

SETTLEMENT ASSESSMENT PROFORMA

Surveyors(s): Chris Cowcher **Character Area:** Stonehouse South West: Oldends Lane, Oldends Lane trading estate, Bond's Mill trading estate.

Date 14th May 2016 **Weather:** Sunny spells/overcast

- 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>The majority of the area is flat, with Oldend's Lane leading to both trading estates and eventually the canal. The area is divided by the A419/Bristol Road, a major transport route connecting Stroud and the 5 Valleys with the M5 motorway at jct 13.</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>Oldend's lane is a solely resident area, acting as the connecting route between the trading estates and Stonehouse town centre, via the Gloucester Road. The buildings are a mixture of 1960s and 1970s housing, with the frontages looking over a large open recreational area. This space is home to the Stonehouse Magpies Football Club, which caters for all ages. The space contains a clubhouse, changing rooms, a youth centre, skate park, Multi-Use Games Area (MUGA) as well as multiple football pitches. The residential buildings which are located beside the road are white-washed/pebble dashed former local authority properties.</p> <p>The Oldend's Lane trading estate is built as a circular development, with a ring road running around the area and connecting up a wide range of businesses – of differing size. The buildings are large, also offering car parking for the high number of employees who work within the boundaries of the trading estate. There are some small, infrequent</p>	

open green spaces offering recreational break out areas for the business employees, as well as connecting to multiple footpath networks which cross through the area. The buildings are a mixture of brick built, part brick built/part prefabricated metal and prefabricated metal units. The most prevalent of these structures is the Muller facility, which is most central to the whole estate, with their cooling towers seen from all round the estate. To the West and North of the trading estate there are open fields, which have been earmarked for potential development. The views into and out of this open land is most obvious in the North West corner, where you view the land up to the railway line which divides the estate from the Oldend lane residential area. Within the boundary of the trading estate there are two small developments of residential developments, one built in Stonehouse red brick is road side and the other, which is a brand new housing development being a small cluster of housing built within the land of a closed public house.

Bond's Mill trading estate is a modern development of warehousing which sits between the A419 and the canal. There are some older red brick buildings which sit on the banks of the canal and would have formerly used the canal as the means of transporting their goods. The area has been developed as 3 cul-de-sacs, with large units housing multiple businesses. The buildings are a mixture of brick built, part brick built/part prefabricated metal and prefabricated metal structures. There is one main open space within the site, this sits alongside the A419 and has recently been part developed with a further warehousing unit being added to the estate.

C: Spaces: *Gaps between buildings* Green spaces Hard space
Places where local events take place Well used Not well used

The green spaces in this area are not well used by the Stonehouse Community, offering mainly break out spaces for those working on the Estates. They are also used to access the canal, footpaths and connecting cycle tracks which can take you back east towards Stroud or west towards Eastington.

D: Green and Natural Features: *Trees Bushes Hedges*
Green backcloth to buildings Areas of intense greenery
Areas without greenery

The whole are is surrounded by hedgrerows, trees, bushes which act as a boundary between the trading areas and the open space which surrounds these developments. The open space and fields to the west of the Oldend's Lane trading estate has been earmarked for a large scale housing development, which will alter the area dramatically through reducing the amount of green and natural features in this area.

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>The rural nature of this Zone coupled with the vast open green areas planted with hedgerow and trees provides a haven for wildlife. Whilst completing this character assessment the observer witnesses multiple species of birds, rabbits, rats, mice. There have also been sightings of foxes at other times. The area is also used by dog walkers who are using the area as a connecting route from the town to the canal and Eastington to the west of Stonehouse.</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 resident dwellings on Oldend's Lane have off road parking to the front of their properties. There is however a number of vehicles parked on the road, which creates a chicaned driving route as cars travel towards the trading estate, crossing the railway. The level crossing on the railway also causes traffic to build up in this area, with cars slotting in amongst those parked on the road. The football club and playing fields offer a high volume of off road parking.</p> <p>Whilst the majority of parking on both trading estates is catered for by way of private car parks, located next to the businesses there are also a number of lorries and larger trade vehicles parked up on the side of the road. In particular a number of these larger vehicles are parked overnight, allowing driver's to get some rest.</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>The milk marketing board (now run by Muller) is the most prevalent facility within the area, with the cooling towers visible from all around Stonehouse.</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>There are external views across the playing fields from Oldend's Lane. With the Cheltenham – London railway line running on one side of the line and the Gloucester – Bristol line on the other.</p> <p>There are some external views from Oldend's Lane trading estate, looking on to open field space surrounding the estate. In the majority of places these views are obstructed by trees and hedges, however in the north-western corner you can clearly see the open fields leading to the Gloucester-Bristol railway line, and the playing fields beyond. Dove row hill is also visible from points within the trading estate.</p> <p>With Bond's Mill trading estate being located on the banks of the canal there are views along the canal which can be taken in, as well as the wider vista of the Cotswold escarpment and Cam Long Down which can be viewed from the most southerly point of the trading estate.</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.)

Doverow Hill commands good views across all of this section.

2. BUILDINGS AND DETAILS

A: Predominant Building Shape and Heights: *Wide frontages*
Narrow frontages Terraced Semi-detached Detached 1 storey
2 storeys 3 storeys Common shapes Varied shapes

See above comments about specific area makeup.

B: Roofs: *Flat roofs Pitched roofs Steep pitch Shallow pitch*
Varied pitch Lean-tos Parapet fronts (hidden roofs)

Pitches vary according to period of construction, with historic dwelling having steeper pitches than the newer houses.

The industrial buildings on the trading estates have a mixture of roofing, with the most common being a metal set up with a low pitch to allow water to run off.

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)?

Oldend's Lane are brick built residential dwellings, which have been pebbled dashed and white washed. Within the trading estates there are mixture of red brick residential dwellings and more white washed properties. The industrial units are varied and are made of a wide range of materials general summed up as brick built, part brick built/part prefabricated metal and prefabricated metal.

D: Details: *What details contribute to character: porches, window shapes, roof decorations, chimneys, benches, letter boxes, signs, flags?*

Chimneys are universal having been a planning requirement even if only cosmetic of SDC.

Most new developments have white UVPC double glazed windows and wooden doors.

3. SUMMARY

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

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

The volume of vehicles in this area can lead to high volumes of traffic at two pinch point areas – the railway level crossing and the entrance to the A419.

LANDSCAPE ASSESSMENT PROFORMA

Surveyors(s): Chris Cowcher **Area name or number:** Stonehouse South West

View Point Numbers: 2

Date: 22nd May 2016 **Weather:** Sunny

- 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.
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1. DESCRIPTION

Character Element				Photo(s)
A. Landform: Flat Valley side/floor	Gently undulating Plateau	Strongly undulating	Steep valley	
Flat				
B. Landcover: Open farmland Parkland	Farmland with trees/woods Wetland	Woodland		
Largest open space is a sports field, area surrounding to the Western and Southern boundary is open fields and farm land				

<p>C. Landuse: <i>Arable farmland</i> <i>Grassland</i> Grazing <i>Mixed</i> <i>Forestry</i> <i>Industrial</i> <i>Brownfield</i> <i>Orchards</i></p> <p>Predominantly industrial, brownfield</p>	
<p>D. Field Boundaries: <i>Tall</i> <i>Clipped</i> <i>Intermittent</i> Hedgerow <i>With/without trees</i> <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 Large <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 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 canal runs through the area, as does the A419. This entire area is predominantly manmade, with the whole road network being developed to link the industrial estates and the residential areas.</p>	
<p>H. Water and Drainage: Stream <i>River</i> <i>Reservoir</i> Wet ditches <i>Ponds</i> <i>Lake</i> Canal</p>	

1. Enclosure and Scale: <i>Tight</i> <i>Enclosed</i> <i>Open</i> <i>Exposed/Intimate</i> <i>Small</i> <i>Large</i> <i>Vast</i>	
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2. VIEWS AND LANDMARKS (mark on the map)

A. Views: <i>Sweeping</i> <i>Channeled</i> <i>Long</i> <i>Short</i> <i>Glimpsed</i> <i>Across/to a place or landmark.</i> Sweeping views to and from the Costwold escarpment, Cam Long Down and Dove Row Hill.	
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B. Landmarks: Buildings Structures <i>Natural features</i> <i>History</i> <i>Archaeology</i> The area is dominated by the industrial developments with the cooling towers at the milk marketing board being visible from a wide area surrounding Stonehouse.	
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3. SUMMARY

A. Scenic Quality: <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> The urban gateway into Stonehouse town centre from the South and West. The views in and out of the Cotswold Escarpment and Doverow Hill gives a real sense of being in the country, however you are viewing them surrounded by modern industrial units.

B. Activities and Associations: <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> <i>This is the primary employment area for Stonehouse</i>

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? <i>Industry, employment</i>

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? <i>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.</i>
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