

**CONSERVATION AREA STATEMENT – Conservation Area No. 8:
KINGSWOOD
SUPPLEMENTARY INFORMATION REPORT**



I: Introduction

This report, the Supplementary Information Report, provides more detailed information on the individual buildings and monuments identified in the Conservation Area Statement. In particular it gives descriptions of the Listed Buildings that lie within the Kingswood Conservation Area. Kingswood Parish contains 37 Listed Buildings, of which 29 are within the Conservation Area. A formal definition of a Listed Building and an explanation of the listing process are given in the appendix to this report, as published on www.britishlistedbuildings.co.uk

Information on the buildings is taken from www.britishlistedbuildings.co.uk/england/gloucestershire/kingswood and their location can be found by accessing an interactive map by adding /map to this website address. In a large number of cases the information was correct at 1985, but has not been updated since then. It is hoped that the current Design Statement process will encourage current owners to come forward with information on any changes that have occurred in the intervening period. In some instances, the text taken from the formal listing description is supplemented by additional information obtained already through the Design Statement process.

Monuments are included in the classification of Listed Buildings. Given the antiquity of Kingswood's Parish Church and Congregational Church, there are a significant number of listed monuments in their graveyards. These are typically listed as unidentified: in light of the Design Statement process, members of the Kingswood Historical Society are working with the Kingswood Design Statement working group to research the relevant monuments.

The information on the buildings is listed under the various sub-areas identified in the Conservation Area Statement.

2: Wotton Road (Sub-area 1)

New Inn House and Railings (Grade II*), No. 7 Wotton Road



Abbey guest house, later an inn and now a private dwelling. Circa 1495 [tree-ring date]; extended circa 1519 [tree-ring date]; remodelled late C17/ early C18. Stone rubble with stone dressings and roughcast rendered front. Clay plain tile roof with gable ends and hipped corner. Rendered stone gable-end and rear lateral stacks, north end stack corbelled out and with diagonally-set brick shafts.

PLAN: The original 1495 guest house was L-shaped on plan, the 3-bay roof south range comprised a cross-passage and hall with a chamber above open to the roof, both heated from fireplaces in a lateral stack at the back and with a carriageway in the third bay at the south end with a loft above; the 5-bay roof north range comprised a parlour at the west end and a chamber above and with an attic chamber above that and a service room to the east with a chamber open to the roof and a smoke-bay at the east end. In 1519 a 1-room plan addition with a chamber was built in the angle at the rear. In the late C17/ early C18 the guest house was remodelled and refenestrated at the front.

EXTERIOR: 2 storeys. Asymmetrical 5-window west front; 12-pane sashes in exposed cases and some with thick glazing bars; doorway to left of centre with fielded 6-panel door, top panels glazed; carriageway to right with C20 garage doors. Left [north] return has large projecting corbelled stack with set-offs and moulded stone 2-light ground floor window with arched lights and hoodmould; wing to left rendered and with C20 fenestration. C20 windows at rear.

In front there are iron area railings with slightly splayed rounded finials.

INTERIOR: Hall and parlour with moulded axial beams and chamfered 4-centred arch stone fireplaces; similar but smaller fireplace in chambers above; north wing has chamfered cross-beams on ground and first floors with hollow-step stops; C17 panelling. Late C17/ early C18 joinery including bolection moulded and fielded 2-panel doors, plank doors with strap hinges, staircase with panelled newels, moulded handrail and missing balusters; fragment of moulded plaster ceiling and painted chevrons on joist soffits in chamber over hall. Putative garderobe on north side has been removed. Roof: 5-bays to north range and 3-bays to south range with tie-beam and collar trusses, two tiers of threaded chamfered purlins with diagonal stops, curved wind-braces, diagonally-set ridgepiece and intact common-rafter couples; east bay of north range has smoke-blackened smoke-bay separated from central bays by closed truss, but smoke escaped into central bay; west bay also separated by closed-truss and with floor for solar. 1519 addition in rear angle has clasped-purlin roof.

New Inn House is thought to have been a guest house of the Cistercian Abbey of Kingswood, founded in 1139, making it a very rare example of a virtually intact monastic guest house.

SOURCE: Bond, R; New Inn House, report by English Heritage, Historical Research and Analysis Team; 2004.

No. 5 Wotton Road (Grade II)



Large house in terrace. Late C18. Rendered, Cotswold stone slate roof, brick end stacks. Single large range of 3 storeys and smaller 2-storey wing to left. 3 windows, 2 pairs of 12-pane and single central 12-pane sash, all under segmental arches with single keystone. Ground floor has 2 similar window pairs and central recessed doorcase with semi-circular soffit and keystone, radial fanlight and door with 6 recessed panels in moulded wood surround, up one step. Second floor has 9-pane sashes in similar arrangement to first floor.

No. 3 Wotton Road (Grade II)



House in terrace. Mid/late C18. Rendered on stone plinth, double Roman tile roof with coped verges and brick end stacks. Single range, 2 storeys and attic in gable ends. 3 windows, 16/12/16-pane sashes in moulded wood surrounds. Ground floor has two 16-pane sashes and central recessed doorcase with semi-circular soffit, 6-fielded panel door and radial fanlight, up 2 stone steps.

Former stone-built mill building facing New Inn House¹ (Grade II)



Former mill building, now part of printing machinery works². 1854. Coursed and partially snecked rubblestone with freestone dressings and segmental brick arches. Large shed in 2

¹ The identification says “at Morgan Printing Machinery Works”, referring to a former use of the building.

² Needs updating, see footnote 1 above

sections with tall gable front to east on to Wotton Road with pediment and base inscribed "ESTD 1854/TUBBS LEWIS & CO.". Ends of gable corbelled out. Shed immediately behind has corrugated iron roof and 2 segmental-head windows to south with brick arches and small round headed doorway. Larger shed behind has raked slate roof with coped verges and kneelers, and 6 segmental-head windows to south. Gable end to east had round brick window, now with inserted square louvre.

Tower to south of former stone-built mill building³ (Grade II)



Tower, probably formerly for water storage. Mid/late C19. Cast iron square tower on brick and iron base with classical designs in 3 panels on all sides, key-pattern style frieze at top, moulded cornice and small "pediment" to west with wreath and foliage design.

³ The identification says "at Morgan Printing Machinery Works", referring to a former use of the building.

3: Golden Lane and The Walk (Sub-area 3)

Both the Anglican and Congregational Churches lie within this sub-area. After giving detailed information on the churches themselves, this section also details the graveyard monuments that are designated as Listed Buildings.

Church of St. Mary (Grade II)



Description in the published listing

Anglican church. 1723, restored 1900. Coursed rubblestone on dressed stone plinth and ashlar-faced to west with chamfered alternating quoins, slightly swept tile roof with north transept roof in slate. Nave and continuous chancel and large projecting north transept. West end has C19 gabled porch with decorative timber work and barge board, flanking plain 2-light cusped lancet windows with 2 keyed oculi over.



Bell-tower at top of west gable is tile hung with hipped tile roof and weathervane and one or 2-light louvred belfry openings on each side.

3 bays to nave and chancel, also with plain 2-light cusped lancets. East gable is coped with cross finial.

Interior has compartmented tunnel vault of 7 bays with arcaded west bay and additional carved tester over chancel bays. Late C19 pews with twin quatrefoil panels. Carved wooden altar with painted Decalogue behind. Large flattened stone arch to north transept which has flat compartmented ceiling⁴.

Further Information on Significant Features

The mural tablet in memory of Thomas Webb, died 1674, and his wife Persis, who died in 1659, is one of several artefacts which were salvaged from the earlier buildings used for worship (the Lady Chapel and the Abbey Church). Other relics include some of the medieval stained glass in the south window near the pulpit, and some carvings either side of the transept arch.

The beautiful brass chandelier dates from the construction of St Mary's and was a gift from a Bristolian distiller, Richard Blinco. Also reflecting the date of consecration is the fine George I armorial, which now has pride of place in St Mary's Room.

Overlooking the altar is a Georgian Decalogue.

The silverware one may expect to see on show in a church with a long history such as this, is safely stored in the Treasury at Gloucester cathedral; but the collection was recently and proudly temporarily on display at St Mary's to help mark the completion of the internal redecoration in 2013.

The two manual, piped organ dates from 1896 and was built by William Sweetland of Bath. Electrified bellows were added in 1933 – electrification which predates the electrical lighting by three years.

The rather small font is chalice shaped and dates from the late 17th century.

There is a dial-less clock mechanism in the bell turret. This simple striking- clock predates the 1723 construction and deserves to be restored to working order. The adjacent tolling bell bears the inscription "God save our Queen and church" and is thought to date from 1706. Together these two relics are sadly overlooked.

⁴ In 2008 the north transept was refurbished, setting the tone for the subsequent re-decoration of the main church. This transept, known now as St. Mary's Room, is separated from the nave by a beautiful, glazed oak, screen which has become a prominent feature of the church.

A more complete list of the church's features is to be found in the 'Tour of the Church' pamphlet, available in St Mary's.

Kingswood Congregational Church (Grade II)



Congregational church. Mid C18⁵. Coursed rubblestone, rendered to south, hipped concrete tile roof. Central ridge clock tower with hipped roof and weathervane and clock to west. Nearly square, 2 storeys. Entrance front to south has 2 round-headed windows in plain architraves with radial glazing, partially coloured. Large central round-headed doorway on ground floor with radial fanlight and double 6-panel doors with flush panels. Both sides have 3 segmental-head 16-pane sashes to each floor. North end has single storey slate roof lean-to and 2 large round-headed windows above.

Further Information on Significant Features

The Congregational Church has a clock tower containing a rare four-poster bedstead clock in the roof, circa 17th century. The tower was filled in with louvres to prevent rain seeping through the ceiling. It also still has a working organ, made in London by Hunter and Webb, which was installed in 1837.

Graveyard Monuments Designated as Listed Buildings (all Grade II)

Group of four unidentified monuments about 13metres south-east of raised railed enclosure in churchyard of Church of St. Mary: Four chest tombs. Mid C18. Limestone. From north: 1) Roll top, moulded capping and plinth on base, elaborately carved lyre ends with oval panel to east and plain west end. Sides have recessed panels with high relief flanking foliage panels. 2) and 3) Pair of identical chests, tent top, moulded capping and plinth on base.

Recessed square panels to both ends and 2 to each side. 4), immediately east of 3), flat top, moulded capping and plinth, lyre ends with low relief returns, oval panel to east and plain

⁵ This almost certainly requires correction since several reliable historical documents give the date of building as 1821.

west end. Sides have recessed central panel and 2 small fielded rectangular panels are above the other on each side.

Group of 6 railed tombs immediately east of chancel in churchyard of Church of St. Mary:

Six railed tombs. C19. 6 closely set iron-railed tombs, all in different styles with spearhead, trefoil or decorative railings, some twisted. Tombs unidentified or inaccessible.

Raised railed enclosure with two unidentified monuments about 25metres south-east of south-east corner of chancel in churchyard of Church of St. Mary:

Large railed enclosure with 2 altar tombs. Late C18. Spearhead railings with corner urns, raised on brick base about 0.5m high with stone slabs over with pair of tombs in limestone, each nearly square with moulded capping and plinth, indented corners. Plain fielded panels and rosette frieze to north and south sides, and square fielded panels with semi-circular projection at top to east and west sides with relief floral decoration each side and in spandrels. Cap on top has square base with smaller rounded pyramidal top. Partially overgrown at time of survey (January 1985).

Three unidentified monuments about 10metres south-east of south-east corner of chancel in churchyard of Church of St. Mary:

Three chest tombs. Two as a joined pair to north of early C18, one to south of mid C18. Limestone. Pair to north have heavy flat tops splayed in underneath, side by side on plain sided square. Leaning to north east. Tomb to south has flat top, moulded plinth and capping, on base. Lyre ends with low relief cartouche to east, sides have recessed central panels with flanking low relief foliage panels.

Two unidentified monuments about 1metre north-west of raised railed enclosure in churchyard of Church of St. Mary:

Two chest tombs. Late C17/early C18. Limestone. Flat top, moulded capping, no plinth visible. Tomb to south has recessed square end panels and 2 similar to each side. Tomb to north has heavy bolstered ends and long flush side panels. All inscriptions obliterated.

Unidentified monument about 11metres east north-east of raised railed enclosure in churchyard of Church of St. Mary:

Chest tomb. Mid C18. Limestone. Flat top, moulded capping and wide plinth. Lyre ends with plain panels. Sides have large recessed panels with low relief narrow foliage strips at each side. Inscriptions obliterated. Partially overgrown at time of survey (January 1985).

Unidentified monument about 16metres east of raised railed enclosure in churchyard of Church of St. Mary:

Chest tomb. Mid C18. Limestone. Flat top (held by 2 iron cramps), moulded capping and plinth on base. 1/4 baluster corners with cartouche to west end and relief to east, tops of 3 balusters are missing. South side has recessed central square and flanking fielded panels; north side has recessed central square with acanthus moulding and flanking high relief floral decoration. Sinking badly to south and breaking up at time of survey (January 1985).

Unidentified monument about 6metres north-east of raised railed enclosure in churchyard of Church of St. Mary: Chest tomb. Late C17/early C18. Limestone. Flat top, splayed capping, no plinth visible, plain ends and sides.

Unidentified monument about 7metres west of raised railed enclosure in churchyard of Church of St. Mary: Chest tomb. Mid C18. Limestone. Flat top, moulded capping, and plinth. 1/4 baluster corners with fielded end panels. Large recessed side panels with flanking spiral relief panels. All inscriptions obliterated.

4: The Weavers' Cottages Sub-area (Sub-area 4)

Although decidedly in contrast to terraces of weavers' cottages, one Listed Building lies within this area on the south side of Walk Mill Lane at its junction with Crow Meadow and Hillesley Road.

The Laurels (Grade II)



Detached house. Late C18. Rendered brick on plinth, concrete tile roof, brick end stacks. Single range with rear outshut, 2 storeys. 3 windows, 16/12/16-pane sashes in moulded wood architraves and with stone keystone and voussoirs. Ground floor has two 16-pane sashes and central door with 4 fielded and 2 flush panels, in moulded surround, with C19 gabled porch with red and blue margin glass.

5: The Chipping (Sub-area 5)

Chipping House (Grade II), No.8 The Chipping



Large semi-detached, originally detached house. Mid/late C18. Rendered, moulded stone cornice and blocking course, hipped slateroof, brick end stacks. Square range, 3 storeys. 3 windows, 16/12/16-pane sashes in plain stone surrounds. Ground floor has two 16-pane sashes and central doorcase with fluted pilasters, shallow open pediment, decorative radial fanlight, door with 4 fielded, 2 flush panels. Plat band above ground floor. Internal shutters remaining on ground and first floors.

6: Old Rectory Road and Round The Town (Sub-area 6)

Walnut Villa and gatepiers (Grade II)



Detached house. Early C18. Roughcast with flush quoins, hipped Cotswold stone slate roof, brick end stacks. L-shape with later small rear extensions, 2 storeys. 3 windows, widely spaced 8-pane sashes with moulded wood architraves, ground floor has twin 8-pane sashes to each side and central doorcase with flat hood on plain brackets, 2-pane transom light, 4 long fielded panels to door, up 3 worn semi-circular stone steps.

Interior: hall has fine turned baluster open well staircase with wreathed and ramped handrail, and room to right of hall on ground floor has shell niche in cupboard to right of fireplace with all original scagliola and figured paintwork (reputed to be only surviving of a pair). Gatepiers are in dressed stone, panelled on bases, with moulded stone cornices and what appear to be medieval carved flat circular "finials", reputed to come from the Abbey Gate-house (q.v.).

7: High Street and Abbey Street (Sub-area 7)

Upton House (Grade II), No. 5 High Street



House in terrace. Early/mid C18. Rendered with plain cornice and blocking course, concrete tile roof with coped verges and rendered brick end stacks. Single front range and rear extensions, 2 storeys. 4 windows, one 12-pane sash to left and 3 C19 4-pane sashes, all with plain stone architraves. Ground floor has 3 windows, 12-pane sash to far left, paired 4-pane sashes to left of door and single 4-pane to right. Doorcase has flat stone hood on large scrolled console brackets and door of 6 fielded panels in plain stone surround.

The Firs (Grade II), No. 8 High Street



House in terrace. Early/mid C18. Roughcast faced, imitation stone slate roof, brick end stack to left with stone capping, moulded wood dentil cornice. Single front range and rear range forming L-shape, 3 storeys. 3 windows, plate glass sashes in moulded wood frames with triple keystones. 2 similar on ground floor and doorcase to right with large flat panelled wooden hood on scrolled brackets with door of 6 fielded panels in recess, plain fanlight. Second floor windows are smaller plate glass sashes without keystones, directly below eaves.

No. 10 High Street (Grade II)



Small house at end of terrace. Late C17/early C18. Rendered, double Roman tile roof, large rear brick lateral stack. Single range, 2 storeys. 3 windows, 12-pane sashes with flush moulded wood architraves. Ground floor has 2 wider 16-pane sashes in similar surrounds and door to right, in slight recess, of 6 fielded panels. Possibly partially timber-framed on first floor.

No.11 High Street (Grade II)



Large house at end of terrace. Mid C18. Stucco front on stone plinth with banded rustication on ground floor, render or roughcast sides, hipped concrete tile roof, tall rendered end stacks with moulded cornices. Moulded stone cornice and blocking course. Large square range, 3 storeys. 4 windows, 12-pane sashes (mostly replaced) in shallow reveals, bay to left being blind with imitation painted sashes. Ground floor has 3 similar windows with door to left of centre in bay 2 with 2 recessed and one flush panel and plain fanlight. Above each ground floor opening rustication channels form shape of pediment, with projecting stone plat band above.

No. 20 High Street (Grade II)



Semi-detached house. Mid/late C18. Painted coursed stone with quoin bands, moulded stone cornice on low parapet, slate roof, brick end stacks. Single range with rear outshut, 2 storeys. 3 windows, 12-pane sashes in shallow reveals with keystone. Ground floor has one similar to right, triple sash to left and central doorcase with wide stone cornice on large consoles, raised triple keystone, 6-panel door, with 2-glazed, 2 fielded and 2 flush panels.

Abbey Gate-house and Adjoining Wall to East (Grade I)



Abbey Gate-house. Early C16. Ashlar with Cotswold stone slate roof. 2 storeys. Central large moulded pointed arch, with slit window opening to left, additional smaller arch to right with

straight head to south and niche above, and pointed arch to north at rear, 2-light mullion and transom window with 4 equal sized lights over main arch. Niche has carved side colonnettes and elaborate crocketed canopy which once held a statue, probably of the Virgin, with a carved dove above. Window has highly decorative lily carved on main mullion and carved pointed hood mould. 2 side buttresses with diagonally set small square piers at first floor level with crockets, and pinnacles with crockets. 2 string courses. Gable verge has crockets and finial depicts carved Crucifixion scene.

Interior of gateway has lierne vault with carved bosses in passage, rear has relieving arch spanning both archways, with some mouldings remaining, and upper storey faced in boards and with C20 window inserted. Room above passage of 2 bays with 2 tiers of arched wind bracing and additional unbraced upper tier, blocked 2-light trefoil head stone mullion window on west side and stepped window seat to large south window. Room reached from moulded 4-centre stone archway immediately to right at rear of gateway which has narrow, chamfered Tudor arch adjoining and remains of pointed stone relieving arch over with corbel to left, apparently all part of the original fabric of the gate-house.

To east of gate-house on south side, former cottages now curtain wall only and part of the original fabric of the gate-house. 2 storeys, 3 window openings with square stopped hood moulds at each end on first floor and on door opening to left on ground floor.

Central buttress with diagonally set pier similar to main gate-house buttresses but without pinnacle. The Gate-house and flanking walls are all that remains of the Cistercian Kingswood Abbey and are scheduled as Ancient Monument No. 70. (*David Verey, Buildings of England - Gloucestershire: The Vale and the Forest of Dean, 1980*).

Nos. 5 and 7 Abbey Street (Grade 1)



Two cottages to west of Abbey Gate-house and forming part of fabric. Core of early C16, altered to form cottages. Ashlar, hipped Cotswold stone slate roof, 2 large brick ridge stacks. Single range, 2 storeys one window each, with square hood mould, C19 and C20 windows. Central buttress with diagonally set small square pier at first floor level with crockets No. 5 to right retains square hood mould to ground floor window, with early C19 door to right. No. 7 has C20 door to left. String course in stone above each window level.

Nos. 9 and 11 Abbey Street (Grade II)



Two cottages in L-shape attached to Nos. 5 and 7 but not forming part of original Abbey Gate-house fabric. Probably C18. No. 9 is incised render, No. 11 in roughcast, both with Cotswold stone slate roof and brick stacks. L-shape, 2 storeys. No. 9 has 2 windows, plate glass sashes, one similar on ground floor and C20 door to left. No. 11 has 3 windows, 2 and 3-light wood casements, 2 to ground floor with central C20 half-glazed door.

8: Boundary House and Chestnut Park Farmhouse (Sub-area 9)

Boundary House, including Gatepiers and Wall (Grade II)



Former rectory now large private house. Mid C18. Rendered, stone alternating chamfered quoins and moulded stone modillion cornice, hipped Cotswold stone slate roof with tall

parapet with 4 stone panels and central dentil pediment, brick end stacks. Long range with central projecting rear bay forming shallow T-shape, and additional single bay wing to left. 3 storeys and basement. Main symmetrical range of 5 bays, 2/1/2 with wide centre bay projecting forward beneath pediment and with additional quoins. 12-pane sashes with moulded stone architraves and dentil cornice to first and ground floors. Centre bay has Venetian window on first floor also with moulded stone architraves and dentil cornice, and with 4 Ionic pilasters and round-headed section blocked but with decorative Gothick tracery. Ground floor has central doorcase up 3 large semi-circular stone steps, with 8-pane side lights as other windows and central door with large moulded stone segmental pediment on consoles, moulded stone frame and 6 rectangular fielded panels and lower section in fielded X-shape. Attic storey has small 6-pane sashes with moulded stone architraves linked directly to cornice, central window round-headed with radial top sash. Basement windows below stone offset, with plain round-headed stone architraves and keystone (windows not visible). Wing to left has 12-pane sash with plain stone architrave to each floor. Projecting rear wing has Venetian window on first floor also.

Interior not accessible but likely to be of interest.

Gatepiers in dressed stone with rusticated square piers, moulded modillion cornice and figure of dog's head on double stepped base, about 2metres total height. Possible original polygonal finials (matching those on Chestnut Park Farmhouse adjoining) lie at the top of stone steps behind the piers. No gates remaining. Wall adjoining on each side in coped rubblestone (random coursed to left) curving back on left for about 16metres to join house, and running about 7metres to right to join gatepiers of Chestnutpark Farmhouse. About 1.40metres in height.

Chestnutpark Farmhouse with Gatepiers and Gate (Grade II)



Farmhouse⁶, formerly service wings of Boundary House. Mid C18 and early C19. Roughcast, Cotswold stone slate roof with concrete tiles at rear and on front wing, 2 large square brick lateral stacks and smaller brick end stacks. Double rear range and later front range, 3 and 2 storeys respectively. Scattered fenestration, mostly 12-pane sashes, and with Venetian window on first floor on north west end with Gibbs surround and triple central keystone, in centre of wall. Front door in deep plain-panelled reveal, with 4 fielded and 2 decorative flush panels.

Gatepiers in dressed stone with rusticated square piers, moulded modillion cornice and double stepped bases with polygonal finials on stems, and single wrought iron gate with spearhead rails.

⁶ Now a private house.

APPENDIX

DEFINITION OF A LISTED BUILDING AND EXPLANATION OF THE LISTING PROCESS

A listed building in the United Kingdom is a building which has been placed on the Statutory List of Buildings of Special Architectural or Historic Interest. There are just under 500,000 buildings in the UK to which this applies.

A listed building may not be demolished, extended or altered without special permission from the local planning authority (that typically consults the relevant central government agency, particularly for significant alterations to the more notable listed buildings). Exemption is provided for some churches in current use for worship, although in such cases the church organisation operates its own permissions procedure.

For a building to be included on the list, it must be a man-made structure that survives in something at least approaching its original state. Most structures on the list are buildings, but other structures such as bridges, monuments, sculptures, war memorials, and even milestones and mileposts may also be listed. Ancient uninhabited or unmaintained structures, such as Stonehenge, are generally classified as Scheduled Ancient Monuments rather than Listed Buildings.

All buildings built before 1700 which survive in anything like their original condition are listed, as are most of those built between 1700 and 1840. The criteria become tighter with time, so that post-1945 buildings have to be exceptionally important to be listed. A building has normally to be over 30 years old to be eligible for listing.

In England and Wales, listed buildings are classified in three grades:

- Grade I buildings are of exceptional interest, sometimes considered to be internationally important. Just 2.5% of listed buildings are Grade I.
- Grade II* buildings are particularly important buildings of more than special interest. 5.5% of listed buildings are Grade II*.
- Grade II buildings are nationally important and of special interest. 92% of all listed buildings are in this class and it is the most likely grade of listing for a private residential building.

Scotland currently uses categories A, B and C rather than grades. The assessment criteria for the categories differs slightly from the English and Welsh system, so a category B building in Scotland is not necessarily equivalent to a grade II* building in England.

Some church buildings in England are still also classified as A, B or C rather than the current designation.

Owners of listed buildings are, in some circumstances, compelled to repair and maintain them and can face criminal prosecution if they fail to do so or if they perform unauthorised alterations. When alterations are permitted, or when listed buildings are repaired or maintained, the owners are often compelled to use specific (and potentially expensive)

materials or techniques. This, in turn, increases the cost of insuring the building. Listing can also limit the options available for significant expansion or improvement. For these reasons, the law allows owners of listed buildings to object to the listing, and in some cases buildings may be removed from the listing altogether (although this is rare).

The creation of the statutory list was prompted by damage to buildings in World War II. Previously, only major ancient monuments had either state recognition or statutory protection. The Town and Country Planning Act 1947 codified the ad hoc processes developed during the war and created the first formal list of listed buildings.

Following a major public outcry at the demolition of the art deco Firestone Factory in 1980, the government instituted a major resurvey of buildings to ensure that nothing which merited preservation had been missed off the original lists. The mid to late 80s saw the largest number of buildings added to the list, with over 36,000 being added in 1987 alone. By 1989 the process was largely complete, and subsequent years have seen much fewer buildings added. In 2009, the most recent full year (at time of writing) the number added was just 632. Following the completion of the 1980s review, the new procedures were included in The Planning (Listed Buildings and Conservation Areas) Act 1990 which now governs the principles by which buildings are added to the lists.

Buildings continue to be added to the lists as they are identified and become eligible. The majority of recent listings are of newer buildings which had not previously been old enough or unique to be listed, or which have acquired a place in popular culture as a result of their use rather than purely on their architectural merit. An example of the latter is the recently listed Abbey Road Studios.