

## Character Area Summary 3: East of High Street

**A residential area with views and access to the countryside.**

**Used by people to: live, work (including at home), go to school, use sports and recreational facilities, access countryside.**

### (a) Character Summary

- A mainly residential area, densely developed but with an open and sometimes rural feel because of the proximity of the countryside and the striking views East to Doverow Hill , South to the Cotswold escarpment.
- The Ebley Road area is mainly residential but less densely developed and more distant from Stonehouse town centre.
- There are educational and sports facilities at Maidenhill School and Wycliffe College.



*Verney Road, view of Cotswold escarpment to South West*

### (b) Land uses



*Maidenhill Secondary School*

- Largely residential, with two significant areas of educational use, Maidenhill School, Sport Centre and playing field in the North of this area and Wycliffe College playing fields and associated areas to the South.
- There are two sheltered housing complexes in the South of this area, both are owned and managed by the local authority.
- Stonehouse Station is in the South of this area at the end of Burdett Road.
- There is one open space with public access, Meadow Road playing field and two significant areas of open space with private, shared access Cotswold Green and Pearcroft Field.

### (c) Settlement Pattern

- Predominantly flat with a varied mix of straight and curving roads. Land starts to rise towards Doverow Hill along the East of this area, for example, at the top of Woodcock Lane.
- Fairly dense residential development of mainly 19<sup>th</sup> and 20<sup>th</sup> century detached and semi-detached housing. Mixture of local authority and private development.

- Much of the 19<sup>th</sup> century residential development is fairly dense and close to the station area and the site of the former brickworks, with later development radiating out from this area. The area above (South East of) the station is more open in character, with housing often well set back from the road.
- Larger 19<sup>th</sup> and 20<sup>th</sup> century housing in larger plots in South of this area, on Pearcroft Road, Brown's Lane, and along Ebley Road. Most buildings on Ebley Road are well set back from the road with long front gardens bounded by walls, hedges and some fences. Many older buildings are in wide, long plots; houses on the south side of Ebley Road have gardens backing on to the canal. Significant stretches of the south side of Ebley Road remain undeveloped with fields and open areas visible from the main road down to the canal area.
- The most recent housing developments are found on the edge of this area at Arrowsmith Drive to the North and Dove Hill to the South East, both built in the 21<sup>st</sup> century.



*Cotswold Green, rise in land*



*Meadow Road, 20th century local authority housing*



*Pearcroft Road, 19th -early 20th century housing*



*Burdett Road, brick cottages and villas near Stonehouse Station*

#### **(d) Landscape Description**

- Flat, largely residential development with a gentle rise along the Eastern edge of this area towards Doverow Hill. Urban, but views East and South to Doverow Hill and the surrounding countryside and North to Selsey Common and the Cotswold Escarpment give the area an open, rural quality despite the fairly dense development.



- The main landmarks are Maidenhill School, a secondary comprehensive school, whose recently refurbished modern exterior blends well into the landscape, Doverow Hill and quarry and the Wycliffe College Chapel spire.
- Stanley Mills, Selsey Church and the Horsetrough are landmarks in the South of the area.

*Wycliffe College Chapel spire from Burdett Road*



*View of Doverow Hill across railway line, Burdett Close*



*View of Selsey Common over Wycliffe College playing field*

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

- All the roads are relatively quiet but connect to the busy main B4008 route through the town.
- The Ebley Road was the former main road leading East to Stroud but most traffic now uses the A419 bypass. There are bus stops on the road. There is a continuous pavement on the North side only and an intermittent pavement on the South side. The area is not closely connected to Stonehouse town centre or Stroud.



*Ebley Road, bus stop*



*Parked cars, St Cyril's Road*

- A majority of modern properties have driveways or parking areas. However, even in recent developments, parking can be an issue; for example the Dove Hill development has limited visitor parking spaces. Street parking is the main option in some areas, for example below (North West of) the station in St Cyril's, Aldersgate and Burdett Roads and in the Pearcroft Road and Brown's Lane area. Street and pavement parking can also be problematic in other areas, for example in the North West of this area; green space in Pheasant's Mead has been damaged by parking.

- The Cheltenham to London railway line runs at the back of Ebley Road and through the south of this area. There are various crossings, including pedestrian ones, over the line.



*Railway Bridge, Woodcock Lane*



*Level crossing from Rosedale Avenue with view of Coaley Peak and Cam Long Down*

- There are a number of access points to footpaths to Doverow Hill and footpath links to Gloucester Road and the High Street.



*Footpath, Meadow Road recreation ground*



*Ebley Road, footpath to Cotswold Way*

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

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

***Grade II Listed buildings:***

Bede Cottage, 6, Green Street (East End)

Railway Boundary Marker

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

Maidenhill School

Bridge at Stonehouse Station.



*Bede Cottage, view of Doverow Hill behind*

**(iii) Predominant building types:**

There are a diverse range of building types:

**North area:** including Woodcock Lane, Glenthorne Close, Osprey Drive, Pheasant Mead, King's Road, Grosvenor Road, Meadow Road, Arrowsmith Drive, Cotswold Green:



*Arrowsmith Drive Estate*

- Willow Road and Sherborne House (Osprey Drive) local authority sheltered housing complexes area in this area.
- Meadow Road is part of a 1960s development.
- Cotswold Green is a private development of detached and semi-detached houses separated by a privately owned field; it is at the highest point of the developed section of Stonehouse parish.

- Mix of detached and semi-detached housing, some bungalows, some 1950s local authority development.
- Woodcock Lane has a mix of pre-1945 housing, especially in the section near to Gloucester Road.



*Woodcock Lane, junction with Gloucester Road*



*Meadow Road Estate*



*Cotswold Green*

**South area:**

- There is a greater predominance of 19<sup>th</sup> century housing in this area, terraced, semi-detached and detached much of it built in the red brick manufactured in Stonehouse.



*Upper Queens Road: 19<sup>th</sup> century terraced housing*



*Queens Road: 19<sup>th</sup> century detached housing*



*St Cyrils Road: 19<sup>th</sup> century semi-detached houses and villas*



*Aldergate: 19<sup>th</sup> century semi detached housing*

- There is also a fair amount of 20<sup>th</sup> century housing, for example, in Rosedale Avenue and Burdett Close, which is laid out in an open fashion with green space and drives to the front.



*Burdett Road: mix of older and modern housing*



*Burdett House: Sheltered Housing*



*Oak Way, Rosedale Avenue: 20th century housing*



*Burdett Close: 20th century housing*

- There are some larger earlier 20<sup>th</sup> century (Edwardian) red brick detached and semi-detached houses on Pearcroft Road with brick walls, hedges and fencing as boundaries. There are also various types of more modern houses in this area, including some bungalows in Brown's Lane.



*Pearcroft Road: Edwardian villas with original front walls and gate posts,*

- Ebley Road is a mixture of many different housing types ranging from old, large Victorian detached properties to the new modern mixed development of flats, terraced and detached houses at Dove Hill. There are some early 20<sup>th</sup> century properties with bay windows and also several bungalows, several of which have been converted to chalets/houses.



*Pearcroft Road: 20th century flats*



*Ebley Road: older, detached property*



*Ebley Road: early 20th century housing*



*Ebley Road: 1930s villas*

**(iv) Predominant Materials:**



*Limestone cottage, Burdett Road*



*Brick with limestone details, 19th century house, Ebley Road*

- 16-17<sup>th</sup> century: timber framing, limestone, rendered stone
- 18<sup>th</sup> century: limestone
- 19<sup>th</sup> century: largely Stonehouse red brick, limestone facings and decoration.
- 20<sup>th</sup> century: red brick, yellow brick, reconstituted "Cotswold" stone, pebble dash and render

**(v) Details:**



*Dormer windows, Palmers Court*

- Many 19<sup>th</sup> century and some 20<sup>th</sup> century houses have dormer windows of different styles.
- Older, larger properties to the South of this area tend to have large sash windows to take advantage of the views; some are original but uPVC replacements are common. Drip molds are common over the windows of older properties.

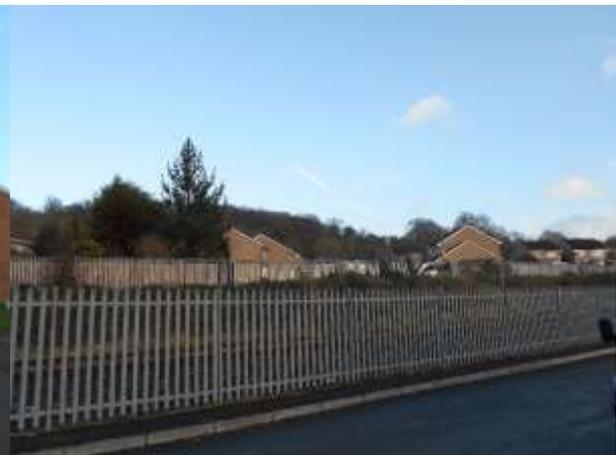
**(g) Key views**

**Views East, South and West:**

- (i) Doverow Hill is visible from multiple points in the area.



*View of Doverow Hill from Rosedale Avenue*



*View of Doverow Hill across railway from Burdett Close*

- (ii) Views to Cotswold escarpment and hills beyond River Severn.



*Coaley Peak and Cam Long Down from Rosedale Avenue*

- (iii) From top of Brown's Lane : towards Wycliffe playing field, Stanley Mill and the Cotswold escarpment.



*View towards Selsley over Wycliffe playing field*

- (iv) From Ebley Road: towards Cotswold escarpment, Selsley Common, Selsley Church and Stanley Mills.



*View of Cotswold escarpment from Ebley Road*



*View of escarpment and Stanley Mills, from Ebley Road*

### Views North

(vi) From Ebley Road: towards Doverow Hill.



*View to Doverow Hill across Wycliffe College playing field, from Ebley Road*



*View to Doverow Hill, Ebley Road*

### (h) Open spaces



*Green at Cotswold Green*

- Maidenhill School and Wycliffe College sports fields.
- Small green at Pheasant Mead.
- Greens on Arrowsmith Drive estate including two separate play areas.
- Green at Cotswold Green, privately owned.

- Meadow Road Playing Field with children's play areas. Both Town Council and District Council have public information boards near to the entrance. There are two footpaths from the Playing Field, one leading to Queen's Road and the other to Globe Inn via a level crossing over the railway line. Near to its junction with Juniper Way and opposite Bramble Lane, Meadow Road Playing Field has a landscaped area built around a stream sourced from Doverow Hill. There is a bench and dog bins at the Meadow Road end.
- Pearcroft Field, communally owned by houses which have a share in the Pearcroft Field Society; no public access.



*Meadow Road Recreation Ground*



*Pearcroft Field*

#### **(i) Green and natural features**

- The fields at the top of Woodcock Lane are lined with bushes and trees.
- Mature trees in gardens in the Upper Queen's Road and Verney Road areas.
- Pearcroft Field is bounded by a hedge and contains some perry trees. Many nearby houses have hedges on their boundaries and there are several old and mature trees.
- Deer, foxes, badgers, foxes and buzzards are seen in the area. Pearcroft Field is used to graze sheep and hosts insects, bats and birds including owls.
- Doverow Hill and the Cotswold escarpment provide a green backdrop to this area.

#### **j) Conclusions**

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

- Beautiful views and easy access to countryside.

- A good variety of residential property suitable for a range of ages and needs.
- Open feel to some areas due to design and size of plots.
- 19<sup>th</sup> century Stonehouse brick houses.
- The mix of housing styles and ages adds interest.

**Negative features:**

- Poor condition of some roads and pavements; potholes.
- Lack of off street parking in some areas.
- Speeding along Gloucester Road, High Street and Ebley Road.
- Unsympathetic alterations to some older houses.

**Aspirations for area:**

**Conservation:**

- Views
- Historic features of some houses.
- Open spaces, including those with no public access.

**Opportunities: Enhancement, Additions**

- Better maintenance of roads and pavements.
- Better maintenance of green and open areas.