



**Condition Appraisal  
Of  
Listed Buildings at Risk  
In  
Forest of Dean District Council Area  
For Forward Planning**

Survey carried out by Tony Gwynne & Samm Jarman

Survey Date: 2017-2018

Published: July 2019

[www.fdean.gov.uk](http://www.fdean.gov.uk)

**Introduction**

The following appraisal summarises the condition of the buildings at risk as listed below. The inspection was generally limited to an external appraisal of the buildings. Access was made available at some sites for an internal appraisal to be carried out.

**Buildings at Risk**

1. Barn and Cowhouse at Pound Farm, Tillers Green, Dymock GL18 2AP
2. Barns at Naas Court, Lydney GL15 4ES
3. Barn at Northend Farm Newent Lane, Huntley GL19 3HH
4. Collow Pill Fish House, Newnham-on-Severn GL14 1DS
5. Hazel Cottage (formally Cherry Tree Cottage) at Poolhill, Pauntley GL18 1LL
6. Former Pumphouse, Lightmoor Works, Ruspidge GL14 3HU
7. Gunns Mill Blast Furnace, Mitcheldean GL17 0EA
8. 18-20 Broad Street, Newent GL18 1AJ
9. Barn at Huntley Court, Huntley GL19 3EU
10. Kilcot Barn Inn, Kilcot GL18 1NG
11. Former Blowing House, Furnace Lane, Oxenhall GL18 1DD
12. Former Charcoal Store, Furnace Lane, Oxenhall GL18 1DD
13. Gaulet Farm, Blaisdon GL17 0AD
14. Granary and Barn, at Grove Farm, Westbury-on-Severn GL14 1JW
15. Railway Viaduct, at Purton, Awre GL15 4AX
16. Tithe Barn at Highleadon Court, Rudford GL18 1HJ
17. Spout Farm Cottages (North and Middle), Newland GL16 8NP
18. Barn at Elliott's Farm, Taynton GL19 3HH
19. Devonian, Newent GL18 1AN
20. Former United Reform Church, Cinderford Road, Blakeney GL15 4AZ
21. Hartpury Mill, Hartpury GL19 3DE
22. Ivy House, Dymock GL18 2AF
23. Long Corse, Gloucester Road, Corse GL19 3RQ
24. Pound Farm, Tillers Green, Dymock GL18 2AP
25. The Footbridge at St Mary's Halt, Lydney GL15 5EG
26. The Yew Tree House, Blakeney GL15 4DX
27. Whitecliff Furnace, Coleford.
28. Yewtree Cottage, Flaxley, Westbury-on-Severn GL14 1JR

## Introduction

A Building at Risk is classified as a listed building whose condition could result in the loss of the building. The loss of such a building is detriment to the local area and on a national scale.

Listed buildings are those recognised as having special architectural or historical merit, or being the best examples of their type. Every effort should be made to safeguard these buildings, hence the product of this document.

The poor condition of a building could be due to a number of factors; neglect is the most common cause, however the reason for a buildings neglect could be many and varied:

- ⇒ Lack of general maintenance, may have resulted in problems occurring which the owner cannot afford to rectify and the condition worsens over time.
- ⇒ The very nature of a building/structure may make it difficult to find a new use for, and its long-term future could be difficult to envisage.
- ⇒ Buildings uses being made redundant due to changes in industry is also a common cause of neglect.

The Buildings at Risk Register is designed to highlight those important buildings whose condition is of concern and then to follow up by discussions with the owner to try and bring about the buildings repair. The inclusion on the register is not intended to single out the owners of a building in a poor condition. Often they are keen to see the building repaired but circumstances have prevented them from doing so or a scheme has been developed but not yet implemented.

The Forest of Dean District Council's register, includes all grades of listed buildings, (grade II, II\* and I) and Scheduled Ancient Monuments. English Heritage manages a national list which only includes those buildings graded II\* and I, and is derived from the local lists produced by the Local Planning Authority.

## Survey Method

The first Buildings at Risk Register was produced in 2000 following a condition survey of the listed buildings in the district based on English Heritage criteria. Subsequent editions have been updated as repairs and alterations to buildings are monitored and completed.

New additions to the list have occurred when buildings have been brought to the authorities attention or they have been discovered through our day-to-day work. As a thorough survey yearly is not feasible it is possible that some buildings that warrant inclusion may have been missed, and the authority would welcome any information on other possible entries that may have been over looked.

For a building to be eligible for inclusion it must be statutorily listed, its condition and occupancy are the other two factors. If a building is only part occupied or vacant the level of risk to that building increases, it also increases if the building appears not to be weatherproof. Please note the survey of the buildings included in the register is mostly from the exterior only.

There are two important factors to bear in mind when reading this register:

- ⇒ Often buildings included are in private ownership, so it is advisable to make the Conservation Section your first point of contact when enquiring about an entry.
- ⇒ Inclusion on the register does not mean the building is for sale, circumstances vary with each structure.

For up to date information and technical advice please contact the Local Plans department.

### CONDITION OCCUPANCY RISK CATEGORY



Buildings in risk categories 1-3 are defined as being 'at risk'; those in category 4 are 'vulnerable' buildings which may soon be at risk and those in categories 5 and 6 are not at risk from neglect.

The procedure does not constitute a full condition survey which would require access to the buildings by a qualified building surveyor at much greater cost. As part of their work to follow up the survey local authority staff may consider more detailed inspection of the condition of those buildings identified as being at risk.

‘Buildings’ that are listed may include different structures such as bridges, statues and chest tombs - effectively uninhabitable structures. With the exception of the Railway Viaduct at Purton and the Footbridge at St Mary’s Halt, Lydney, these have not been comprehensively addressed in this survey of the District. However, it is intended to survey these structures once a programme of action for the priority buildings is underway, with particular attention to the numerous chest tombs.

In addition to the risk category, the survey provides information about the statutory list grade, building type (defined by a word list) and original and current use.

**1. Barn and Cowhouse at Pound Farm, Tillers Green. Dymock GL18 2AP****Designated: Grade II****List entry Number: 1078549.****Parish: Dymock.****Owner contact details: Private Ownership**

*Location plan shows Pound Farmhouse Grade II\* & Barn and Cowhouse Grade II, at Pound Farm, Tillers Green Dymock*

**Description:** Barn, cowhouse, granary. Mid C18, early C19 extension. Stone plinth, lower half walls Flemish-bond brickwork, upper half weatherboarded timber-framing: tiled roof. Extension roughly squared stone ground floor, English garden-wall bond brickwork above, slate roof. Five-bay barn, 3-bay lofted cowhouse, single-bay lofted extension, forming 'I' plan. Facade to yard: barn on right. Central double boarded doors to threshing floor, rising to eaves, each in 2 halves. To left and right 4 slit air vents in brick base, weatherboarding above, a little missing. Internally Low wall on either side threshing floor with long braces rising to tie beam, angled towards centre. Collar, tie beam and angle strut trusses in centre: each side a king-post truss with short braces to main posts. Two pairs butt purlins, plank ridge. Wall framing studs with no intermediate rail. On left contemporary cowhouse, 3 boarded doors, 2 left close together, each lacking upper half of 'stable' door. Boarded door to loft to right of central door. Internally cross wall between left 2 doors: loft not inspected. Lean-to brick extension to front not of special interest. On left extension, boarded door on left, cambered rubbed brick arch: dentil eaves at same level as barn/cowhouse: flatter pitch roof. Left return steps up to boarded door in centre of gable, plain iron handrail on 2 supports: cambered brick arch. Exposed timber in gable above: small diamond-shaped air vent. Forms group with house.

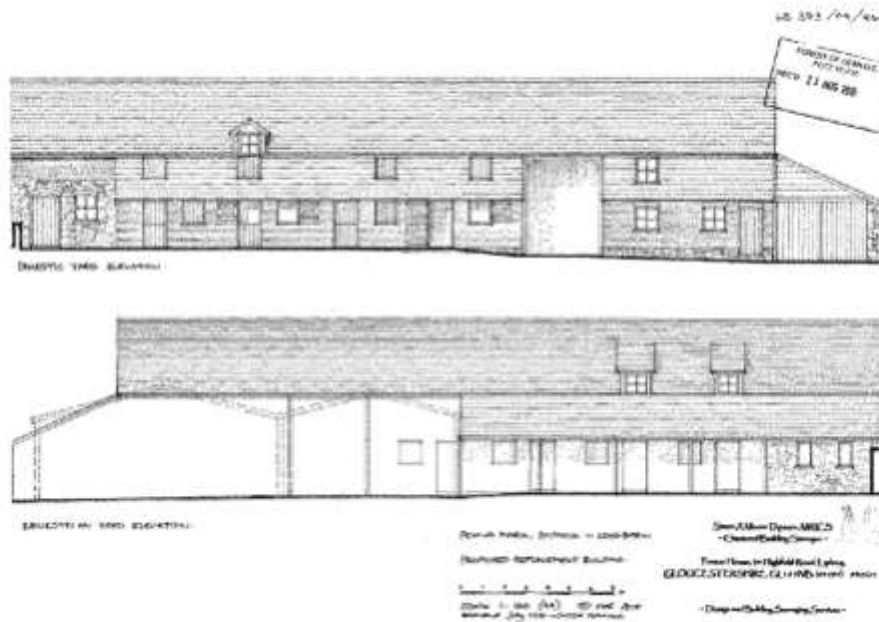
### Condition Appraisal

In March 2006 the barn and cow shed condition was reported in the buildings at risk register as worsening and was upgraded from risk category 3 to 1 which is an immediate priority risk. The building part timber framed upper portions upon a brick ground floor continued to decay to a point of no return.



This historic building which was listed in its own right as well as forming part of the curtilage and setting of the Grade II\* farm house was in an advanced stage of structural collapse an application was made for its demolition. Many of the original materials had been removed prior to the current owners occupation.





Planning permission was granted under P1645/10/LBC for a replacement building in the same location as the original one following a letter from English Heritage dated 4<sup>th</sup> October 2010, where English Heritage accepted that the barn and cowhouse at Pound Farm are beyond meaningful repair and consequently raised no objection to the demolition of existing building and erection of a new building comprising of domestic annexe, stables, yard office, laundry, storage, workshop and biofuel storage.



### Recommendations/Actions

The original listed building no longer exists and can be removed from the buildings at risk register.



**2. Manor House & Barns at Naas Court, Naas Lane, Lydney GL15 4ES****Designated: Grade II****List entry Number: Manor House: 1299115.****Barn to the east (fronting the lane): 1186615.****Barn to the North East (right hand side): 1186614.****Parish: Lydney****Owner contact details: Private Ownership**

**Description: Manor House/Farmhouse (no.1):** LYDNEY NAAS LANE SO 60 SW (west side) 7/112 Naas Court GV II Manor house, now farmhouse. C16 with substantial C19 and C20 modification. Sandstone rubble, double roman tile plain gabled roof, two gable stacks. An L-plan, plus gabled attached wing to left; the wing in two storeys, probably granary or dairy, derelict, simple chamfered beams, heavily overgrown (September 1983). Main block 2-storeys, 3-windowed, various C19 and C20 sashes, and pair of glazed C20 doors, but first floor centre is 3-light stone casement to Tudor form in Tudor Rose stops, moulded mullions and 4-centre heads to lights under square label. Nothing significant remains within.

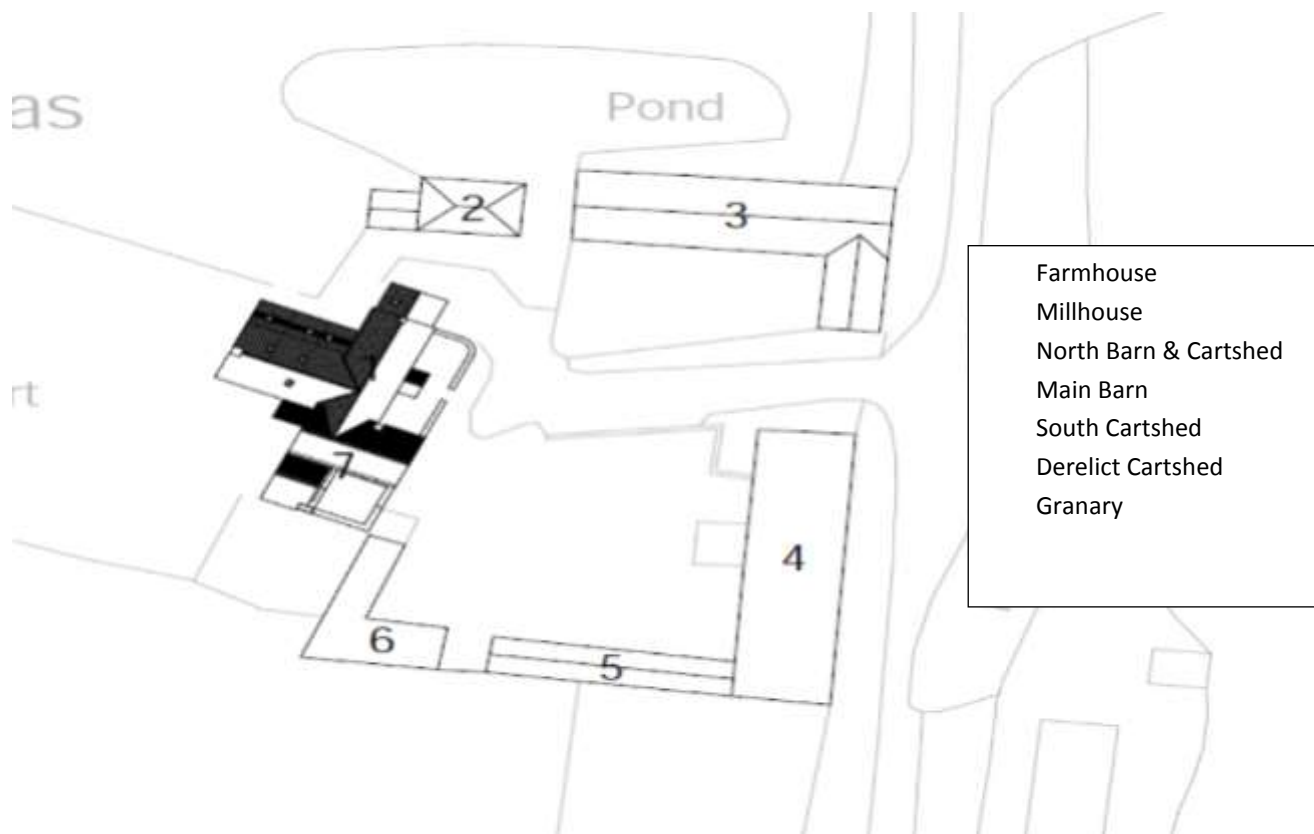
**Barn to the East (no.3):** LYDNEY NAAS LANE SO 60 SW (west side) 7/114 Barn c25 metres east of Naas Court GV II Barn. Possibly C16, much altered. Sandstone rubble, segmental corrugated iron roof. Long wall parallel with Naas Lane is in eight bays with wide double- offset buttresses, but clamp buttress at left-hand end, ventilation slits to each bay, and full-height steel doors to bay 5. Gable end, right, unbuttressed, 2 ventilation slots, has plain string at line of chord of curved roof. On the west side the remains of a projecting carriage opening, and some buttressing. Although much overgrown (September 1983) and having lost its original roof, this a substantial remnant of what must have been a fine barn.

**Barn to the North East (no.4):** LYDNEY NAAS LANE SO 60 SW (west side) 7/113 Barn and outbuildings c15 metres north-east of Naas Court GV II Barn and cart-shed. C18 or C19. Sand-stone rubble, double Roman tile gable roof. 7 bay barn with 3 open bays to south, with tapered round rubble columns carrying wood lintol, then 2 small square openings and door opening, all with wood lintols. Return wing, adjoining Naas Lane, lower roof, 3 open bays towards the house (qv) with tapered round rubble columns, no gable wall. This L-shaped building forms a good courtyard group with Naas Court (qv) and a barn immediately to the south (qv).

### Condition appraisal

Note: The owner has obtained planning permission and listed building consent to repair and renovate the court buildings. The owner has arranged meetings with planning officers, conservation officer and building control on a number of occasions to discuss the repair/renovation works. There is currently building regulations approval on the farmhouse renovation.

Please refer to the attached site plan for building identification below.



### Farmhouse

The Farmhouse, is a two storey building attached to the granary, built from local red sand stone and pitched clay tiled roof which would have originally been stone tiled. The farmhouse has been extended and totally renovated by the owner who is a builder, which has been carried out over the past five years and is now occupied as a dwelling. The works have been carried out to a high standard and is a credit to the owner's attention to detail and maintaining its original features, character and appearance. Traditional construction methods and materials have been used in repair/replacement works to match the existing including lime pointing.



Above the farmhouse and granary building 2017. The main house has been complete renovated however there is considerable work required for the rest of the buildings within the farmstead and these will continue to be on the Buildings at Risk Register.

### **Recommendations/Actions**

No further works are necessary to the farm house and this building can be removed from the buildings at risk register (but the other buildings in the group must remain)

### **Mill house**

The Mill house is a two storey detached building with an attached single storey side building, with brick built walls in an English bond with lime mortar and clay tiled hipped roof which would have originally been stone tiled. The building has not been maintained and is in a deteriorated condition and requires extensive repairs/replacement of defective roof timbers and re-fixing of sound roof tiles to make the building watertight. The external walls require repairs and localised rebuilding/re-pointing to stabilise the walls to prevent further deterioration of the structure.

**Recommendations/Actions**

1. The owner has confirmed that he intends to carry out repairs/replacement works to make it watertight and carry out total renovations within the next five years and any urgent works will be carried out as they become necessary to stabilise the structure and prevent any further decay and loss of the original fabric.
2. This building should remain on the buildings at risk register and the condition of the building should be monitored.
3. Owner has been set guidance to help with repair work - FoDDC Lime Guidance document and the Councils officers are available to assist

**North Barn and attached Cart shed**

**The North Barn** - Has external walls built from local red sand stone in a random rubble style with lime mortar and has conical stone pillars forming openings onto the courtyard area. The pitched roof is constructed of large section pit sawn oak trusses with pegged joints supporting purlins and rafters. Part of the roof has collapsed and all the clay tiles have been removed by the owner to reduce the loading and prevent further instability/collapse of the building. There is a layer of deteriorated tarpaulin providing very little protection from the elements. The tiles and sections of collapsed roof timbers have been stored on site for re-use. This building would have originally been stone tiled.

The North Barn has not been maintained and is in a deteriorated condition and requires extensive repairs/replacement of defective roof timbers and re-fixing of sound roof tiles to make the building watertight. The external walls require repairs and localised rebuilding/re-pointing to stabilise the walls to prevent further deterioration of the structure.





**Recommendations/Actions**

1. The owner has already carried out emergency works to prevent further collapse and to stabilise the structure and has confirmed that he intends to carry out urgent repairs/replacement works to make it watertight (possibly re-roofing with profiled metal sheeting- subject to listed building consent) and carry out total renovations within the next five years and any urgent works will be carried out as they become necessary to stabilise the structure and prevent any further decay and loss of the original fabric.
2. This building should remain on the buildings at risk register and the condition of the building should be monitored.

**The attached Cart Shed** - Is attached to the North Barn and external walls are built from local red sand stone in a random rubble style with lime mortar and have conical stone pillars forming openings onto the courtyard area. The roof has collapsed and the remaining sound trusses, purlins and clay roof tiles have been stored on site for re-use. This building would have originally been stone tiled.

The Cart Shed has not been maintained and is in a deteriorated condition. The building requires reconstruction of the roof timbers and re-fixing of sound roof tiles to make the building watertight. The external walls require repairs and localised rebuilding and re-pointing to stabilise the walls to prevent further deterioration of the structure.

**Recommendations/Actions**

1. The owner has already carried out emergency works to remove the roof to prevent collapse of the structure and has confirmed that he intends to carry out total renovations within the next five years and any urgent works will be carried out as they become necessary to stabilise the structure and prevent any further decay and loss of the original fabric.
2. This building should remain on the buildings at risk register and the condition of the building should be monitored.

**Main Barn**

Has external walls built from local red sand stone in a random rubble style and lime mortar which has been corbelled out to accommodate a curved roof structure replaced in the 1940's. The curved roof structure consisting of cast iron trusses and profiled metal roof sheets has been recently replaced as agreed with the Conservation Officer.

There is evidence on the internal gable end wall that this building would have originally had a stone tiled pitched roof.

The external walls require repairs and localised rebuilding/re-pointing to stabilise the walls to prevent further deterioration of the structure.



*Pictured 2009 in a dilapidated state*



*Pictured 2017, new roof and the building is slowly being renovated.*

**Recommendations/Actions**

1. The owner has already replaced the roof and has confirmed that he intends to carry out total renovations within the next five years and any urgent works will be carried out as they become necessary to stabilise the structure and prevent any further decay and loss of the original fabric.
2. This building should remain on the buildings at risk register and the condition of the building should be monitored.

**Cart Shed attached to the Main Barn** - Has external walls built from local red sand stone with lime mortar and have conical stone pillars forming openings onto the courtyard area. The pitched roof structure and roof coverings are in fair condition but a bay section of the roof is missing. Repairs and re-fixing of roof tiles are required to stabilise the structure and make it watertight and missing section of roof replaced to match the existing. This building would have originally been stone tiled. The external walls require repairs and localised rebuilding/re-pointing to stabilise the walls to prevent further deterioration of the structure.

**Recommendations/Actions**

1. The owner has carried out essential works to stabilise the building and has confirmed that he intends to carry out total renovations within the next five years and any urgent works will be carried out as they become necessary to stabilise the structure and prevent any further decay and loss of the original fabric.
2. This building should remain on the buildings at risk register and the condition of the building should be monitored.

**Derelict Detached Cart Shed**

Has external walls built from local red sand stone in a random rubble style with lime mortar. The pitched roof is constructed of oak trusses with pegged joints supporting purlins, rafters and clay roof tiles. The roof has partially collapsed. This building would have originally been stone tiled.

The Cart Shed has not been maintained and is in a very deteriorated condition. The complete building requires extensive repairs/replacement of defective roof timbers and re-fixing of sound roof tiles to make the building watertight. The external walls require repairs and localised rebuilding/re-pointing to stabilise the walls to prevent further deterioration of the structure.

**Recommendations/Actions**

1. The owner has confirmed that he intends to carry out repairs/replacement works to make it watertight and carry out total renovations within the next five years and any urgent works will be carried out as they become necessary to stabilise the structure and prevent any further decay and loss of the original fabric.
2. This building should remain on the buildings at risk register and the condition of the building should be monitored.



**Granary**

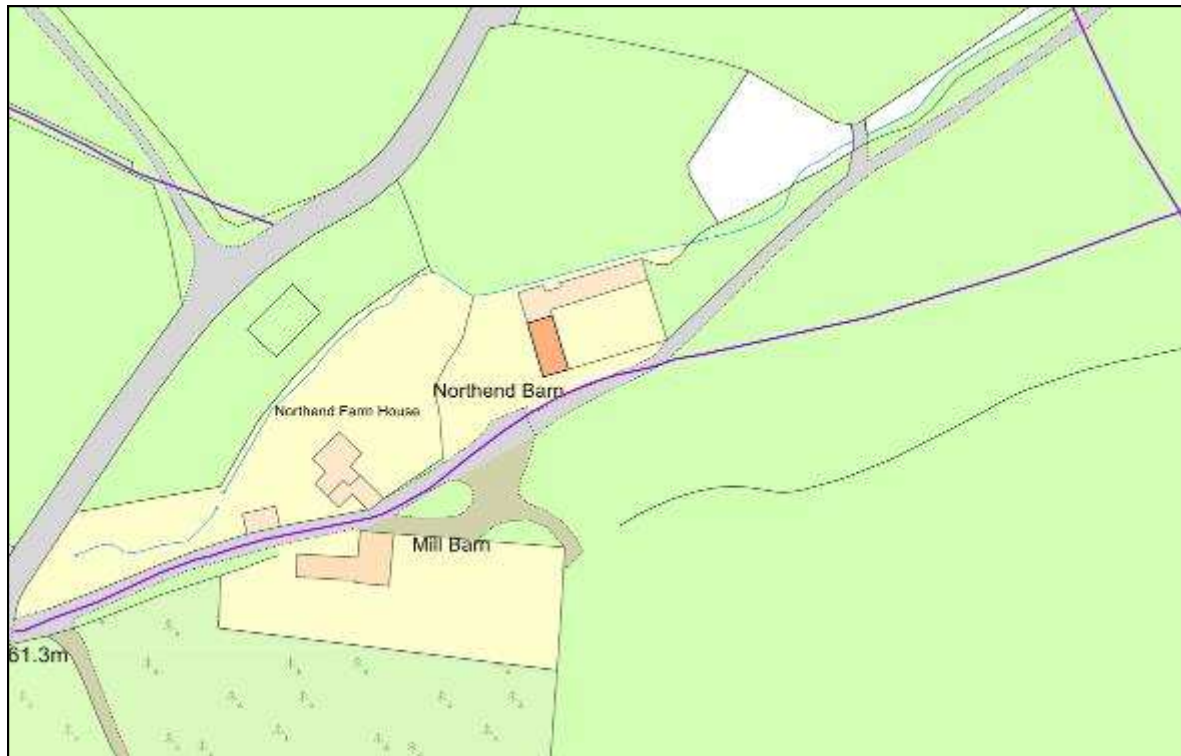
The Granary is attached to the Farmhouse and has external walls built from local gray/red sand stone in a random rubble style with lime mortar. The walls are unstable and are in a very deteriorated condition, with structural vertical cracking. The roof and first floor structure has collapsed and access into the building to obtain a full appraisal is not possible due to its potentially dangerous condition. It is assumed the original pitched roof structure would have been constructed of oak trusses with pegged joints supporting purlins, rafters and stone tiles.

The Granary is in a very deteriorated condition and it requires temporary support to stabilise the building and temporary coverings to make it weather tight and prevent further collapse of the structure.

The building requires a new roof and reclaimed roof tile coverings to match the existing and a new first floor structure. The external walls require repairs and extensive rebuilding and re-pointing to stabilise the walls to prevent further deterioration of the structure.

**Recommendations/Actions**

1. The owner should be advised that the building is potentially dangerous and requires temporary support to stabilise the structure and temporary coverings to make it weather tight to event further collapse and loss of the original building fabric.
2. The owner has confirmed that he intends to carry total renovations within the next five years and any urgent works will be carried out as they become necessary to stabilise the structure and prevent any further decay and loss of the original fabric.
3. This building should remain on the buildings at risk register and the condition of the building should be monitored.

**3. Barn at Northend Farm, Newent Lane, Huntley GL19 3HH****Designation: Grade II****Listed Entry Number: 1124175****Parish: Huntley****Owner contact details: Private Ownership**

**Description:** Barn; early C18: timber-framed with rubble stone plinth and gables, corrugated-iron roof. 3-bays, with central threshing floor, wide double doors rising to eaves. 4-panel high frame, on right boards set between studs at top, below open or brick nogging, on left butt-jointed boarding or brick nogging. On yard side some interwoven ventilation panels survive. Stone gables contemporary with timber-framing. Angle brace rising from sill-beam across barn by threshing floor to main post survives on at least one side. Interior not inspected.

A scheme to convert the building into a live work unit has been approved.



2006

**Occupancy:** Former barn, now converted and in residential occupancy.

**Condition appraisal**

The building has been restored in its entirety. The building is no longer considered to be at risk.



*2017*

**Recommendations/Actions**

This building can now be removed from the Buildings at Risk Register.

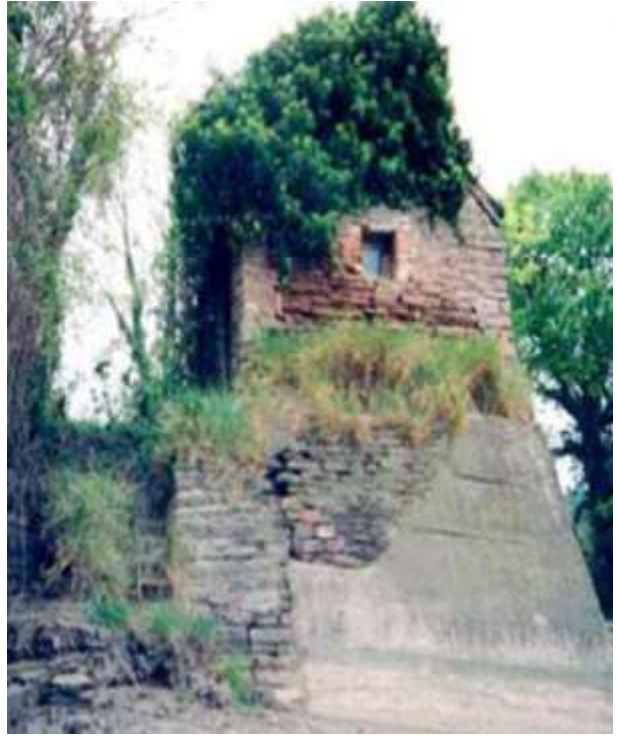
**Designation: Formally Grade II**  
**Listed Entry Number: Delisted 14/12/2009**  
**Parish: Newnham-on-Severn**  
**Owner contact details: Private Ownership**



**Occupancy:** Derelict Building

In March 2006 the fish house was in a much deteriorated condition and was in risk category 1 which is an immediate priority risk. Following an application made to Historic England, to delist the building due to its ruinous state following fire damage, its roofless shell, partially collapsed state and with regular tidal flooding following flood defence work it was deemed that the surviving fabric of the Fish House did not clearly reflect its previous form or function.





*15<sup>th</sup> August 1989*

On the 14th December 2009 the Fish House and Landing stage at Collow Pill were removed from the Schedule of Historic Buildings and therefore delisted. Sadly, since that time, the building has fallen victim to the waters and no longer exists.

**Recommendations/Actions**

The building sadly no longer exists and can be removed from the buildings at risk register.

### 5. Cherry Tree Cottage at Poolhill, Pauntley GL18 1LL (Now Hazel Cottage)

**Designation: Grade II**

**Listed Entry Number: 1389375**

**Parish: Pauntley.**

### Owner contact details: Private Ownership

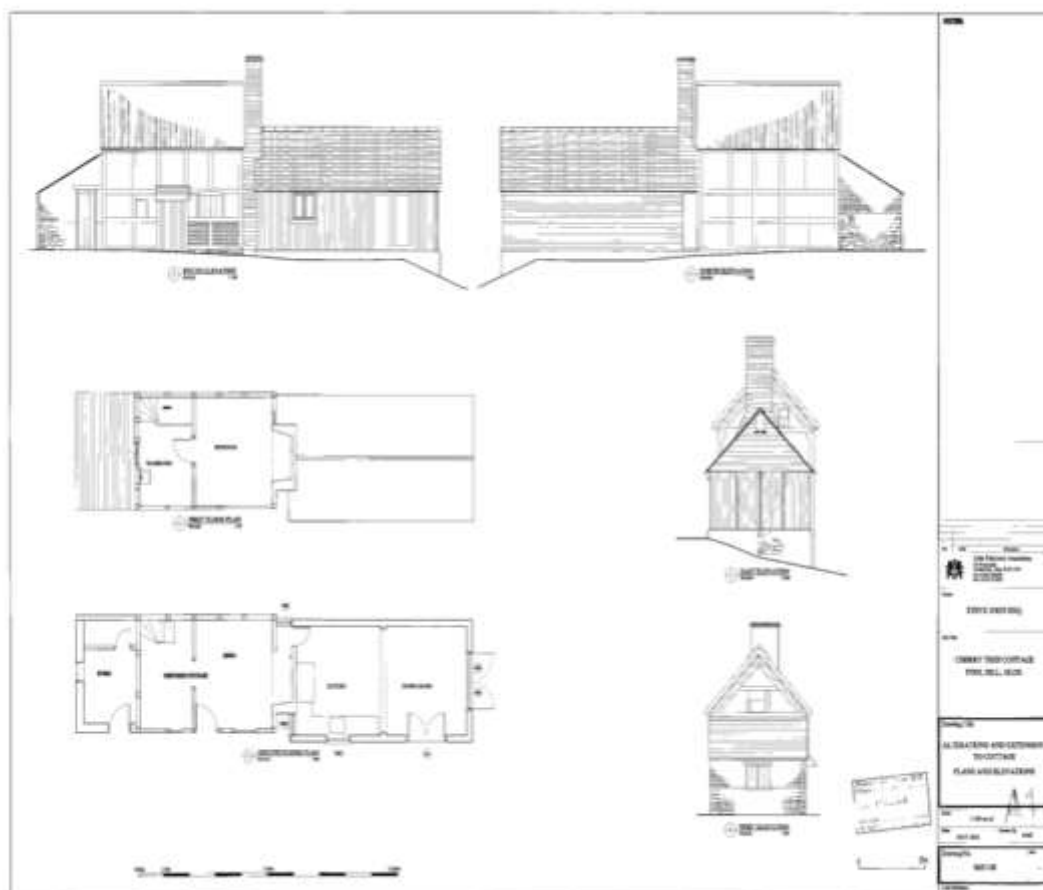


**Description:** Cottage, Poolhill, Newent. Probably 18th century. Timber frame, red brick and wattle and daub infill, red brick chimneystack to east end. Roof, formerly thatched, replaced with corrugated asbestos, floor tiles of sandstone missing at time of inspection (2001). Plinth of pink sandstone. Two room plan with chimney to east end; central partition, shelving, five-plank front door (detached at time of inspection), narrow enclosed stair in north-west corner. Single room and lobby on first floor, with two-plank door and intact floorboards. Windows retain mullions and iron vertical bars. A now rare example of a small cottage that has been uncompromised by later enlargement or alteration.

**Occupancy:** Once a humble derelict cottage - now a holiday let.

*April 2008. General view from the south-west showing 11/2 bay timber structure and simple corrugated iron/timber porch over the entrance.*





*Approved plans for the extension and conversion of the cottage into a holiday let.*





**Condition Appraisal**

Planning Permission was granted under P1593/10/FUL & P1594/10/LBC – Alterations and extension to derelict cottage. The current owners have recently renovated the cottage, constructed a new thatched roof, construction a single storey stone built lean too extension and timber framed single storey extension attached to the chimney stack.

**Recommendations/Actions**

No further works are necessary and can be removed from the buildings at risk register.

**6. Former Pumphouse, Lightmoor Works, Ruspidge****Designation: Grade II****Listed Entry Number: 1299226****Parish: Ruspidge and Soudley****Owner contact details: Private Ownership**

**Description:** Former pump and engine house for Lightmoor Colliery, now empty. c1840. Coursed and finely dressed rubblestone with tooled and punched long and short quoin blocks. Hipped roof originally of slate but timbers only remaining at time of survey (10/7/84). 3- storeyed rectangular block with overhanging wooden eaves supported on row of paired brackets. Roof trusses more or less intact with King posts. East and west sides have 2 window openings on each floor, windows missing. On south side, large arched opening with stone voussoirs at the top of the wall, flanked by small square opening at base. Lightmoor Colliery was sunk in c1840 and in the mid-19th century it had an impressive range of steam power. This engine house contained one of the larger beam engines while there were also 2 frame beam engines and several horizontal steam engines. They were dismantled in c1934 and the building was then used as a store. It is now becoming derelict at time of survey (July 1984). One beam engine from the Colliery is now on show at the Dean Heritage Museum, on loan from the National Museum of Wales, but this engine did not actually function in the Pump House.



*2011 the Pumphouse has the remains of its roof.*



*2017 the Pumphouse is only a shell, all the floors are gone, roof structure and the masonry is very loose in various areas. This building is at high risk of collapse.*

**Occupancy:** The pump house is derelict and in is the ownership of Forest Products who own the site producing timber product. At the time of the inspection the owner confirmed that plans had been drawn up to convert the pump house into a dwelling a few years ago- but the owner claims the Councils planning department was less than helpful and he withdrew the proposals.

#### **Condition appraisal**

In March 2006 the building was in risk category 1 and 2 and was in poor condition and at extreme risk of further deterioration. Since then it is apparent that there has been no maintenance and the roof has totally collapsed into the building.

Stone work at roof level has deteriorated, appears loose and loss of the historic fabric has occurred. The loose stone work is a potential danger to anyone in or around the building and the top of the wall requires capping urgently in matching lime mortar to stabilise the stone work and prevent further loss of the building fabric

There are no floors in the building and two large galvanised roof tanks at second floor level are both unsupported and liable to collapse and are a potential danger. Although some openings have been blocked and boarded up at ground floor level, the building is still accessible and requires all openings at ground floor level to be secured to prevent access into the building and danger keep out sign erected. The owner agreed to erect 'Heras' fencing to prevent access at time of inspection.

#### **Recommendations/Actions**

Site to remain on the Buildings at Risk Register and to be visited in the next review.



## 7. Gunns Mill Blast Furnace, Mitcheldean GL17 0EA

**Designation: Grade II\* & Scheduled Ancient Monument**

**Listed Entry Number: 1186479**

**Parish: Littledean.**

**Owner contact details: Forest of Dean Buildings Preservation Trust (FoDBPT).**

**Contact: Dr Edwina E Bell.**



**Description:** SO 61 NE LITTLEDEAN Mill at Gun's Mills 6/67 (formerly Listed as Barn at Gunn's Mills, East Dean Parish) 23.9.55 GV II\*

Formerly blast-furnace, later paper mill, now unused. 1682/3 (on iron lintels), mid C18. Coursed, squared rubble to furnace and blowing chamber, ashlar dressings and corrugated-iron roof to latter; upper building part rubble stone, part timber-framed, with slate roof. 'L' plan, pivoted on furnace, wings at different levels. Square blast-furnace at lower level, with tapering recess in main face, roof sloping back to main wall line, with 2 iron lintels. Doors at ground floor and in sloping face above. This recess repeated on left return, in blowing chamber, with dated lintels. Inside square chamber with sloping walls above 2m. Narrow top now covered by stone slab in floor of room above. Blowing chamber on left with opening against furnace, then 2 windows, unclosed: upper part of wall rebuilt in concrete block, (originally 2 floors). Behind pit, 7.5m long for overshot water-wheel: small arched recess in back wall. Space in front of furnace and blowing chamber was casting floor. Upper level at right-angles; timber-framed over furnace, 3-bays, built as paper mill. Wattle and daub infill to gable wall, open or glazed sides in 2 panels per bay: partition to stone section beyond, 3 bays, with floor over at eaves level. Trusses queen strut. Stone section 2 large openings in gable, one in side leading to 4-bay wing. Furnace originally built 1628, probably destroyed 1650; rebuilt 1682/3. Converted to papermill by 1743, and so used to at least 1900: furnace became stairs. Mill pond lay beyond house now filled in. Considered to be 'best remaining furnace of the earliest phase of British blast-furnace practice'. (C. Hart, *The Industrial History of Dean*, 1971, p. 43, 70, 379).



*Pre 1960*



1986



2009



2013





*The mill building reclad following an overhaul of the scaffolding 2015*

The current owners (FoDBPT) took over the building in 2012 and in the period since then have been exploring options to restore the building for the future. The FoDBPT have undertaken a range of investigations to understand the site better. They have also built a retaining wall on the West side adjoining the neighbouring property, mitigating the risk of a major collapse in that area, created an external visitor viewing area and levelled the land on the eastern side of the site all supported by Historic England and the Gloucestershire Environmental Trust alongside other smaller grants. The FoDBPT are in the process of seeking funding from HLF and other funders for a major restoration project to save the buildings and bring the site back into use.



*The roof has been stripped back to allow a detailed survey to be done, The pictures show just how frail the building is.*



**Condition appraisal**

In March 2006 the building was reported in the buildings at risk register as risk category 1 which is an immediate priority risk. Since then, The FoDBPT has acquired ownership of the building and has concentrated on stopping further deterioration, employed a project manager and structural engineer and has constructed a retaining wall to secure the site boundary. The building has been stabilised and is supported and surrounded by scaffolding and is completely weatherproofed in plastic sheeting. An interpretation board has been put up on the site to provide information on the building.

Action is in place to fund raise and restore the complete building and site and this project is ongoing and expected to take at least a further 5 years to complete.

**Recommendations/Actions**

This building should remain on the buildings at risk register and the condition of the building should be monitored.

## 8. Numbers 18-20 Broad Street, Newent GL18 1AJ

**Designation: Grade II****Listed Entry Number: 1341889.****Parish: Newent.****Owner contact details: Private Ownership**

**Description:** Formerly 2 houses, now Garage offices and showrooms and flats. C18, altered C19 (No 20) and mid C19 (No 18). Render lined to look like ashlar, tiled roof, No 18; Flemish bond brickwork, rusticated stone quoins, slate roof No 20. No 18 three windows wide, 2 storeys and attics: No 20 five windows wide, 3 storeys; both 2 rooms deep. No 20 'L' plan. Ground floor 3 large C20 windows on left, door under centre No 20, 2 sash windows to right, in plain rendered wall, with moulded plinth on right: all under deep late C20 shop fascia. First floor - No 18, 3 sash windows, each sash 2 panes, under stone lintel with tapering chamfer. Wide eaves over, paired brackets; 2-light casement in gabled dormer on left, brick chimney rising from eaves between windows on right. To right, No 20: 5 sash windows, stone sills, flat rubbed-brick arches with projecting stone keystones: paler bricks to window jambs. Second floor same, but square, 6-pane sashes. Moulded stone coping to parapet: brick gable chimneys. Right return, outline of earlier 2 storey house with attics, with steeper roof, running down to lower rear eaves, and possibly rear wing: eaves later raised. No 18 included principally for group value.



2004

*Approved Drawings for conversion*

2017

**Condition appraisal**

Planning Permission was granted under P0401/06/LBC for the conversion of the existing building into 6 self-contained flats. This permission was part of a bigger scheme under made under P1050/05/FUL - Erection of 26 sheltered housing units and conversion of existing premises into 6 flats. Alterations to vehicular access and layout of associated parking facilities.

The properties 18 to 20 Broad Street have been renovated to a good standard and therefore no longer at risk.

**Recommendations/Actions**

No further works are necessary and can be removed from the buildings at risk register

**9. Barn at Huntley Court, Huntley GL19 3EU****Designation: Grade II****Listed Entry Number: 1337429****Parish: Huntley****Owner contact details: Private Ownership**

**Description:** Barn; C16 or early C17; timber-framed with later brick nogging; corrugated iron roof. 7-bay building, central threshing floor, half open to roof, half lofted. Road side framing 3-panels high, cranked tension braces at ends: doors slightly lower than eaves (rise to eaves on rear). Gables weather boarded. Internally open cruck trusses throughout, except to left of threshing floor, where 2 beams span between main posts, being tenoned through them and pegged externally. This truss is partly infilled up to loft level: the section below the loft was used latterly for cow tying, the timber trough in part surviving. The loft and varied truss may be an alteration, the framing to the back wall here being different.





A planning application was submitted to the authority under P0121/06/LBC for Listed Building Consent for alterations, conversion and extension to existing agricultural building to create a dwelling with ancillary office (Revised Scheme) which was granted permission on the 27th March 2006.

### **Condition appraisal**

In 2006, the building was recorded as being at risk with timber framed connections parting and a planning application was pending on 19th April 2006.

The building was inspected on 13th July 2017 and has now been renovated to a good standard. Although the building was not accessible at the time of the inspection it was viewed externally from the road side and it is evident that the pitched roof has now been retiled in rosemary tiles (small clay plain tiles) with conservation roof lights and external walls have horizontal timber cladding—it is clear if this has covered over the original brick noggin and exposed timber frame.



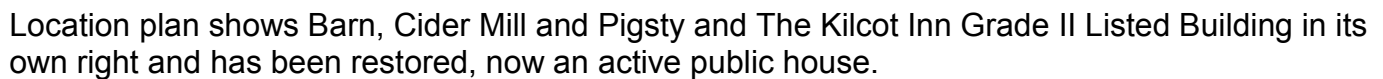
A planning application was submitted to the authority under P0121/06/LBC for Listed Building Consent for alterations, conversion and extension to existing agricultural building to create a dwelling with ancillary office (Revised Scheme) which was granted permission on the 27th March 2006.

### **Condition appraisal**

In 2006, the building was recorded as being at risk with timber framed connections parting and a planning application was pending on 19th April 2006.

The building was inspected on 13th July 2017 and has now been renovated to a good standard. Although the building was not accessible at the time of the inspection it was viewed externally from the road side and it is evident that the pitched roof has now been retiled in rosemary tiles (small clay plain tiles) with conservation roof lights and external walls have horizontal timber cladding—it is clear if this has covered over the original brick noggin and exposed timber frame.

**Designation: Grade II**  
**Listed Entry Number: 1152096.**  
**Parish: Gorsley and Kilcot**  
**Owner contact details: Private Ownership**



**Description:** Barn, cider mill and pigsty. C17, C18, early C19. Timber-framed on stone plinth, brick nogged, butt-jointed boarding: squared, thin coursed stone; weatherboarded gable to road; corrugated-iron roof. 3-bay barn, threshing floor at end, adjoining cider mill. To yard, 3-panel high timber-framing on left, upper rail continuous each bay, lower interrupted by studs. Double boarded door with single panel timber-framing over. To right front breaks forward, boarded door with shutter over in return. Front wall stone, to cider mill; lean-to pigsty added, with yard in front. Left return rebuilt in stone. 2 rows slit air vents, weatherboarding over. Interior: queen-strut trusses to barn, stone wall between barn and cider mill: low door to back. Cobbled floor to mill, lower part walls stone: original framed wall continuous across front one panel high in roof, wall below removed. Mill and press survive. Space over narrow extension to front may have been henhouse, reached by shuttered opening over door. Forms group with inn, (q.v.), bounding one side of forecourt. Lean-to to forecourt side of barn, to left of threshing floor, not of special interest.

**Occupancy:** Derelict barn in is the ownership of the Kilcot Inn which is an occupied and functioning pub and restaurant. It is proposed convert the barn into letting rooms in the next 5 years- subject to planning/listed building consent.



**Condition appraisal**

In March 2006 the barn was in risk category 3 and was in fair condition. Since then it is apparent that there has been a lack of maintenance and the external gable end wall on the side elevation (closest to the pub) has partially collapsed away at plinth level, is bowing outward and has a large vertical crack up to the timber cladding level. The wall is in a potentially dangerous condition and it requires temporary support to stabilise the wall and prevent further collapse of the building.

Urgent works are required to stabilise the building and make it weather proof.



The building is in danger of collapse, water penetration, external timbers rotten and damaged brickwork.

**Recommendations/Actions**

Site is to remain on Buildings at Risk Register and to be visited in the next review.

**11. Former Blowing House, Furnace Lane, Oxenhall****Designation: Grade II****Listed Entry Number: 1078599.****Parish: Oxenhall****Owner contact details: Private Ownership**

*Location plan shows both the Former Blowing House and Former Charcoal Store at Furnace Farm.*

**Description:** Probably former blowing house for ironworks, now farm building. C17, altered early-mid C18, C19. Random-rubble stone to ground floor, roughly coursed in centre of south gable; above mixed Flemish and English bond brickwork to sides, Flemish bond to gable. Right wing brick on high stone plinth to ground floor, first floor late timber-framing faced corrugated iron. Tiled roof main block, corrugated iron extension. L-plan: main range left, 2-room long; both wings 2 storey; ground rises substantially behind to road. South facade, away from road: tall ground floor on left, rough ends to stone side walls, later stone between, double-boarded doors, small door cut in right half, heavy door posts and cambered timber lintel, brick arch over. Above brickwork inserted between ends of earlier side walls (about 340mm thick). Two-light shuttered window centre, 2 iron bars per light, cambered brick arch over. Above tiled offset to exposed king-post truss; part rendered brick infill, 2 pairs braces. To right, set back wing, tall window, boarded door, 2 tall windows and further boarded door: two 2-light windows above, whole no higher than ground floor on left. Left return, 2 low blocked openings, second with semi-circular head: later small square window on left. Stonework returns on left to enclose 2 sides courtyard, probably associated with iron works, forming retaining walls. Above 3-light window, leaded lights, on left; behind retaining wall end of single-storey brick lean-to to gable of main section:: small chimney. Interior: tall room through double doors; internal buttresses on left, on right wall thicker at low level, slightly curving face. Rear wall brick-nogged timber-framing, curved in plan, of later date than stonework. Plaster ceiling. In right wall a large, semi-circular headed opening from extension, gives onto rear room: partly blocked by timber-framed wall noted above.

Rear room, a small window each side wall, late alteration: square iron grille in gable, now blocked: low, brick barrel vault. Above, access only from outside at rear, up stone steps to quarter landing, 2 rooms, rear brick paved, both lofted, plastered ceiling; 3-bay roof over, trusses as gable, 2 pairs flat purlins, square ridge. Documentary evidence of corn mill of C16 or early C17: converted to iron works by 1645, became part of Foley iron-working partnership in 1658, apparently ceased working by mid C18. Rudder implies iron working ceased by about 1730, not 1778 as noted in previous listing. Evidence difficult to interpret, but main range appears to have extended originally further to south: king-post trusses probably early C18. Low wing on right much altered in late C19. Important remains of pre-Industrial Revolution ironworks, outlier of Forest of Dean industrial area. Forms group with farmhouse and former charcoal barn (q.v.). (S. Rudder, *A New History of Gloucestershire*, 1779; R.A. Stiles, *Elmbridge Furnace, Oxenhall*, in *Gloucestershire Historical Studies*, Vol. V, 1972.)

**Occupancy:** The former blowing house is currently being converted into a dwelling by the owner. The owner lives in a separated house on the same site.

### **Condition Appraisal**

The owner has over the past few years commenced essential repairs to the external walls and has constructed a new roof above the three storey part of the building using reclaimed plain tiles, breathable membrane and new timber rafters supported by the original oak roof trusses and purlins. The two storey and single storey elements of the building remains untouched- the owner confirmed this is an ongoing project and expects it to be completed in the next 5 years.

### **Recommendations/Actions**

This building should remain on the buildings at risk register and the condition of the building should be monitored.

## 12. Former Charcoal Store, Furnace Lane, Oxenhall

**Designated: Grade II**

List entry Number: 1078600

**Parish: Öxenhall**

### Owner contact details: Private Ownership



*Location plan shows both the Former Charcoal Store and Former Blowing House at Furnace Farm.*

**Description:** This building is associated with the former blowing house situated close by and is in separate ownership from the blowing house. The former charcoal store was used to store charcoal for the iron furnace and it is believed to be the only remaining 17th century store in the district.

**Occupancy:** The former charcoal store is now being used as an agricultural store.





2009

### **Condition appraisal**

The store was listed without the roof - which in the last 30 years has been replaced with modern corrugated cement fibre sheets supported by timber purlins and a steel frame erected within the building which is keeping the building weather tight.

The external walls are constructed of predominantly roughly coursed and squared red sandstone with buttresses and the top 1.5m section has later been rebuilt between the buttresses in grey random rubble sandstone. The large gable end doorway has been rebuilt in modern brickwork to the left hand side and the opposite gable end opening has been blocked up in modern concrete block work.

Externally, the roughly course and squared red sandstone walls are suffering from extensive wind erosion and scaling of the stone faces has occurred, lime mortar has eroded away leaving open joints and loose areas of stone and is generally in very poor condition. The external walls require urgent repairs and localised rebuilding/re-pointing to stabilise the walls to prevent further deterioration of the structure.

### **Recommendations/Actions**

The site will remain on the Buildings at Risk Register and will be visited during the next review.

**13. Gaulet Farm, Blaisdon****Designated: Grade II****List entry Number: 1299194****Parish: Blaisdon****Owner contact details: Private Ownership**

**Description:** This late 16th/Early 17th century partially timber framed house with rear elevation of stone rubble has possible medieval origins. It displays a lobby entry two room plan with some later additions in the form of cross wings. The farmhouse serves the working farm and is badly run down with loss of external render, erosion of stonework, loss of mortar and water ingress. A large internal and external structural crack in the left gable elevation suggests the gable is separating from the rest of the house.

**Occupancy:** The owner farms the surrounding land and still lives in the farmhouse.



**Condition appraisal**

In March 2006 the barn was recorded as being in risk category 3 and was in poor condition.

Access has not been gained to this site (attempts being made several times during 2107). Contact with owner has been unsuccessful to date.

**Recommendations/Actions**

Site to be visited during next review.

**14. Granary and Barn, at Grove Farm, Westbury-on-Severn GL14 1JW****Designated: Grade II****List entry Number: 1186531****Parish: Westbury-on-Severn****Owner contact details: Private Ownership**

**Description:** Built in the second half of the 17th century, this five bay timber framed barn sits on a random rubble stone plinth and incorporates a two bay granary over a former stable. Some brick nogged panels and wattle and daub infill panels remain, but certain sections are covered in weather boarding. There is a stone paved threshing floor.

**Occupancy:** The detached barn is used for storage by the owner who lives in the farm house on the same site





2006

### Condition appraisal

In March 2006 the barn was recorded as being in risk category 3, was in structurally sound condition but urgent repairs was required to the cladding.

The barn was inspected on 25th July 2017 and it is evident that since 2006, vertical timber cladding has been fixed to the complete area of the front and rear walls and one gable end wall of the barn.

The owner has confirmed that vertical timber cladding has been fixed over the original oak frame and brick noggin /wattle and daub infill panels to the walls of the barn to keep the building weather tight and prevent any further deterioration of the panels which were beginning to fall apart, particularly the higher panels which were potentially dangerous to any walking below them.

The gable end wall adjacent to the farmhouse house has been partially timber clad, but the remaining exposed timber frame with brick noggin /wattle and daub infill panels are in a very deteriorated condition and daub has started to laminate off the wattle panels. The panels are a potential danger and require urgent repair works to make them weather proof and prevent further loss of this important historic fabric.

The timber frame appears structurally sound, the clay Rosemary roof tiles are in fair condition and the owner has agreed to re-fix/replace slipped tiles/defective tiles to match the existing to ensure the building is weather tight.

Defective mortar to the stone work plinth and remaining rubble wall to gable end stairs requires re-pointing in lime mortar to match the original.

The owner has no current plans to convert the building but this may change in the future.



2017

**Recommendations/Actions**

Site to remain on the Buildings at Risk Register and will be visited during next review.

**15. Railway Viaduct, at Purton, Awre GL15 4AX****Designated: Grade II****List entry Number: 1299210****Parish: Awre****Owner contact details: Private Ownership**

**Description:** Railway viaduct built c.1832, sandstone construction with three arches and parapet both sides. Its use is now obsolete.

**Occupancy:** n/a

**Owner contact details:** Private ownership in part.



2009

### **Condition appraisal**

#### **Parapet level (above arches)**

Extensive vegetation and tree growth is evident. Main walls appears stable however, upper courses of stonework appear loose and the majority of the mortar joints are defective.

The carriage way surface between the parapets was not accessible and the condition could not be assessed.

#### **Main Arches**

Main arches appears to be stable however a number of the face voussoirs are missing from the crown of the central arch on the upper road level side and the mortar joints are defective

#### **Main walls**

Main walls appears to be stable however upper courses of stone work at the bridge abutments appears loose and the majority of the mortar joints are defective

There is an Ordnance Survey Bench mark carved into a quoin stone on the central side wall. The historic detail is eroding away due to the stone laminating.

#### **Conclusion**

Extensive vegetation and tree growth is evident to the complete structure. Main stone walls and arches appears stable however, there are areas of stonework that appear loose and the majority of the mortar joints are defective allowing the ingress of moisture, frost action and root growth causing progressive deterioration of the structure and loss of the historic fabric.



Council records indicate the vegetation growth was removed from the viaduct by a volunteer work force back in 2004 and nothing more appears to have been done since this time.

The structure is becoming a potentially dangerous structure to the general public who use the main road below.

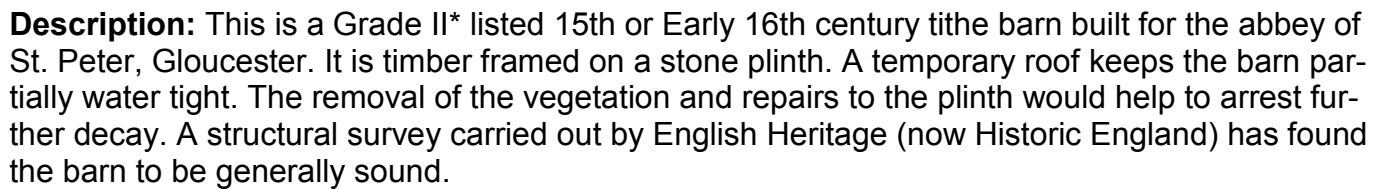


2017

**Recommendations**

Periodic inspections are required to monitor the condition of the complete structure. Remain on register and to be visited during next review.

**Designated: Listed Grade II\***  
**List entry Number: 1152574**  
**Parish: Rudford and Highleadon**  
**Owner contact details: Private ownership**



**Occupancy:** Agricultural building - vacant



2006

**Condition appraisal**

In March 2006 the barn was recorded as being in risk category 3 and was in need of repairs to the plinth and removal of vegetation. It is intended that this building will be reviewed within the next 12 months.

**Recommendations/Actions**

Buildings to remain on Buildings at Risk Register and to be visited during next review.

**17. Spout Farm Cottages (North and Middle), Newland****Designated: Grade II****List entry Number: 1212893****Parish: Newland****Owner contact details: Private Ownership**

**Description:** These two early 17th century cottages are attached to the farmhouse which is not listed. The cottages are built in local rubble sandstone with lime mortar, original stone mullion windows with label mouldings are on the front elevation some with original leaded lights and iron catches and supports. The slate roof coverings would probably have been stone tiles, judging from the large section oak roof trusses supporting oak purlins and rafters.

**Occupancy:** The cottages were purchased approximately 3 years ago by the current owner who is currently carrying out sensitive repair and renovation works and intend to occupy as dwellings.





2006

### Condition appraisal

In March 2006 the cottages were recorded as being in risk category 3, and in a poor state of disrepair.

The cottages were inspected on 4th May 2017, although there was no internal access, it is evident that sensitive repair and renovation works are in progress. The owner later confirmed the following by email:

- Ingress of water into the building through a lack of maintenance and defective roof coverings etc over the past decades has caused extensive water damage to the interior and the decay of roof and floor timbers which have partially collapsed in areas.
- The roof structure, slate roof coverings and windows are being repaired and the building is now water tight.
- The work is being inspected by building control and I can confirm that repairs have also been carried out to the first and second floors, chimneys and stone walls and repair / renovation works are still in progress.



2017



**Recommendations/Actions**

This building should remain on the buildings at risk register and the condition of the building should be monitored.

**18. Barn at Elliott's Farm, Taynton****Designated: Grade II****List entry Number: 1078580****Parish: Taynton****Owner contact details: Private Ownership**

**Description:** An example of an 18th century three bay barn, with a loft added in the late 19th century. The gables and back wall of the building are built from random rubble stone with timber framing to the yard elevation. The timber framing is situated on a stone plinth with brick infill panels, the upper two panel sections have cross shaped ventilation holes. On the yard elevation there are a set of large double boarded doors. The building has a corrugated iron roof. The list describes the building as an interesting example of the late stage of timber framing.

**Occupancy:** The barn was purchased in 2009 by the current owners who are converting it into a single dwelling.



2009

2017

**Condition appraisal**

In March 2006 the barn was recorded as being in risk category 4, and was in a poor state of disrepair.

The barn was inspected on 13th July 2017 and the following works have been carried out/in progress:

- Infill brick panels were taken down by the owner as they claim they were in a state of collapse and intends to reinstate them back in lime mortar to match the existing.
- Repair /renovation works are in progress, rebuilding/re-pointing of defective areas of stone walls have been carried out.
- The owner has submitted a building regulations application for the works which is currently being inspected by building control

**Recommendations/Actions**

This building should remain on the buildings at risk register and the condition of the building should be monitored.



### 19. Devonian, High Street, Newent

**Designated: Grade II**

List entry Number: 1152034

**Parish: Newent**

### Owner contact details: Private Ownership



2006



2017

**Description:** The building is an early 18th century town house, altered within the late 18th - early 19th century. It is constructed of brick but the front of the building is rendered. The building has an attractive front elevation with sliding sash windows, an imposing classical pediment doorway, dormer roof windows and brick built chimney stack. As a prominent and attractive building in its own right, it is a key building in the setting of a conservation area.

**Occupancy:** The building is now occupied.

**Condition appraisal**

In March 2006 the building was recorded as being in risk category 4, and was in a poor state of disrepair.

The building was inspected externally from the front elevation on 22nd May 2017. There was no internal access or access to the rear of the building. It is evident that since 2006, the building had been renovated with a new slate roof covering and lead work, front elevation re-rendered in lime with a painted finish. It appears the windows have been repaired. The standard of the work is not what you would expect of a listed building- for example, one or two roof tiles have slipped, lead work is poorly detailed, lime rendering has blown off in small areas and rot is evident in windows. This condition will deteriorate if not addressed.

**Recommendations/Actions**

Although this building should be taken off the buildings at risk register, it is recommended that its upkeep is monitored.

## 20. Former United Reform Church, Cinderford Road, Blakeney

Designated: Grade II

List entry Number: 1186386

Parish: Awre

Owner contact details: Private Ownership



2006

**Description:** A non-conformist Chapel dated 1849. This is an imposing building in a classical style front portico and pediment with gothic detailing, dressed stone detailing and ashlar front elevation, cement rendered left side elevation with ashlar lining and coursed stone rubble wall to the right hand elevation, built in lime mortar. Original iron and timber windows remain in dressed stone arched heads, jambs and sills. The pitched roof structure was not accessible for inspection, but has a slate roof covering and lath and plaster high level horizontal ceiling. There is an internal balcony, pews and air operated organ in the chapel.

The rear school room is a single storey building attached to the main building with an internal balcony, slate pitched roof with boarded ceiling following the line of the rafters, supported by a rare example of a scissor roof truss, 2 rows of purlins and rafters, with external walls, built in coursed rubble stone and lime mortar.

The priest's room is a single storey building attached to the main building and is built of corrugated iron walls and roof and lined out in timber boarding.

The grave yard has graves still attended by relatives and is still used for new burials. There is no vehicular access.

**Occupancy:** The building and graveyard has been in the ownership of the current owner since the last inspection in 2006. The chapel and school buildings are not occupied but the grave yard is still used.

### **Condition appraisal**

In March 2006 the building was recorded as being in risk category 4, and was undergoing repair and restoration

The building was inspected on 13th July 2017 and the owner confirmed the following works has been carried out and in progress:

- The chapel and school building has been re-roofed using slate, treated battens and a breathable roof membrane. The iron rainwater goods are in good condition. The existing chapel roof structure was not accessible at the time of the inspection but the owner has agreed for me to carry out a future inspection including a defective hidden gutter which needs repair. The school house roof appears in good condition (there is a good lead flashing at the roof/wall junction of the chapel which appears to be defective lime fillet).
- The chapel is undergoing repairs to the original windows, floor and ceiling and restoration works to the chapel and school buildings are ongoing and may take over 5 years to complete (indicated by the owner).
- The corrugated 'priest's' building is in a reasonable state of repair and is occupied by the owner.
- The owner has not confirmed any intended future use for the chapel/school building - which will be subject to consent.





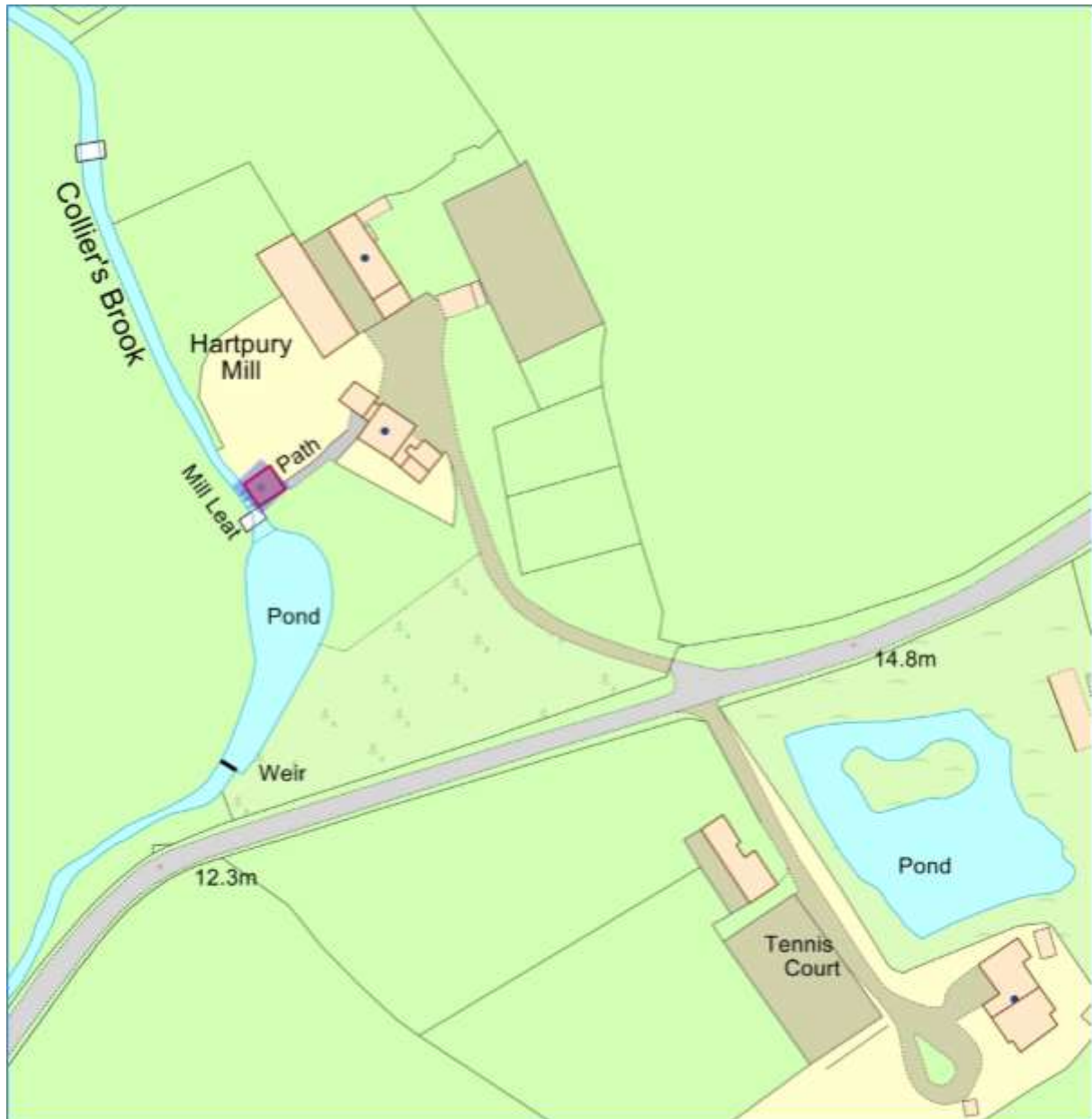
2017



### Recommendations/Actions

This building should remain on the buildings at risk register until the chapel ceiling, floor and windows etc have been repaired. The condition of the building should be monitored.

## 21. Hartpury Mill, Hartpury

**Designated: Grade II****List entry Number: 1078661****Parish: Hartpury****Owner contact details: Private Ownership**

**Description:** An early 19th century watermill with the external mechanism in place. Apart from seasonal flooding, this building is fairly sound and some repairs have been undertaken in the past, including work to the wheel.

**Occupancy:** The mill is an empty building and has no current use. The owner lives in a house on the same site. The buildings are currently up for sale.

**Condition appraisal**

In March 2006 the mill was recorded as being in risk category 4, and it was noted that there would be little scope for conversion of the mill due to its intact nature.

The mill was inspected on 25th July 2017 and was found to be in a good state of repair except for minor laminating of brick faces on the side elevation. The owner confirmed that it was re-roofed in the 1980's.

There were around 10 bats at roost at the time of the inspection who were carrying young, which has been since confirmed as being lesser horseshoe bats and has been registered as a bat nursery roost.

The owner claims that the mill is often isolated due to seasonal flooding and is not commercially viable for another use. The owner confirmed that she had asked for the mill to go onto the buildings at risk register in case there were any future grants available.

**Recommendations/Actions**

This building appears to be in good condition and should be taken off the buildings at risk register.



*Flooding in August 2012*

**22. Ivy House, Dymock****Designated: Grade II****List entry Number: 1302973****Parish: Dymock.****Owner contact details: Private Ownership**

**Description:** A 16th century thatched cottage, probably altered during the 18th century. The building is timber framed with brick noggin infill (which probably replaced earlier wattle and daub) on a stone plinth. The property is three bays in length and one room deep.

**Occupancy:** The owner currently lives in the house

**Condition appraisal**

In March 2006 the barn was recorded as being in risk category 3 and the thatch was in poor condition.

Ivy House was inspected on 11th September 2017 and was found to be in a good state of repair externally. There was no access internally, but the owner confirmed it was in a good state of repair which I have no reason to doubt. The owner confirmed that it was re-thatched in 2008 and appears to be to a good standard and can now be taken off the buildings at risk register.





*Ivy House in 2006 At Risk*



*Undergoing rethatching of the roof 2009*



*Ivy House front elevation in 2017*



*Rear elevation 2017*

### **Recommendations/Actions**

Whilst the porch requires attention the house as a whole is in good overall condition and therefore no longer at risk and can be removed– another success story.

**23. Long Corse, Gloucester Road, Corse****Designated: Grade II****List entry Number: 1155361****Parish: Corse****Owner contact details: Private Ownership**

2006

**Description:** Built in 1848, this cottage is a Chartist cottage, built by Fergus O'Conner for the National Co-Operative Land Company. It is listed primarily for its significant sociological and historic associations. It forms a group with other cottages of the same design and layout.

**Occupancy:** The owner currently lives in the house.

**Condition appraisal**

In March 2006 the barn was recorded as being in risk category 4 and was in poor condition.

Long Course was inspected on 11th September 2017 and it was obvious that the building has been subject to extensive repair works since the last inspection in 2006 and is now in a good state of repair. The owners were out at the time of the inspection and there was no access internally.



2017

**Recommendations/Actions**

The building can now be taken off the buildings at risk register.

**24. Pound Farm House and Barn, Tillers Green, Dymock****Designated: Grade II****List entry Number: 1078549****Parish: Dymock.****Owner contact details: Private Ownership**

**Description: Farm house-** Dating from the first half of the 17th century, but incorporating an earlier building and displaying some minor 18th and 19th century alterations. Pound Farmhouse is timber framed with rendered in-fill panels on a stone plinth with a hipped stone tiles roof. Originally a 'U' plan, the courtyard was enclosed by subsequent development. A stair turret exists behind a porch at the rear with square newels, turned balusters, a ramped moulded handrail and a string course.



2006



**Occupancy:** The owners live in the house

**Condition appraisal**

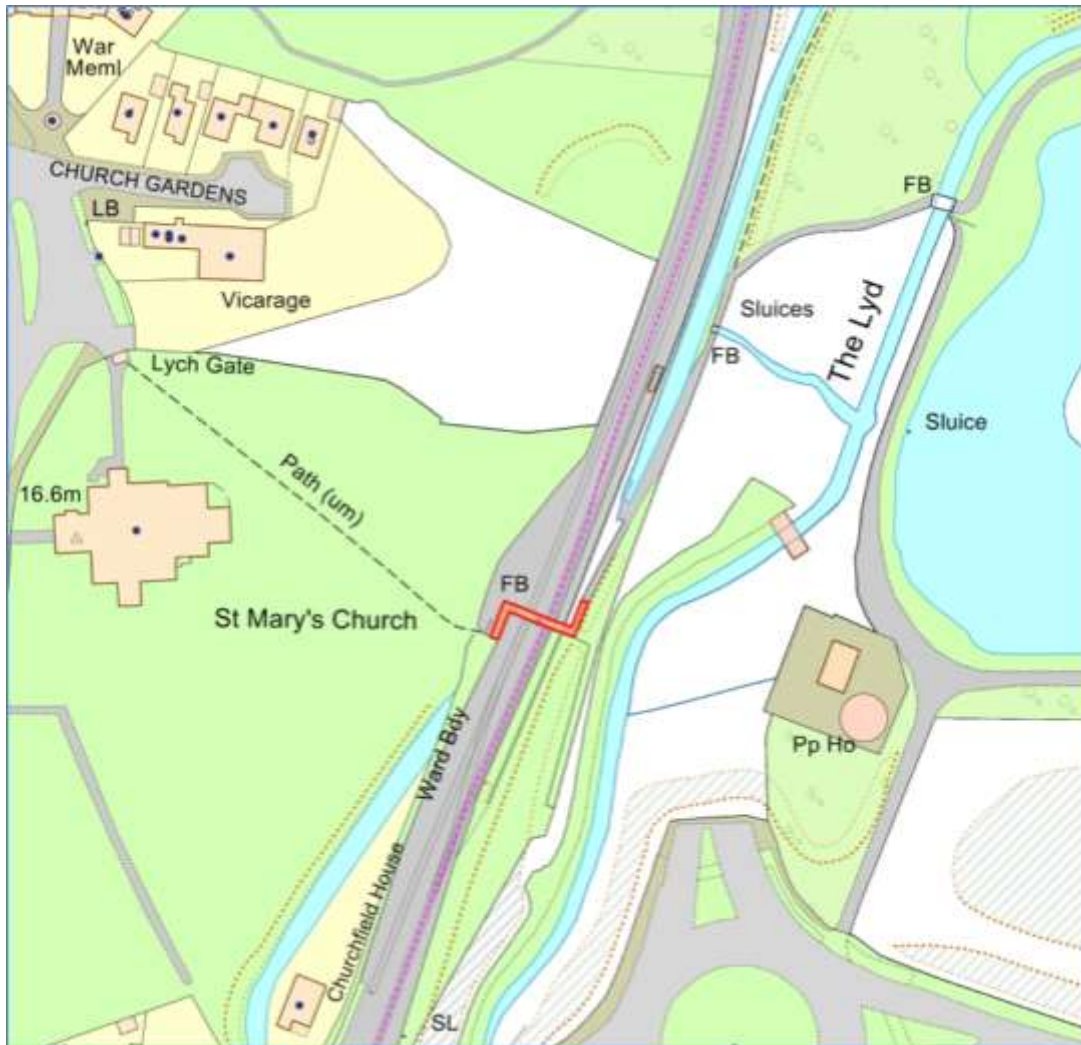
**Farm House-** The building was completely repaired and restored in 2012 to a very high standard and is a credit to the owners, who used an agent and builders who were experienced in carrying out works to listed buildings.



2017

**Recommendations/Actions**

The farmhouse is in a good state of repair should be taken off the buildings at risk register.

**25. The Footbridge at St Mary's Halt, Lydney****Designation: Grade II****Listed Entry Number: 1186609****Parish: Lydney****Owner contact details: Dean Forest Railway**

**Description:** Mid 19th century, constructed in cast and wrought iron formed in a 'Z' pattern, with integral lamps. The list description remarks 'This is a very complete survival, elegant and of great economy of engineering design'

**Occupancy:** n/a



2006

### Condition appraisal

In March 2006, the foot bridge was recorded as a risk category 4 and required a thorough maintenance programme, including structural strengthening, rust removal and repainting. The condition deteriorated and Forest of Dean Building Control served a dangerous structures notice as the bridge was reported to be unsafe, and it was cordoned off with danger keep out signs to prevent any access - which were still in place at the time of the initial inspection.



2017

However, since that time, it has been undergoing renovation, including being repaired/strengthened, overhauled and repainted by a specialist. The footbridge has been fully restored and put back in place since 2018.

**Recommendations/Actions**

Whilst this structure has been restored, owing to its vulnerability of vandalism, it is considered reasonable that the structure remains on the buildings at risk register (as low risk) for the time being so that its condition can be monitored.



**26. The Yew Tree, Blakeney****Designated: Grade II****List entry Number: 1186382****Parish: Awre****Owner contact details: Private Ownership**

**Description:** An early 19th century building previously used as a public house. Originally rendered, this has been removed to expose the masonry and was not replaced and the alteration has changed the appearance of the building. However, the removal of the render has allowed the evolution of the building to be understood slightly more as variations in the stonework can be seen.

**Occupancy:** The owners live in the house.



*Renovation underway in 2009*

### **Condition appraisal**

In March 2006, the building was recorded as a risk category 4, it had ceased to operate as a public house, was partially occupied, was in a state of decay including slipped roof tiles, damaged windows and was at risk. The building was up for auction on 2/2/2006.

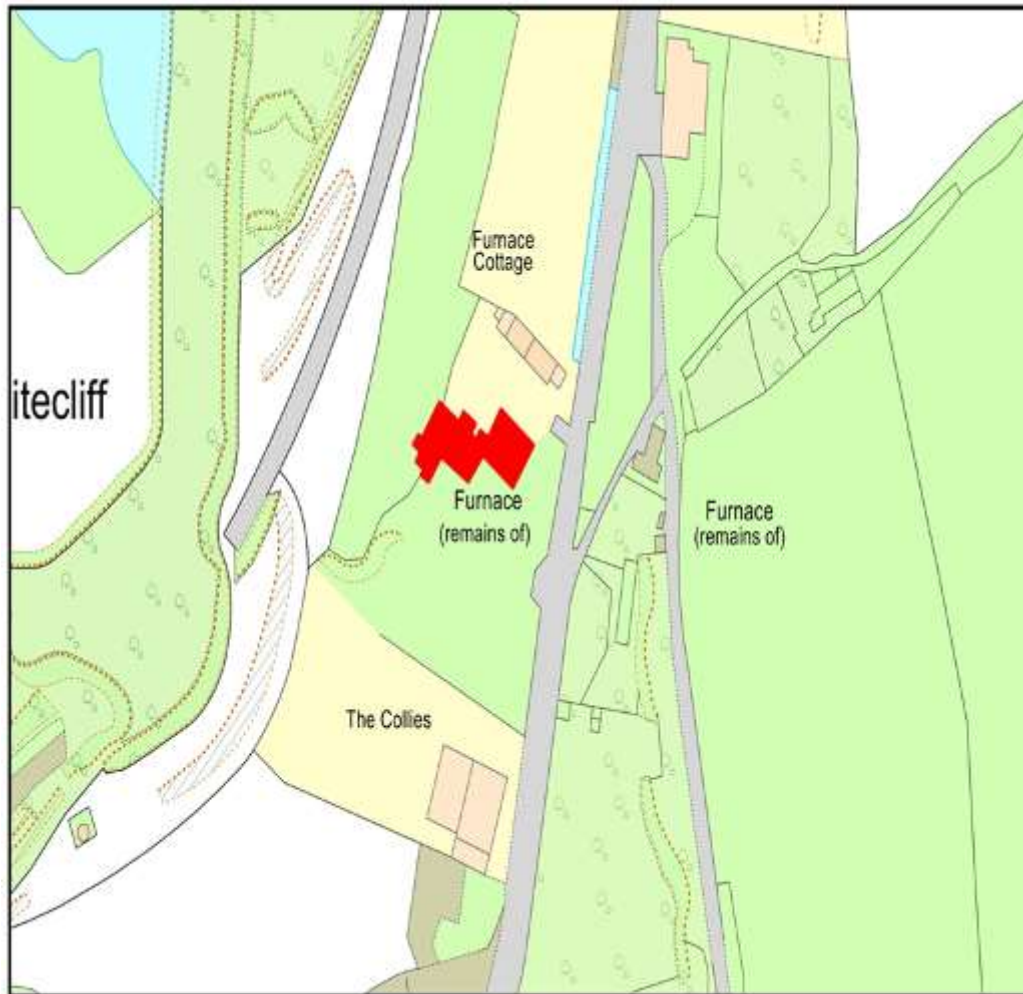
Since then the building has been brought back into a good condition and is now occupied.



2017

### **Recommendations/Actions**

This building is in a good state of repair and should be taken off the buildings at risk register.

**27. Whitecliff Furnace Site, Coleford.****Designation: Scheduled Ancient Monument****Listed Entry Number: 1021420****Parish: Coleford**

**Description:** Dating from 1799-1810, this furnace was built for experimental use of coke as a fuel. It is extremely important to the industrial archaeological heritage of the Forest of Dean. The site consists of the furnace, engine house, detached cottage which is occupied by a tenant. There is also expose archaeology.

**Occupancy:** Derelict site, with occupied cottage.

**Owner contact details:** Forest of Dean Buildings Preservation Trust (FoDBPT).







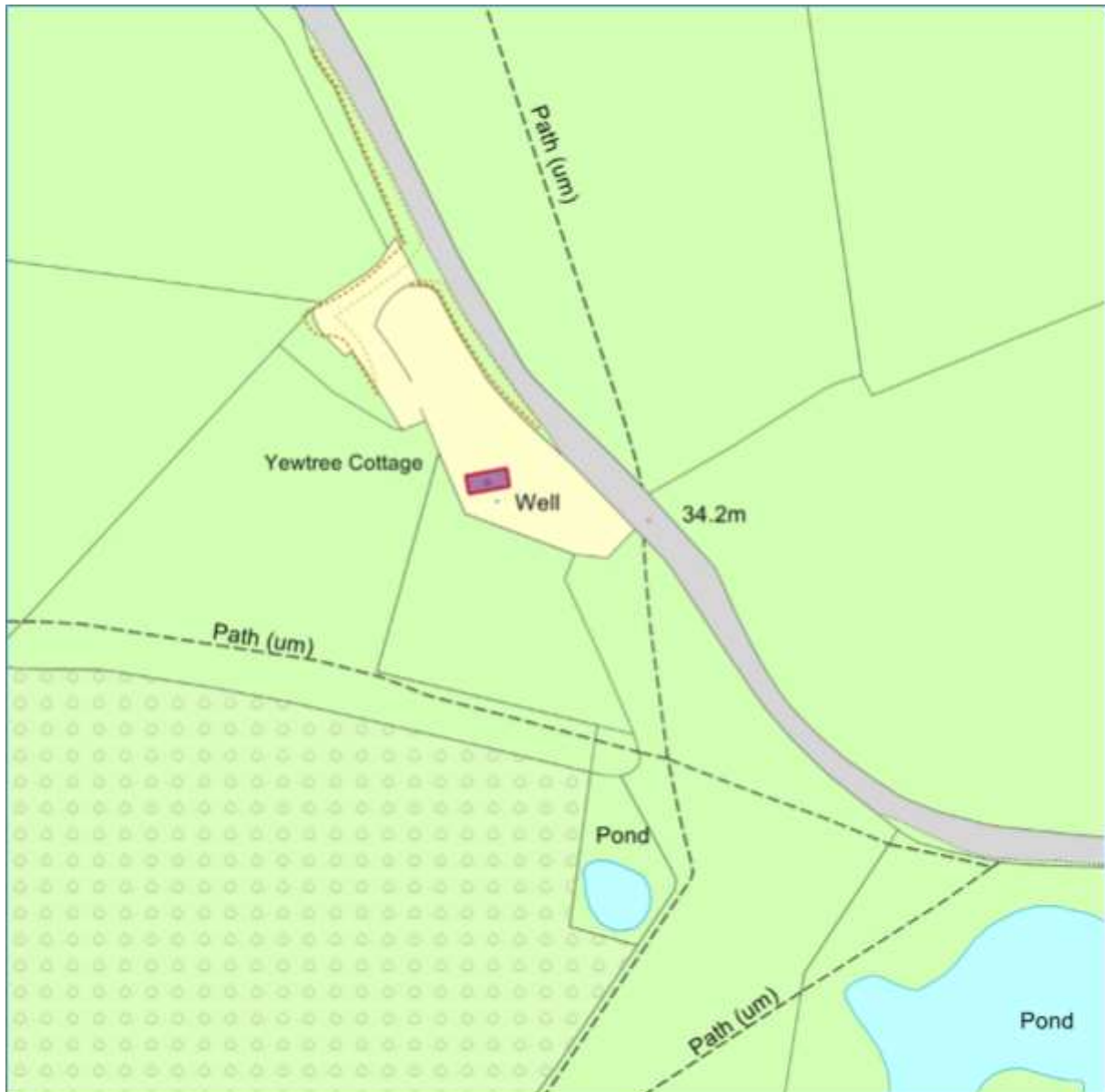
**Condition appraisal**

In March 2006 the building was reported in the buildings at risk register as risk category 4. Since then, The FoDBPT has acquired ownership of the site and has carried out repairs and consolidation works to the main furnace which is now in a good state of repair. Further works are necessary to the engine house and cottage. This project is ongoing and expected to be completed within the next 5 years.

**Recommendations/Actions**

This site should remain on the buildings at risk register until all the works have been completed.

## 28. Yewtree Cottage, Flaxley, Newnham

**Designated: Grade II****List entry Number:****Parish:****Owner contact details: Private Ownership**

**Description:** This late 17th century timber framed cottage, with wattle and daub in fill panels and steel roof sheets protect the roof.



2005

**Condition appraisal**

In March 2006 the barn was recorded as being in risk category 4 and was being restored into a habitable dwelling.

A site visit has not been possible during this review, as the owners could not be contacted.

**Recommendations/Actions**

This building should remain on the Buildings at Risk register and should be visited during the next review.

**Buildings to be retained on the Buildings at Risk Register:**

1. Barns at Naas Court, Lydney GL15 4ES
2. Former Pumphouse, Lightmoor Works, Ruspidge GL14 3HU
3. Gunns Mill Blast Furnace, Mitcheldean GL17 0EA
4. Barn, Cider Mill and Pigsty (Kilcot Barn Inn), Kilcot GL18 1NG
5. Former Blowing House, Furnace Lane, Oxenhall GL18 1DD
6. Former Charcoal Store, Furnace Lane, Oxenhall GL18 1DD
7. Gaulet Farm, Blaisdon GL17 0AD
8. Granary and Barn at Grove Farm, Westbury-on-Severn GL14 1JW
9. Railway Viaduct at Purton, Awre GL15 4AX
10. Tithe Barn at Highleadon Court, Rudford GL18 1HJ
11. Spout Farm Cottages (North and Middle), Newland GL16 8NP
12. Barn at Elliott's Farm, Taynton GL19 3HH
13. Former United Reform Church, Cinderford Road, Blakeney GL15 4AZ
14. Hartpury Mill, Hartpury GL19 3DE
15. The Footbridge at St Mary's Halt, Lydney
16. Whitecliff Furnace, Coleford
17. Yewtree Cottage, Flaxley, Westbury-on-Severn GL14 1JR



## Success stories!

### *Barn and Cowhouse at Pound Farm, Tillers Green, Dymock*



### *Barn at Northend Farm, Newent Lane, Huntley*



### *Hazel Cottage (formally Cherry Tree Cottage) at Poolhill, Pauntley*



*18-20 Broad Street, Newent*



*Barn at Huntley Court, Huntley*





***Devonia, Newent***



***Ivy House, Dymock***



***Long Corse, Gloucester Road***



**Forest of Dean District Council**  
***Pound Farm, Tillers Green, Dymock***



***The Yew Tree House, Blakeney***





**Next Review**

It is anticipated that during the year 2020, the Council will request that the Parish Councils engage in the next Buildings at Risk review by providing potential sites to be visited and monitored. Here are examples of some of the sites which are likely to be visited in the next review (in addition to those in the existing Register):

Examples of listed buildings/structures which are likely to be considered are:

- St Johns Church, Coleford
- Mortuary building at Clearwell Church
- Sedbury House, Sedbury
- Lydney Docks
- Crump Farm, Lydney
- The Victoria Hotel, Newnham
- Yorkley Court Farm

If you would like to provide details of any potential sites prior to this consultation, please do not hesitate to contact the Local Plans department to discuss.