

April 2008

- CONSERVATION AREA STATEMENT -

CONSERVATION AREA NO. 16 STROUD TOP OF THE TOWN



The Stroud area is closely associated by many with the Cotswold vernacular and use of stone.



However, the top of the town is distinctive in that it is characterised by Victorian brick terraces, a product of the late 19th century development within Stroud, with many such terraces being built for industrial workers.



Top of the Town forms a distinctive and important element to Stroud's overall character.



STROUD DISTRICT COUNCIL
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PART I: INTRODUCTION



Top of the Town as seen from Butterrow Hill

WHAT IS A CONSERVATION AREA?

The legal definition of a Conservation Area is set out in Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (herein after called 'the Act'), as being:

"an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance".

Conservation Areas are primarily concerned with the built environment. They are not appropriate as a means of protecting landscape features, except where they form an integral part of the historic built environment.

PURPOSE OF THIS DOCUMENT

The Act requires Planning Authorities to review their Conservation Areas from time to time. This is the main function of this document. Within Stroud District, there are 42 Conservation Areas, some of which were first designated 30 years ago, and the approach to designation has changed greatly in this time.

- ◆ Firstly, Planning Authorities are now required, in carrying out their planning functions, to *“pay special attention to the desirability of preserving or enhancing the character or appearance of the Conservation Area”* (Section 72 of the Act).
- ◆ Secondly, Planning Authorities should publish proposals for the preservation and enhancement of their Conservation Areas (Section 71 of the Act).

In this review, we aim to identify what makes up the “special interest” of the Top of the Town area and analyse and define its “character and appearance”. This will provide a firm basis

for planning decisions within the Conservation Area, based on Development Plan policies.

It also provides the groundwork for the preparation of policies and proposals intended for the preservation or enhancement of the area. These policies may be aimed at specific sites within the Conservation Area, or more general guidance relevant to the whole Conservation Area, such as the use of appropriate materials.

THE TOP OF TOWN STUDY AREA

The Top of Town Conservation Area (No. 16) was designated in February 1978.

In this review, we will be looking at the existing Top of Town Conservation Area and the land immediately adjacent to it, to see if it is appropriate to amend the boundaries of the Conservation Area.

The Study Area and the existing Conservation Area boundaries are shown on **map 1**.

PART II: ANALYSIS



The architectural and historical evolution of Top of the Town is particularly evident on Middle Street with its diverse architecture, which spans centuries

THE ANALYSIS OF CHARACTER

The aim of this section of the Conservation Area Statement is to define what makes up the special interest or 'character' of the study area, in order that this may be preserved and enhanced. Although the character of an area may be very obvious in visual terms, it is about much more than just appearance. History, geography, use and appearance are usually intricately and inextricably linked in the evolution of any settlement, and in the creation of its character.

- ◆ The origins of a settlement and what has happened to it in the past are often still evident in its current state. Its history can tell us more than simply the date of its buildings: The changing economic fortunes of an area, important historical events and individual patrons or developers may have played a role in shaping tastes and styles, as well as influencing the extent of expansion.
- ◆ Current or former uses often have implications for the shapes, sizes and types of buildings that are created, and their massing and relationships to each other. Uses can also create distinctive sounds or smells, adding 'life' to the built form.
- ◆ The origins and evolution of a settlement may frequently be dependent on its setting and location: these may have suggested a particular industrial, defensive or cultural role, for example. Furthermore, the location almost always dictates the types of materials and building traditions that prevail.
- ◆ The visual appearance of an area is often the cumulative effect of many influences. The appearance is frequently the aspect that most people relate to in terms of defining what is of special interest and worth preserving or enhancing. The appearance may be made up of locally typical buildings, or structures of great architectural importance.

HISTORY TOP OF TOWN

ORIGINS OF THE SETTLEMENT

Although Stroud parish was originally part of Bisley, its identity as a distinct unit had begun to emerge by the 13th century.

The manor houses of Paganhill, Over Lypiatt and Nether Lypiatt formed the most ancient dwelling places within what was to become the Stroud parish, but the parish would take its name from a tiny area called 'la strode', which was first recorded in 1221.

The settlement however, seems to have originated a little further up the hill, the earliest houses being built on the better-drained slope at the end of the ridge which lies between the two streams. The origins of the settlement are rooted in Gloucestershire's medieval wool trade, the occupations of spinning and weaving being an ever-evolving tradition, which continued to influence Stroud's development into the 20th century.

The early expansion of the settlement, centred around what is now known as High Street, on the route between Bisley and Paganhill. The church was built by 1279 and was sited north of High Street. However it was not until 1304 that it was assigned parochial rights by the rectors of Bisley. The parochial rights made the tiny church the ecclesiastical centre of the parish. The West Tower of the church, dating from the 14th century, still forms part of St Laurence's today.

EXPANSION AND DEVELOPMENT OF STROUD

Sixteenth Century

The development of the town from the 16th century was fairly rapid, centring on a trading space, around an area between the 13th century church and what we now know as High Street. Around 1590, a Market House was built here by John Throckmorton, lord of Over Lypiatt Manor. Now known as the Town Hall, much of it survives, with some 19th century additions and alterations. The building was originally freestanding in the centre of an open square,

the market area, which was known in the 17th century as 'the Pitching', but later became 'The Shambles'. Trading and other activities also took place at The Cross.

Seventeenth Century

By the early 17th century, the town had both a market and fair, and by 1654 the principal inn of the town, The George, had opened on the south side of the High Street.

The development of Stroud owes much to the cloth industry, which can be traced back to at least the 14th century in the Stroud Valley. Gloucestershire had a thriving wool trade, and the Cotswolds had been used for sheep farming since ancient times, the quality of wool produced in the region was renowned. It was this industrial and mercantile basis, rather than a strictly agrarian one, which was to play the major role in the town's expansion and changing fortunes. By the early 17th century, textile production was the dominant industry within the area. Stroud town became known as the centre of this industry, supporting the cloth-production of the surrounding valleys, and being described in the mid 18th century as "a sort of capital of the clothing villages".

There are examples of the mid-to late- 17th century mostly within the streets up the hill beyond the Cross, evidence of the eastward expansion which occurred over the 17th and 18th centuries.

It is mainly on Lower Street, Middle Street and Whitehall that surviving houses of the 17th or early 18th century can be seen today. The area was developed as a weaving suburb between c.1680 and 1720, and its heritage as such can be detected in the built form of the cottages.

Eighteenth Century

The focus of the town was still very much toward the north and east of High Street during the 1700s.

In June 1742, the Shambles was the site of a sermon preached by John Wesley. During the mid 18th century, a strong Methodist following

developed in the town. The first example of a hexagonal chapel (an architectural form favoured by Wesley) was built on Acre Street in 1763.

Much of the 18th century development within the town centre has now been demolished or is concealed behind later facades or additions. Some building was carried out on King Street, which was named in honour of the visit of George III in 1788.

There were few large houses in the town centre during the 18th century. Most of the wealth of Stroud was associated with textile manufacture and the wealthy clothiers generally lived close to their mills. The later 1790s however, saw some substantial houses included within development (since gone) on King Street and its western extension, Rowcroft, nearer to the industrial 'basin' of the town. In the upper part of the town, Whitehall is where the most important town houses were constructed.

The development pattern within Stroud and its environs is characteristically an industrial one, with transport routes, mills and manufacturing bases along the valley bottoms. Existing watercourses provided a means of powering the mills, and the extension of the canal system into Stroud in the late 18th century further stimulated mill building. The Stroudwater Canal (1775-79), which stretched from the Severn to Stroud at Wallbridge, was linked to the navigable Thames at Lechlade in 1789 by the Thames and Severn Canal. It was hailed as a major national artery for commerce, although the high hopes held for its impact on the town failed to materialise fully.

The cloth manufacturing industry reached its peak towards the turn of the century and during the first third of the 19th century.

Nineteenth Century

Over the course of the 19th century, the town doubled in size. Early expansion was mainly to the southwest and was stimulated in 1800 by the building of the new links from the Bath road at Lightpill to Rowcroft, and of the

London Road in 1815. As a result the top of town ceased to be used as a major route way.

The new roads had implications for a number of existing and new streets in the centre. King Street and its continuation, Rowcroft, were given greater importance, and were connected to London Road by a new street, which became Russell Street. By the 1830's, the street pattern of Stroud town centre, as we know it today was emerging, and considerable building had taken place.

1800-1840 was a period of growth and expansion. The new streets were broad and elegantly modelled, in the Georgian and neo-classical mould. The Subscription Rooms (1833-4) provided a prominent aesthetic and social focus for the new part of the town.

The new roads and transport links reduced the isolation of the provincial town and improved trade. The course of the 19th century changed the face of Stroud. Reform of industrial practices throughout the century saw the disappearance of cottage industry and the concentration of weaving and textile production into a few large mills. The advent of steam power led the Stroud mills into fierce competition with manufacturing centres in the North of England and on the Continent, and the 19th century was a period of continual boom and bust.

The next phase in the fortunes of Stroud came with the arrival of the Swindon and Gloucester Great Western Railway line in 1845. The station was located south of Russell Street, reasserting the new southwestern emphasis of the town centre. The railway provided Stroud with an infrastructure for industrial growth. However, the later 1840s and '50s were not a period of great expansion for the town. Inevitably, the ailing canal system was severely hit by the railway's arrival, and from the mid 19th century did little real business.

The rapid growth and refinement of early 19th century Stroud was slowed, but from 1860 to the turn of the century, a post-recession boom brought civic and municipal improvements. The Victorian influence on the town is still felt today. A number of public buildings were

introduced, including the imposing and ornate Art School on Lansdown (1890-9). Ever improving transport links (The Midland Railway arrived in 1866) brought an influx of new industry.

Industrial expansion often ran in tandem with social improvements during the high Victorian period. A leading industrialist and politician, George Holloway (a monument to who is situated on Rowcroft, outside Stroud House), pioneered the manufacture of ready-made clothing and introduced a number of social reforms to Stroud at about the same time that the civic movement was gathering pace across the country.

In 1855, the Holloway family firm's clothing factory inspired the naming of Threadneedle Street, on which their factory stood. Messrs. Holloway Brothers' manufactory used several of the very newly invented patent sewing machines.

During the late 1870s and 1880s, George Holloway was responsible for much of the eastward expansion along Horns Road, building a large terraced estate of working class houses. Brick terraces formed a significant proportion of late 19th century development within Stroud, and added a distinctive element to the town's character. The form was adapted for purposes ranging from artisan cottages to grand ranges of commercial and retail buildings.



Above: Statue of George Holloway, industrialist, philanthropist and politician.

Twentieth Century and Present Day:

In the early 20th century, Stroud was still a thriving manufacturing town, with a number of large employers with substantial premises in and around the town centre.

In general, the 20th century's contribution to the townscape has not been overwhelmingly positive. Large-scale redevelopment has often created large and insensitively sited new buildings, including Merrywalks shopping centre and the Police Station. Increased car use has resulted in large car parks and road widening schemes, involving much demolition and disruption to the historic pattern of Stroud. Cornhill, the link road constructed in the 1980s, ripped through the Cross, resulting in a loss of the continuity between High Street and Nelson Street and severing the link between the old medieval nucleus and Stroud's first 'suburb' to the east.

While 19th century redevelopment swept away many of the town's early buildings, the 20th century's impact has been even greater, with little of positive townscape value created in return.



Above: Buildings on the High Street, which were saved from demolition in 1980.

TOP OF TOWN IN ITS SETTING

The landscape and geology of the Stroud area has impacted on the character of the settlement in a number of ways, from the types of building materials most easily sourced, to the types of industries that developed. In visual terms, the surrounding landscape influences the first impressions gained on approach to the town, and the local topography forms a significant component of views and vistas into and out of the settlement.

An abundance of natural watercourses made the Stroud Valleys ideal as the base for manufacturing and industry, as the flowing water provided power for the mills. A good clean water supply was also necessary for washing the wool used in cloth production.

Industrial development naturally occurred along the valley bottoms, notably the Frome Valley, where mills could also be close to transport links.

Today, Stroud is at the centre of an extensive network of road and rail links and waterways. Many of the earliest roads that served the settlement ran along the tops of the hills, and their extreme steepness and muddiness was a deterrent to much traffic. This certainly inhibited transport and trade links and rather isolated the early settlement. However, the 18th and particularly the 19th century saw transport improvements, including the construction of a number of major new turnpike roads, which ran along the valley bottoms, many of which replaced existing hilltop routes.



Belmont Road stepping down the hill towards Bisley Road. The distinctive wooded valleys, often glimpsed from within the town forming a backdrop.

GEOLOGY

Between about 185 and 140 million years ago, during the Jurassic period, a vast limestone belt was created, stretching between Lincolnshire and the Dorset coast. The Cotswolds, a region of ambiguous boundaries, is usually held to constitute the highest part of this belt, a plateau that rises from the east in Oxfordshire and descends in a dramatic escarpment to the west, within sight of Stroud.

During the Jurassic period, a shallow sea covered the area, in which a sequence of sediments settled into alternating layers or 'strata' of clay, sand and limestone. Although the beds of sediment were each laid down on a virtually horizontal level, subsequent processes have resulted in shifts in the terrain, so that, in places, strata of quite diverse ages and substance have ended up next to each other. The whole Cotswold plateau has been tilted, so that the west has risen up, while the east has sunk. Erosion and climatic changes have also played their part in shaping the landscape.

In the past, the whole Cotswold formation was known as the Oolite, due to the prevalence of this form of limestone throughout the region. Limestone, and in particular oolitic limestone, is extremely permeable, and where it meets beds of impervious clay, water is driven out in the form of springs. Hence the Cotswolds are riddled with streams and brooks as well as rivers. These have been highly active in the formation of the topography, carving deep and complex valleys into the 'Oolite' plateau, a process that continues and means that the landscape is ever changing.

Due to its porous nature, oolitic limestone is 'soft' when it is newly extracted and may be easily worked. The mass of oolite is in two basic layers, separated by a narrow bed of Fullers Earth: the older, deeper layers being known as the 'Inferior Oolite' and the upper layers as 'Great Oolite'.

The tilt of the Cotswolds means that the lower layers, the 'Inferior Oolite', are exposed along the western escarpment, where they are more easily accessible than in the eastern Cotswolds. The hills encircling Stroud were particularly

rich in good quality Lower Inferior Oolite stones, known by masons as 'Freestones', due to the ease with which they can be cut and dressed. Among these is Lower Freestone, of which the fine Painswick Stone is a variety, and Lower Limestone, the eldest of the strata, of which there is a large outcrop at Frocester Hill. Upper Freestone is of poorer quality, mostly used for burning, to create lime mortars and plasters. At Stroud, though, it was sufficiently good to be used for many of the town's 'rock-faced' rusticated buildings.

TOPOGRAPHY AND LANDSCAPE

The town of Stroud is famously located at the centre of what is known as the 'Five Valleys'. These comprise the valleys of the Painswick Stream to the north, the Slad Brook to the northeast, the river Frome, entering Stroud from the southeast and exiting to the west, and the Nailsworth Valley to the south.

To its north, south and east, the town is surrounded by a complex pattern of hills, valleys and coombes.

The range of hills to the south of Stroud, stretching westward from those topped by Rodborough Common and Selsley Common, is terminated by the distinctive form of Frocester Hill on the Cotswold escarpment. From the escarpment, the Cotswold landscape descends to the flat plain of the Severn Vale.

The peaks between the deep valleys formed by the Frome, Slad Brook and Painswick Stream are riddled with many further valleys. Many are carved out by the abundance of tributary streams and brooks, as at Puckshole, where the Ruscombe Brook slices southwards between the hill-top villages of Whiteshill and Randwick to the north of Stroud.

The topography of deep valleys, hills and winding roads creates endlessly surprising views. The traveller's sense of direction is often challenged, and distant landmarks are revealed through vistas in unexpected places. The views also create a warped sense of scale at times: from hilltop to hilltop, far away villages appear relatively close, with expanses of countryside or town concealed in valley bottoms or just over the crest of a hill.

The town is not entirely encircled by hills, however. To the west of Stroud, the Frome Valley broadens, opening out onto the Severn Vale. The western limits of the Frome Valley are marked by Doverow Hill on the north side and by Frocester Hill on the south. The two hills are distinctive landmarks and frame the westward vista towards the Severn. At its 'mouth', the valley base is almost 3km wide (over a mile and a half).

APPROACH ROUTES AND VIEWS

A significant urban mass is visible on many approaches to the town. Yet much of that which may be visually perceived as 'Stroud', is in fact formed by outlying villages and settlements, which have become absorbed into the Stroud sprawl. Notably, Rodborough, which sits prominently on a hillside to the southwest, lies beyond the Parish boundary. Visually, Rodborough contributes significantly to the urban mass, yet it is in no sense part of Stroud town or parish.

The original medieval core of the settlement is sited on sloping ground on the lower levels of Stroud Hill, in the fork between the River Frome and the Slad Brook. Within this area, the Top of Town, the land rises in a west to easterly direction. Today's town centre descends from this, towards the Frome valley basin, which accommodates the railway, canal and industrial areas of Wallbridge and Cheapside.

Being on comparatively low ground in relation to the surrounding hills, the town centre is not clearly visible from many points on approach to Stroud. In its earliest times, the settlement would largely have been concealed within the undulating landscape. On many of the town's approach routes, the developed areas of Stroud Hill, Uplands and Rodborough are among the first discernable signals to the existence of a settlement.

On a number of approaches, however, the road arrives in the heart of town, having given few visual clues to the proximity of any significant settlement at all. This is true of the Painswick Road (A46), constructed in 1818. Until just north of the parish boundary, the

town and all high ground to the south are concealed by trees near to the road and by the valley. Within the boundary, the road runs low along the valley bottom, and from this vantage point there is no hint of the approaching settlement at all. The tall trees bordering the road at Stratford Park conceal any potential view of built up areas to the south and west; it is only towards the termination of Beeches Green that an urban vista opens out.

A similar effect is experienced along the Slad Road from the northeast. In places, the steepness of the valleys around Stroud has meant that parts of the town have avoided development and narrow fingers of green land project into the town. Along the Slad Valley, undeveloped fields reach quite close to the heart of the town. Despite the extensive development of Uplands (to the right) and the Top of the Town above Summer Street (visible across the valley to the left), the effect is to continue the sense of the Slad Road's dramatic rural landscape, almost to the point of arrival in the centre of town. Rodborough Fields, to the southeast have similarly remained green and undeveloped.

The extension of the countryside into the town thus occurs both physically and visually, the green horizons being visible from within the very centre of town. This forms a very distinctive and unusual characteristic of Stroud.

There are a number of features which form strong visual points of reference on many of the approaches to Stroud, some of which are also conspicuous landmarks viewed from within the town itself.

Among the distinctive and most frequently visible natural forms are the, already mentioned, Doverow Hill and the Escarpment at Frocester and Sandford's Knoll. These, together with the scrubby land of Rodborough Common are glimpsed in views even from the heart of the town. Approaching from the east and north, the River Severn is also sometimes distantly visible beyond the town.

The unique tower of Selsley Church is among the most conspicuous built features of Stroud's setting, visible from within the town and many places on approach to it.

The spire of St Laurence's Church, despite being on relatively low ground, is also prominent, especially from within the town centre. All Saints Church in Uplands is frequently identifiable, even from afar, its disproportionately large size in relation to surrounding buildings sometimes warping any

sense of scale or distance.

Other highly conspicuous and less sympathetic landmark buildings include the tower block flats on Summer Street and the Law Courts and Police Station building, both of which occupy extremely prominent sites on Stroud Hill. The Law Courts building is particularly dominant, conspicuously visible in views from almost every approach route into the town.

THE BUILT ENVIRONMENT

The built environment of the Conservation Area can be very simply divided into two main elements, namely: -

- ◆ The buildings themselves
- ◆ The spaces adjacent to and surrounding the buildings.

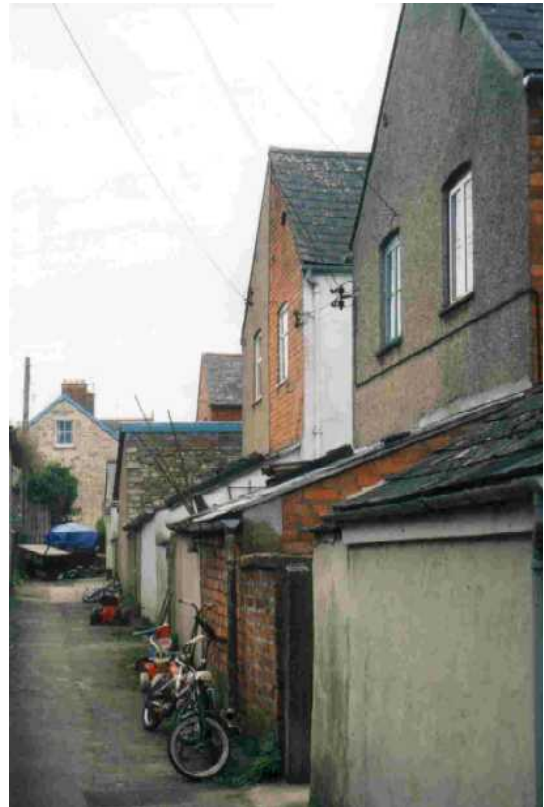
The next part of this document uses these two basic headings to examine what makes up the “special architectural and historic interest” of the area

1. THE BUILDINGS

Whilst some buildings may be individually important in a Conservation Area, it is the relationship of buildings one to another, their layout in relation to the streets and footpaths, and their density, which so often define the character of the area.

The architectural style and materials of the buildings will be important factors in determining what makes the Area “special”.

Current and former uses often impact on the forms and styling of individual buildings, their relationships to others nearby and the levels of activity or motion in the area, all of which comprise significant components of the Area’s character as a whole.



2. THE SPACES

The land around buildings falls into a variety of types including roads, streets, footpaths, gardens, parks, fields, watercourses – the list is almost infinite. Widths and alignments differ, some contain green features such as trees and grass, some are public and some are private spaces.



SUB AREAS IN THE TOP OF TOWN

Within a Conservation Area, it is sometimes possible to identify parts of the Area, which differ in character. Key factors in defining where one part of the Conservation Area differs from another include the density of buildings, and their relationship to one another and to the highways. Where clear differences do exist, these are identified as sub-areas and the Conservation Area is examined using those sub-areas.



Three areas have been identified as being sub-areas within the Top of the Town Study Area. **See map 2.**

To a large extent, these sub-divisions reflect the historical evolution of the town centre. Changing tastes, styles and technical capabilities influenced the plan forms and building sizes, creating pockets of not only differing architectural styling, but also of varied scale, sense of enclosure and distinctive character.

Sub Area 1: The Old Town

A large proportion of the Study Area, taking in most of the Top of Towns 'historic core'. This covers most of the Western end of the Study Area, being West of a line along Field Road, Trinity Road and Hollow Lane.

Sub Area 2: The Brick Quarter

This covers over half the Study Area, incorporating streets to the east of the same line and including the two terraces at the South end of Field Road.

Sub Area 3: The Turn of the 20th Century

This sub area is not concentrated to one area but comprises several smaller areas within the whole. These are the hospital site off Trinity Road, the school site off Parliament Street and an area off Castle Street, which includes the school and adjacent buildings.

SUB AREA 1: THE OLD TOWN

The Buildings

Although this sub area incorporates parts, which are not strictly of Old Town origins, the whole sub area shares very similar characteristics of space, scale, use and juxtaposition of styles and eras. Due to its long history and its variety, the character of this sub area is the most complex of the three to define.

Middle Street is the main artery through the sub-area, and comprises the earliest part of the Stroud settlement with many houses surviving from the 17th and 18th centuries. Sub streets and lanes branch off, most of which follow the line of the adjacent plots. Castle Pitch and Spring Lane for example, follow the historic boundary of The Castle. (See map 3)

The Old Town plan is defined by the historic street layout and is the result of organic expansion rather than planned extensions to the settlement. The pattern of the buildings here is defined by the historic street layout, with the buildings being generally grouped in terraces or in closely-knit ribbon form.

Many of the buildings have been brought right up to the footpath, though some are set behind railings, walls or small gardens. The buildings are irregularly spaced and the presence of

alleys and passageways allow an occasional view into the rear. An exception to this rule is found in Castle Street where a few individual large houses in large plots can be found.

None of the streets in this sub area have been laid out in a regular form or to a pre-arranged plan. Consequently few are straight and buildings are often positioned with no relationship to their neighbours. The density of buildings is generally high.

The prevailing use within this sub-area is residential. There is a virtually continuous frontage of houses along Middle Street, Lower Street and Whitehall. There are also several service buildings such as public houses, churches and a school within the area, most being located in the narrow side streets, which branch off the main through roads.

Incorporating the earliest parts of the original settlement, this sub area features buildings dating from the 16th to the 20th century, the broadest range of dates and styles of all the sub areas in the Study Area.



Medieval, Georgian and Victorian buildings lying adjacent to one another in Middle Street

One of the earliest areas of development was that around Middle Street and Lower Street, which were created largely in the late 17th and early 18th centuries. In general, the buildings here are of a modest nature and also wholly intermixed with Mediaeval, Georgian and Victorian buildings standing adjacent to one another.

Key buildings and focal points

The Castle in Castle Street is a conspicuous building set within large grounds behind a wall of stone. It was constructed in 1610 by Simon and Jane Chadwell then re-fronted by Charles Freebury about 1781. At this time it was re-fronted in Ashlar stone which included a bracketed cornice, pedimented porch on ionic columns and sash windows. Attached to the north garden wall are two castellated turrets. This building became the home of P H Fisher, a local attorney in 1809 who occupied it until his death in 1873. He is known locally for his book, 'Notes and Recollections of Stroud' first published in 1871.

Piccadilly Mill, located in Piccadilly, is the only large industrial building in this sub area. It is constructed of red brick with yellow brick detailing in the form of Voussoirs over the windows. Though large, it is well hidden from any significant view by virtue of its location surrounded by the houses and cottages in Middle Street and Lower Street. Glimpses of the mill can be obtained from Lower Street.

Whitehall terrace is one of the most imposing of classical edifices within this sub area. The terrace was built on the edge of the town in what was considered a healthy situation appropriate for successful tradesmen. It is conspicuous both as a result of its detailing, the buildings are adorned with elaborate cornices, bay windows and stone porches with rusticated pilasters, and as a result of its location on high ground at the upper end of Middle Street, where a good clear view of the front elevation is possible.

In addition to the more obvious focal points and landmarks, there are a number of more ordinary buildings in the sub area which make valuable contributions to its character, often simply by providing a good, unprepossessing foil or context for more architecturally significant buildings.

Among these are the enormously varied buildings on the north side of Middle Street. The small-scaled terraced cottages such as numbers 6 to 18 Lower Street and the wholly vernacular and well preserved stone cottages at the south west end of Trinity Road. Some buildings gain distinction through quirky and individual detailing, thus avoiding being completely overshadowed by their neighbours. This is true of numbers 22 and 23 Lower Street, the Bisley House public house in Middle Street and number 5 Trinity Road.



Left: The Castle, Castle Pitch



Below: Whitehall Terrace, Whitehall

Some buildings, of varied ages and styles, have additional small-scale details, which make them interesting. These buildings include number 3 Middle Street with its decorative barge boards and 19th century ornate shop front, number 18 Lower Street which has a sundial and date inscription of 1695 and number 15 Lower Street which has roughcast render finished at the corners with smooth render detailed to represent corner stones.

Modern infill buildings

Within this sub area, there are few major building developments of the late 20th century. The two most significant ones are in Middle Street, these being the garage and the new house opposite and the new houses in Sutton Place. Neither of these relate to the character and appearance of the rest of the buildings in the sub area.

Significantly, these developments are of decidedly modern design, avoiding any kind of pastiche and the buildings deviate from the prevailing character of the Street with a lack of classical or vernacular detailing.



Above: Modern infill developments in Middle Street.

THE SPACES

Open space takes two main forms within this sub-area:

- Streets and roads
- Private gardens and yards to the rear of street-fronting buildings

There is little public open space within this sub-area, examples being the wide pavement created by the junction of Nelson Street, Middle Street and Castle Street and the old road, now blocked off which formerly led from Middle Street to the Chapel in Chapel Street.

The narrowness of many of the roads and side streets contributes to an over all human-scaled emphasis, few spaces being any broader than the height of the buildings lining them. The spaces are well enclosed, with buildings forming an almost continuous frontage along most streets.

Motor traffic now flows through all of the historic streets. Having once formed part of the route to Bisley, today it is used more for localised and domestic access.

Though many buildings have small front garden plots which add to the colour diversity of the area, most private land is to the rear of the buildings and is concealed from view by surrounding buildings and boundary walls. This renders their visual impact on the main

streetscapes as minimal. However, these areas are more noticeable and important when viewed from side streets and the main pedestrian alleys, footpaths and vehicular accesses between and behind the buildings.

There is very little green space in the 'Old Town' sub-area, although the green of hills and trees beyond the sub-area and the town centre are frequently visible from within. The number of trees visible from the streets is limited and all are in private gardens

Where trees are to be found they are normally in groups in older well-established large gardens, such as within the grounds of The Castle, Spring Hill and Corbett House.

The blacktopped highways dominate much of this area the harshness of the road, being a further modern intervention, which is not strictly in character with the majority of the Old Town. However, exceptions to this rule can be found, for example to the front of the houses on the south side of Whitehall, the gravel track with shrubby verge adds a pleasing break to the harshness of the hard surfaces.

At the top of Castle Pitch, a small patch of the original cobbled road surface is visible which gives an important clue as to the historic appearance of this part of the Conservation Area.



Path from Middle Street to Chapel Street



Established trees are an important focal point rising above Field Road

SUB AREA 2: THE BRICK QUARTER

The Buildings

This is the largest of the sub areas and the buildings are of a different nature to those of the Old Town. This is due to the shorter lifespan of the sub area and the technical and visionary capabilities of the 19th and 20th centuries. [Map 4]

Of the whole study area, sub area 2 is the most unified in terms of materials and the era from which it dates.

The area is really a product of high Victorian expansion and civic improvements, making use of the brick terrace, the archetypal late 19th century built form. The form of construction of these buildings is simple in design and massing and on the whole is harmonious and uniform in its appearance.

In the mid 19th century the Bisley Road, Horns Road and the area in between was largely

undeveloped. Then, in the late 19th century the area in between was rapidly developed with rows of Victorian terraces or detached and semi-detached villas.

The development of this part of the town is closely associated with two particular people. Between the years 1870 and 1880 George Holloway was responsible for a number of social improvements to the town and developed the red brick terraces of working class houses in the Horns Road area. The estate comprises a double row of brick terraces north of Horns Road with shorter terraces to the south of it. These terraces form a very distinctive element to the appearance of the area.

From 1882 and up until the end of the century, Bisley Road was developed with larger villas in pairs or threes some of which were modestly decorated with Tudor style windows, Dutch gables or barge boards. On the south side of Bisley Old Road and Belmont Road smaller semi detached brick villas were constructed.



Above: Dutch gables on a large house on Bisley Road

Right: Smaller semi-detached villas in Belmont Road.



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Like the Old Town, the majority of this area is today taken up by residential properties. Additionally there is a public house, which compliments the residential function. The atmosphere is generally busy, especially at night and at weekends when most people are at home.

There are no significant through roads in the area, most of the streets serving predominantly as access to the houses.

The alignment of frontages is very closely allied to the street layout. In the Horns Road area the roads and the terraces were created altogether, which resulted in continuous rows of buildings with no curves or staggers to sweep round bends in the road. Some staggering does occur in Bisley Road, but this is very subtle with small-scale return end projections.

Most of the 19th century buildings in this sub area were built to house the workers of nearby mills. The density of buildings here is high. In the Horns Road area the buildings are concentrated in long terraces separated by access footpaths shared by several cottages.

The long gardens, driveways and shared access paths between the terraces create some open space. The terraces rise in long rows with the contours of the land and as a result glimpses of lower terraces and of the valleys beyond are obtained from gaps between the buildings.

In the Bisley Road and Belmont Road areas, the individual or detached houses are also grouped together, however with some being set further back from the road in larger plots and with spaces between the buildings, the density is slightly lower.

Key buildings and focal points

Bisley Road

Towards the end of the nineteenth century Bisley Road saw the development of large villas in pairs or threes. Some of the villas are ornately decorative, with each set of villas being uniquely designed by individual builders rather than along row of terraces such on Horns Road, which are built to the same design by the same builder. This has resulted in Bisley Road demonstrating a diverse array of

building styles, and making for an interesting street scene.

Towards the top end of Bisley Road there are five pairs of semi-detached properties, which have distinctive gables. Numbers 102-108 are stepped back from the road and are lower than the street level; three semi-detached pairs are directly on the pavement. The steeply pitched gables of the houses make for an interesting juncture at the top of the hill.



Above: Numbers 94-96 Bisley Road

York Lodge (shown below) is a good example of the great variety and detailing of some 19th century properties, which can be found on Bisley Road. York Lodge displays an attractive array of materials, which were popularly employed by 19th century builders and architects. The substantial red brick house is interjected with buff brickwork, and decorative details such as diaper work, terracotta panels and an Italianate tower.



Left: York Lodge

Dutch gables on numbers 37-39 and 45-47 are another quirky and individual feature, combining the mix of local material, stone and brick. Another characteristic feature of the area, bay windows, are found in abundance on this street. Some of these are double height, but most are single storey giving additional space to the front rooms, they normally have pitched roofs to match the main roof.



Above: Dutch gables and a bay window on numbers 37-39, Bisley Road

South side of Bisley Old Road and Belmont Road

The lay of the land has ensured that Belmont Road has taken on a stepped nature and has resulted in the semi-detached properties rising very steeply at a right angle from Bisley Road. As a result it is possible to see the backs of properties, as well as the front, clearly. The chimneys, which gradually step upwards towards Bisley Old Road, only add to the sense of incline.

The predominate red brick properties which line Belmont Road take on a uniform appearance however, on closer inspection the buildings all have individual detailing, such as dentilling, multi-coloured brick banding and window and door surround designs.

Horns Road

The unified terraces along Horns Road are a good example of 19th century workers housing, built by George Holloway, a local industrialist, during the late 1870s and 1880s. The terraces are less fussy in its detailing, and they have clearly been planned as a unit, rather than developed in a piecemeal way, as with the houses on Bisley Road and Belmont Road.

Modern and twentieth century development

There has been an amount of development during the 20th century, most notably in the rear garden plots to the rear of the Horns Road area terraces where a series of garages and sheds have been constructed. These buildings are an unfortunate eyesore, which have both destroyed the layout of the garden plots and devalued the appearance of the original terraces. Likewise the 20th century garages positioned at the end of Bisley Road and Horns Road create a visual blot on a significant entry point to the sub area.



Below: The terraced uniformity of Horns Road

THE SPACES

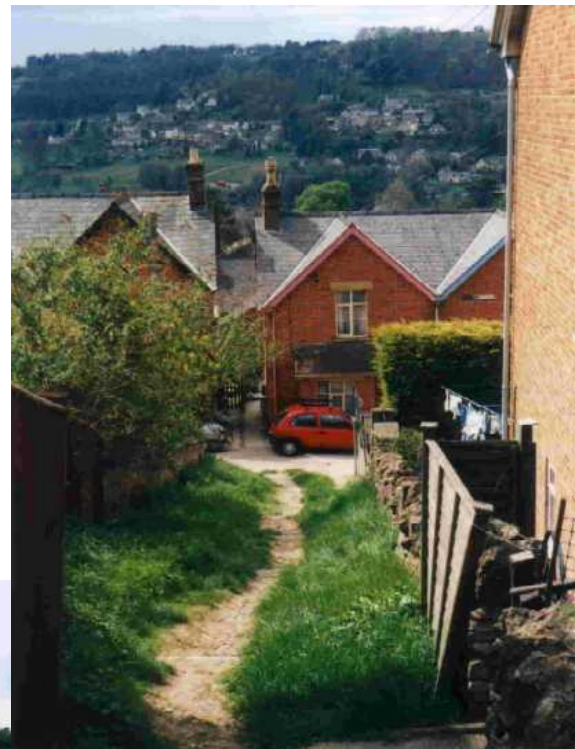
On the whole, the Brick Quarter is made up of straighter streets than the lanes of the Old Town.

To the north of the sub area, the density of buildings decreases, many more substantial houses being detached or semi-detached and within their own garden grounds. Until the early 20th century, parts of sub area 2 were considerably leafier than they are today. Many of these have now lost their enclosure and are increasingly being used as hard standing and parking spaces.

Tree cover is similar to that in the Old Town being limited to examples only being found in private gardens, or areas of wasteland, such as the land to the rear of Mount Pleasant terrace.

Again, the predominant ground surface here is the black top of the roads and pavements. Some private gardens offer a contrast to these hard surfaces with lawns, shrubs and flowers, however the impact of this is not great as the many car parking bays have been created at the bottom the surface of which is commonly concrete.

The many footpaths, which dissect the area and link the terraces to the principal roads add significantly to the feeling of space and are an important characteristic of the area.



Above: Footpaths dissecting the area create open space and are an important characteristic of the area.

Left: Some private gardens offer a contrast to the predominantly hard ground surfaces.

SUB AREA 3: TURN OF THE 20TH CENTURY

The Buildings

This sub area consists primarily of larger detached buildings located within more extensive grounds. [Map 5]

This sub area contains a number of piecemeal developments, which occurred over the course of the 19th century. All of the buildings are or were originally public service buildings constructed by various public bodies to serve either the local community or, as in the case of the hospital, Stroud as a whole.

The majority of the buildings in this sub area are accessible in some form to the public. The most used building being the hospital. Perhaps the most valuable role of this sub area, though, is in providing services to an otherwise predominantly residential area.

General Hospital

The original Stroud Dispensary was located near the Subscription Rooms in the town centre and in 1835 a casualty hospital was erected adjacent to it. However, by 1872 the number of patients had increased to such an extent that a new hospital was deemed necessary. William Cowle donated one acre of land adjacent to Trinity Church for the erection of the new hospital, and a local widow gave the sum of £1000 for the building. This donation started the fund for the new building, which was finally opened in 1875 at a total cost of between £6 - 7,000. The original building had 30 beds. A first extension was added in 1890 and a further wing after the First World War to commemorate peace.



Above: General Hospital

Trinity Church

Trinity Church was opened in 1839 with the aim of serving the top of town as a chapel of ease to the Parish Church. The building is constructed in the Early English style of gothic architecture, which dates from 1190 – 1250. This was the worship place of P H Fisher whose tomb lies in the churchyard.



Above: Trinity Church

Methodist Chapel

The Methodist Chapel in Castle Street was constructed in 1875 – 6, and was extended with the addition of a classroom block being added to the rear in 1908. It was converted to housing in 1985.



Above: The Methodist Chapel,
Castle Street

Parliament Street School

Parliament Street School was constructed in 1883 – 4 of ashlar stone in Tudor style. It was built by the Stroud School Board, which formed in 1881. The building was enlarged in 1898 and, more recently, in 1990, converted into Stroud Registry Office.



Blackboy Centre

The Blackboy School, now a teacher's centre, in Castle Street, opened in 1844 as a National School for girls. The school got its name from the Black Boy, a Jack Clock of 1744 which was previously located on the front of the Duke of York in Nelson Street. The clock was purchased by public subscription and set up on the front of the school. In 1969 the school became the teachers centre.



THE SPACES IN SUB AREA 3:

Like the rest of the Top of the Town, there is little open space within this sub area although the public are allowed into some of the curtilages in association with the use of the building.

The tree cover is also relatively limited with only a few examples being found amongst the buildings. As a result the colour of the area is dominated by the black pavements, car parks and playgrounds. In some areas such as the churchyard, the hard surfaces are broken by areas of grass.



Above: The views up Trinity Road

MATERIALS, TEXTURES, COLOURS AND DETAILING

By necessity builders in the past used materials, which were available locally and Stroud was no different, with early Stroud buildings being constructed from stone and timber.

There are several fine examples of buildings dating back to the 17th century in Stroud displaying traditional construction techniques and good architectural detailing. It is also possible to identify within Stroud that with improved transport and more advanced manufacturing techniques, from the 19th century, builders had a wider choice of materials such as Welsh roof slates and red stock bricks. This shift in materials is demonstrated within Stroud.

Being close to the Escarpment, Stroud has had access to the local freestone. This oolitic limestone was fine, easily cut and of sufficient quality to create dressed stone blocks and details, as is evident in many of the buildings in this area

Early on the light creamy golden limestone was used mostly in the form of rubble, especially on rear or side elevations, often squared and coursed and juxtaposed against the dressed ashlar construction of the front elevations of the buildings. This can be seen for example, at Fern Rock House, Middle Street. The rubble has an attractive textural quality while the ashlar attractiveness is in its detailing.

The most imposing building in this is the Castle in Castle Street, which is a large 17th century building, remodeled in the 18th and is surrounded by boundary walls containing mock castles.



The entrance to the Castle, Castle Street

Characteristics of the local building vernacular almost always originated from more than just whim; details evolved to cope with the specific limitations of the materials commonly available, as well as to accommodate the uses made of the buildings and to protect against weathering and the climate.

The insertion of dressed stone windows into rubble walls, for example, had a bearing on the fenestration, or arrangement of windows within an elevation. To maintain structural stability in the rubble, the windows had to be placed as far from the corners of the buildings as possible. Stone hood mouldings (as seen, for example, on buildings of varied scale and status including 22, 24 and 44 Middle Street) evolved to help divert rainwater away from windows and doors. Water otherwise streamed off the gutter less roofs, straight down the wall face.



Above: 3, Middle Street, drip moulds and cross-windows

The vernacular window, consisting of stone mullioned casements, sometimes with stone transom, often with stone hood moulding, appears in many guises throughout the Old Town. In addition to being one of the most distinctive features of local 16th and 17th century building, the form has been adapted and readopted over the centuries, and has continued to be used as a conscious stylistic device in the 19th and 20th centuries. For example numbers 22 and 23 Lower Street are of mid 19th century construction but include ashlar casements with mullions and transoms.

One of the earliest and still one of the most distinctive characteristics of buildings in the Old Town area is the steeply pitched roof. Although many buildings here have since lost their stone slates, the basic form of the original pitched roof remains.

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This steeply pitched roof was uniquely adapted by Stroud valley builders, who seized upon the potential for the use of this attic space. The economy of Stroud was dependent to such an extent on the production of cloth that many houses throughout the locality, of all scales, were created with attics, which could easily accommodate the large looms needed for the weaving process. Local houses have a distinctive regularity to their gables, and have maximised their height, as at numbers 10, 11 and 13 Whitehall, substantial 17th century town houses, various houses in Middle Street, and 8, 9, 15, 16 and 18 Lower Street.



Above: cross gabled houses in Whitehall, (17th century)

Gables fronting the street were essential to the closely grouped and commonly directly abutting buildings, in order that windows could be inserted to allow light into the workspace.

The textile heritage of many 17th and very early 18th century houses in Stroud is easily discernible, due to a number of details, which became part of the local vernacular building tradition.

Typical weavers' cottages here were characteristically of two storeys, with an additional central attic gable, a central doorway, and one or two stone mullioned windows on each floor. Some weavers' cottages, as at number 24 Middle Street, had a small oval window high in the gable, which let in extra light, possibly above high shelving over the looms.

Towards the late 18th century, the demise of the cottage industry and the centralising of weaving processes into large factories had

begun, meaning that domestic buildings in the Old Town no longer needed well-lit attic space to the extent they once had. Already, though, a major shift had occurred with the popularisation of neo-classical architecture, which also had implications for the roofscape and form of buildings in the sub area. The street-fronting gable, once so fundamental to the character of the Old Town, died out, increasingly replaced by buildings whose eaves faced the street in the neo-classical tradition. This is now a common form among buildings here. The surviving steeply pitched and gable-fronted buildings nevertheless make a distinctive contribution, adding contrast, variety and texture to the roofscape.

Georgian neo-classicism was given a boost by the Stroud Valleys' economic revival and building boom at the end of the 18th century. The distinctive traditions of the local vernacular were increasingly discarded, developments in technology and transport allowing new materials to be introduced and old rules to be bent. From this point onwards the notion of a national style took hold over the building trade.

The emphasis of this new style of architecture was on the symmetry and balance of the elevation. Many of the 18th and 19th century buildings in the sub area feature parapets or decorative eaves corncicing, intended to minimise the visual impact of the roof and emphasise the proportions of the elevation. For example, numbers 1 and 2 Whitehall have a coved eaves cornice, while numbers 4 – 6 have a bracketed cornice. Both rows have a symmetrical arrangement of sash windows.



Above: 59, Middle Street; demonstrating a symmetrical arrangement of sash windows

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Sliding box sash windows, introduced to Stroud during in the 18th century, were extremely popular, eventually ousting the stone mullioned casement in many buildings though the former do have a large survival rate in this sub area. As well as featuring on new, classically styled buildings, most notably along Whitehall, sashes were inserted into older buildings, replacing unfashionable stone mullioned casements.

Elaborate doors and door cases also became increasingly used along with the highly popular six-panel door. Unfortunately, all too often, these have now been replaced by modern doors, which bear no resemblance to the historic ones and look out of place on the classical façade.



A wonderfully elaborate 19th century porch and door

From the 18th century, there was progressively better access to a broader range of building materials. Although stone continued to be used extensively, today a variety of materials, textures and colours are closely juxtaposed in the Old Town.

The locally accessible freestone lent itself well to smooth ashlar construction and intricately dressed detailing. In addition, improved transportation and haulage meant that high quality stone could be brought from further a field, although the creamy golden tones of varieties of limestone, including Bath Stone, have continued to dominate.

Although there are some classically styled ashlar buildings, these tend to be less visually obvious than the more vernacular buildings, which dominate the street scenes.

Classical buildings often tend to require a full view to make the most of their 'set piece'

impact, often relying on the symmetry and balance of proportions of the building as a whole. For this reason the terrace in Whitehall, which stands high on the north side above its vernacular counterpart on the south, easily dominates the street scene.

Render, in various forms, is certainly a significant contributor to the spectrum of materials, textures and colours in the sub area. The refacing of early buildings with more fashionable elevations in the later 18th and 19th centuries made great use of render. This smoothed over rough rubble surfaces and masked the many alterations and patchy infill behind.

The majority of the rendered buildings in the sub area are decorated in mellow cream, yellow or grey tones, intended to maximise the illusion of ashlar stone. As such they complement the light golden and creamy colours of the limestone buildings.

Although brick was used during the 18th century, it was during the 19th that the material really came into its own. Numerous red brick buildings from this period now punctuate the street scene throughout the sub area, the brightly coloured brick from the works at Stonehouse being in plentiful supply throughout the century. Red brick is often combined here with dressed stone details, continuing a tradition of dressed and carved stone details used in conjunction with rubble walls or roughcast render or stucco. Many brick buildings also have polychromatic brick



Red brick detached house with buff banding

Brick buildings tend to be eye-catching structures within this sub area, especially in Middle Street where, against the mellow 'backdrop' of pale renders and Cotswold stone, the red brick is strikingly different and tends to 'jump out' visually. These buildings contribute greatly to the character of the Old Town and add vitality, colour and texture.

Although Brick is a common building material in the Old Town, it by no means dominates the street scene. Brick appears on individual buildings, interspersed between stone-built or rendered buildings.

The availability of slate for roofing improved over the 19th century and became the favoured material for new roofs, as well as replacing many former stone roofs. Clay plain tiles also make a contribution to the sub area's roofscape. Profiled clay tiles, or Roman tiles, are not as common within the sub area. The old town has great variety and texture in its roofscape, colours ranging from the golden browns and mossy colours of the Cotswold stone roof, to the smooth greys of slate and the rich and varied reds and browns of the clay tile. Traditionally, Welsh slate was the roofing material of choice in the 19th century. Today, however, as in the Old Town, traditional roofs are being eroded and lost, replaced by modern substitute materials, including concrete slates and tiles. Some ridges were originally finished with decorative ridge tiles many of which still survive. Decorative bargeboards are also common especially around dormer windows.

Modern roofing materials are making an impact here, too. Concrete tiles, artificial slate and asbestos tiles are all evident, the 'replica' varieties failing to replicate the infinite variety of colour, texture, size and shape inherent in the natural material.

Many of the buildings of the 19th century, are adorned with fashionable decorative details, which, while serving little structural purpose add charm and personality. Such features include, decorative bargeboards, decorative ridge tiles, dentillation, polychromatic brickworks and ashlar dressings.



Red Brick with Ashlar and polychromatic brick decoration



Painted iron railings add a decorative flourish to this substantial red brick property

THE CHARACTER OF TOP OF TOWN: A SUMMARY

Although the sub areas have their own unique character traits, they also have a number of strong common elements, which, together, make up the character of the Study Area as a whole. Perhaps perversely, one of the strongest defining and unifying characteristics is the area's very diversity:

Diversity, fusion and juxtaposition:

The Stroud area is closely associated by many people with the Cotswold vernacular and the use of stone. The town's evolution has always been closely dependent on developments in wool weaving and textile manufacture. By the 19th century, the 'Cotswold' predominance was being challenged by the confident, larger scaled developments of the municipal and industrial boomtown, and in particular by the increasing use of brick.

Today, the character of the Top of the Town is one of juxtaposition and strong contrast between these two elements of its history and built heritage.

Vernacular:

- ◆ Cotswold stone; dressed stone and rubble
- ◆ Stone slates
- ◆ Steeply pitched roofs and street-fronting attic gables
- ◆ Stone mullioned casement windows
- ◆ Hood mouldings

'Polite':

- ◆ Ashlar stone and stucco
- ◆ Red brick with stone or contrasting brick dressings, decorative details
- ◆ Street-fronting eaves; Welsh slate roofs
- ◆ Sash windows; Classical detailing
- ◆ Large scale terrace developments

In addition to this 'split personality', there is generally an enormous diversity in the architecture of the Top of the Town.

While there are distinctive pockets within which buildings of particular types or eras dominate, often the diversity is displayed through direct juxtaposition. Along Middle Street, for example, buildings of a huge range of scales, materials, periods and styles directly abut each other. The piecemeal evolution and long history of the settlement is thus extremely evident, visually.





Plan form and spaces:

Almost unanimously, buildings throughout the Study Area front directly onto the streets, forming a continuous frontage, or are set behind small garden plots and have very narrow street-facing elevations. In Middle Street there is a strong vertical emphasis, due partly to the narrow plot sizes and partly to the lack of a consistent horizontal plane at roof level. Elsewhere, for example, Lower Street, and Whitehall and most of sub area two, the plots are mostly narrow, many being visually amalgamated by a coherently designed façade, which results in a horizontal emphasis.

To the rear of the buildings outshuts and extensions of different styles, sizes and materials encroach onto the small garden plots. These add huge variety to the appearance of the rear facades of the buildings.



Overall, the plan form is regular. In the old town, much has resulted from 'organic' expansion, with lanes and streets evolving as offshoots and links from the main routes. The streets here are, on the whole, straight, often working with the sloping topography by following the contours of the hill.

The 19th century expansions in sub area two, being planned to a greater degree are generally straighter than in the 'Old Town'.



There are no structured open spaces and private space is sufficiently enclosed making minimal impact on the street scene. Most space behind buildings is private gardens, parking or storage areas.

The buildings are of a domestic nature and while most are set directly onto the street, or behind small yards or areas, some are detached within gardens. These, along with the buildings in sub area three which are also more large scale, create a distinctive break in the otherwise virtually continuous built-up frontage.



Small pockets of surprising space are hidden away; examples of this include the gardens and woodland at Mount Pleasant and the gardens of The Castle and Fir Croft adjacent to Spring Lane. Narrow footpaths provide access to rear garden plots or buildings behind the main street frontage.

Setting, views and landmarks:

The top of the town is located on the northeast valley slopes of the River Frome. To the north of the Study Area, the countryside rises up to higher contours, and a skyline of heavy woodland. The southeast and northwest, the built up areas of the Stroud Valleys extend beyond the visible limits available from the area.

Within the Area the land rises gradually from west to east while to the south the land drops quickly through steep gradients into the valley below. The flattest part is in the vicinity of Horns Road where the land is almost level, the terraces aligned to follow the contours instead of crossing them.

Views along many streets are either truncated by a road junction, or are lost gradually by a gentle curve of the buildings aligning them. This is especially true of the Old Town where the curves or staggers in the buildings truncate the view. In the New Town, the long clear views allow an appreciation of the harmonious rows of terraces and villas.

In general the residential areas have no landmark buildings, which attract the eye of the through traveller. However, to the pedestrian several landmark features are discernible, for example, the sham castles on the garden wall of the Castle, and the terraces rising up the hill to the east of the area. In sub area three, it is the buildings themselves that are the most important elements forming the focal points for public viewing.

Other features of interest include steps, railings, retaining walls, narrow alleys and trees all of which add to the quality of the area.



Above: A skyline of heavy woodland rising above the deep valleys beyond the limits of the Area.



Below: Long clear views allow an appreciation of the harmonious rows of terraces with the built up areas of Stroud extending beyond.

PART III: STRATEGY

A REVIEW OF THE CONSERVATION AREA BOUNDARY

The character appraisal has revealed that the boundary of the Stroud Top of Town Conservation Area would benefit by some considerable changes. The Planning Authority proposes to redefine the boundary to incorporate the modifications shown on **map 6**.

Some minor additions and deletions are necessary in terms of realignment of the boundary because of physical changes that have occurred, or because the original boundary was indecisive.

However, some more substantial changes are also considered necessary. It has been found that an extensive area to the east of the original Stroud Top of the Town Conservation Area is historically important to the evolution of the town.

Additions:

1. A major addition is to the east of the existing boundary incorporating Lower Churchfield Road, Churchfield Road, Horns Road, Bisley Road, Belmont Road and Mount Pleasant. These parts are historically important to the evolution of the town and give an indication of a past period of economic prosperity and rapid development. The area is compatible with the buildings of the same period within the existing limits of the boundary. While in some areas, such as in the vicinity of Mount Pleasant, many of the buildings have undergone extensive alteration individually, as a group they still conform to the pattern and scale of development which characterises the extensive building phase of the late 19th century in this part of town.
2. Hall to the north of Field Road – this is a late Victorian building the nature of which conforms to the identified character.

Adjustments:

1. Land to the south of Corbett House – the original line here was indecisive.

Deletions:

1. Land to the south of The Castle – this area has been subject to infill development in recent years. This historic setting to The Castle has been lost and is no longer of value to the conservation area.
2. Acre Street and Chapel Street to the north of the Area – this area has been subject to an almost total redevelopment in recent years. The historic and conforming character has been substantially lost. The important buildings remaining in this area are mostly listed and therefore have their own statutory protection. The area is therefore no longer of value to the conservation area.

DEFINING ISSUES AND PRESSURES

In order to formulate effective conservation policies, which will preserve and enhance the prevailing character of the Conservation Area, it is important to assess the sorts of pressures to which it is subject. Many of the common trends in development or use can have negative implications for the retention of important aspects of character and architectural integrity.

- ◆ **The creation of hard standing and private parking**, especially in the vicinity of Horns Road is leading to the erosion of enclosed areas and yards, the loss of gardens and their railings or walls. The terraces of Horns Road are distinctive in the Conservation Area, being set back from the road, behind enclosed private areas and with rear enclosed private areas. This is an important feature, bridging the division between public and private space.
- ◆ **Traffic congestion and on-street parking** are problematic at times in the whole of the area. Problems resulting from the

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narrowness of the roads have created restrictions and visual clutter from parked vehicles. Most areas now suffer from congestion and also from the narrowness of pavements.

- ◆ There are instances where **inappropriate modern infill**, often consisting of boxy, poorly designed buildings, damage the prevailing character of vertical and narrow built forms. This is aggravated by a failure to use locally distinctive materials.
- ◆ Alterations to buildings. Many constructional elements of the buildings are under considerable pressure for change and modernisation. The character of the conservation area could be very much damaged by the whole scale replacement of these features with inappropriate new designs, detailing and materials. Such features include, for example, doors, windows, dormers, roof lights, gutters, roofing materials etc

PROPOSALS FOR THE PRESERVATION AND ENHANCEMENT OF THE CONSERVATION AREA

It is the aim of the District Council that the existing character of the Stroud Top of Town Conservation Area be preserved and / or enhanced. Proposals have been prepared which will enable this to be achieved.

Preservation will be achieved by the refusal of permission for the demolition and / or alteration of any building or structure where this work would result in damage to the character or appearance of the area. Enhancement will be achieved by the use of Development Control powers and by design guidance to owners and occupiers in the area.

These are taken from the adopted **Stroud District Local Plan** (November 2005).

Local Plan Policies for development affecting a Conservation Area

Policy BE4:

Applications involving the demolition of an unlisted building, buildings or other structure

or structures, within a Conservation Area, will only be permitted if either:

1. The structure to be demolished makes no positive contribution to the character or appearance of the area; or
2. The condition of the building or structure is such that the cost of repairing and maintaining it outweighs its importance, and the value derived from its continued use; and
3. Detailed proposals have been approved for the re-use of the site, including any replacement building or other structure that retain or make a greater contribution to the character or appearance of the area than the building or structure to be demolished.

Policy BE5:

Development within, or affecting the setting of a Conservation Area, will only be permitted if all the following criteria are met:

1. The siting of the development respects existing open spaces, patterns of building layout, trees, hedges, walls and fences, and does not harm any positive contribution made to the character or appearance of the Conservation Area by any of these;
2. The scale, design, proportions, detailing and materials used in the proposed development are sympathetic to the characteristic form in the area, and compatible with adjacent buildings and spaces;
3. It does not cause the loss of features of historic or characteristic value; and
4. Important views within, into and out of the area are protected.

Policy BE6:

Proposals to alter or extend an unlisted building in a Conservation Area will only be permitted if the proposal is sympathetic in design, scale, materials, detailing, colour and landscaping to the rest of the building and to the Conservation Area.

Policy BE7:

A change of use of a building in a Conservation Area will be permitted if both the following criteria are met:

1. The new use will not require any changes in the appearance or setting of the building, other than those which will preserve or enhance its contribution to the character or appearance of the area; and
2. Any traffic generation, vehicle parking or noise can be catered for in a way that preserves or enhances the character or appearance of the area.

Policy BE13:

Development will not be permitted where it would involve significant alteration or cause damage to nationally important archaeological remains (whether scheduled or not) or would have a significant impact on the setting of visible remains.

Policy BE14:

Development that affects archaeological remains of other than national significance will not be permitted unless the importance of the development outweighs the value of the remains.

Local Plan policies for development affecting a Listed Building

The Stroud Town Centre Conservation Area includes a great number of **listed buildings**, as is often the case in high quality historic environments. The following policies are used to assess development affecting a listed building or its setting, where that development requires planning permission.

When considering applications for **Listed Building Consent**, the Planning Authority refers to government policy guidance in the form of PPG15: Planning and the Historic Environment, rather than to Local Plan policies.

Policy BE8:

Development involving the total demolition of a listed building will not be permitted unless there are very exceptional circumstances, where all the following criteria are met:

1. The listed building concerned is a Grade II Listed Building;
2. The condition of the building is such that the cost of repairing and maintaining the building outweighs its importance, and the value derived from its continued use;
3. There is no other viable use for the building; and
4. The demolition of the building will not cause harm to the setting of any other listed building, the character of a Conservation Area, or the character of a street scene.

Policy BE9:

Development involving the partial demolition of a listed building, or the demolition of a Curtilage listed building, will only be permitted where the demolition will achieve the preservation of the listed building and its setting.

Policy BE10:

Development involving proposals to extend or alter a listed building, or any feature of special architectural or historic interest that contribute to the reasons for its listing, will not be permitted unless it would preserve the building, its setting, and any features of special architectural or historic interest the building possesses.

Policy BE11:

A change of use of all or part of a listed building will be permitted only if it would preserve the building, its setting, and any features of special architectural or historic interest the building possesses.

Policy BE12:

A proposal for development that affects the setting of a listed building will only be

permitted where it preserves the setting of the affected listed building.

Design and policy guidance relating specifically to the Stroud Town Centre Conservation Area, and resulting from this Review follows:

Policies and design guidance

The designation of the conservation area is not intended to prevent all changes. Change can be a positive force, especially those that would enhance the character of the area. As a general rule, however, it will be expected that works requiring Planning Permission will avoid detracting from the character and appearance of the Conservation Area and should, wherever possible, positively preserve or enhance those qualities. Under section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, this requirement to pay special attention to preservation and enhancement extends to all powers under the Planning Acts, not only those which relate specifically to historic buildings.

The Local Planning Authority will therefore apply the following proposals for preserving or enhancing the character of the Conservation Area when applications for works requiring Planning Permission are considered.

1. **New buildings or the extension of existing buildings** will be required to reflect and respect the existing pattern of development especially in terms of scale, proportion and massing, and in their relationship to the highways.
2. **Materials** should accord with the type and mix traditionally used in the area.
3. Proposals to erect **fences, railings or walls** will only be allowed where they are incorporated in the development in a similar way to those already in existence and where they are sympathetic to the building on the site and its immediate surroundings. The demolition of, or alteration to, walls or fences in or around the historic plots and other private spaces will not normally be permitted. The creation of run-ins for parking and hard standing will not normally be allowed where this involves the loss of enclosure around private front yards or gardens on London Road.
4. **The formation of new openings** for windows and doors shall accord with the scale and style of the building. **Replacement windows and doors** should be constructed in traditional materials, detailing and design. The use of uPVC will be strongly resisted, along with the use of modern stains in contrasting and/or inappropriate colours.
5. **Constructional features** including, for example, rainwater goods, colour and type of external paints, detailing of the pointing, the number and positioning of roof lights, etc., are significant contributors to the character of buildings. Only traditional repairs to, or replacements of, such features should be carried out.
6. The poorly thought out **introduction of services** to buildings (such as satellite dishes, meter boxes and alarm boxes) can be harmful to the character of the buildings. Where these fall under Planning Controls, the locations of these elements will be carefully controlled.
7. **Signs and signage** play a vital role in contributing to the character of the town. Poorly designed signs in inappropriate materials can detract from the character of the area. Hand painted signs on timber remains one of the most adaptable and effective forms of advertising and this will be encouraged. The introduction of plastic signs is normally considered to be inappropriate.
8. **Lighting units for advertising** need to be designed to ensure that they are not obtrusive and respect the building in terms of both setting and colour. Internally illuminated signs will rarely be acceptable.

CONSERVATION AREA STATEMENT – CONSERVATION AREA NO. 16 – TOP OF TOWN

9. **Traditional hanging signs** make an important visual contribution to the character of the area, but these also need to be carefully designed and sensitively located on the building. conversions, which would eliminate separate accesses to upper floors.
 10. Where improvements or enhancement schemes are proposed for **ground surfaces and hard landscaping**, it should be remembered that the need for road works and the installation of services is inevitable and ongoing; hence the area requires simple approaches to surfacing, which may be easily patched. High quality materials, which accord with those traditionally found in the area should be used for both hard landscaping schemes and ground surfacing.
 11. **Parking and traffic.** Any opportunity will be taken through the Planning Development Control process to improve existing parking and servicing arrangements. Due regard will be had to any proposals that may affect the character of the Conservation Area through increased traffic generation.
 12. **Development, which detracts from or obstructs an important view** through, out of or into a Conservation Area will not normally be permitted.
 13. **Adjacent development:** The Local Authority will take special care in the control of development near or adjacent to the Conservation Area, and development, which may affect the setting of a Listed Building. Such development may not directly impinge on the area of building, but may indirectly affect them (for example, by spoiling views or generating through traffic).
 14. **Vacant premises over shops:** The Local Authority will support bringing vacant upper floors back into use wherever possible. Residential conversion would help to meet a widespread need for small housing units. There will be a presumption against granting permission for applications for shop conversions, which would eliminate separate accesses to upper floors.
- ### Policies and design guidance
- The designation of the conservation area is not intended to prevent all changes. Change can be a positive force, especially those that would enhance the character of the area. As a general rule, however, it will be expected that works requiring Planning Permission will avoid detracting from the character and appearance of the Conservation Area and should, wherever possible, positively preserve or enhance those qualities. Under section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, this requirement to pay special attention to preservation and enhancement extends to all powers under the Planning Acts, not only those which relate specifically to historic buildings.
- The Local Planning Authority will therefore apply the following proposals for preserving or enhancing the character of the Conservation Area when applications for works requiring Planning Permission are considered.
15. **New buildings or the extension of existing buildings** will be required to reflect and respect the existing pattern of development especially in terms of scale, proportion and massing, and in their relationship to the highways.
 16. **Materials** should accord with the type and mix traditionally used in the area.
 17. Proposals to erect **fences, railings or walls** will only be allowed where they are incorporated in the development in a similar way to those already in existence and where they are sympathetic to the building on the site and its immediate surroundings. The demolition of, or alteration to, walls or fences in or around the historic plots and other private spaces will not normally be permitted. The creation of run-ins for parking and hard standing will not normally be allowed where this involves the loss of enclosure around private front yards or gardens.
 18. **The formation of new openings** for windows and doors shall accord with

the scale and style of the building. **Replacement windows and doors** should be constructed in traditional materials, detailing and design. The use of uPVC will be strongly resisted, along with the use of modern stains in contrasting and/or inappropriate colours.

19. **Constructional features** including, for example, rainwater goods, colour and type of external paints, detailing of the pointing, the number and positioning of roof lights, etc., are significant contributors to the character of buildings. Only traditional repairs to, or replacements of, such features should be carried out.
20. The poorly thought out **introduction of services** to buildings (such as satellite dishes, meter boxes and alarm boxes) can be harmful to the character of the buildings. Where these fall under Planning Controls, the locations of these elements will be carefully controlled.
21. **Parking and traffic.** Any opportunity will be taken through the Planning Development Control process to improve existing parking and servicing arrangements. Due regard will be had to any proposals that may affect the character of the Conservation Area through increased traffic generation.
22. **Development, which detracts from or obstructs an important view** through, out of or into a Conservation Area, will not normally be permitted.
23. **Adjacent development:** The Local Authority will take special care in the control of development near or adjacent to the Conservation Area, and development, which may affect the setting of a Listed Building. Such development may not directly impinge on the area of building, but may indirectly affect them (for example, by spoiling views or generating through traffic).

PROPOSALS AFFECTING NEUTRAL ZONES

A neutral zone is an individual site, or group of sites, which do not entirely conform to the identifiable character or appearance of the Area, but where there might be some potential for enhancement. Wherever possible, the Local Planning Authority will encourage the replacement or improvement of buildings in these areas, if and when sites become available or applications are made for development.

There are three sites in the Conservation Area, which are regarded as neutral zones. These sites are identified on **map 8**.

1. The garage and new house sites in Middle Street. This is a small area, which fails to conform to or complement the defined character of the conservation area. The garage site is a prime candidate for redevelopment and any proposals will be expected to contribute a significant enhancement of the area.
2. The new housing at Sutton Gardens, off Middle Street. This is an area of recent redevelopment in the character and appearance of which does not confirm to the identified character of the Conservation area. For this reason it is not considered to be important to the area of special interest.
3. The garage site at the end of Horns Road. This site is again relatively small but is in a conspicuous position at the junction of two roads. Again it is a prime candidate for redevelopment and proposals for new buildings here will be expected to conform to the inherent character of the conservation area, incorporating local detailing, designs, materials and scale. Any redevelopment should respect the historic layout of the area and incorporate landscaping within the overall design, which will preserve the setting of the Conservation Area.

LISTED BUILDINGS

At present, there are 79 buildings (not including monuments) within the Stroud Top of the Town Conservation Area, which have been listed by the Secretary of State for Culture, Media and Sport as being buildings of

Special Architectural or Historic Interest [see map 7). Some list entries cover a number of buildings within a single entry (for example in the case of terraces), so the number of distinct units or properties actually covered by listing is certainly significantly more than the number cited here.

Once a building has been listed, consent from the Local Planning Authority is required for any works of demolition, alteration or extension, which would affect its character. Any changes to these buildings should also be considered in relation to the effect they would have on the character and appearance of the Conservation Area.

The entire building is listed and controls apply to all works, both internal and external and whether or not a particular feature is specifically mentioned in the list description. Consent is also required where routine repairs would involve alterations and consent may be required for the painting or repainting of the exterior or interior of a listed building.

Additionally, the curtilage of a listed building is also considered to be part of the listed building. 'Curtilage' is normally considered to be the land, buildings and structures which go with and are subordinate to, the principal building and which would normally be conveyed as a single holding, or which may have an historical association. For example, the curtilage of a town house would normally include any later workshops or washhouses and the perimeter wall or fence of the garden. Any proposals to alter curtilage features would be subject to prior consent from the Local Planning Authority.

TREES

Trees contribute significantly to the character and quality of the townscape, most notably those around the church and Bank Gardens, but also the few isolated trees elsewhere.

Prior to carrying out any works to a tree, which grows in a Conservation Area, except in certain circumstances, 6 weeks written notice of the proposed works must be given to the Local Planning Authority. This is to enable the Local Planning Authority to protect the tree with a Tree Preservation Order if appropriate in the circumstances. This restriction does not apply

to trees, which have a trunk diameter of less than 7.5cms measured at 1.3m above ground level.

THE PROTECTION OF UNLISTED BUILDINGS

There are a number of unlisted buildings and structures in the Conservation Area, which are important contributors to its character and appearance.

Conservation area controls: Demolitions

Works for the demolition of an unlisted building that has a volume of over 115 cubic metres needs Conservation Area Consent. Demolition is defined as the total or substantial destruction of the building concerned. Many works, which involve the destruction of only part of the building, will not be classed as demolition and will not require consent.

The total or substantial demolition of any wall or other means of enclosure, which is more than one metre high where fronting a highway, and is more than two metres high in any other situation, will require Conservation Area Consent.

In accordance with Local Plan Policy, applications involving the demolition of an unlisted building or structure within the Conservation Area will only be permitted if either:

- ◆ The structure to be demolished makes no positive contribution to the character or appearance of the area; or
- ◆ The condition of the building or structure is such that the cost of repairing and maintaining it outweighs its importance and the value derived from its continued use; and
- ◆ Detailed proposals have been approved for the re-use of the site, including any replacement building or other structure that retains or makes a greater contribution to the character or appearance of the area than the building or structure to be demolished.

In contentious cases, where the building in question makes an important positive contribution to the character or appearance of the conservation area, the Council will expect applicants to address the considerations set out in the Government's planning policy document PPG15 (Planning and the Historic Environment). The relevant requirements (particularly paragraphs 4.27 and 3.19) can be viewed online at www.communities.gov.uk (under the Planning pages of the website) or at the Planning Department.

Permitted development

The Town and Country Planning General Development Order (GDO 1988) requires planning applications for certain types of development in conservation areas which are elsewhere classified as 'permitted development'. "These include various types of cladding; the insertion of dormer windows into roof slopes; the erection of satellite dishes on walls, roofs or chimneys fronting a highway; and the installation of radio masts, antennae or radio equipment housing with a volume in excess of two cubic metres (unless the development is carried out in an emergency). The size of the house and industrial extensions that may be carried out without specific planning permission is also more restricted". [PPG15, 4.21]

The vast majority of buildings in this Conservation Area consist of shops, many of which have flats over. For these types of property, there are no 'Permitted Development Rights'; hence planning permission will be required to carry out even minor alterations and works, including the replacement of windows.

Article 4 Directions

Although the Permitted Development Rights of houses (and buildings other than shops and flats) are restricted within a Conservation Area, as outlined above, the additional controls brought about by designation of the Conservation Area cannot sufficiently prevent many changes to these buildings. If unchecked, a successive number of such changes could damage the character of the Conservation Area.

For this reason, the Local Authority proposes to establish an **Article 4 (2) Direction**. Article 4 Directions allow the Local Planning Authority to apply controls to works of alteration to dwelling houses, which were previously allowed through Permitted Development Rights. As a consequence of an Article 4 Direction, certain works to certain specified properties require an application for Planning Permission.

In the case of an Article 4 (2) direction, the controls only apply in circumstances **where the proposed works are on elevations which front a highway or public open space**.

The buildings detailed in **Appendix I**, are those to be covered by the Direction. These are unlisted buildings, in use as dwelling houses, and as such they currently have greater permitted development rights than other buildings in the Conservation Area.

The buildings are identified on **map 7**, 'Listed Buildings and Article 4 Buildings within the Top of the Town Conservation Area'.

Works requiring Planning Permission as a result of the removal of certain Permitted Development Rights by the Article 4 Direction are outlined in the table overleaf.

	Development within the curtilage of a dwelling house:
<i>Class A</i>	The enlargement, improvement or other alteration of a dwelling house
<i>Class B</i>	The enlargement of a dwelling house consisting of an addition of alteration to its roof
<i>Class C</i>	Any other alteration to the roof of a dwelling house
<i>Class D</i>	The erection or construction of a porch outside any external door of a dwelling house
<i>Class H</i>	The installation, alteration or replacement of a satellite antenna on a dwelling house or within the curtilage of a dwelling house
	<i>[The above being development comprised within Part 1, Classes A, B, C, D and H referred to in Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995, and not being development comprised within any other part]</i>
	Minor Operations:
<i>Class A</i>	The erection, construction, maintenance, improvement or alteration of a gate, fence, wall or other means of enclosure
<i>Class C</i>	The painting of the exterior of any building or work
	<i>[The above being development comprised within Part 2, Classes A and C, referred to in Schedule 2 to the said Order (1995), and not being development comprised within any other part]</i>

Unoccupied buildings

If it appears to the Secretary of State that the preservation of an unoccupied building in a Conservation Area is important for maintaining the character or appearance of that Area, and if its condition is a cause of concern, a Notice may be served on the owner, to direct that urgent works be undertaken to preserve the building. If the owner then fails to comply with the Notice, the District Council can instigate the work itself, the costs of which can be recovered from the owner.

BREACHES OF PLANNING CONTROL AND ENFORCEMENT

It is a criminal offence to execute, or cause to be executed, without first obtaining Listed Building Consent, any works for the demolition of a listed building, or any works of alteration or extension, which would affect its special interest. This includes theft of architectural fixtures, for example chimneypieces, wall panelling, plastered ceilings, doors, etc. It is also an offence to fail to comply with the terms of any condition attached to a Consent.

A survey of all the Listed Buildings in Stroud was carried out in early 1993. The purpose of this survey was to obtain the information necessary to analyse the condition of the Listed Buildings and to provide a register of those considered to be at risk. This is known as the Buildings at Risk Register, which is periodically updated and amended. In order to prevent the deterioration of poorly maintained listed buildings, the Local Planning Authority has powers to serve a Notice to carry out urgent repairs to an empty or partially occupied building, the cost of which can be recovered from the owner. In severe cases, it can serve a Repairs Notice requiring the owners to carry out suitable repairs, following which, if the notice is not complied with, it can compulsorily purchase the building from the owners.

Similarly, it is a criminal offence to carry out demolition or works, which would require Conservation Area Consent, without having obtained this.

This document provides a summary of what a conservation area involves. It is not a comprehensive statement of the law, the basis of which is found in the **1990 Planning (Listed Buildings and Conservation Areas) Act**.

You can find detailed information on the Government's policy in relation to the historic environment in its **planning policy guidance note, PPG15** (this can be found on the Planning pages of the Government's website www.communities.gov.uk). PPG15 forms a framework for planning policy nationwide, within which **Stroud District Council's Local Plan** policies are based. The Built Environment chapter of the District's adopted Local Plan contains policies on development within or affecting the setting of a conservation area.

For further information and advice,
please contact:

The Conservation team
Development Services
Stroud District Council Offices, Ebley Mill,
Westward Road, Stroud, Glos. GL5 4UB
Telephone: 01453 766321
www.stroud.gov.uk

Planning Enquiries: 01453 754442

MAPS

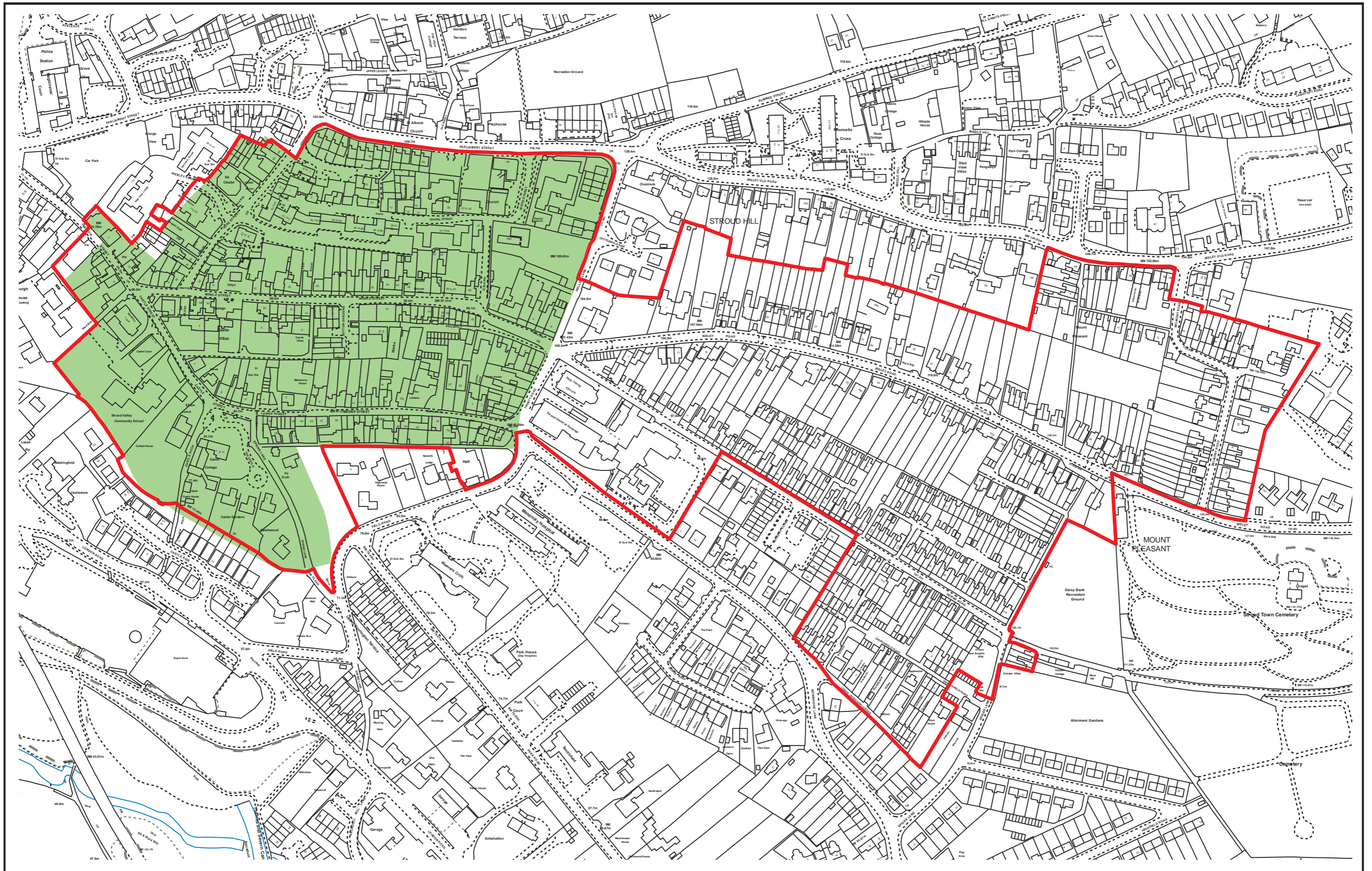
- 1. THE STUDY AREA AND EXISTING CONSERVATION AREA BOUNDARIES**
 - ◆ This map shows the Top of the Town STUDY AREA, outlined in a solid red line.

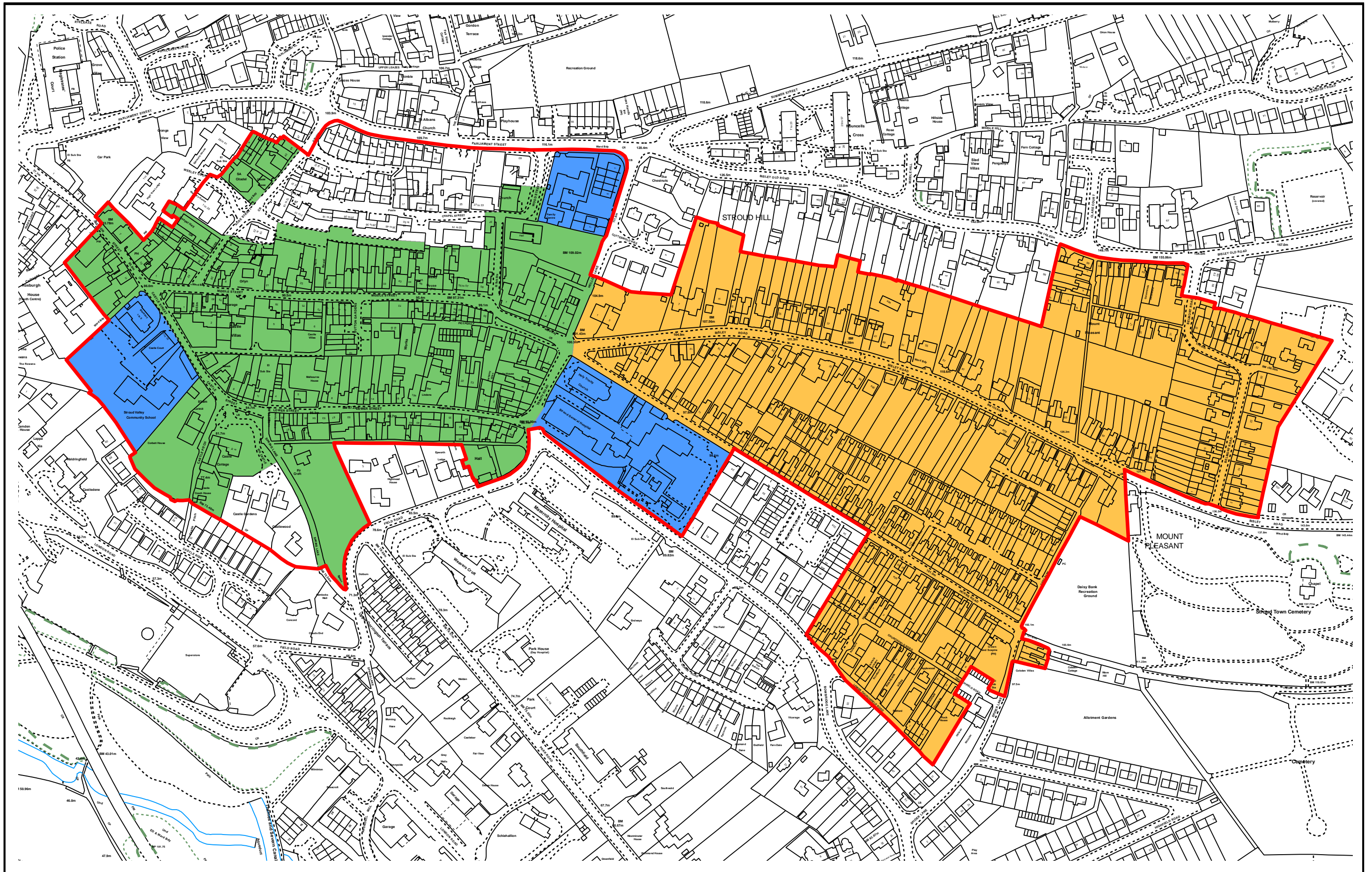
- 2. SUB AREAS WITHIN THE STUDY AREA**
 - ◆ Map 2 shows all the sub areas within the STUDY AREA, while maps 3-5 show each individual sub area in more detail.
- 3. SUB AREA 1**
- 4. SUB AREA 2**
- 5. SUB AREA 3**

- 6. THE PROPOSED TOP OF TOWN CONSERVATION AREA BOUNDARY**
 - ◆ Map 6 shows the new Top of Town CONSERVATION AREA outlined in a solid green line. The map also shows additions, deletions and realignments of existing boundaries

- 7. LISTED AND ARTICLE 4 BUILDINGS**
 - ◆ Map 7 shows the CONSERVATION AREA outlined in a solid green line.

- 8. NEUTRAL ZONES**
 - ◆ Map 8 shows the CONSERVATION AREA outlined in a solid green line.





STROUD: TOP OF TOWN STUDY AREA

Map 2: Sub Areas within the Study Area

Scale: 1:2,750

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Key



Study Area



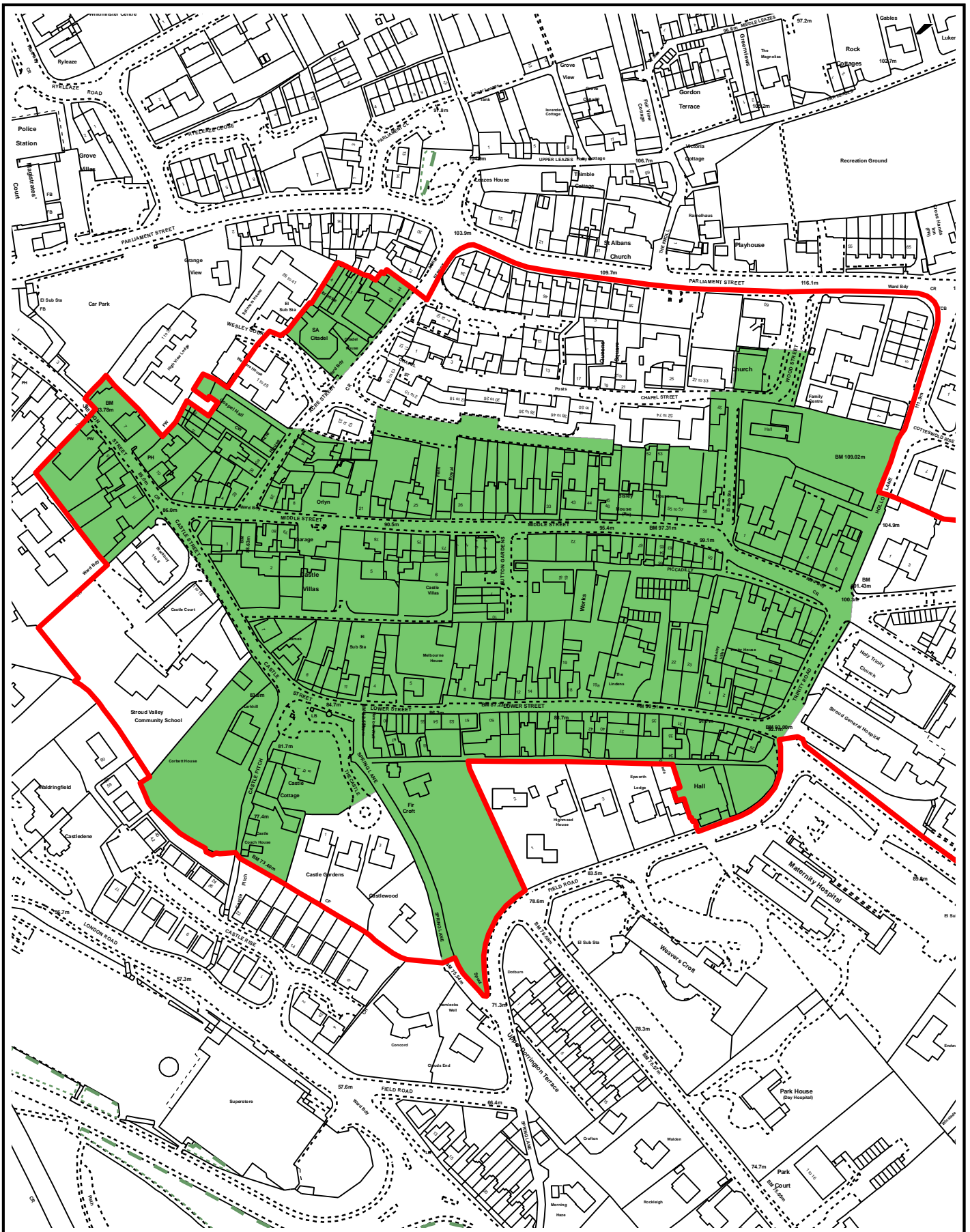
Sub Area 1



Sub Area 2



Sub Area 3



STROUD TOP OF TOWN CONSERVATION AREA: SUB AREA 1

1:2,500

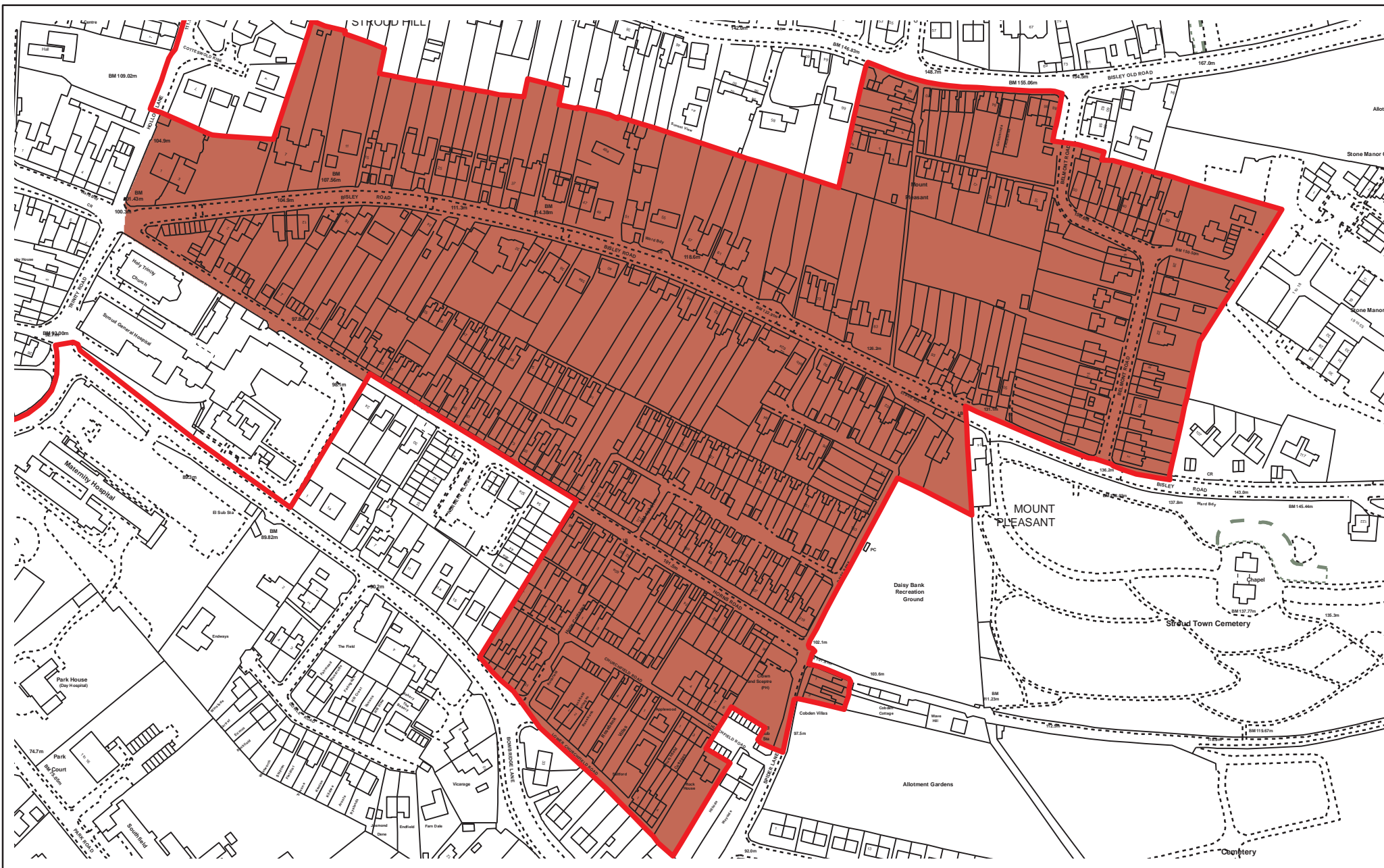


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**DEVELOPMENT
CONTROL**



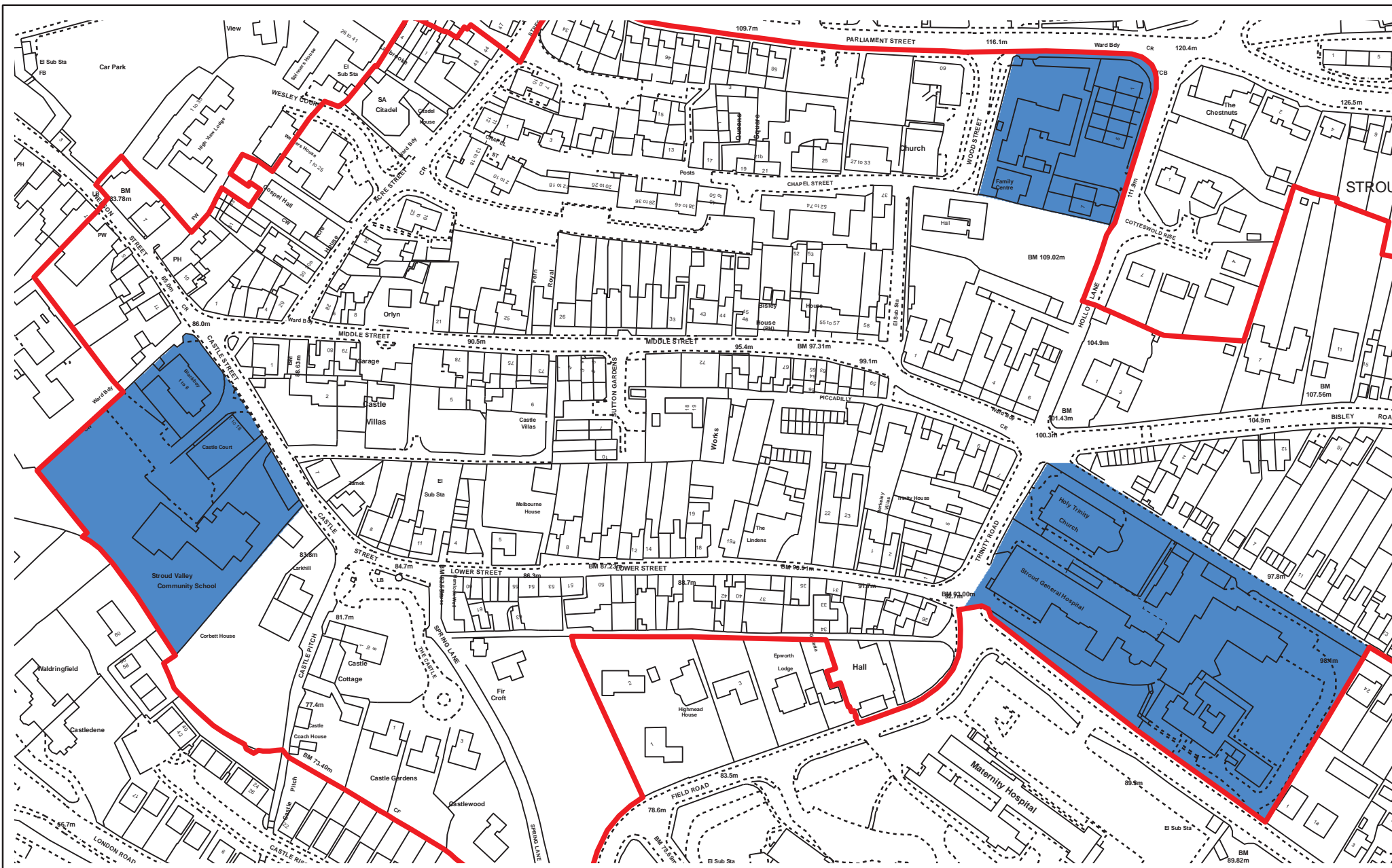
STROUD TOP OF TOWN CONSERVATION AREA: SUB AREA 2 (THE BRICK QUARTER)

1:2,600



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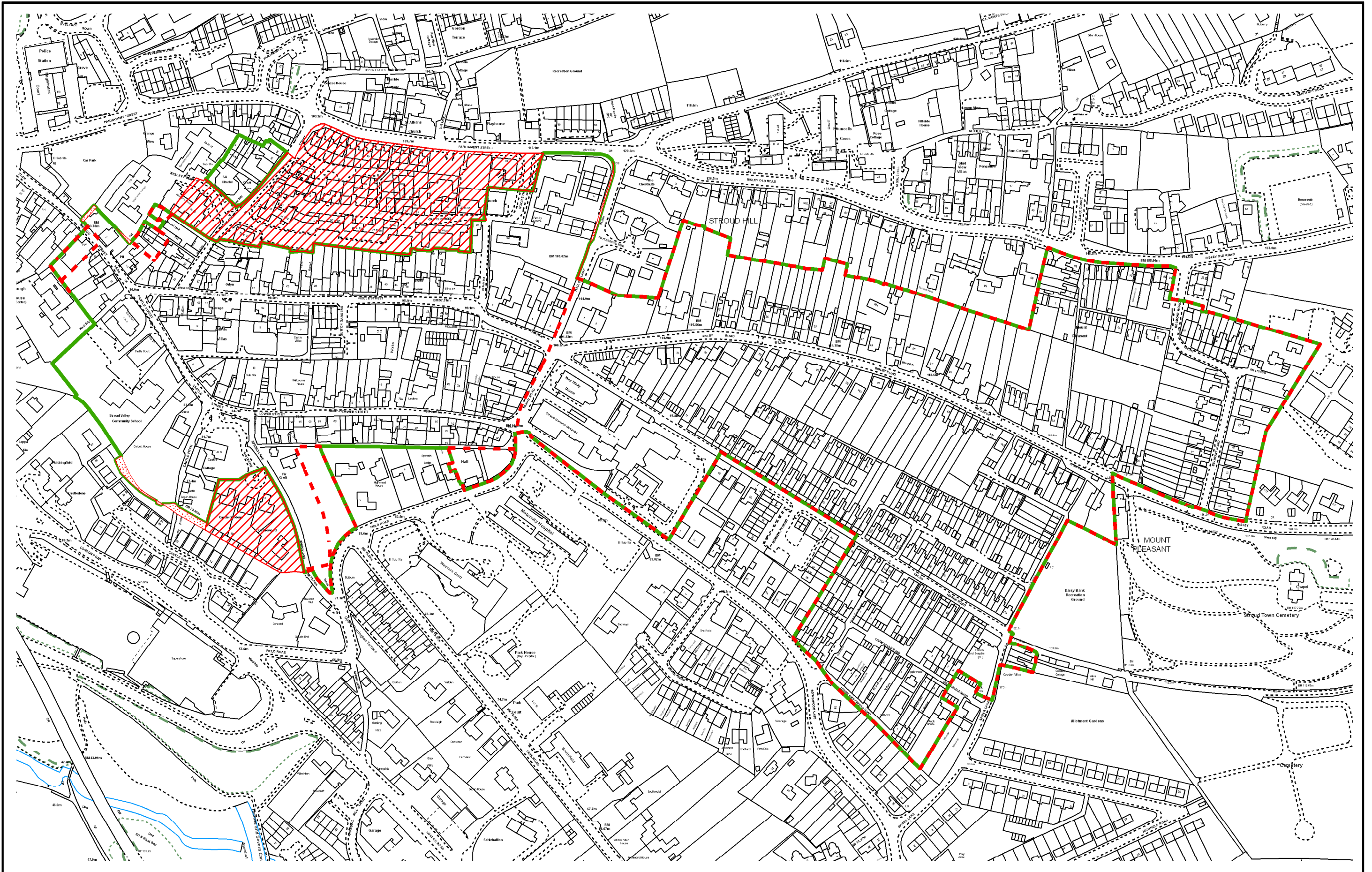
STROUD TOP OF TOWN CONSERVATION AREA: SUB AREA 3 (TURN OF THE 20TH CENTURY)

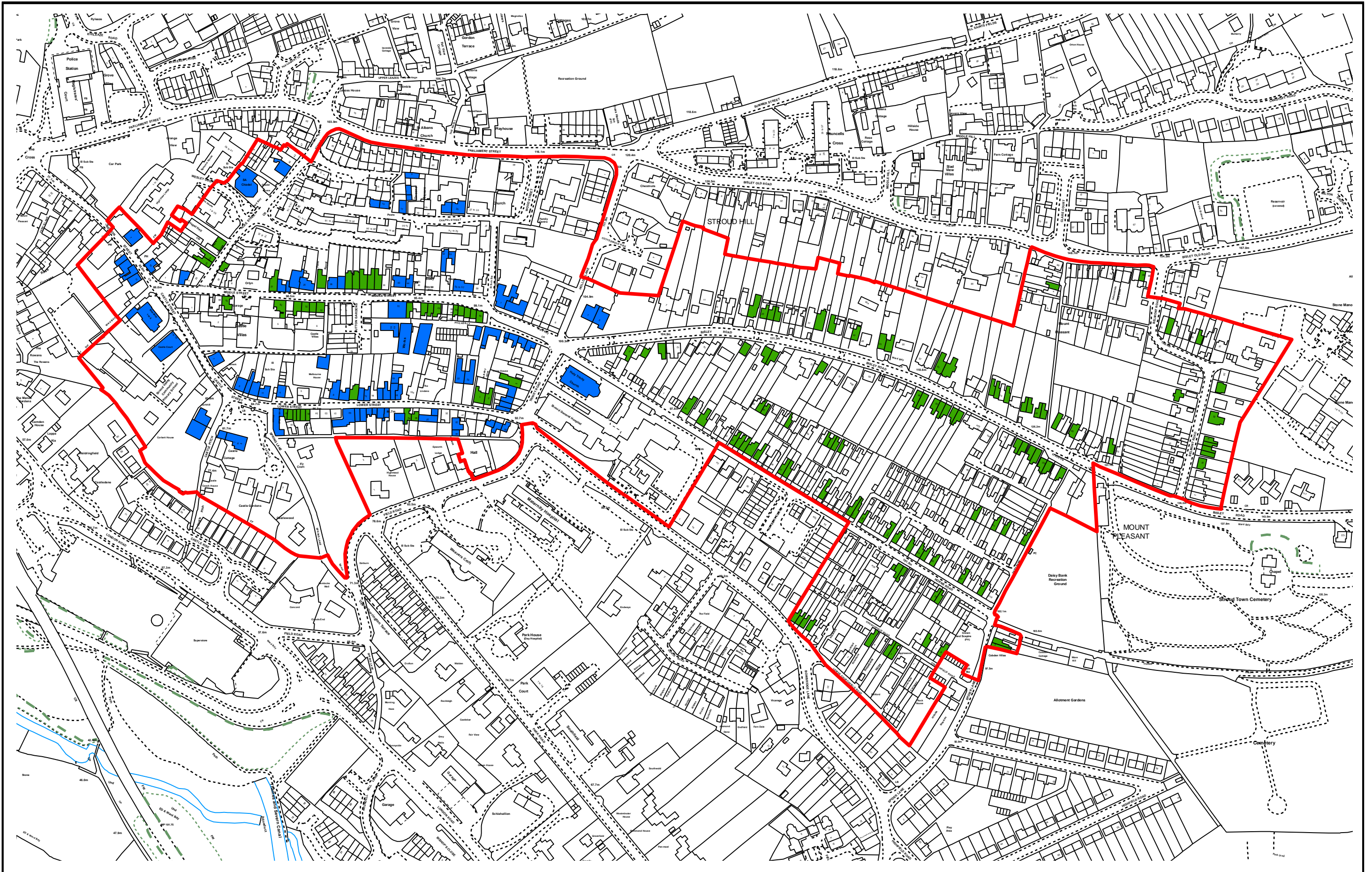
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STROUD: TOP OF TOWN STUDY AREA

Map 7: Listed Buildings and Proposed Article 4 Buildings

Scale: 1:2,875

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Key



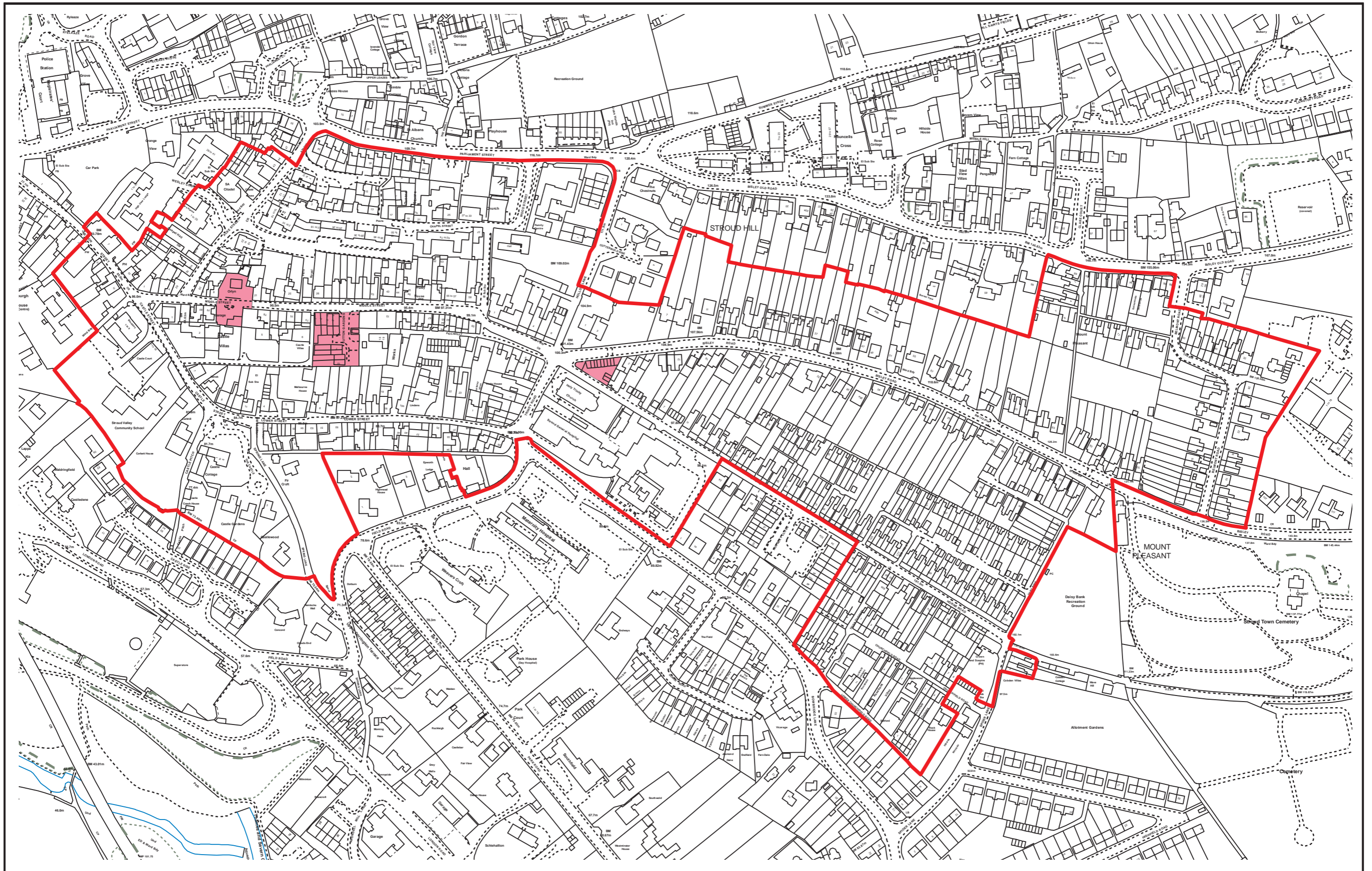
Study Area



Proposed Article 4 Building



Listed Building



APPENDIX I:**Rev. 21.04.2009****Stroud Top of Town Conservation Area.****Article 4 (2) Direction.**

A shedule of properties included in the Direction are as follows:

Street or Road	Buildings covered by the Direction:
Mount Pleasant	3
Bisley Old Road	86
Belmont Road	10, 12, 14,16, 18, 22, 23, 26, 38, 48.
Bisley Road	2, 6, 8,22, 23, 25, 26, 27, 28, 29, 34, 39 41, 46, 47, 48, 50, 51, 52, 53, 54, 56, 58 60, 61, 63, 69, 71, 75, 79, 81, 83, 85, 87 93, 94, 96, 98, 100, 102, 103, 104, 108
Spider Hill	2-3 Cobden Villas
Churchfield Road	5 and 8 Rosebank 1 and 2, Rosebank Villas
Bowbridge Lane. (Lower Churchfield Rd)	21, 23, 25, 27
Horns Road	11, 15, 27, 29, 31, 33, 35, 37, 39, 51, 61, 63, 66, 68, 77, 79,81, 82, 83, 84, 95, 105, 107, 143, 151, 155, 163, 165, 177, 179, 185, 189, 191, 195, 207, 215.
Middle Street	21, 28, 29, 30, 31, 32, 59, 60, 61, 62, 63, 67, 68, 69, 71, 73, 74, 75, 76, 78, 79, Fern Royal'.
Acre Street	27, 30, 30a, Acre House.
Lower Street	1 and 2 Berkeley Villas, 10, 40, 42, 55, 56, 57, 58, 59, 60.
Trinity Road	5

Wherever possible this document uses the number of the properties only.
House names are only used where they appear to be the only identification.

GLOSSARY

Ashlar stone

Dressed stonework, where blocks are laid in regular courses with carefully squared sides and corners, often with fine joints.

Cornice

A projecting moulding at a wallhead, above windows and doors, or as the top horizontal division of the entablature in classical architecture.

Curtilage

An area of ground ancillary to and belonging to a building. The precise edges defining a building's curtilage are largely determined by the physical relationship between the building and its surroundings, and past and present ownership and use.

Diminishing courses

Where the size of roofing slates increase as they run away from the ridge.

Dormer windows

Windows projecting from the pitch of a roof.

Gable

The vertical part of an end wall of a building, contained within the roof slope.

'Great Rebuilding' phase

A process, which took place between the 16th and 18th centuries, transforming the housing stock of the country. Standards of living, particularly for those of affluence, were greatly improved.

Hipped roof

Roof with four slopes, the shorter of which are referred to as the hipped ends.

Horns

On *sash windows*, a small extension of the vertical stiles past the meeting rails. These appeared from the mid-19th century, to add stability to windows with fewer, finer glazing bars and larger panes of glass. Not a feature of early sash windows.

Hood-mould (also known as 'drip mould')

A projecting stone moulding, designed to divert water off the face of a wall, above doors, windows or archways. A typical local vernacular feature commonly combined with stone *mullions*.

Jetty

Projection of an upper storey in a timber framed building.

Mortar fillets

Triangular length of mortar at the verges of a roof, between the underside of the slates and the top of the wall.

Mullion window

Locally, these are windows with stone surrounds and stone upright 'posts' ("mullions"), which divide the glazed lights. Glass was traditionally directly glazed into the stone framework, with one or two opening lights set within iron sub-frames.

'Polite' architecture

A style of architecture introduced during the 17th century and based upon national and international pattern books. In direct contrast to *vernacular* styles which are built according to local traditions.

Rubble stone

Stone walls, either un-coursed or coursed roughly, with thick joints.

Sash window

Window where the opening lights slide up and down in a cased frame (see '*horns*').

Slates

Stone roofing material. Also referred to as stone tiles in the Cotswolds. Traditionally laid in *diminishing courses*.

'Strap' pointing (also known as 'ribbon' pointing)

Pointing which juts forward from the surface of the stone or brick usually carried out with cement-rich mortars. It is a highly unsuitable method of pointing historic buildings.

Swept valley

Roofing valleys formed by slates or tiles cut and laid into a curve, rather than lead or zinc flashing. Occurring at any junction where two roof pitches intersect at 90°.

Vernacular

An architectural style 'of its place,' using local materials and local craftsmen, according to local traditions. Usually refers to small houses and cottages of humble origins, but can also extend to large buildings of importance. Often referred to as the opposite of '*polite*' architecture, which is national or internationally influenced.

For further advice and information,
please contact:

The Conservation Team,
Development Services,
Stroud District Council Offices,
Ebley Mill, Westward Road,
Stroud, Glos. GL5 4UB

Telephone: 01453 766321
www.stroud.gov.uk



Where can I get more information?

This document provides a summary of what a conservation area involves. It is not a comprehensive statement of the law, the basis of which is found in the **1990 Planning (Listed Buildings and Conservation Areas) Act**.

You can find detailed information on the Government's policy in relation to the historic environment in its **planning policy guidance note, PPG15** (this can be found on the Planning pages of the Government's website: www.communities.gov.uk). PPG15 forms a framework for planning policy nationwide, within which **Stroud District Council's Local Plan** policies are based. The Built Environment chapter of the current version of the District's Local Plan contains policies on development within or affecting the setting of a conservation area. (www.stroud.gov.uk).



