

# SETTLEMENT ASSESSMENT PROFORMA

**Surveyors(s):** Chris Cowcher **Character Area:** Stonehouse North East  
 Gloucester Road, Woodcock Lane, Glenthorne Close, Osprey Drive, Pheasant Mead,  
 King's Road, Grosvenor Rod, Arrowsmith Drive

**Date** 7<sup>th</sup> February 2016

**Weather:** Windy and heavy rain

- Look through all the questions before starting.
- For almost all the questions on Pattern and Buildings just ring a word (or two) in each box that best fits what you know/see and, as necessary, add some notes about quality, condition etc. in the space below.
- The final Summary questions include their own instructions.
- Leave any questions that do not seem to apply.
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- Take any photos you think are useful (often more useful than some words) and add any photo names/numbers in the right hand boxes once you get back to 'base'.

## 1. PATTERN

Character Element	Photo(s)
<p><b>A. Topography:</b> Flat Hilly Steep Shallow Plateau Valley            Linear valley Several valleys</p> <p>The majority of the area is flat, although the top of Woodcock Lane starts to rise towards Dove Hill.</p>	
<p><b>B: Layout:</b> Linear Grid-like Winding Regular Irregular            Buildings close to the road Buildings well set back Front gardens            Back gardens Long plots Thin plots Short plots Wide plots            Clear centre No obvious centre</p> <p>Gloucester Road is the main road in and out of Stonehouse from the West of the town. It heads North, North West and connects the town with Standish parish and takes traffic out to the M5 at jct 12. The buildings along this road tend to be terraced housing on the East side of the road, with detached properties on the West side of the road. The housing is a mixture of historic original development, alongside post 1980s buildings.</p> <p>Woodcock Lane connects Gloucester Road with a 1980s housing development, which contains dense housing, sheltered accommodation for older residents and the town's only comprehensive secondary school 'Maidenhill'. There is a dentist surgery at the junction with Gloucester road and as you progress along the road you pass local authority developed bungalows on one side, with a mixture of new and old detached and semi-detached properties. As you progress further up the road heading towards Dove Hill there are an increasing number of local authority and housing</p>	

<p>group developed properties. Maidenhill School has recently been refurbished and improvements made to the external structures to make the building look modern and smart.</p> <p>There is a small cul-de-sac adjoining Woodcock Lane called Glenthorne close. This is a mixture of larger house and larger bungalows.</p> <p>Osprey Drive is a connecting road taking traffic from Woodcock Lane to Meadow Road. There are a high number of sheltered accommodation units located in this area. The road also contains small 2 and 3 bedroom houses, which are a mixture of detached and semi-detached properties. Adjoining the Osprey Drive are two small cul-de-sacs called Pheasant Mead and Partridge Close. Pheasant Mead is a mixture of 2,3 and 4 bedroom properties. Partridge Close has a mixture of bungalows and 2,3 bedroom houses.</p> <p>King's Road is a 1950s local authority development, with larger pebble-dashed and white-washed buildings. The houses are a mixture of detached and semi detached houses. King's Road also connects o Grosvenor Road at one end before reconnecting with the Gloucester Road. Grosevenor Road is a continuation of the King's Road development and the design of the buildings continue.</p> <p>Adjacent to King's Road is Arrowsmith Drive, a purpose built 1990s development only accessible off the Gloucester Road. The properties are a mix of large and small scale developments and a mixture of detached and semi-detached housing. There are some larger green spaces within this area, with play park facilities located at two points within the development.</p> <p>The majority of buildings in this area of Stonehouse are build using red-brick, including use of the traditional 'Stonehouse brick' on some of the buildings on Gloucester Road. There are also some faux Cotswold Stone, yellow brick properties also.</p>	
<p><b>C: Spaces:</b> <i>Gaps between buildings</i> <i>Green spaces</i> <i>Hard space</i>  <i>Places where local events take place</i> <b>Well used</b> <i>Not well used</i></p> <p>The largest green space available in this area is the playing fields behind Maidenhill school. There are also small greens in Pheasant Mead and Arrowsmith Drive. The area is well used with traffic to and from the school.</p>	
<p><b>D: Green and Natural Features:</b> <b>Trees</b> <b>Bushes</b> <b>Hedges</b>  <i>Green backcloth to buildings</i> <i>Areas of intense greenery</i>  <i>Areas without greenery</i></p> <p>There are some trees in the area and some bushes, but nothing of significance. The majority of foliage is growing on privately owned land,</p>	

<p>apart from some small scale landscaping on the green spaces in Pheasant Mead and Arrowsmith Drive. The fields at the top of Woodcock Lane, are lined with bushes and trees and Dove Hill is an area of intense greenery.</p>	
<p><b>E: Wildlife and Ecology:</b> <i>Area used/inhabited by wildlife</i> Not used at all  <i>Area used for wildlife to pass through</i> What wildlife? Important plants?</p> <p>The Doverow Hill area which adjoins this area of Stonehouse is a haven for many species. However the predominant area of land is used as a thoroughfare for wildlife, with foxes, badgers and hedgehogs frequently seen after dark.</p>	
<p><b>F: Roads, Streets and other Movement Routes:</b> <i>Pavements</i> <i>Kerbs</i>  <i>Grass verges</i> <i>Drainage ditches</i> <i>Wide roads wide</i> <i>Narrow roads</i>  <i>Straight roads</i> <i>Curving roads</i> <i>Cul-de-sacs</i> <i>Through roads</i>  <i>On-plot parking</i> <i>On-street parking</i> <i>Parking courts</i></p> <p>There is a mixture of off and on road parking in this area of Stonehouse. Although the majority of properties have driveways there are a high number of cars parked on the roads and also slumped on pavements in the area. Green space in Pheasant Mead is also used by some local residents, leading to the grass being cut up and muddied. Visibility at times is a danger because the roads are winding and some residents tend to park in blind spots.</p>	
<p><b>G. Landmarks:</b> <i>Are there key landmarks visible from a distance (church tower), community landmarks (pub) or special but smaller features (old milestone)?</i></p> <p>Maidenhill Secondary School is the main physical feature in this area due to the size of the premise. However given that it is not a tall building, it is only seen when viewed from Dovehill and is not obvious when standing on the main road in and out of Stonehouse (Gloucester Road).</p>	
<p><b>H: Views Out:</b> <i>Are there places (often, occasional) where one can see out to other areas or to the landscape?</i></p> <p>There are few 'extenal' views in this area, although Doverow Hill is visible from multiple points in the area. From Doverow Hill you can see the whole of the town and parish.</p>	
<p><b>I: Views In:</b> <i>Are there places around* where it is possible to get views into this area? (* You will need to go round and about to spot these.)</i></p> <p>Doverow Hill commands good views across all of this section.</p>	

## 2. BUILDINGS AND DETAILS

<p><b>A: Predominant Building Shape and Heights:</b> <i>Wide frontages</i>  <i>Narrow frontages</i> <i>Terraced</i> <i>Semi-detached</i> <i>Detached</i> <i>1 storey</i>  <i>2 storeys</i> <i>3 storeys</i> <i>Common shapes</i> <i>Varied shapes</i></p> <p>See above comments about specific area makeup on different roads.</p>	
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<p><b>B: Roofs:</b> Flat roofs <b>Pitched roofs</b> Steep pitch Shallow pitch Varied pitch Lean-tos Parapet fronts (hidden roofs)</p> <p>Pitches vary according to period of construction, with historic dwelling having steeper pitches than the newer houses.</p>	
<p><b>C. Predominant Materials:</b> Some common Nothing common Walls (brick, stone, render, hung tile)? Roofs (tile, slate, other)? Boundaries (walls, hedges, fences)? Ground (tarmac, concrete, setts, paving stones)?</p> <p>The area is a mixture of red brick, some of which is original Stonehouse red brick whilst others are more modern. There are also some Cotswold stone properties in the area and contained within the housing estate of Osprey Drive there are also a number of properties built with modern yellow brick, or faux Costwold Stone. The ex-local authority properties also tend to be pebble-dashed or white washed.</p>	
<p><b>D: Details:</b> What details contribute to character: porches, window shapes, roof decorations, chimneys, benches, letter boxes, signs, flags?</p> <p>Chimneys are universal having been a planning requirement even if only cosmetic of SDC.</p> <p>Most new developments have white UVPC double glazed windows and wooden doors.</p>	

### 3. SUMMARY

<p><b>A: In a few words or a sentence or two, what are for your group the key <u>positive</u> features about this area? What makes it special?</b></p> <p>It is a predominantly residential area, which has been sympathetically developed to not encroach too far on to Doverow hill. The variety of buildings locally mean that there are no discerning features in the area, although there is some uniformity found in the terraced properties alongside Gloucester Road.</p>
<p><b>B: In a few words or a sentence or two, what are for your group the key <u>negative</u> features about this area? What detracts from it?</b></p> <p>The volume of parking in the area is dangerous. With most properties now have more than one vehicle and garages no longer able to cater for the size of a modern car there is a lot of on road and on pavement parking.</p>

# LANDSCAPE ASSESSMENT PROFORMA

Surveyors(s): John Jaynes Area name or number: South West Stonehouse Zone 1

View Point Numbers: 2

Date: 15<sup>th</sup> January Weather: Winter Sun

- Look through all the questions *before* starting.
- For almost all the questions on Description and Views and Landmarks, just ring a word (or two) in each box that best fits what you know/see and, as necessary, add some notes about quality, condition etc. in the space below.
- The final Summary questions include their own instructions.
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- Take any photos you think are useful (often more useful than some words) and add any photo names/numbers in the right hand boxes once you get back to 'base'.

## 1. DESCRIPTION

Character Element	Photo(s)
<p><b>A. Landform:</b> Flat Gently undulating Strongly undulating <b>Steep valley</b> Valley side/floor Plateau</p> <p><b>Flat</b></p>	
<p><b>B. Landcover:</b> Open farmland <b>Farmland with trees/woods</b> Woodland <b>Parkland</b> Wetland</p> <p><b>Predominately sports field</b></p>	
<p><b>C. Landuse:</b> Arable farmland Grassland <b>Grazing</b> Mixed Forestry Industrial Brownfield Orchards</p> <p><b>Sports field</b></p>	

<p><b>D. Field Boundaries:</b> <i>Tall</i>   <i>Clipped</i>   <i>Intermittent</i>   <b>Hedgerow</b>  <b>With/without trees</b>   <i>Fences</i>   <i>Walls</i></p> <p><b>Clipped hedgerow with some mature trees</b></p>	
<p><b>E. Field Sizes and Patterns:</b> <i>Small</i>   <b>Medium</b>   <i>Large</i>   <i>Regular</i>   <i>Angular</i>  <i>Linear</i>   <b>Irregular</b></p>	
<p><b>F. Routeways:</b> <b>Few roads</b>   <i>Dense road network</i>   <i>Tracks</i>  <i>Straight/Winding /Narrow</i></p> <p>A419, Bath Road and Regent Street all straight. A419 is becoming congested as the main arterial route to the M5/M4 corridor and the industrial estates of the Stonehouse Cluster.</p>	
<p><b>G. Buildings and Structures:</b> <i>What manmade elements are in the landscape?</i>  <b>Village(s)/Town</b>   <b>Isolated Farms</b>   <b>Barns</b>   <i>Groups of dwellings</i>   <i>Pylons</i>  <i>Masts</i>   <i>Wires.</i> <i>How do they 'sit' and what natural features influence that?</i></p> <p><b>The roads form the natural boundary to this Zone which is dominated by Wycliffe College grounds and buildings.</b></p>	
<p><b>H. Water and Drainage:</b> <b>Stream</b>   <i>River</i>   <i>Reservoir</i>   <i>Wet ditches</i>   <i>Ponds</i>  <i>Lake</i></p> <p><b>None</b></p>	
<p><b>I. Enclosure and Scale:</b> <i>Tight</i>   <i>Enclosed</i>   <b>Open</b>   <i>Exposed/Intimate</i>   <i>Small</i>  <i>Large</i>   <i>Vast</i></p> <p><b>Open</b></p>	

**2. VIEWS AND LANDMARKS** (mark on the map)

<p><b>A. Views: Sweeping</b>    <i>Channeled    Long    Short    Glimpsed</i>  <i>Across/to a place or landmark.</i></p> <p><b>Sweeping views to and from Selsey Common and Doverow Hill.</b></p>	
<p><b>B. Landmarks:</b> <b>Buildings</b>    <b>Structures</b>    <b>Natural features</b>    <b>History</b>    <i>Archaeology</i></p> <p>Horsetrough, Church Spire and clock Bath Road, historic buildings Bath Road,</p>	

### 3. SUMMARY

<p><b>A. Scenic Quality:</b> <i>Think about sounds, smells and colours, how it makes you feel, does it feel tranquil? Think about balance (harmonious - chaotic) and diversity (uniform – complex) Seasonal features can also be important.</i></p> <p><i>The rural gateway into Stonehouse town centre from the South, East and West. The views in and out to Selsey and Doverow escarpments gives a real sense of being in the country, living in a small Cotswold market settlement which has existed since before the Domesday Book.</i></p>
<p><b>B. Activities and Associations:</b> <i>What do people do in this landscape? Work and/or leisure? Do people paint or photograph it? Are there local poems or stories? What makes you identify with it or value it?</i></p> <p><i>The area is used largely for private schooling, sport and as a main pedestrian route from the town centre to the newly restored Stroud water Canal and Bridgend residential area south of the A419.</i></p>
<p><b>C: In a few words or a sentence or two, what are for you the key <u>positive</u> features about this area? What makes it special?</b></p>
<p><b>D: In a few words or a sentence or two, what are for you the key <u>negative</u> features about this area? What detracts from it?</b></p> <p><i>Noise and speed of traffic on the A419, Bath Road and the traffic congestion in Regent Street. The A 419 will only deteriorate further with the West of Stonehouse residential and industrial developments if major road improvements are not implemented.</i></p>

# SETTLEMENT ASSESSMENT PROFORMA

**Surveyors(s):** John Jaynes **Character Area:** Stonehouse South West – Zone 2  
**Zone created by** A419, rear of High Street, Regent Street and the footpath between Laburnum Walk and A419. Stonehouse

**Date** 15<sup>th</sup> January 2016

**Weather:** Winter sun

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## 1. PATTERN

Character Element	Photo(s)
<p><b>A. Topography:</b> Flat Hilly Steep Shallow Plateau Valley            Linear valley Several valleys</p> <p>A flat area throughout which is just above sea level.</p>	
<p><b>B: Layout:</b> Linear Grid-like Winding Regular Irregular            Buildings close to the road Buildings well set back Front gardens            Back gardens Long plots Thin plots Short plots Wide plots            Clear centre No obvious centre</p> <p>Houses are linear adjacent to road or footpath. Most houses have front gardens bounded by low walls, fences and hedges. Residential in fill development has taken place virtually wherever possible.</p>	
<p><b>C: Spaces:</b> Gaps between buildings Green spaces Hard space            Places where local events take place Well used Not well used</p> <p>The majority of land encompassed in this Zone is open green sports field owned by Wycliffe College (The Berryfield) and the town owned Laburnum Playing Fields and community centre.</p>	
<p><b>D: Green and Natural Features:</b> Trees Bushes Hedges            Green backcloth to buildings Areas of intense greenery            Areas without greenery</p> <p>The A419 has hedging and trees planted along its entire length giving a real sense of rural countryside. Regent Street, Laburnum Walk and the footpath to the A419 have a number of mature trees planted along their length.</p>	

<p><b>E: Wildlife and Ecology:</b> Area used/inhabited by wildlife Not used at all Area used for wildlife to pass through What wildlife? Important plants?</p> <p>In the far Southwest corner of this Zone is one of the protected newt ponds and the cutting of the Midland Railway line.</p> <p>The rural nature of this Zone coupled with the vast open green areas planted with hedgerow and trees provides a haven for wildlife and a natural wildlife corridor between habitats.</p>	
<p><b>F: Roads, Streets and other Movement Routes:</b> Pavements Kerbs Grass verges Drainage ditches Wide roads wide Narrow roads <b>Straight roads</b> Curving roads Cul-de-sacs Through roads On-plot parking <b>On-street parking</b> Parking courts</p> <p>Regent Street residents have limited off road parking and although a no through road is a very busy road with a Doctors practice, garage, nursing home and two private schools operating, as a result several householders have converted their front gardens to off road parking. Regent Street and Laburnum Walk have raised pavements their entire length save for a short distance in Laburnum Walk along the top edge of the Laburnum playing field.</p> <p>The old Bristol Road to the South is now a no through Road with the green space in front now developed as housing with in fill residential development in what were large gardens/orchards.</p>	
<p><b>G. Landmarks:</b> Are there key landmarks visible from a distance (church tower), community landmarks (pub) or special but smaller features (old milestone)?</p> <p>Key landmarks visible in this Zone are, the Community Centre &amp; playing field and the Berryfield. The Midland Railway, Nailsworth Branch Line 1867-1969 commemorated with a plaque where it use to cross the A419 in the Southwest corner of this Zone.</p>	
<p><b>H: Views Out:</b> Are there places (often, occasional) where one can see out to other areas or to the landscape?</p> <p>Views out to Selsey Common and Doverow Hill escarpments</p>	
<p><b>I: Views In:</b> Are there places around* where it is possible to get views into this area? (* You will need to go round and about to spot these.)</p> <p>This area is visible all year round from the elevated Selsey Common from where views of the area can be seen in context with the Canal, River Severn and Vale. Doverow Hill also commands good views across all of this section.</p>	

## 2. BUILDINGS AND DETAILS

<p><b>A: Predominant Building Shape and Heights:</b> Wide frontages Narrow frontages Terraced Semi-detached Detached 1 storey 2 storeys 3 storeys Common shapes Varied shapes</p> <p>The majority of houses along Regent Street are 2 storey terraced housing built of red brick under slate roofs. Laburnum area is a mix of detached single and 2 storey older housing together with a modern grid like development of white washed 2 storey houses.</p>	
<p><b>B: Roofs:</b> Flat roofs Pitched roofs Steep pitch Shallow pitch Varied pitch Lean-tos Parapet fronts (hidden roofs)</p> <p>Pitches vary according to period of construction, with historic dwelling having steeper pitches than the newer houses.</p>	
<p><b>C. Predominant Materials:</b> Some common Nothing common Walls (brick, stone, render, hung tile)? Roofs (tile, slate, other)? Boundaries (walls, hedges, fences)? Ground (tarmac, concrete, setts, paving stones)?</p> <p>Regent Street predominately built in red brick under slate roofs. There is some natural stone and white washed rendered buildings all with chimneys. Boundaries of low-level wall, fencing or hedging. In Regent Street there has been some front garden conversion into off road parking.</p> <p>Laburnum is an eclectic mix of materials &amp; styles spanning the 20<sup>th</sup> &amp; 21<sup>st</sup> centuries.</p>	
<p><b>D: Details:</b> What details contribute to character: porches, window shapes, roof decorations, chimneys, benches, letter boxes, signs, flags?</p> <p>Chimneys are universal having been a planning requirement even if only cosmetic of SDC.</p>	

## 3. SUMMARY

<p><b>A: In a few words or a sentence or two, what are for your group the key <u>positive</u> features about this area? What makes it special?</b></p> <p>The large green sports field of Wycliffe College &amp; Laburnum playing fields coupled with the close proximity of the open fields to the buildings give it a rural character, the extensive views in out of the area. The laburnum Playing field are also a key venue and focal point for town celebration events like the Summer Jolly.</p>
<p><b>B: In a few words or a sentence or two, what are for your group the key <u>negative</u> features about this area? What detracts from it?</b></p> <p>Traffic congestion Regent Street.</p>

# LANDSCAPE ASSESSMENT PROFORMA

**Surveyors(s):** Chris Cowcher                      **Character Area:** Stonehouse North West  
 Gloucester Road, Woodcock Lane, Glenthorne Close, Osprey Drive, Pheasant Mead,  
 King's Road, Grosvenor Rod, Arrowsmith Drive

**Date** 7<sup>th</sup> February 2016                      **Weather:** Windy and heavy rain

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## 1. DESCRIPTION

Character Element	Photo(s)
<p><b>A. Landform:</b> Flat    Gently undulating    Strongly undulating    <b>Steep valley</b>            Valley side/floor    Plateau</p> <p><b>Flat</b></p>	
<p><b>B. Landcover:</b> Open farmland    <b>Farmland with trees/woods</b>    Woodland            Parkland    Wetland</p> <p><b>Predominately sports and playing fields</b></p>	
<p><b>C. Landuse:</b> Arable farmland    Grassland    <b>Grazing</b>    Mixed    Forestry            Industrial    Brownfield    Orchards</p> <p><b>Sports and playing field</b></p>	

<p><b>D. Field Boundaries:</b> <i>Tall</i>   <i>Clipped</i>   <i>Intermittent</i>   <b>Hedgerow</b>  <b>With/without trees</b>   <i>Fences</i>   <i>Walls</i></p> <p><b>Clipped hedgerow with some mature trees</b></p>	
<p><b>E. Field Sizes and Patterns:</b> <i>Small</i>   <b>Medium</b>   <i>Large</i>   <i>Regular</i>   <i>Angular</i>  <i>Linear</i>   <b>Irregular</b></p>	
<p><b>F. Routeways:</b> <b>Few roads</b>   <i>Dense road network</i>   <i>Tracks</i>  <i>Straight/Winding /Narrow</i></p> <p>The Gloucester Road, is a long gradual curve taking you out of Stonehouse in a North, North West direction. The other roads in the area are all winding to create housing developments with cul-de-sacs.</p>	
<p><b>G. Buildings and Structures:</b> <i>What manmade elements are in the landscape?</i>  <i>Village(s)/Town</i>   <i>Isolated Farms</i>   <i>Barns</i>   <i>Groups of dwellings</i>   <i>Pylons</i>  <i>Masts</i>   <i>Wires.</i> <i>How do they 'sit' and what natural features influence that?</i></p> <p>There is a wind turbine on Doverow hill, which is visible from the area. The Maidenhill School structure has recently been updated and fits well in to the landscape with a modern exterior. The rest of the area is high density housing from the Gloucester Road boundary to the fields and Doverow Hill at the back of the school, Arrowsmith Drive and Woodcock Lane.</p>	
<p><b>H. Water and Drainage:</b> <i>Stream</i>   <i>River</i>   <i>Reservoir</i>   <i>Wet ditches</i>   <i>Ponds</i>  <i>Lake</i></p>	
<p><b>I. Enclosure and Scale:</b> <i>Tight</i>   <i>Enclosed</i>   <b>Open</b>   <i>Exposed/Intimate</i>   <i>Small</i>  <i>Large</i>   <i>Vast</i></p> <p><b>Open</b></p>	

## 2. VIEWS AND LANDMARKS (mark on the map)

**A. Views: Sweeping** Channeled Long Short Glimpsed  
Across/to a place or landmark.

**Sweeping views to and from Selsey Common and Doverow Hill.**

**B. Landmarks:** Buildings Structures Natural features History Archaeology

Maidenhill School, Woodcock Lane dentist surgery

## 3. SUMMARY

**A. Scenic Quality:** Think about sounds, smells and colours, how it makes you feel, does it feel tranquil? Think about balance (harmonious - chaotic) and diversity (uniform – complex) Seasonal features can also be important.

The views in and out to Selsey and Doverow escarpments gives a real sense of being in the country, living in a small Cotswold market settlement which has existed since before the Domesday Book.

**B. Activities and Associations:** What do people do in this landscape? Work and/or leisure? Do people paint or photograph it? Are there local poems or stories? What makes you identify with it or value it?

This is a predominantly residential area with a few small businesses run from peoples home (found online mainly). It is a thoroughfare for walkers and outdoor enthusiasts who wish to access Doverow Hill and the many walks in the area.

**C: In a few words or a sentence or two, what are for you the key positive features about this area? What makes it special?**

A variety of residential properties, catering for all ages.

**D: In a few words or a sentence or two, what are for you the key negative features about this area? What detracts from it?**

The state of the Gloucester Road surface, with pothole and fading road markings. Also the speed at which some vehicles travel on this stretch of road make it dangerous to use at times.