

Character Area Summary 2: West of High Street

An area with residential, educational and recreational uses with extensive views. Includes the site of a former station on the Bristol to Birmingham railway line which has been reserved for possible re-opening.

Used by people to live, work, go to school, enjoy use of sport and recreational facilities.

(a) Character Summary

- Playing fields, whether the public recreation grounds at Oldends Lane and Laburnum Walk, or school playing fields, at Park Infants and Junior school and Wycliffe College make up a significant part of this area. This gives some sections a green and open character.
- There is also a large amount of housing, mainly built in the twentieth century, but with an older cluster towards the South East of this area.

(b) Land uses



- Educational: The Park Children's Centre, Stonehouse Park Infant School and Park Junior School, state primary schools, The Shrubberies School, a special school for pupils with learning difficulties, Wycliffe College, a private preparatory and senior school, and Hopelands School, a private preparatory school, are all in this area.
- Recreational: school and public playing fields; football ground; play areas.
- Residential: Mainly large twentieth century housing estates with some older housing and one twenty first century estate.
- There is a range of housing for the elderly: The Elms care home, Orchard Place private retirement home, Willow Road district council owned and managed sheltered housing.



- Community facilities: Youth Centre, Oldends Lane, All Pulling Together Community Association, Park Parade, Stonehouse Community Centre, South of Laburnum Playing Field. Stonehouse Library, Elm Road.
- Transport : The site of the old Bristol Road Midland railway station on the still used Bristol to Birmingham line is in this area and the land is safeguarded in Stroud District Council's Local Plan for a railway facility. A small area around this site is within the Stroud Industrial Heritage Conservation Area.
- There is also one Key Wildlife Site: Court View Newt Pond.

(c) Settlement Pattern

- In the North of this area, above Oldends Lane, to the West of the railway line is Oldends Lane Recreation Ground and to the East, Little Australia, a mid twentieth century housing estate. Oldends Lane is a mainly residential area, acting as the connecting route between the industrial estate and Stonehouse town centre, via the Gloucester Road.
- Below Oldends Lane and above the Berryfield Sports Field lies the Park Estate, a large twentieth century local authority housing estate developed in the 1950s as the town expanded after the World War II.
- The Park Infant School is partly housed within the former National School which was founded in 1832 and one of the earliest of these schools. There are a range of modern buildings housing the Children's Centre, Infant School and Junior School.
- A mix of 19th and 20th century detached, semi-detached and single storey housing have been developed in the area around the state schools and Laburnum Playing Field.
- In the South of this area there is an estate of predominantly detached 21 century housing at Court View.
- There is a cluster of older mainly 18th and 19th century housing around Regent Street and some even older buildings bordering the Bath Road and now part of Wycliffe College. Some of these are listed.

(d) Landscape Description

- Flat, set within a valley.
- The South of this area is dominated by Wycliffe College's extensive grounds and buildings. There are sweeping views to and from Selsey Common, the Cotswold Escarpment and Doverow Hill. Glimpsed views are visible in the mid section of this area with more distant but panoramic views from the Northern section, for example from Oldends Lane recreation ground.



Oldends Lane Recreation field with view of Cam Long Down

- Court View newt pond and the disused Midland Railway branch line cutting provide a wildlife corridor in the South West of this area.
- The Stagholt stream marks part of the parish boundary to the North.

(e) Roads, streets, routes

- **Key roads:** Oldends Lane links the industrial estate to the North of the town and includes a level crossing. Regent Street provides a key pedestrian and cycle route linking Bridgend and the canal to the rest of the town, although there is no vehicle access to and from the A419 at its Southern end. **A419** can become congested as the main arterial route to the M5/M4 corridor and the industrial estates of the Stonehouse Cluster.



- **Railway:** The railway line linking Wales, Bristol and Birmingham runs at the Western edge of this zone. The former Midland Railway station house and coal yard are located just to the West of Court View housing estate.

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There is a well used barrier controlled level crossing at Oldends Lane and a poorly maintained footbridge to the South of this crossing. The re-opening of Bristol Road station and the restoration of a direct local link to this line is being discussed; although there is a current planning consent for residential development around the former station site, some space has been allocated for parking in the event of the re-opening of the station.

- **Footpaths and cycle paths:** A pedestrian controlled crossing over the busy A419 allows links between the town and the canal and scenic area around The Ocean. One footpath leads up to the Park Estate and Oldends Lane, and a second path runs around the Berryfield Sports Field, past the infant and junior schools to Elm Road. The latter path links to Laburnum Recreation Ground, High Street and Regent Street.

(f) Buildings, landmarks and Details

- Park Estate: Midland Green, Severn Green, the large tree on Midland Green and a red phone box are landmarks.



Phone Box, Park Estate

- Oldends Lane: The extensive Oldends Lane recreation ground, bordered by the Gloucester – Bristol line to the West and the Cheltenham –London line to the East. Stonehouse Magpies Club is a landmark.
- Centre: The Community Centre, Laburnum Recreation Ground and Berryfield Sports Field, and the former National School building, now housing part of the Park Infant School and Children’s Centre.
- South: Main landmarks are Avenue Terrace a 19th century brick terrace to the South of the Oldends Industrial Estate, the Stonehouse Court Hotel, the chimney at Bond’s Mill, the old Midland Railway Bridge, the former Nailsworth Branch Line, 1867-1969, commemorated with a plaque where it used to cross the A419, the old Bristol Road Railway Station House, the Horsetrough (given in 1914 by the Congregational Church, in hope of peace), Wycliffe Chapel spire and the historic buildings on the West side of the Bath Road.

(i) Significant and Landmark buildings:

Grade II Listed buildings:

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Oldend Farmhouse, Oldends Lane

Berryfields House and North Berryfields, Bristol Road

35, Regent Street

Hill View House, 52, Regent Street

The Mount, 77, Regent Street

Wycliffe College Chapel Spire, Bath Road



Wycliffe College Chapel Spire

Ivy Grove, Bath Road

School House, Bath Road

Haywardsend, Bath Road

Haywardsend Mews, 45, Bath Road

(ii) Significant buildings and structures, not listed:

Park Infant School and Children's Centre



Park Infants School, founded in 1832, a very early example of a National School

Community Centre

Midland Railway Bridge and Former Nailsworth Branch Railway line

Old Station House, former Bristol Road Station

Horsetrough



The Horsetrough, Horsetrough roundabout, given in 1914 by the Congregational Church, in hope of peace.

Wycliffe College buildings

(iii) Predominant building types:

- Oldends Lane residential: mainly 1950s-1970s residential, brick and render; 1950s rendered or pebble dashed former local authority housing.



Midland Road, Park Estate

- Laburnum Recreation Ground area: A mix of mainly detached single and two storey housing from 19 to 21st century.



Mixed housing near Laburnum Recreation field

- Bristol Road and Court View Estate: Larger detached housing from early 20th to 21st century. Mainly brick with some render.



Larger, detached housing, Old Bristol Road

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- Bath Road and Regent Street: Two storey, red brick terraced housing with slate roofs is common. Some limestone. Some larger detached properties at Southern end of Regent Street.



(iv) Predominant Materials:

- Older residential and industrial buildings are often red brick.
- Twentieth century housing uses brick of various colours.
- Park Estate: largely cement render.

(v) Details:

- Decorative brick work.
- Limestone facings and decoration.





- Boundaries of low level wall, fencing or hedging.

(g) Key views

Views North

- (i)** Views from Little Australia to Standish and Haresfield Beacon



View from Stagholt roundabout to Standish hills

Views East

- (ii)** Views from Elm Road, Laburnum Field area and Park Estate to Doverow Hill



(iii) Views from South West of town to Doverow Hill



Views South

(iv) Views from Little Australia, Elm Road , Laburnum Field, Park Estate to Cotswold Escarpment, especially Doverow Hill and Selsey.



View to Cotswold escarpment from Laburnum Road

- (v) Views: Panoramic views to South West from Oldends Recreation Ground to Cotswold escarpment.
- (vi) Views from South West of town to Cotswold escarpment and the landmarks of Selsey Church, Selsey Common, Stanley Mills.



(h) Open spaces

- Oldends Lane Recreation Ground is a large, attractive area well used by walkers and for sports activities. It is home to Stonehouse Town Football Club which is very active and caters to all ages. There are many pitches, a club house, youth centre, skate park, Multi Use Games Area and children's play park.



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- Melbourne Close: small green.
- Severn Road and Midland Road: large greens on Park Estate.



Severn Road Greens, Park Estate with view of Doverow Hill



Midland Road Green, Park Estate



- Laburnum Recreation Ground. Given by JCC Kimmins in 1919 to Stonehouse as a Peace Memorial (recorded in parish minutes by Jack Anderson, Town Clerk). A focal point for town events and celebrations such as the Summer Jolly and Horticultural Show.

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- Berryfield Sports field; next to Laburnum Recreation Ground.



Wycliffe College's Berryfield Sports field, looking towards Laburnum Recreation field and Doverow Hill

- Wycliffe College grounds and sports fields.
- Court View Newt Ponds



- Court View Estate: Two large greens with mature oaks and other tree species.



(i) Green and natural features

- The boundary of Oldends Recreation ground includes hedgerows, trees and bushes.
- Trees: A large tree on Midland Road Green; various trees around Laburnum Recreation Ground, Berryfield and Junior and infant schools. A419 has hedging and trees planted along length. Mature trees along Bath Road and Regent Street.
- Park Junior School has an ecology garden to the West of its field.
- Court View Newt Pond and the cutting for the redundant Nailsworth branch of the Midland Railway line provide a wildlife corridor.

j) Conclusions

Positive features and special qualities:

- Little Australia estate: Open front gardens with plenty of off road parking. Easy access to town centre and Oldends Recreation ground. Bus routes close by.
- Laburnum Road and Elm Road area: Many green open spaces; attractive school buildings; convenient for town centre.
- Views of surrounding escarpment from many points.
- Southern end (Bath Road/Regent St/A419): 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; extensive views in out of the area; many characterful 19th and early 20th century dwellings.
- The rural gateway into Stonehouse town centre from the South, East and West. The views in and out to Selsey and Doverow gives a real sense of being in the country, living in a small Cotswold market settlement which has existed since before the Domesday Book.
- A Key Wildlife Site: Court View Newt Ponds
- Court View Estate: benefits from rural surroundings and proximity to town.

Negative features:

- The volume of vehicles in this area can lead to high volumes of traffic at two pinch point areas – the railway level crossing and on the A419 around the Horsetrough roundabout. Impact of noise and speed of traffic can be negative.
- Little Australia used as rat run by rush hour traffic.
- Bath Road and Regent Street: volume and speed of traffic.
- Poor maintenance of footpaths and dog fouling.

Aspirations for area:

Conservation:

Protect and enhance:

- Green and open space including: Recreation grounds, playing fields, greens on estates, Newt ponds
- Character: Southern area rich in typical brick terraced 19th century housing and larger properties from 18th –early 20th century.
- Views: Sweeping and glimpsed views from many points give provide a green background to this area.
- Footpaths: act as links between town centre, various estates and scenic area around canal to the South of the A 419

Opportunities: Enhancement, Additions

- The West of Stonehouse development of 1350 homes and 9.3 hectares of employment land and community facilities will have an impact on this area; there is concern about increased traffic in an already congested area. Changes to Highways will need to be carefully designed.