

SETTLEMENT ASSESSMENT PROFORMA

Surveyors(s): John Jeynes Character Area: ...Stonehouse South West – Zone 1
Triangle created by A419, Bath Road and Regent Street, Stonehouse

Date 15th January 2016

Weather: Winter sun

- 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.
- Take a form, clipboard, map, camera and a pen or two with you when you go out.
- 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>A. Topography: 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: Layout: 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>The rural South West area's Historic settlement is linear along Bath Road and Regent Street mainly with terraced housing although at the start of Bath Road are some of the older buildings in town.</p> <p>In addition there has been many in fill builds with some grid like layout utilizing what had been large gardens/orchard. Most houses have front gardens bounded by low walls, fences and hedges. At the western end is a major industrial estate. Regent street terraced housing to West have almost all converted their front gardens to off road parking.</p>	
<p>C: Spaces: 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 together with the Colleges. Administration, Teaching and Residential accommodation all of which is well used by the school.</p>	

<p>D: Green and Natural Features: 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. Both Bath Road and Regent Street have a number of mature trees planted along their length.</p>	
<p>E: Wildlife and Ecology: Area used/inhabited by wildlife Not used at all Area used for wildlife to pass through What wildlife? Important plants?</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.</p>	
<p>F: Roads, Streets and other Movement Routes: Pavements Kerbs Grass verges Drainage ditches Wide roads wide Narrow roads Straight roads Curving roads Cul-de-sacs Through roads On-plot parking On-street parking 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 Bath Road both have raised pavements their entire length.</p>	
<p>G. Landmarks: 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 Horse trough, Wycliffe College, the Church, Spire and historic buildings Bath Road.</p>	
<p>H: Views Out: Are there places (often, occasional) where one can see out to other areas or to the landscape?</p> <p>Views out to Selsey Church & Common, Kings Stanley Mill, Doverow Hill.</p>	
<p>I: Views In: 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>A: Predominant Building Shape and Heights: 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 Bath Road & Regent Street are 2 storey terraced Housing built of red brick under slate roofs. Some larger houses have been converted for commercial uses, schooling and nursing home.</p>	
<p>B: Roofs: 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>C. Predominant Materials: 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>Bath Road and Regent Street predominately built in red brick under slate roofs. There is some white washed rendered buidings all with chimmneys. Boundaries of low-level wall, fencing or hedging. In Regent Street there has been some front garden conversion into off road parking</p>	
<p>D: Details: 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>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?</p> <p>The large green sports fields of Wycliffe College 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 presence of so many 19th and early 20th century dwellings.</p>
<p>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?</p> <p>The volume and speed of traffic using Bath Road, Regent Street and the A419.</p>

LANDSCAPE ASSESSMENT PROFORMA

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

View Point Numbers: 2

Date: 15th 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.
- Leave any questions that do not seem to apply.
- Take a form, clipboard, map, camera and a pen or two with you when you go out.
- 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>A. Landform: Flat Gently undulating Strongly undulating Steep valley Valley side/floor Plateau</p> <p>Flat</p>	
<p>B. Landcover: Open farmland Farmland with trees/woods Woodland Parkland Wetland</p> <p>Predominately sports field</p>	
<p>C. Landuse: Arable farmland Grassland Grazing Mixed Forestry Industrial Brownfield Orchards</p> <p>Sports field</p>	

<p>D. Field Boundaries: <i>Tall</i> <i>Clipped</i> <i>Intermittent</i> Hedgerow With/without trees <i>Fences</i> <i>Walls</i></p> <p>Clipped hedgerow with some mature trees</p>	
<p>E. Field Sizes and Patterns: <i>Small</i> Medium <i>Large</i> <i>Regular</i> <i>Angular</i> <i>Linear</i> Irregular</p>	
<p>F. Routeways: Few roads <i>Dense road network</i> <i>Tracks</i> <i>Straight/Winding</i> Narrow</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>G. Buildings and Structures: <i>What manmade elements are in the landscape?</i> Village(s)/Town Isolated Farms Barns <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>The roads form the natural boundary to this Zone which is dominated by Wycliffe College grounds and buildings.</p>	
<p>H. Water and Drainage: Stream <i>River</i> <i>Reservoir</i> <i>Wet ditches</i> <i>Ponds</i> <i>Lake</i></p> <p>None</p>	
<p>I. Enclosure and Scale: <i>Tight</i> <i>Enclosed</i> Open <i>Exposed/Intimate</i> <i>Small</i> <i>Large</i> <i>Vast</i></p> <p>Open</p>	

2. VIEWS AND LANDMARKS (mark on the map)

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

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 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.

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?*

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.

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?

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?

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.

SETTLEMENT ASSESSMENT PROFORMA

Surveyors(s): John Jeynes **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 15th January 2016 **Weather:** Winter sun

- 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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1. PATTERN

Character Element	Photo(s)
<p>A. Topography: 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: Layout: 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>C: Spaces: 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>D: Green and Natural Features: 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>E: Wildlife and Ecology: 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>F: Roads, Streets and other Movement Routes: Pavements Kerbs Grass verges Drainage ditches Wide roads wide Narrow roads Straight roads Curving roads Cul-de-sacs Through roads On-plot parking On-street parking 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>G. Landmarks: 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 & 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>H: Views Out: 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>I: Views In: 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>A: Predominant Building Shape and Heights: 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: Roofs: 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>C. Predominant Materials: 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 buidings all with chimmneys. 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 & styles spanning the 20th & 21st centuries.</p>	
<p>D: Details: 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>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?</p> <p>The large green sports field of Wycliffe College & 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: 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?</p> <p>Traffic congestion Regent Street.</p>

LANDSCAPE ASSESSMENT PROFORMA

Surveyors(s): John Jaynes Area name or number: South West Stonehouse Zone 2

View Point Numbers: 2

Date: 15th January Weather: Winter Sun

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1. DESCRIPTION

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

<p>D. Field Boundaries: <i>Tall</i> <i>Clipped</i> <i>Intermittent</i> Hedgerow With/without trees <i>Fences</i> <i>Walls</i></p> <p>Clipped hedgerow with some mature trees</p>	
<p>E. Field Sizes and Patterns: <i>Small</i> Medium <i>Large</i> <i>Regular</i> <i>Angular</i> <i>Linear</i> Irregular</p>	
<p>F. Routeways: Few roads <i>Dense road network</i> <i>Tracks</i> <i>Straight/Winding</i> Narrow</p> <p>A419, Regent Street and Laburnum Walk. A419 & Regent Street straight. Laburnum south then right handed west. Footpath from Laburnum Walk to A419 straight.</p>	
<p>G. Buildings and Structures: <i>What manmade elements are in the landscape?</i> Village(s)/Town Isolated Farms Barns <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>The roads and footpath form the natural boundary to this Zone which is dominated by the Berryfield, Laburnum Palaying Field and community centre.</p>	
<p>H. Water and Drainage: Stream <i>River</i> <i>Reservoir</i> <i>Wet ditches</i> <i>Ponds</i> <i>Lake</i></p> <p>Bottom Southwest corner of zone has the final protected newt pond within it as well as part of the wildlife habitat/corridor created by the now redundant Midland Railway Nailsworth Branch line cutting.</p>	
<p>I. Enclosure and Scale: <i>Tight</i> <i>Enclosed</i> Open <i>Exposed/Intimate</i> <i>Small</i> <i>Large</i> <i>Vast</i></p> <p>Open</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

St Cyrs Church, Stonehouse Court Hotel, Newt ponds, Old Midland Railway bridge

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?

The area is used largely for private schooling, sport and as main pedestrian routes from the town centre to the newly restored Stroud water Canal and Bridgend residential area south of the A419 and St Cyrs Church and Stonehouse Court Hotel.

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?

The newt ponds and sports and playing fields.

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?

Noise and speed of traffic on the A419 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. The failure to maintain the footpath from Laburnum to A419 and dog fouling of area.

SETTLEMENT ASSESSMENT PROFORMA

Surveyors(s): John Jeynes. Character Area: Stonehouse South West – Zone 3
 Zone created by A419, Midland Road and the Birmingham to Bristol Railway line.

Date 15th, 16th & 19th January 2016 Weather: Winter sun

- Look through all the questions before starting.
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1. PATTERN

Character Element	Photo(s)
<p>A. Topography: 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: Layout: 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>A new grid like estate was built over the last 12 years consisting of a 135 houses predominately 4 and 5 bed roomed. Corral fencing to the front of properties.</p>	
<p>C: Spaces: Gaps between buildings Green spaces Hard space Places where local events take place Well used Not well used</p> <p>In the Southeast corner of this zone are the important protected newt ponds as well as the wildlife habitat and corridor created by the redundant Midland Railway line cutting. Court View estate also encompasses two large green areas with mature oak and other specie trees within them.</p> <p>To the west is the old Railway Station house and coal yard currently in industrial use but following planning consent for 69 dwellings granted in 2014 will become residential in time. A small amount of space has been allocated for parking in the event the Bristol Road Station is reopened in line with the wishes of local people & politicians.</p>	

<p>D: Green and Natural Features: <i>Trees Bushes Hedges Green backcloth to buildings Areas of intense greenery Areas without greenery</i></p> <p><i>The A419 has hedging and trees planted along its entire length giving a real sense of rural countryside. The public footpath, which goes from Midland road to the A419 or Court View, has mature hedges and trees that are maintained by the SVP to help preserve the newts, other wildlife and habitat.</i></p>	
<p>E: Wildlife and Ecology: <i>Area used/inhabited by wildlife Not used at all Area used for wildlife to pass through What wildlife? Important plants?</i></p> <p><i>In the Southeast corner of this Zone is one of the protected newt ponds and the cutting of the Midland Railway line.</i></p> <p><i>The rural nature of this Zone coupled with the open green areas planted with hedgerow and mature deciduous trees provide a haven for wildlife and a natural wildlife corridor between habitats.</i></p> <p><i>The old Bristol Road Station house is home to colonies of at least two species of bats.</i></p>	
<p>F: Roads, Streets and other Movement Routes: <i>Pavements Kerbs Grass verges Drainage ditches Wide roads wide Narrow roads Straight roads Curving roads Cul-de-sacs Through roads On-plot parking On-street parking Parking courts</i></p> <p><i>The A419 is congested and needs improvements particularly now planning consent for substantial residential and industrial build has been approved West of Stonehouse.</i></p> <p><i>There is a pedestrian controlled crossing which enables the busy A419 to be crossed giving access to Stonehouse Court Hotel, St Cyrs Church and the restored Stroudwater Canal.</i></p>	
<p>G. Landmarks: <i>Are there key landmarks visible from a distance (church tower), community landmarks (pub) or special but smaller features (old milestone)?</i></p> <p><i>Newt ponds and the old Midland Rail Nailsworth Branch Line. The old Bristol Road Railway Station House. St Cyrs Church, Stonehouse Court Hotel and Court Farm buildings.</i></p>	
<p>H: Views Out: <i>Are there places (often, occasional) where one can see out to other areas or to the landscape?</i></p> <p><i>Views out to Selsey Common and Doverow Hill escarpments</i></p>	
<p>I: Views In: <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><i>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 zone.</i></p>	

2. BUILDINGS AND DETAILS

<p>A: Predominant Building Shape and Heights: <i>Wide frontages</i> <i>Narrow frontages</i> Terraced Semi-detached Detached 1 storey 2 storeys 3 storeys Common shapes Varied shapes</p> <p><i>The majority of houses in Court View are 2 storey detached 3/4/5 bedroomed houses of a mix of designs.</i></p>	
<p>B: Roofs: Flat roofs Pitched roofs Steep pitch Shallow pitch Varied pitch Lean-tos Parapet fronts (hidden roofs)</p> <p><i>Pitched roofs of similar style with faux chimneys.</i></p>	
<p>C. Predominant Materials: <i>Some common</i> Nothing common Walls (brick, stone, render, hung tile)? Roofs (tile, slate, other)? Boundaries (walls, hedges, fences)? Ground (tarmac, concrete, setts, paving stones)?</p> <p><i>The majority of houses are built with antique style bricks with some white rendering. Roof tiles are concrete. Windows are white PVC with wooden front doors. Road are Pavia blocked with protected drainage system. Front gardens are corralled fenced with some hedging.</i></p>	
<p>D: Details: <i>What details contribute to character: porches, window shapes, roof decorations, chimneys, benches, letter boxes, signs, flags?</i></p> <p><i>Chimneys are universal having been a planning requirement even if only cosmetic of SDC.</i></p>	

3. SUMMARY

<p>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?</p> <p>A well designed new housing estate benefitting from rural surroundings but only a short walk from all the services and facilities of Stonehouse. The protected newt ponds.</p>
<p>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?</p> <p><i>Traffic congestion on the A419.</i></p>

LANDSCAPE ASSESSMENT PROFORMA

Surveyors(s): John Jaynes Area name or number: South West Stonehouse Zone 3

View Point Numbers: 2 Date: 15th 16th & 19th January - Weather: Winter Sun

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1. DESCRIPTION

Character Element	Photo(s)
<p>A. Landform: Flat Gently undulating Strongly undulating Steep valley Valley side/floor Plateau</p> <p>Flat</p>	
<p>B. Landcover: Open farmland Farmland with trees/woods Woodland Parkland Wetland</p> <p>Predominately housing</p>	
<p>C. Landuse: Arable farmland Grassland Grazing Mixed Forestry Industrial Brownfield Orchards</p> <p>Housing and industrial.</p> <p>Nb. Industrial will change to residential when planning consent for 69 house to West of zone delivered. Local people also support the reopening of the Birmingham to Bristol Railway line at this location.</p>	

<p>D. Field Boundaries: <i>Tall</i> <i>Clipped</i> <i>Intermittent</i> Hedgerow With/without trees <i>Fences</i> <i>Walls</i></p> <p>Clipped hedgerow with some mature trees</p>	
<p>E. Field Sizes and Patterns: <i>Small</i> Medium <i>Large</i> <i>Regular</i> <i>Angular</i> <i>Linear</i> Irregular</p>	
<p>F. Routeways: Few roads <i>Dense road network</i> <i>Tracks</i> <i>Straight/Winding /Narrow</i></p> <p>A419 only road in this zone.</p>	
<p>G. Buildings and Structures: <i>What manmade elements are in the landscape?</i> Village(s)/Town Isolated Farms Barns <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>The roads and footpath form the natural boundary to this Zone which is dominated by the Court View estate</p>	
<p>H. Water and Drainage: Stream <i>River</i> <i>Reservoir</i> <i>Wet ditches</i> <i>Ponds</i> <i>Lake</i></p> <p>Bottom Southwest corner of zone has the final protected newt pond within it as well as part of the wildlife habitat/corridor created by the now redundant Midland Railway Nailsworth Branch line cutting. The main green in the centre of the estate also has a large gully within it, which acts as a drainage/flood defence in periods of heavy rainfall.</p>	
<p>I. Enclosure and Scale: <i>Tight</i> <i>Enclosed</i> Open <i>Exposed/Intimate</i> <i>Small</i> <i>Large</i> <i>Vast</i></p> <p>Open</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

St Cyrs Church, Stonehouse Court Hotel and associated original farm buildings Newt ponds and old Bristol Road Railway House.

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 coupled with views of the historic Stonehouse Court Hotel and associated buildings 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?

A largely residential use though it is a highly valued protected wildlife 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?

The newt ponds and easy access to St Cyrs Church and restored Stroudwater canal..

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?

Noise and speed of traffic on the A419 traffic. The A 419 will only deteriorate further with the West of Stonehouse residential and industrial developments if major road improvements are not implemented.

SETTLEMENT ASSESSMENT PROFORMA

Surveyors(s): John Jaynes. Character Area: Stonehouse South West – Zone 4
Zone created by A419, Birmingham to Bristol Railway line and Oldends Lane.

Date 15th January 2016

Weather: Winter sun

- 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.
- Take a form, clipboard, map, camera and a pen or two with you when you go out.
- 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>A. Topography: 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: Layout: 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>The only residential area is a small terrace of houses fronting what was the original Bristol Road before it was bypassed; this housing is surrounded on both ends and to the rear by industrial units.</p>	
<p>C: Spaces: Gaps between buildings Green spaces Hard space Places where local events take place Well used Not well used</p> <p>There are small rear and front gardens with front gardens mainly converted to off road parking..</p>	
<p>D: Green and Natural Features: Trees Bushes Hedges Green backcloth to buildings Areas of intense greenery Areas without greenery</p> <p>There is a reasonable sized green area separating The Avenue from the A419. The remainder of the industrialized area is stark and lacks any green space or landscaping to soften the area. A major oversight of planners to the detriment of the town, its visitors and potential</p>	

investors.	
<p>E: Wildlife and Ecology: Area used/inhabited by wildlife Not used at all Area used for wildlife to pass through What wildlife? Important plants?</p> <p>The only area for wildlife in this section is the green area outside the Avenue housing.</p>	
<p>F: Roads, Streets and other Movement Routes: Pavements Kerbs Grass verges Drainage ditches Wide roads wide Narrow roads Straight roads Curving roads Cul-de-sacs Through roads On-plot parking On-street parking Parking courts</p> <p>The A419 and Oldends Lane and circular spine are congested and needs improvements particularly now planning consent for substantial residential and industrial build has been approved West of Stonehouse. Employee parking cars on the spine road is now causing increasing health and safety concerns for local businesses and users.</p> <p>The Birmingham to Bristol railway line has no access locally although this could provide substantial relief to local roads and the carbon footprint of the area if the Bristol Road Station was reopened.</p>	
<p>G. Landmarks: Are there key landmarks visible from a distance (church tower), community landmarks (pub) or special but smaller features (old milestone)?</p> <p>Stonehouse Court Hotel and associated Grade 2 listed farm buildings (now converted to residential use) and the Bonds Mill chimney.</p>	
<p>H: Views Out: 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>I: Views In: 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 this entire zone.</p>	

2. BUILDINGS AND DETAILS

<p>A: Predominant Building Shape and Heights: Wide frontages Narrow frontages Terraced Semi-detached Detached 1 storey 2 storeys 3 storeys Common shapes Varied shapes</p> <p>Avenue Terrace is terraced three storey dwellings</p>	
<p>B: Roofs: Flat roofs Pitched roofs Steep pitch Shallow pitch Varied pitch Lean-tos Parapet fronts (hidden roofs)</p> <p>Pitched roofs of similar style with real chimneys.</p>	

<p>C. Predominant Materials: <i>Some common Nothing common</i> <i>Walls (brick, stone, render, hung tile)? Roofs (tile, slate, other)?</i> <i>Boundaries (walls, hedges, fences)? Ground (tarmac, concrete, setts, paving stones)?</i></p> <p><i>The houses are built of red brick under a slate tiled roof. With dormer windows for the third level. Front gardens are fenced with some hedging but mainly converted to off road parking.</i></p>	
<p>D: Details: <i>What details contribute to character: porches, window shapes, roof decorations, chimneys, benches, letter boxes, signs, flags?</i></p> <p><i>Chimneys are universal having been a planning requirement even if only cosmetic of SDC.</i></p>	

3. SUMMARY

<p>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?</p> <p>Provides employment for a substantial number of people.</p>
<p>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?</p> <p><i>Traffic congestion on the A419, Oldends Lane and spine, coupled with the total lack of landscaping of the industrialised area and approaches.</i></p>

LANDSCAPE ASSESSMENT PROFORMA

Surveyors(s): John Jaynes Area name or number: South West Stonehouse Zone 4

View Point Numbers: 2

Date: 15th 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.
- Leave any questions that do not seem to apply.
- Take a form, clipboard, map, camera and a pen or two with you when you go out.
- 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>A. Landform: Flat Gently undulating Strongly undulating Steep valley Valley side/floor Plateau</p> <p>Flat</p>	
<p>B. Landcover: Open farmland Farmland with trees/woods Woodland Parkland Wetland</p> <p>Industrial units</p>	
<p>C. Landuse: Arable farmland Grassland Grazing Mixed Forestry Industrial Brownfield Orchards</p> <p>Industrial</p>	

<p>D. Field Boundaries: <i>Tall Clipped Intermittent</i> Hedgerow With/without trees <i>Fences Walls</i></p> <p>Predominately metal fencing with some wooden.</p>	
<p>E. Field Sizes and Patterns: <i>Small</i> Medium <i>Large Regular Angular</i> <i>Linear</i> Irregular</p>	
<p>F. Routeways: Few roads <i>Dense road network Tracks</i> <i>Straight/Winding /Narrow</i></p> <p>A419, Oldends Lane and circular spine road. The A419 roundabout junction with Oldends Lane is the gateway from the West and M5/M4 corridor into Stonehouse.</p>	
<p>G. Buildings and Structures: <i>What manmade elements are in the landscape?</i> Village(s)/Town Isolated Farms Barns <i>Groups of dwellings Pylons</i> <i>Masts Wires. How do they 'sit' and what natural features influence that?</i></p> <p>The Birmingham to Bristol railway lines over bridges the A419 in this zone. Dairy Crest's industrial unit and particularly its chimneys dominate the landscape far and near.</p>	
<p>H. Water and Drainage: Stream <i>River Reservoir Wet ditches Ponds</i> <i>Lake</i></p> <p>Drainage is an issue in this part with flooding often occurring under the railway bridge on the A419.</p>	
<p>I. Enclosure and Scale: <i>Tight Enclosed</i> Open <i>Exposed/Intimate Small</i> <i>Large Vast</i></p> <p>Large, open industrial area made all the more stark and unsightly by the lack of landscaping.</p>	

2. VIEWS AND LANDMARKS (mark on the map)

<p>A. Views: Sweeping Channeled Long Short Glimpsed Across/to a place or landmark.</p> <p>Sweeping views to and from Selsey Common and Doverow Hill.</p>	
<p>B. Landmarks: Buildings Structures Natural features History Archaeology</p> <p>Bonds Mill Chimney</p>	

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.

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?

Work

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?

Hard to say anything positive save for it provides employment.

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?

Noise and speed of traffic on the A419. The A. 419 will only deteriorate further with the West of Stonehouse residential and industrial developments if major road improvements are not implemented. The total lack of landscaping to the approach to Stonehouse and specifically on the industrial estate. Examples of good practice can be seen are on a number of similar estates in nearby Gloucester.