

## Character Area Summary 1: Town and retail centre

**A broad, busy town centre and residential area with green spaces and views to countryside.**

**Used by people to: live, work, shop, use health facilities; celebrate national and local events; join together as a community.**

### (a) Character Summary



*High Street South of Post Office*

- Town Greens are the focal point of this area and for the town.
- The Gloucester Road section of this area has a quieter, more rural character
- Striking views South to the Cotswold escarpment, attractive views East to Doverow Hill and countryside and West to recreation grounds bordered by trees. The main town centre and retail area; busy and economically active.
- A long, wide road with historic buildings from 17<sup>th</sup> to 20<sup>th</sup> centuries, often well set back, with gaps between plots



*Memorial Green and Elm Road shops*



*High St, West side, North of Tudor House*

### (b) Land uses

- Bath Road to junction with Regent Street: mainly residential with some shops. Educational to West (Wycliffe College site)
- High Street to rail bridge: mainly retail and commercial.
- Gloucester Road: mainly residential with some shops to South.

**(c) Settlement Pattern**

- Flat, linear development, many buildings have forecourts and are well set back from road. Some residential buildings closer to road, especially in South of area.
- Some shops with single storey built out to front in main retail area.
- Town Greens at end of High Street, Memorial Green to West, Town Green to East.
- Landmark trees around Wycliffe Chapel and Town Greens. Some pleasant gardens visible from street.



*High Street looking North: wide pavements, parking bays*



*Town Green with Surgery in former public house*

**(d) Landscape Description**

Flat, mixed land use, urban, long views South to Cotswold escarpment and glimpsed views West to playing fields and escarpment, glimpsed views East to Doverow Hill and surrounding countryside. Historic buildings and Greens are main landmarks.

**(e) Roads, streets, routes**



*Rail bridge at end of High Street*

- Key roads: B4008 is the main road through Stonehouse. Sections of Regent Street, Queen's Road and Elm Road have been included as they also have shops.
- Shared Space section of High Street close to Co-op.
- Railway: Crosses at North end of High Street. Road narrows under bridge and has a pedestrian bypass.
- Footpaths: to Laburnum Field; to Meadow Road Playing Field via Globe Inn Level Crossing.

**(f) Buildings, landmarks and Details**

**(i) Significant and Landmark buildings:**

**Grade II Listed buildings:**

- Wycliffe College Chapel Spire, Bath Road
- Queen Anne Cottage, High Street
- Apsley House, 19 And 19a, High Street
- Tudor House, 30, High Street
- Coach House To North Of Crown And Anchor, High Street
- Assembly Room To South Of Crown And Anchor, High Street
- Milestone, High Street
- Barclays Bank, 54, High Street
- Nos 58, 60 (Orchard House) And 62, High Street
- Holmleigh, 78, High Street
- 80, High Street
- Stonehouse War Memorial, High Street
- No 10 (Hill View House) And No 12, Gloucester Road



*Assembly Rooms to South of former Crown and Anchor public house*



*Apsley House, High Street*



*Coach House to North of former Crown and Anchor, now a pharmacy*



*Barclays, High Street*



*Orchard House, High Street, showing wing built out into shop*



*78 and 80 High Street*



*Hill View, Gloucester Road*



**(ii) Significant buildings and structures, not listed:**

These buildings and structures may be significant as landmarks, because of amenity value, social and communal value or architectural quality.

The Woolpack public House

Post Office/Town Hall

Old Police Station

Surgery (former Anchor and Crown public house), Town Green.

World War II memorial

Millennium Stone

Town sign

Old water pump, Memorial Green

Flagpoles, Town and Memorial Greens

Groups of historic buildings around Town Greens:

**Town Green:** Surgery, Pharmacy, Assembly Rooms, Cottages, Globe Inn

**Memorial Green:** Orchard House, other cottages

The Globe public house



*Memorial Green, High Street*



*Town Hall and Post Office looking South*



*The Woolpack public house*



*Old Police Station and Court, High Street*



*The Globe Public House*



*Millennium Stone, Town Green*



*World War II memorial, Memorial Green*

**(iii) Predominant building types:**

- Bath Road residential: terraced, 2-3 storeys, fairly narrow frontage.
- Regent Street commercial section: distinctive 19<sup>th</sup> century, 2 storey shops at North side on corner with High Street.
- High St commercial section; wide frontages. Detached and semi detached.
- Queen's Road section: Red brick detached villas on North side; section of single storey wooden shops on South side.
- Gloucester Road section; continues with varied building eras and types. Stretches of distinctive 19<sup>th</sup> century 3 storey brick terraces on East side. Narrow frontage for each dwelling massed together to give impressive sweep of buildings. Some of these design features used in 20<sup>th</sup> century housing at Blackwell Close.



*Red brick 19th century terrace, Gloucester Road*



*Regent Street shops at junction with High Street*



*Queen's Road, brick 19th century villas*

**(iv) Predominant Materials:**



*18th and 19th century limestone buildings, High Street*

- 16-17<sup>th</sup> century; timber framing, limestone, rendered stone.

- 18<sup>th</sup> /early 19<sup>th</sup> century: limestone
- 19<sup>th</sup> century: largely red brick, limestone facings and decoration. Gloucester Rd terrace yellow brick.
- Early 20<sup>th</sup> century: brick



**(v) Details:**

- Some 16-17<sup>th</sup> century buildings with individual character and details add interest e.g. Tudor Tandoori, cottages around Memorial Green, Apsley House.
- 18<sup>th</sup> century windows and proportions. Some good doorways and entrances e.g. Barclays Bank (Regency, 1830).
- Solid 19<sup>th</sup> century buildings and 19<sup>th</sup> century villas e.g. Old Police Station, Surgery, Town Green. Brick with limestone details.
- Terraced 19<sup>th</sup> century buildings: Decorative brickwork and facings. Dormer windows.
- Some distinctive early 20<sup>th</sup> century buildings e.g. Post Office/Town Hall, 13-17 High Street (P and S Fruit and Veg to The 21s Café).

*19th and 20th century brick work and dormer windows, Gloucester Road*



*Brick and stone details, 31, Gloucester Road*



*Entrance to Barclays, High Street*



*20th century shops, High Street*

**(g) Key views**

The dramatic views of the escarpment, views of gentler rolling countryside and glimpses of recreation grounds are a significant part of this area's character.

**Views South:**

**From most points looking South from the top of Gloucester Road down to the junction with Burdett Road there are dramatic views of the Cotswold Escarpment.**





*(i) View from mid terrace Gloucester Road.*



*(ii) View from Gloucester Road at junction with Greenstreet (Cam Long Down visible)*



*(iii) View from Memorial Green*



*(iv) View from near junction of High Street with Laburnum Road*



*(v) View down High Street near junction with Queens Road*



*(vi) View down Bath Road at junction with St Cyril's Road*

**Views West:**

There are views to the recreation grounds (Laburnum Field, Berryfield) and Rest Garden, including mature trees glimpsed at alleyways and junctions:



*(vii) View at Laburnum Walk*



*(viii) View through to Laburnum Rest Garden*





*(ix) View West through alley off High St to Laburnum Recreation Ground*

**Views East:**

There are views of the Doverow Hill area and rolling hills beneath Randwick and Standish Woods between buildings and at roads leading East.



*(x) View from junction of Gloucester Road with King's Street*



*(xi) View from junction of Gloucester Road with Woodcock Lane*



*(xii) View from junction of Gloucester Road with Greenstreet*



*(xiii) View to Doverow Hill between Old Police Station and Apsley House, High St*



*(xiv) View up Queen's Road at junction with High Street*

#### **(h) Open spaces**

- The Town Greens are the most significant open spaces in this area and are both well used. Memorial Green; used for annual Remembrance Day ceremony; location of town sign. Town Green: flagpole, used for some civic events, community events, Women's Institute stall.
- Laburnum Rest Garden, just West of High St.
- Large forecourts in front of many High Street shops; some used by cafes or to display merchandise.
- Large garden at Apsley House.
- Larger buildings such as Old Police Station, Apsley House and Surgery on Town Green have space around them.
- Various gaps and alleyways between buildings; glimpses of Laburnum Field and Berryfield to West, Doverow Hill and Randwick and Standish woods, rolling countryside.
- Space in front of pubs: hardstanding in front of The Woolpack and the Globe. The latter is sometimes used for fairs.



*Garden of Apsley House, High Street*



*The Bay Tree Cafe, High Street: outside seating area*



*Wide pavements with goods on display, High St*

**(i) Green and natural features**

- Cedar trees near Wycliffe Chapel.
- A number of trees on and around Town Greens including very large willow.
- Hedges in front of some residential buildings. Large hedges in front of Blackwell Close section of Gloucester Road giving a sense of enclosure in contrast to the open, lengthy frontages of the 19<sup>th</sup> century terraces North of here.
- Dramatic views of large wooded hills; views of gentler rolling countryside.



## **j) Conclusions**

### **Positive features and special qualities:**

- Historic town centre with a variety of interesting, good quality buildings from 16th to 20th century.
- Flat, open and accessible.
- Wide, open appearance, dramatic views to South, pastoral views to East.
- Mix of uses. Lack of empty shops. Variety of shops.
- Town Greens; focal point for town, historic interest.

### **Negative features:**

- Traffic.
- Parking bays unattractive.
- Some inappropriate alterations to buildings e.g. UPVc windows in historic buildings.

### **Aspirations for area:**

#### **Conservation:**

Protect and enhance:

- High Street vitality and commercial activity.
- Historic fabric and significant and landmark buildings and structures.
- Town Greens
- Views

#### **Opportunities: Enhancement, Additions**

- Encourage use of over the shop accommodation for housing.
- Large forecourts of some shops offer opportunities for outside seating areas, displays etc.
- Large potential site, "The Secret Garden" East of Town Green.
- Signposting to Canal and Doverow Areas.