

The Fleece Hotel

De-risking Surveys



The Fleece Hotel

- Site has been derelict since 17th October 2002, when sold by the Rich family to SWRDA (South West Regional Development Agency)
- Previously had suffered unsympathetic repairs by former owners
- Expanded rapidly and unsympathetically in the early C20th
- Crude and poor quality additions were made between C19th-C20th including a balcony to the Great Inn
- Poor quality first floor extension was added to the single storey kitchen block
- Two storey extension was added to the Westgate Street range in the 1920's
- Gloucester City Council acquired the site on 18th July 2011
- Since then, holding repairs, demolitions and emergency maintenance have been carried out
- Money has been granted to the City Council from the LEP to enable the de-risking surveys to proceed.
- The de-risking exercise being undertaken by the City Council is the first time all buildings on site have had in-depth, detailed analysis at the same time.

The Team

- **For Gloucester City Council**
- Iona Lennon- Senior Building Works Officer
- Charlotte Bowles- Lewis- Principal Conservation & Design Officer
- Andrew Armstrong- City Archaeologist
- **For Historic England**
- Chris Miners
- **For Gloucestershire County Council**
- John Kulasek
- **For Butler + Hegarty Architects**
- Gary Butler- Specialist Architect in Timber Frame
- Ellie Atherton- Architect
- **Consortium Members**
- Downland Partnership- 3D, Measured, Laser & Photogrammetry Surveyors
- Compass Archaeology- Archaeological Desktop Survey
- Hockley & Dawson- Specialist Structural Engineers
- MCA- Specialist Mechanical & Electrical Engineers
- Sawyer & Fisher- Quantity Surveyors
- EBS- Timber Decay Specialists

Butler Hegarty Architects

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Lead Consultants and Specialist Conservation Architects

HOCKLEY & DAWSON
Consulting Engineers

Hockley and Dawson

Specialist Structural Engineers

SAWYER & FISHER

Sawyer and Fisher

Specialist Quantity Surveyors



MCA

Specialist Mechanical and Electrical Service Engineers

With proposed consultants:



EBS Ltd

Timber decay specialists

DOWNLAND
exact survey

Downland Surveys



Compass Archaeology Limited

Compass Archaeology



Historic England

The Fleece Hotel- A Brief History



- C12th Norman Undercroft – Formerly known as The Monks Bar
- The undercroft has documented use from C13th as a wine cellar. In 1455 Benedict the Cordwainer is listed as The owner of a house on the site of the current Great Inn
- C15th Timber Frame Inn- The Great Inn. Together these contribute to a Grade I Listing (represents 2% of Buildings in the UK , of National & International Importance)
- Later cross wing extension, possibly C18th, retains original carpenter's marks to front aspect, missing post number 1.
- Great Inn built for the pilgrims visiting tomb of Edward II at St Peter's Abbey (Gloucester Cathedral)
- 16th Timber Frame Westgate Street Range with later expansion into a newer, masonry structure (above 23 Westgate Street)
- C20th Edwardian (Pyramid) Block, replaced a smaller building on a more southerly aspect on the site, designed by Sam Rich and constructed in 1914-15
- 11A Westgate Street- Originally a Gentleman's Club then Gloucester Academy of Music, now on short term lease to various parties
- Various owners in the last 500 years, including: Dean & Chapter of Gloucester Cathedral , Josiah Tucker & The Rich Family
- Salt Loft buildings acquired in early C20th by Rich Family, turned into hotel accommodation
- Kitchen & Staff Block is of poor quality but ground floor area is built upon a building historically recognised on the site, possibly as stables.

Scope of Works

- Review of existing documentation and information currently known about the site
- Detailed fabric and condition surveys
- Feasibility Studies
- Conservation Plan
- Timber frame survey and interpretation drawings
- 3D Wireframe interpretation of the timber frames
- Opening up works to reveal hidden elements of the timber frame
- Detailed timber frame analysis including dendrochronology (determining the age of specific timbers)
- 3D Photographic Survey- The Great Inn
- 3D Model of the undercroft
- 1:50 scaled drawings with rectified photography- The Great Inn
- Archaeological desktop investigatory works
- Measured surveys (pictured)



Why De-Risk?

- The site has been previously marketed as a development opportunity. With this comes risk for a developer, risk equates to cost.
- The current state of the site poses a high development risk for an investor, especially when dealing with a Grade I listed building.
- In order to remove some of the potential for risk, Gloucester City Council will undertake the de-risking exercise
- The exercise will also advise the City Council on the immediate repairs which need undertaking and the priority basis for further repairs
- A feasibility study & options appraisal will provide ideas for the future use of the site, including what conservation actions must be undertaken in relation to development of the site.
- To review to current listing status of the buildings on the site and review, amend, add to as necessary.
- Dealing with the renovation and conversion of a Grade I or Grade II listed building requires an in-depth knowledge of the areas of historical merit within a building. De-risking identifies those areas and suggests methods of maximising the retention of historic fabric whilst enabling a sensitive renovation to proceed.
- A conservation plan will guide any future scheme through elements of archaeological, community, historical and townscape issues in the context of ensuring a holistic approach to a regeneration strategy.
- The works being undertake in and around the Blackfriars area is likely to be key for The Fleece's future. The Fleece site has historically been a key route between the City Centre and Blackfriars and further to the River Severn for trade. The Blackfriars Masterplan may offer a catalyst for the reinstatement of this historic route, however, this is not standalone and a full understanding of both sites is required.

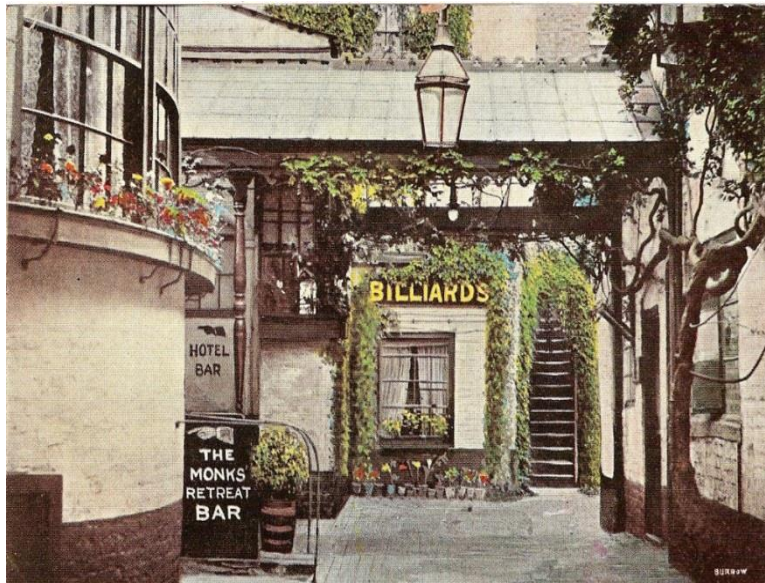
Project Timetable

• Researching & collating project information	March- May 2016
• Archaeological Desktop study	April- July 2016
• Site Visits by Butler + Hegarty Architects	30 th May-4 th June, Further Dates TBA
• Historic Fabric Assessment	May-September 2016
• Measured Surveys, 3D Surveys, Photogrammetry	COMPLETED
• Timber Frame Interpretation	July- October 2016
• Conservation Plan	April- September 2016
• Structural Reports	July 2016
• Timber Survey & Dendrochronology	July 2016
• Mechanical & Electrical Surveys & Proposals	June 2016
• Opening Up Works	May- September 2016
• Development of Drawings, Photographic Surveys & Texts	August- October 2016
• Drafts of Condition Surveys Released	October- November 2016
• Options Appraisal Draft Release	October 2016
• Final Release of All Information, Surveys & Reports	End of November 2016

The Great Inn

The Great Inn

- Picture taken in early 20th Century
- Shows 2 Bars & Billiards Room
- Glass canopy over the courtyard
- Staircase to right of the crosswind, indicative of the original location of the original Edwardian (Pyramid) Block
- Timber frame dates from 1497
- Was thought to be one of the Great Inn's of Gloucester
- Currently is not thought to have been an 'Open Hall'



Undercroft

- 12th century Norman Undercroft
- Original cellar of a house above
- Used as a wine cellar as far back as 17th Century
- Some indication the stone pillars have been removed at the North end (formerly the bar area)
- Small stone steps found at south end, may have been a service passage but probably not the original entrance



The Great Inn



Clockwise from top left:
External view of the Great Inn
& Cross Wing, first floor
former balcony, timber post
with supporting mortar brace
removed in Marmyon Room,
first floor former hotel rooms,
Marmyon Room.

The Great Inn: Queen Post Roof,
original wattle and daub at far end,
this may have been the original Inn
line that was later expanded towards
Westgate Street. The
dendrochronology will tell us which
parts of the Inn are the oldest.

Westgate Street Range



- Made up of four bays- three of which are assumed to be timber frame and the last is a more contemporary later addition in masonry
- The timber frame is late c16th
- Original jettied front elevation was 'underbuilt' in brick in around 1772, this was a popular phenomenon at this time, which enable buildings to become more streamlined and to improve accommodation above
- It is not known at what point the Westgate Street Range became part of the Fleece Complex
- Unusual in medieval Gloucester to have such a wide plot, most plots would have been narrow
- Building was clad in false timber work in the late 1930's
- Grade II Listed
- Bottom photograph shows Westgate Street in the early 20th Century, arrows depict the Fleece site.



Westgate Street Range

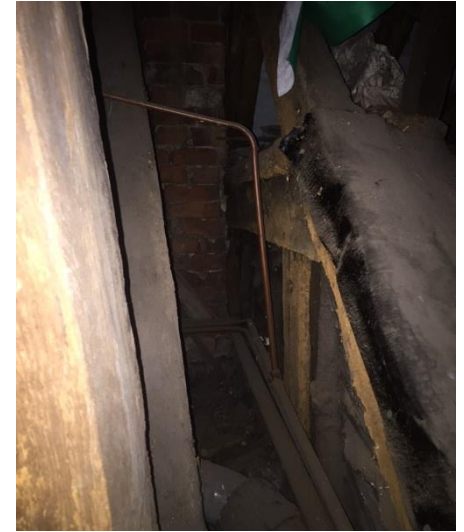
A Hidden Range.....

- During the enabling works phase in March 2016, we broke out 2 sealed doors, these had been sealed for some time. However, the discovery of an inner range building, within the current range building made the hard work worthwhile! It would appear that this has lain undiscovered for some years, nothing in SWRDA's archives mention this area existing.
- We found what we think is the original front wall of the range, completed with medieval wattle and daub.
- We also found a stone chimney, a characteristic of an 'Open Hall' concealed within the range, this gives an indication as what the former uses of the building were.
- We also broke out a further door, revealing the medieval frame of the range at roof level
- Stave marks on the current visible timber frame indicate the original building was significantly set back from the current position which it now occupies. It appears to 'envelope' the inner range found.

What Next?

- It would appear the site of the original range was actually a lot smaller than the site it now occupies. This would appear to support knowledge that large plots in medieval times were quite unusual. We will continue to look at the evolution of the range and look to ascertain:
- What were the uses of the ranges and when did they become part of the Fleece Site
- Why did the range expand out and forwards?
- Why was the inner range concealed with the fabric of a larger range
- The difference in age of the timbers between the inner range and the current range
- The difference in age between the range timbers and the Great Inn
- Currently, the architects believe the inner range MAY be the same age or older than the Great Inn.
- This has the potential, if confirmed, to provide a whole new context to the Fleece Hotel site's history.

The Inner Westgate Street Range



From left: Original external wall of inner range with wattle and daub infill between timber staves. Roof pitch of inner 'long' range.



Inner 'cross' range at right angles to the long range. Wattle and daub infill. This is connected to the external wall pictured above.

June 2016- The Great Inn

- Butler+Hegarty have started working on The Great Inn, we have ascertained:
- The Great Inn probably does NOT date from the previous date range of 1497, more likely the Inn dates from between 1520-1550, this also correlates with previously known data about the age of the Westgate Street Range.
- Historically, we know there was a building on the site before the Great Inn, therefore the date may be relevant to the previous incarnation of the building.
- The 'Ground' floor of the Inn (formerly the lounge bar) would have always had a ceiling and would not have been an 'Open Hall' construction.
- The fireplace in the former lounge bar extended upwards into the first floor and then out to the roof space. The fireplace has been removed at first floor level.
- The first floor was open to the roof timbers but only in certain areas, those areas directly above the former lounge bar.
- The former Room 1- above the Marmyon room was likely to have been servants quarters, therefore, this room did have a ceiling.
- The Staircase is probably in it's original position, although it is unlikely to have had a landing area as it does now.
- The cross range of the Great Inn was bigger than it currently is, carpenters marks suggest it is missing at least 1.5m of building, that it was previously a jettied elevation that was stone and brick underbuilt sometime in the late c19th or early c20th.

The Great Inn- Marmyon Room

The Key to The Fleece?

The Marmyon Room, located on the ground floor of the Great Inn has always been important to The Fleece's heritage. In latter years it was a private function area where members of local and national societies would meet. Margaret Thatcher is reported to have dined in the Marmyon Room.

We know the Marmyon Room was not always a room with a bay window, we know this was added in the c18th and a number of girdling posts, staves and the wattle and daub infills have been removed. However, we didn't know what part this area played in the evolution of The Fleece.

From timber interpretation we have ascertained that the area pictured was the entrance to the Great Inn, we can even see the original nails of the hinges in the wood. We know from this that the door opened inward to the Marmyon Room

The Edwardian Block

The current focus is on the timber frame buildings. Following this, the works will continue and focus on the Edwardian Block in July/August. This building was designed by The Rich Family in 1914 & Constructed in 1914-1915.



Proposed elevation plan, 1914.



Edwardian Block in 2016

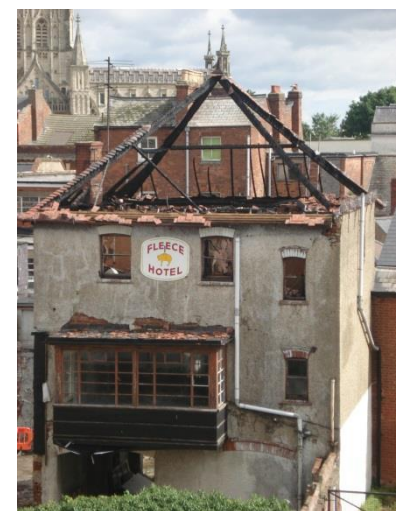
The Edwardian Block

The Edwardian block suffered a catastrophic fire in July 2017 which caused significant damage to the building.

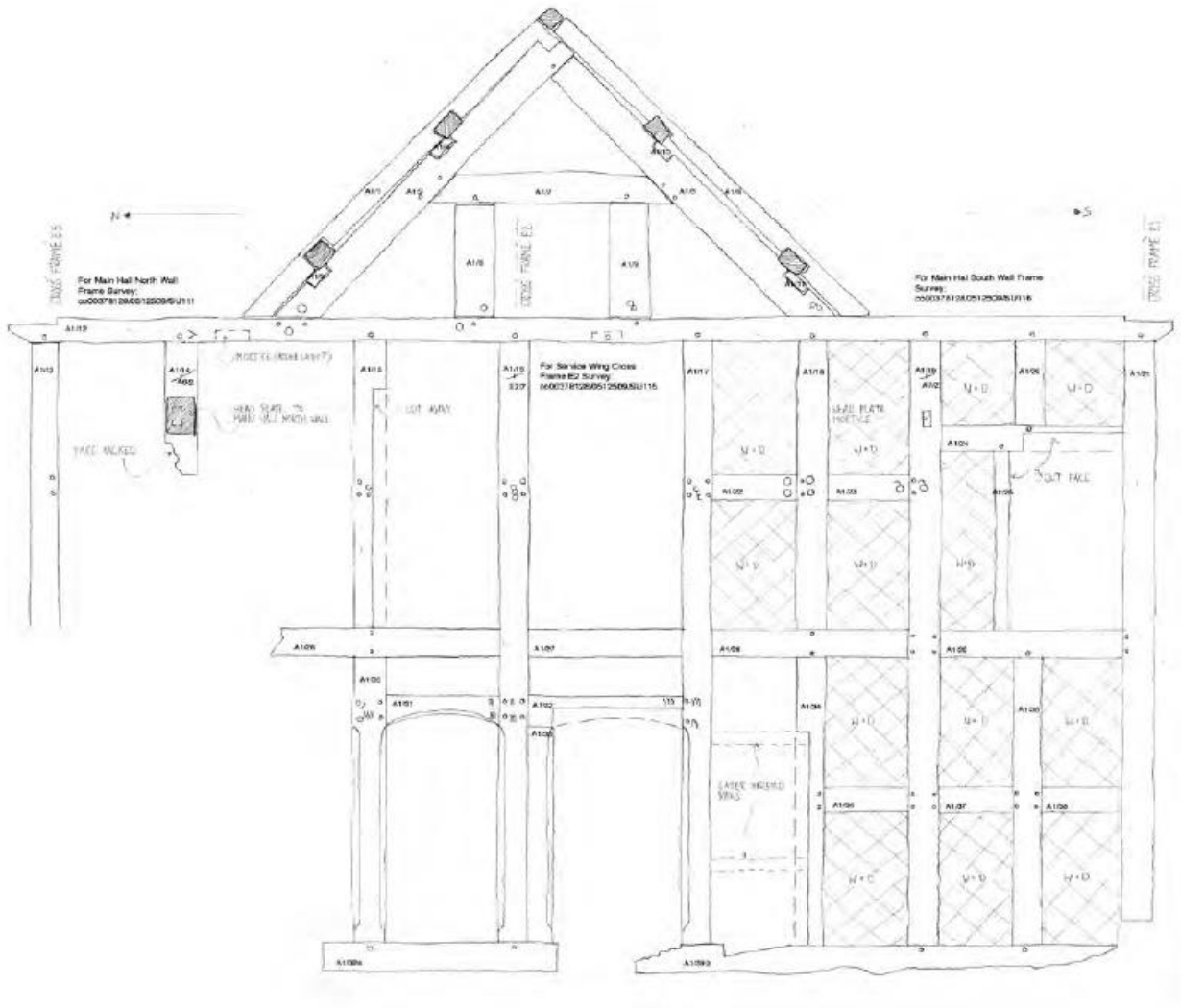
The fire destroyed the roof completely and caused damage to the internal floors and ceilings. Remedial works are currently being planned, consisting of a new roof and internal works to the structure.

The remedial works are subject to an insurance claim and the Authority will be seeking contractors to carry out the repairs in the next few months, subject to agreement with the loss adjuster.

Renovations will be carried out with full consultation with our conservation team, and managed internally by the Authorities Asset Management Team,



Example of Timber Frame Interpretation Drawings- Butler + Hegarty Architects



This sectional, timber frame interpretation drawing of The Master's House in Ledbury was hand drawn by Gary Butler. The Great Inn and Westgate Street Range will have similar, hand drawn timber frame interpretations upon completion of the works.

The Master's House, Ledbury
Timber frame interpretation drawing