeol. Soc.1976. {1}

Planning History: None of relevance

Condition: Asset is expansive in nature but generally it is slowly disintegrating due to a combination of lack of maintenance, invasive planting and exposed walls tops/ core. A scheme of consolidation to stabilise the structure is clearly needed.

Date of last survey	15/03/2021	Occupancy	Vacant
PRN	13570	Use	Hotel grounds
Roof	Lost – very bad	Walls	Very bad/ poor
Chimneys	Poor	Rainwater Goods	Lost
Doors/Windows	Lost		

Overall Condition: Poor

Priority Category: C

OS Grid Ref: ST 6331490720

SOUTH GLOUCESTERSHIRE'S LISTED BUILDINGS at RISK

Thornbury Castle Privy Walls, Church Road, Thornbury

Ref.: THO3

Conservation Area: Yes



Listed Building description: Grade I. 1511-1521 and C19. Rubble walls, 15-20 ft high with embattled parapet. (The enclosure is completed by the south wing of the Inner Court of the Castle). Formerly in 2 parts, a privy garden to the west overlooked by the Duke of Buckingham's chambers and another garden to the east overlooked by the Duke of Bedford's lodgings. Western part has extra internal coped buttressing. This probably relates to the fact that formerly there was a cloister with an upper, covered walkway which, by means of a wall to the north side of the Chancel of Thornbury Church. West wall of 1,1 two light cusped, 4 centred arched headed freestone windows spaced 1:1:3. South wall has, in freestone, three 1-3-1 light, 4 centred arch headed oriels and two 4 centred arched headed plank doors-at ground floor to the east and at first floor under large gables in centre. Outer elevation to churchyard ground floor door has hood mould; continuous moulded string joins moulded lintels of windows. See also: 1. A D K Hawkyard (1976) *Trand Bristol and Glos Archaeol. journal*. 2. *Country life* (1907), 702-712 3. Verrey (*Buildings of England*) Glos: The Vale and Forest of Dean

Planning History: None of relevance.

Condition: Embattled parapets covered in ivy and invasive vegetation has penetrated masonry which Same for a number of buttresses. Areas of hungry joints with bedding mortar being eroded. Arches failing and core of wall exposed. In clear need of consolidation/ repointing.

Date of last survey	15/03/2021	Occupancy	Vacant
PRN	11448	Use	Hotel grounds
Roof	n/a	Walls	Poor
Chimneys	n/a	Rainwater Goods	n/a
Doors/Windows	n/a		

Overall Condition: Poor

Priority Category: C

OS Grid Ref: ST 6343390678

SOUTH GLOUCESTERSHIRE'S LISTED BUILDINGS at RISK

Walls to (former) Cottage Hospital, Gloucester Road, Almondsbury

Ref.:ALM2

Conservation Area: No



Listed Building description: Grade II listed wall with central steps and fountain, 1891 by C.E. Ponting. Brick with stone dressings. About one metre high and 80 metres long. Central double return steps with ball finials at sides, stone shell fountain with voussoirs and trough below. Brick piers with scrolled stone capitals all along length, all with stone coping. Large banded brick and stone pier at right end, large brick piers at left for carriage entry have stone plinth with acanthus and fruit, urn-shaped finial. Wall is ramped up along its length to accommodate slope of Gloucester Road. (Sources: Verey, D. : Buildings of England, Gloucestershire The Vale and The Forest of Dean. 1970

Planning History: None of relevance.

Condition: Due to lateral pressures being exerted from behind, there are both cracks in brick piers but also horizontal shear approximately 4 courses up from ground. Other brick piers with dressed stone copings have settled and other dressed stone features in poor condition. Sections also covered in ivy and being lost from view.

Date of last survey	10/06/21	Occupancy	n/a
PRN	8584	Use	n/a
Roof	n/a	Walls	Poor
Chimneys	n/a	Rainwater Goods	n/a
Doors/Windows	n/a		

Overall Condition: Poor

Priority Category: C

OS Grid Ref: ST 60694 84039

SOUTH GLOUCESTERSHIRE'S LISTED BUILDINGS at RISK

Upper Chawkley Farm Barns and Stables, Upper Chawkley Lane, Hawkesbury

Ref.: HAW4

Conservation Area: No



Listed Building description:

Barn and stables. Early C19th. Barn: rubble with Cotswold stone slate roof, hipped at west end; 5 bays of kingpost trusses with struts; opposed square headed entries. A covered way joins the east end of the barn to the stables which are at a right angle to the barn. Stables: rubble with double Roman tiles roof, the lowest 4 courses are of Cotswold stone slates; 2 square headed openings and one to the right which has a large chamfered freestone doorcase with a steeply pointed 4-centred head. {1} The NRHE records the Barn as C16th {2}

Planning History: None of relevance.

Condition:

Partially occupied. Unoccupied parts have suffered significant water ingress in the past. Re-roofed since then, Patch repair of stone slate on single storey range recently completed.

Date of last survey	16/06/2021	Occupancy	Part occupied
PRN	116298	Use	Storage
Roof	Poor	Walls	Fair
Chimneys	n/a	Rainwater Goods	Very bad
Doors/Windows	Very bad		

Overall Condition: Poor

Priority Category: C

OS Grid Ref: ST 7218 8590

SOUTH GLOUCESTERSHIRE'S LISTED BUILDINGS at RISK

Weir Farm, Weir Lane, Marshfield

Ref: MAR3

Conservation Area: Yes



Listed Building description: Grade II listed farmhouse. Including remaining front and side walls of former house or wing to left. Left part. Late C17. Ashlar wall to south and rubble return wall to the street. 2 storeys and attic. 4 bays (right hand bay is used as part of the house to the right): 2-light cross windows with ovolo moulded mullions, transoms and surrounds, one 2-light casement on ground floor, 16-pane sash window on first floor to right, coped stone gable to right with blocked 2-light casement window which has ovolo moulded mullions and surrounds under a drip mould. Continuous moulded string over ground and first floor; parapet, formerly with 3 more stone gables. Door to left with ovolo/ogee moulded surround, similar doorway in coped rubble return wall to the street. Right part. Mid-late C18. Rendered, slate mansard roof with coped raised verges. 2 storeys and attics in dormers. 3 bays: glazing bar sash windows in plain architraves. Central 6 panel door in moulded surround with depressed four centred head. Projecting porch with columns; 4- centred head to doorway, carved spandrels; parapet with gables and decorative carving.}

Planning History: None of relevance.

Condition: Main house considered to be in fair condition bar wall of former wing to the left, this doesn't appear to be restrained and appears unstable with fragile stonework with washed out joints and broken transoms. The considered of the ruinous curtilage listed range of outbuildings to the south and east of the house also a concern.

Date of last survey	15/08/2019	Occupancy	Mix of occupied to vacancy
PRN	3850	Use	Part residential
Roof	Fair to very bad	Walls	Fair to very bad
Chimneys	Fair	Rainwater Goods	Poor
Doors/Windows	Fair to very bad		

Overall Condition: Fair to Very Bad

Priority Category: C

OS Grid Ref: ST 78011 73622

SOUTH GLOUCESTERSHIRE'S LISTED BUILDINGS at RISK

Ruins of Yate Court, 30 yards to the North East of Yate Court Farmhouse, Wickwar 12233

Ref: YAT1

Conservation Area: No



Listed Building description: Grade II listed. Ruins of the great hall, chambers and service rooms of Yate Court. Early mid C16, for the Berkeley family, possibly incorporating parts of an earlier mediaeval manor. Tall rubble walls survive, in places, up to 18/20 feet high. Moulded string course at first floor level on exterior. Ruins consist of part of a gatehouse and part of the hall. 2 storey section at north east with the remains of an ashlar fireplace which has a moulded jamb and part of a 4-centred lintel with carving in the spandrel. To the south west are 3 walls of a tower (gatehouse) with part of a moulded jamb. A section of freestanding wall survives at the south-west. Part of an important manorial complex, dating from the late C13 and belonging to the Berkeley family and the Crown. Razed in 1644. {1} The occupation and subsequent destruction of this site in the Civil War was first reported in a guide to a the site undertaken in 1898. The origin of the statement is not included however

Planning History: PT17/3688/LB – conversion of existing building to form 1no. dwelling and stabilising repairs to ruin.

Condition: Improving, as following scheme of consolidated secured via UU, the ivy has been treated and dieback being awaited where bedded into the structure and clearance where it has not. Wall tops still uncapped and loose masonry still falling. This though should be addressed by the scheme of consolidation approved but there is a significant time frame agreed and so one to monitor.

Date of last survey	11/10/2019	Occupancy	n/a
PRN	11788	Use	n/a
Roof	Missing	Walls	Poor to very bad
Chimneys	n/a	Rainwater Goods	Lost
Doors/Windows	n/a		

Overall Condition: Poor

Priority Category: D

OS Grid Ref: ST 7286 86006

SOUTH GLOUCESTERSHIRE'S LISTED BUILDINGS at RISK

Gate Piers to Valley Farmhouse, Ingst Hill, Ingst, Olveston

Ref.:OLV1

Conservation Area: No



Listed Building description: Grade II listed pair of gate piers. Early C18. Limestone freestone. Square plan piers have cornice and plinth surmounted by large pineapple finials.

Planning History: None of relevance.

Condition: Pier to right hand side – in good condition but leaning to the left. Pier to the left side of entrance suffering from invasive planting jacking apart the joints with large gaps between stones and diagonal cracking. Coping to base of pineapple in poor condition. Without intervention, the weight of the pineapple finial will result in failure. Consolidation/ localised repair required to stabilise both structures.

Date of last survey	28/10/2019	Occupancy	n/a
PRN	12451	Use	n/a
Roof	n/a	Walls	Poor
Chimneys	n/a	Rainwater Goods	n/a
Doors/Windows	n/a		

Overall Condition: Very Bad
Priority Category: C

OS Grid Ref: ST 58140 87800