

Summary of conclusions, Stonehouse Town Character Assessment, 2016

Main uses	Positive features and special qualities	Negative features	Aspirations for area: Conservation	Aspirations for area: Opportunities: Enhancement, Additions
Character Area 1: Town and retail centre				
<p>A broad, busy town centre and residential area with green spaces and views to countryside.</p> <p>Used by people to: live, work, shop, use health facilities; celebrate national and local events; join together as a community.</p>	<ul style="list-style-type: none"> • 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. 	<ul style="list-style-type: none"> • Traffic. • Parking bays unattractive. Some inappropriate alterations to buildings e.g. UPVc windows in historic buildings 	<p>Protect and enhance:</p> <ul style="list-style-type: none"> • High Street vitality and commercial activity. • Historic fabric and significant and landmark buildings and structures. • Town Greens • Views 	<ul style="list-style-type: none"> • 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.
Character Area 2: West of High Street				
<p>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</p>	<ul style="list-style-type: none"> • 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. 	<ul style="list-style-type: none"> • 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 	<ul style="list-style-type: none"> • 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 	<ul style="list-style-type: none"> • 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

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<p>reserved for possible re-opening.</p> <p>Used by people to live, work, go to school, enjoy use of sport and recreational facilities.</p>	<ul style="list-style-type: none"> • 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. 	<p>and speed of traffic can be negative.</p> <ul style="list-style-type: none"> • 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. 	<p>from 18th –early 20th century.</p> <ul style="list-style-type: none"> • 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 	<p>will need to be carefully designed.</p>

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Character Area 3: East of High Street				
<p>A residential area with views and access to the countryside.</p> <p>Used by people to: live, work (including at home), go to school, use sports and recreational facilities, access countryside.</p>	<ul style="list-style-type: none"> • 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. • 19th century Stonehouse brick houses. • The mix of housing styles and ages adds interest. 	<ul style="list-style-type: none"> • 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. 	<p>Conservation:</p> <ul style="list-style-type: none"> • Views • Historic features of some houses. • Open spaces, including those with no public access. 	<ul style="list-style-type: none"> • Better maintenance of roads and pavements. • Better maintenance of green and open areas.
Character Area 4: Industrial Zone				
<p>A busy active commercial location on the edge of the town.</p> <p>Used by people local and from further afield to work, in various light industrial and service sector occupiers.</p>	<ul style="list-style-type: none"> • Vibrant commercial location with globally recognized names manufacturing products, (oil and gas exploration and automotive) in this location. • Flat, open and accessible. • Good mix of units from sub 4,000 sq ft – over 200,000 sq ft. little obvious vacancy. 	<ul style="list-style-type: none"> • On road staff parking • Lack of architectural interest • Poor relationship to rest of Stonehouse particularly walking routes. 	<p>Protect and enhance:</p> <ul style="list-style-type: none"> • Maintain commercial viability, particularly where it relates to large employers • Provide additional small-scale workspace for SME's. 	<ul style="list-style-type: none"> • Provision of business related hospitality • Provision of managed or serviced workspace for SME development • Increased signposting and improvement walking routes to Stonehouse via railway footbridge and Midland Rd.

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	<ul style="list-style-type: none"> • Muller Dairy a fixture on the skyline for visitors entering Stroud from west and M5. <ul style="list-style-type: none"> • Proximity to M5 		<ul style="list-style-type: none"> • Encourage less highway parking • Improve formal and structured landscaping 	
Character Area 5: Doverow Zone				
<p>An open area within the Cotswolds Area of Outstanding Natural Beauty, with steep hills, a wooded plateau and some agricultural land. Easily accessed from Stonehouse by a network of footpaths including the Cotswold Way. Exceptional views.</p> <p>Used for agriculture, walking, recreation.</p>	<p>The views of Doverow Hill are especially loved by residents of Stonehouse, the historic nature of the landscape which was quarried to make the Stonehouse brick which some local buildings consist of to this day.</p> <p>There are sweeping views across to Selsley Common and the Cotswold escarpment, the River Severn and the Severn Bridge, the Forest of Dean, the Malvern Hills and the valleys of Stroud.</p> <p>Doverow Hill is a fantastic vantage point which creates a feeling of being on top of the world. The views are breathtaking and highly scenic, they regularly appear in local pictorial calendars.</p> <p>The overall feeling is of space and tranquility. Normal rural smells and</p>	<p>Noise from traffic on the main road and the dominance of the white Dairycrest building on the otherwise scenic landscape. Also littering from recreational use of Doverow Wood.</p>	<p>Protect and enhance:</p> <p>Natural and historic environment Views Footpaths</p>	<p>Opportunities for local Woodland management group with volunteers.</p> <p>More seating for walkers.</p> <p>Upgrading of styles.</p>

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	<p>sounds associated with arable and dairy farming</p> <p>A strong sense of the countryside right on the edge of the town with far reaching views of the surrounding Cotswold AONB and Cotswold escarpment. Intimate mix of the small settlements in a rural farmland setting.</p>			
Character Area 6: Canal Zone				
<p>An open area, with residential and industrial areas, which has a rural character and a rich historic and natural environment strongly influenced by the Stroudwater Canal and River Frome.</p> <p>Used by people to: live, work, walk, cycle, boat, fish, celebrate and commemorate events.</p>	<ul style="list-style-type: none"> • Rural character from the close proximity of the open fields to the buildings • Extensive views of the hills and escarpment • Many historic buildings, including the parish church of St Cyr's and Stonehouse's only hotel, Stonehouse Court. • Beautiful setting in the valley with the Cotswold escarpment on South side and Doverow Hill to the North. • The Cotswold Way, canal towpath and canal mean the relatively tranquil environment can be enjoyed by pedestrians, cyclists and canal users. 	<ul style="list-style-type: none"> • The volume and speed of traffic using the A419. • Views from canal through industrial areas not always attractive. • Some flooding from River Frome during excessive rain. Much of the area is in Flood Zone 2. 	<p>Conservation:</p> <ul style="list-style-type: none"> • Preserve and enhance heritage and natural assets whether currently designated or not. 	<ul style="list-style-type: none"> • Ensure that Cotswold Canals restoration project benefits the area and the whole of Stonehouse; encourage good links to the rest of the town. • Encourage provision of recreational area and facilities for local people, visitors and canal users at an appropriate canal side site. • Encourage the sympathetic use of the small industrial estates especially for small and medium sized businesses.

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	<ul style="list-style-type: none"> • The River Frome and the Stroudwater Canal are attractive features within the landscape and add to the rich natural environment. • Small industrial estates offer business and employment opportunities for businesses of various sizes. 			